

Sustainability and Energy Statement

Toutley Depot Phase II & III



WOKINGHAM
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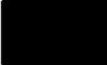
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Author(s):

Checker(s):

Verifier(s):

 Digitally signed by Ishita Pandey Date: 2026.02.16 11:13:56Z00'00'	 Digitally signed by Jenny Thompson-Alexander Date: 2026.02.16 11:40:53Z00'00'	 Digitally signed by Vince Ruane Date: 2026.02.16 11:31:46Z00'00'

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Executive Summary.

The Sustainability and Energy Strategy has been prepared in support of the planning application for the redevelopment of the Toutley Depot site, Old Forest Road, Wokingham. The proposal focuses on the phases II and III which include the retention and upgrade of an existing warehouse alongside limited new works, forming part of a wider operational site that includes recently completed office accommodation (Phase I and IV).

The strategy has been developed in accordance with the industry standards and relevant Wokingham Borough planning policies, including the Core Strategy, Managing Development Delivery Local Plan, and the Sustainable Design and Construction Supplementary Planning Documents. While the project does not target to achieve BREEAM accreditation, the design measures strongly align with the BREEAM principles, and guidance.

Key sustainability measures include retention of existing warehouse to reduce embodied carbon, optimization of natural daylight through roof lights, future proofing of the roof structure for potential solar PV installation, energy efficient lighting, low flow water fixtures, and sustainable drainage systems. A managed electric vehicle charging strategy has also been developed to support fleet electrification, with smart charging controls, load management, and future expansion via passive ducting.

Overall, the proposed development demonstrates a policy compliant and future-proof approach to sustainability, delivery of a low-impact, resource efficient warehouse that supports operational needs while contributing to local and national policy requirements.

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List of Abbreviations.

BREEAM – Building Research Establishment Environmental Assessment Method

DHW – Domestic Hot Water

EC – Embodied Carbon

ENE – Abbreviation for BREEAM Credits in the Energy Category

EV – Electric Vehicle

HEA – Abbreviation for BREEAM Credits in the Health and Wellbeing Category

LE – Abbreviation for BREEAM Credits in the Land Use and Ecology Category

LED – Light-Emitting Diode

MAT – Abbreviation for BREEAM Credits in the Materials Category

NZC_{Op} – Net Zero Carbon Operational

PIR – Passive Infrared

POL – Abbreviation for BREEAM Credits in the Pollution Category

PV – Photovoltaic

WAT – Abbreviation for BREEAM Credits in the Water Category

WST – Abbreviation for BREEAM Credits in the Waste Category

1. Introduction.

This Sustainability and Energy Statement has been prepared in support of the planning application for the redevelopment of the Toutley Depot Site on Old Forest Road, Wokingham. It has been prepared by Ruane Construction Design & Consultancy (RCDC) on behalf of Wokingham Borough Council.

This report specifically focuses on the Phase II and III which includes the proposed warehouses within the wider redevelopment scheme. It sets out the sustainability principles, energy strategy, and alignment with relevant planning policies and building regulations. This report is to be read in conjunction with the other relevant documents submitted along with it.

1.1. Site Location and Commentary

The site is located north of the A329 (M) and adjacent to an established industrial estate to the west. The site is operated by Wokingham Borough Council and benefits from the existing access routes and infrastructure capacity.

The proposed warehouse sit within an operational site, minimising impact on greenfield areas and aligning with local sustainability policy objectives.

1.2. Description of Proposed Redevelopment

The site has undergone partial redevelopment, with new office buildings during the Phase I and IV, completed in 2025, and now fully occupied. The current planning application seeks permission for:

- Demolition of selected existing ancillary buildings and storage structures
- Retention of one warehouse building with demolition of internal walls
- Construction of relevant facilities like parking, external storage space, and salt barn.

The site plan below highlights the buildings to be retained, and demolished.

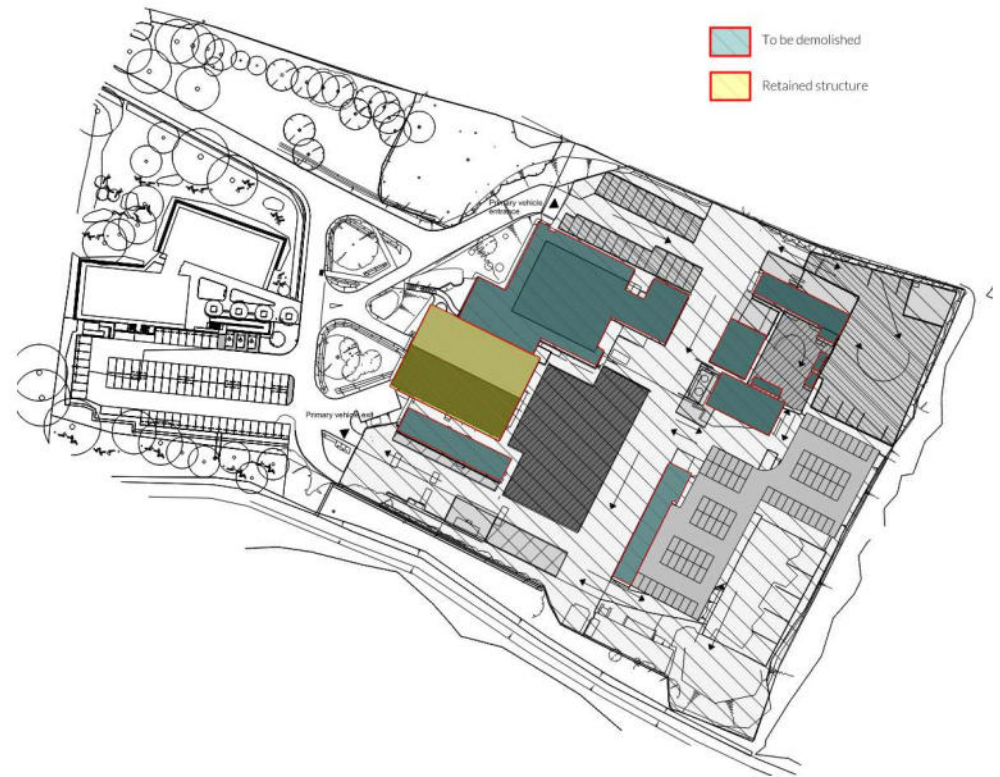


Figure 1-1. Description of proposed redevelopment

1.3. Objectives of Sustainability Statement

The statement aims to summarise the sustainability interventions considered for the project, which are:

- Demonstrate how the proposed redevelopment will meet and exceed the sustainability standards set by the Wokingham Borough Council, and Building Regulations.
- Identify areas for consideration at the early stages of the project to facilitate the incorporate of the principles of sustainable design and construction as guiding strategies of the development.
- Summarise the result of respective strategies and approaches, detailing the commitments made by the client and the project team.

2. Legislation and Regulations.

2.1. Building Regulations

2.1.1. Part L

Building regulations Part L (Conservation of Fuel and Power), enforced under the UK's Building Act 1984, and updated periodically (with significant revisions in 2021), sets mandatory standards for energy performance in new and existing buildings across England.

It mandates efficient heating, lighting, and insulation, alongside low-carbon technologies, to reduce operational carbon emissions, with the latest iteration pushing toward net zero goals by 2050. Part L ensures compliance through measures like high-performance insulation, or renewable energy systems, directly influencing the building's sustainability credentials and operational efficiency.

The retained warehouse building falls in the exemptions category due to its low energy demand which is the energy consumed by fixed heating or cooling systems. The category is primarily meant for industrial sites, workshops, or non-residential agricultural buildings. As such, requirements relating to thermal elements and building fabric upgrades are not applicable to this project.

This proposal has been developed in the line with the principles of Part L, with particular regard to the energy efficient LED lighting, and its controls.

2.1.2. Part F

Building regulations Part F (Ventilation), also under the Building Act 1984, and updated in 2021, establishes requirements for adequate indoor air quality in buildings across England. It mandates effective ventilation systems, natural, or mechanical, to prevent moisture buildup and ensure occupant health, with heightened standards for airtight, energy efficient structures.

Similar to Part L, Part F does not apply to the project since all the buildings proposed are warehouses or external storage spaces with no ventilation requirements.

2.1.3. Part S

Part S of the Building Regulations 2010 sets out requirements for the provision of electric vehicle charging infrastructure undergoing major renovation, supporting the transition to low-emission transport. It applies to both residential and non-residential developments.

The most relevant to the current project is Requirement S5 and Regulation 44H, where a non-residential building undergoing major renovation which will have more than 10 parking spaces upon completion, the regulation require that:

- At least one of the parking spaces must have access to electric charging point.
- Cable routes are installed to enable future EV charging points in a minimum of one-fifth of the remaining parking spaces.



2.2. Local Planning Requirements

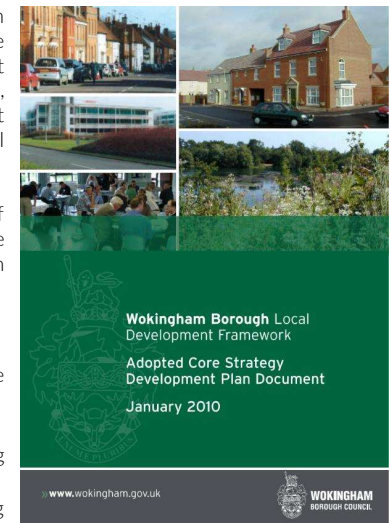
2.2.1. Wokingham Adopted Core Strategy

The Wokingham Borough Adopted Core Strategy, adopted in February 2010, forms the statutory planning framework for the borough and provides strategic guidance for development through to 2026. It prioritises sustainable growth, environmental protection, and high-quality development that integrates with the borough's social, economic, and natural context.

The Core Strategy is directly relevant to the redevelopment of the Toutley Depot Site, as it provides guidance on responsible land use, sustainable construction, and integration with transport and infrastructure networks.

Key policies supporting this include:

- Policy CP1 Sustainable Development - includes the following requirements:
 - Maintain or enhance environmental quality
 - Minimise emissions and pollutants during construction and operation
 - Protect local water quality and providing adequate drainage, including consideration of Sustainable Drainage Systems (SuDS).
 - Minimise resource consumption and promote recycling of materials and water
 - Avoid areas of best and most versatile agricultural land.
 - Mitigate noise and pollution impacts on future occupiers.
 - Reduce the risk of flooding and other water-related hazards
 - Ensure the scheme is attractive, functional, safe, accessible, secure, and adaptable.
 - Supporting sustainable travel and reducing reliance on private car use, in line with CP6.
 - Contribute to net zero goals through appropriate building layout, form, orientation, and design, as well as potential on-site renewable energy integration.
- Policy CP3 General Principles for development - requires all development within Wokingham Borough to deliver high-quality design that is appropriate in scale, massing, layout, materials, and character to its surroundings, while protecting important ecological, landscape, and heritage features and supporting opportunities for biodiversity. The policy also encourages efficient use of land, positive integration with existing spaces, and safeguarding of community and recreational facilities.
- Policy CP6 Managing travel demand supports development that reduces reliance on private car use by promoting sustainable transport choices and ensuring good access to walking, cycling, and public transport. It encourages schemes that are appropriately located, minimise travel distances, and enhance local transport infrastructure, including facilities for cyclists, pedestrians, and users with reduced mobility.
- Policy CP7 Biodiversity seeks to protect and enhance sites of international, national, and local importance for nature conservation. It safeguards designated habitats, priority species, veteran trees, and key landscape features, resisting development that may cause direct or indirect ecological harm.

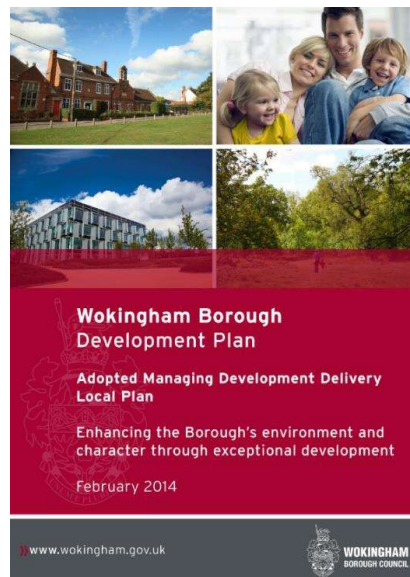


2.2.2. Wokingham Borough Development Plan

The Wokingham Borough Development Plan – Managing Development Delivery (MDD) Local Plan, adopted in February 2014, forms a key part of the borough's statutory Development Plan alongside the Core Strategy (2010) and neighbourhood plans. It provides detailed development management policies on how specific types of development should be delivered and assessed in practice.

Key Policies include:

- CC01 Presumption in favour of sustainable development – underpins a positive and proactive approach to sustainable development in Wokingham Borough.
- CC04 – Sustainable design and construction promotes sustainable design and construction standards for new development across the borough. It requires proposals to demonstrate measures that reduce environmental impact through efficient use of energy, water, materials, and minimisation of waste, together with high standards of building performance, resource use, and integration of sustainable principles into the design and operation of buildings.
- CC05 – Renewable energy and decentralised energy networks encourages the incorporation of renewable energy generation and decentralised energy systems in development where feasible, proportionate, and appropriate to the site and use. It supports the delivery of low-carbon energy solutions to help reduce emissions and contribute to local and national climate objectives, reflecting strategic ambitions to transition towards cleaner energy sources.



2.2.3. Wokingham Borough Local Development Framework – Sustainable Design and Construction – Supplementary Planning Document

The document provides detailed guidance to support the Core Strategy and Managing Development Delivery Local Plan policies. It sets out expectations for integration of sustainability into design and construction. It promotes practical measures to minimise environmental impacts and enhance building performance. It requires non-residential developments to target 'Very Good' or 'Excellent' BREEAM standards, where feasible.

It promotes energy hierarchy – reducing energy demand, using energy efficiently, supplying energy efficiently, and incorporating renewable energy. It encourages responsible sourcing of materials, reuse and recycle of demolition and construction waste with defined targets, low embodied carbon through careful material selection (guided by BRE standards, and local sourcing wherever possible).

Additional requirements include SuDS for surface water management, site waste management plans, and prioritising the retention of existing buildings to minimise environmental impact and lifecycle carbon emissions. The guidance ensures developments are sustainable, resource efficient, and resilient while supporting broader climate and biodiversity objectives.

3. Sustainability and Energy Strategy.

The sustainability and energy strategy for the project has been developed to align with all the relevant regulatory requirements as well as best practice industry standards.

The energy hierarchy detailed out in WBC's SPD and that in London Plan are similar in essence. London Plan combines the 'Reduce the need for energy' and 'Use energy efficiently' into 'Be Lean' which also focuses on using less energy through the use of passive measures, and high building fabric performance. It also introduces an additional 'Be Seen' element which focuses on analysing the building performance to identify wins, scopes of improvements, and sharing the lessons learnt with the wider industry.

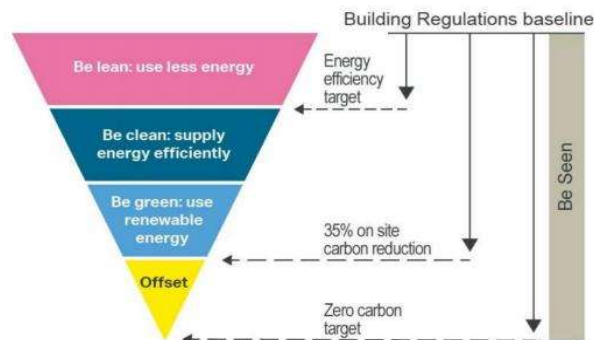


Figure 3-1 Energy hierarchy (taken from London Plan supplementary documentation)

Hence, the report has utilised the Be Lean, Be Clean, Be Green, and Be Seen approach for reporting while aligning with the WBC SPD's guidelines.

3.1. Be Lean

The first stage of the energy hierarchy focuses on reducing energy demand wherever possible. The layout and design of the retained warehouse optimise natural daylight via the roof lights, reducing reliance on artificial lighting. The existing rooflights shall be considered for a potential replacement as part of the works.

The existing roof of the warehouse is proposed to be upgraded to enhance structural strength, allowing for potential future PV installation.

All new materials to be used in the project are to be selected to minimise environmental impact, with a focus on responsibly sourced timber, where timber is used, low embodied carbon products, and local sourcing where feasible.

Measures such as low-flow sanitary fittings, and water-efficient appliances help reduce both water and energy demand. The water fittings shall align with the performance levels prescribed in WAT 01 Water consumption guidance. Surface water management is addressed through SuDS and permeable paving, supporting both flood risk management and pressure on local infrastructure. Rainwater harvesting was considered for the project however it was discounted. This was because to install the rainwater harvesting system, the existing drainage system would need to be modified which was deemed unfeasible. It also required considerable excavation of contaminated ground.

The design will employ LED lighting for all internal and external spaces. The internal lighting controls shall consider daylight and occupancy controls including but not limited to Passive infrared PIRs. The strategy shall be detailed out in the next stage. External lighting shall utilise adaptive controls and no overspill. The external lighting design shall align with the BREEAM principles of POL04 Reduction of nighttime light pollution.

Given that the development comprises warehouse buildings and external storage areas with inherently low energy demand, a full-fabric first approach has not been pursued.

3.2. Be Clean

The 'Be Clean' element focuses on using energy efficient systems. The warehouse does not have any heating, or cooling requirements. Hence, no system has been developed for the project.

3.3. Be Green

The on-site energy demand is addressed through consideration of renewable and low-carbon energy sources. Roof-mounted solar PV arrays shall be considered to supply electricity for internal lighting, small power and electric vehicle infrastructure, providing an opportunity to offset grid-supplied energy and support operational sustainability.

The total roof area available on the warehouse is about 1,100m² (As marked in the figure below) which can roughly generate about 123MWh – 154MWh annually. These are high-level estimates; detailed prediction calculations are to be carried out in the next stage.

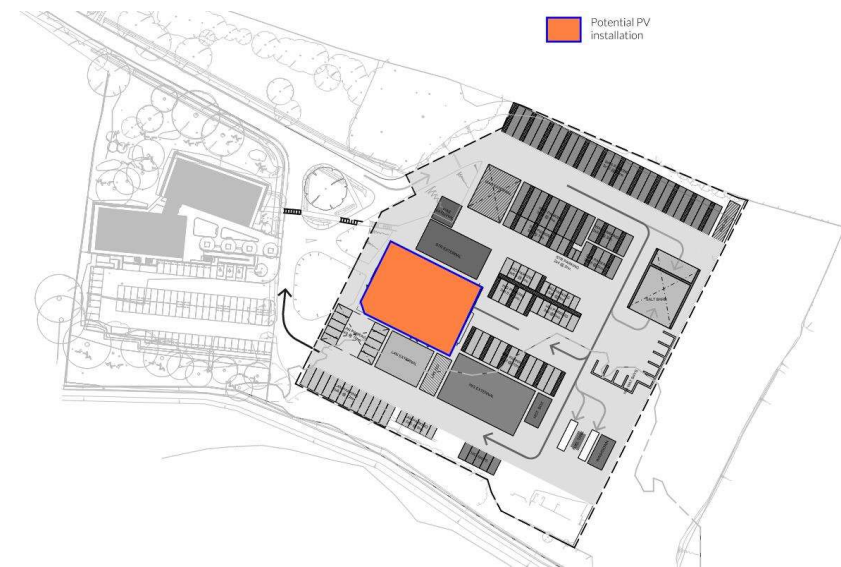


Figure 3-2. Potential roof-top PV installation location

The roof structure upgrade ensures the building can accommodate future renewable energy integration, when feasible. These measures are consistent with BREEAM guidance for low-carbon energy integration, demonstrating that the project is prepared to incorporate sustainable energy solutions as part of its operational lifecycle.

With the on-site energy generation, the site shall aim to maximise it as much as possible, with the wider aim of achieving Net Zero Carbon Operational (NZC_{OP}). It is understood that though that this might not be achievable in the first few years of operation, primarily due to the limited energy generation on site and higher energy demand on the site.

Other on-site renewable energy generation strategies considered for the project but later deemed unsuitable along with the justification are as follows:

- Wind turbines – these were discounted due to their relatively low energy development and significant ground space and aesthetic impacts on the project.
- Solar Hot Water (SHW) – this was considered; however, was discounted due to the low Domestic Hot Water (DHW) demand on site. PV installations were selected over this as the energy can be exported when not required on site.
- Biomass – was discounted due to low availability of organic materials on site.

3.4. Be Seen

The project shall consider incorporating monitoring and verification measures to support sustainable operation. Sub-metering will be installed for warehouse zones, external lighting, any major plant equipment, and the various site tenants to allow visibility of energy use.

Optional energy dashboards and integration with building management systems will allow operators to monitor performance and optimise energy and water use. These measures follow BREEAM principles for operational monitoring and management.

3.5. Embodied Carbon

The project prioritises the retention of the existing warehouse, thereby reducing embodied carbon associated with new construction and minimising construction waste, consistent with WBC guidance, and BREEAM requirements for building reuse. The project shall aim to limit Embodied Carbon (EC) of the redevelopment to a minimum. The material sourcing to follow relevant guidelines as prescribed by BREEAM such as:

- ISO 14001
- BES 6001
- PEFC/FSC
- Chain of custody.

3.6. Circular Economy – Materials and Waste

The redevelopment promotes a circular economy approach through careful material selection and construction management. Demolition and construction waste will be reused or recycled on site wherever feasible, with a focus on minimise disposal and maximising reclaimed material content.

Responsible sourcing emphasises, including certified timber and local supply chains, in line with BREEAM best-practice principles.

A Site Waste Management Plan shall be implemented to monitor and optimise material reuse, demonstrating sustainable construction practices.

3.7. BREEAM Principles Alignment

Due to the limited size of the project, and the type of project, BREEAM accreditation wasn't targeted. Instead, the project has been proposed with measures which align with BREEAM principles. Throughout the design, measures have been considered in line with BREEAM Very Good principles, as per the WBC guidance, including:

- Low flow water fixtures in line with WAT 01: Water consumption
- Water monitoring in line with WAT 02: Water monitoring
- Energy monitoring in line with ENE 02: Energy monitoring
- Optimised daylighting, and lighting control in line with ENE 04: Low carbon design – passive design measures.
- PV-ready roof and consideration of low-carbon systems in line with ENE 04: Low carbon design
- Low embodied carbon, responsibly sourced, and locally procured materials where possible in line with MAT 03: Responsible sourcing of materials
- Relevant measures are to be included to prevent damage and minimise maintenance, repair and any potential replacement in line with MAT 05: Designing for durability and resilience.
- Recycling and reuse of demolition and construction materials in line with WST 01: Project Waste Management
- Protection of existing landscaping and minor ecological enhancements based on the site conditions in line with LE 02: Protection of ecological features
- Relevant safety measures to maintain high security on the site shall be implemented in line with HEA 06: Safety and security.
- External lighting design (fixtures and controls) on the site shall be aligned with the BREEAM guidance ENE 03: External Lighting and POL04: Reduction of nighttime light pollution.

3.8. Additional sustainability strategies

The section details out the various additional sustainability measures identified relevant to the project.

- Cycle storage/parking. This could be accommodated either near the carpark or near the warehouses. The office building on the campus has all the relevant facilities like shower area, lockers etc for the cyclists. This shall align with the BREEAM TRA03: Cyclist facilities. This shall be detailed out in the next stage.
- While the site has limited space for additional landscaping, existing green areas installed as part of the recent office development will be retained and enhanced. The design avoids impacts on protected species and habitats, consistent with CP7, and low-impact external lighting is proposed to minimise disruption to nocturnal wildlife.
- Where space allows, small-scale ecological enhancements such as pollinator-friendly planting may be introduced. These measures reflect BREEAM principles for biodiversity and ecology, ensuring the development maintains ecological value and contributes positively to local habitats.

4. Electric Vehicle Charging Strategy.

The Electric Vehicle (EV) charging strategy for the site has been developed to support the gradual electrification of the site's vehicle fleet while remaining proportionate to operational needs and available electrical capacity. The approach prioritises the following:

- future flexibility,
- managed charging, and
- alignment with the wider sustainability objectives.

EV charging infrastructure shall be provided to the northern most line of Biffa fleet parking bays only, with charging provision actively managed by site operators. Charging will also be provided to a limited number of Heaving Goods Vehicle (HGV) bays along the top row (As marked in blue in the figure below), supplementing the six existing double EV chargers currently serving the domestic vehicles on site. The model and charging speed of the HGV shall be detailed out in the next stage. The HGV chargers shall be prioritised through load shedding over the domestic car chargers.

To enable long-term adaptability, passive ducting shall be installed across the remainder of the vehicle and work bays, allowing EV charging infrastructure to be expanded in the future. This shall facilitate the potential future expansion without significant disruption to the site. This phased approach supports the transition to low-emission vehicles while avoiding unnecessary upfront infrastructure installation.

All EV charging points shall be supported by smart charging controls, enabling load management and prioritisation across the site. Charging will be linked, where feasible, to the potential rooftop solar PV installation, maximising on-site renewable energy use. Load shedding will prioritise HGV chargers over domestic car chargers, ensuring operational vehicles are supported while maximising the use of existing electrical infrastructure. The strategy aligns with all the regulatory and best practice industry standards.

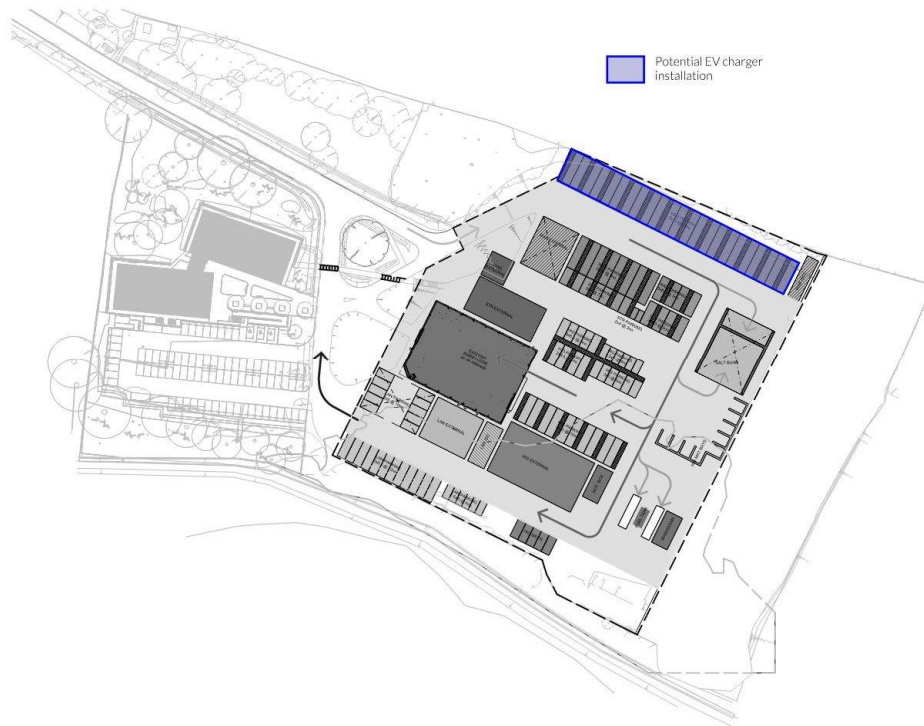


Figure 4-1. Potential HGV EV chargers

5. Conclusion.

The Energy and Sustainability statement demonstrates that the proposed redevelopment of the Toutley Depot warehouse has been designed in accordance with national best practice, and local planning policy, while responding proportionally to the operational requirements of the site. The strategy follows the energy hierarchy, prioritising demand reduction, energy efficiency, low carbon energy generation, and long-term performance monitoring.

Although the project does not seek BREEAM accreditation, the design measures are principally aligned with BREEAM best-practice guidance, particularly in relation to building reuse, energy and water efficiency, responsible material selection, a waste management, biodiversity protection, and monitoring of operational performance. The retention of the existing warehouse, future proofing for rooftop solar PV installations, sustainable drainage measures, and a managed approach to electric vehicle charging collectively contribute to a low-impact, resilient development.

Overall, the proposal demonstrates a policy-complaint approach to sustainability, supporting the objectives of the WBC Core Strategy, Managing Development Delivery Local Plan, and Sustainable Design and Construction SPD, while delivering a functional and future-ready warehouse development.