

# MEMORANDUM

<b>From:</b>	Úna Haran, Lead Sustainability Planning Officer		
<b>Service</b>	WBC Sustainability	<b>App No:</b>	250214
<b>Address:</b>	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
<b>Proposal:</b>	Application for submission of details to comply with the following conditions of planning approval 241524 related to Parcel P4 & P5 and dated 13/01/2025. Condition 14 relates to air source heat pumps, 16 to other sustainability matters.		
<b>Type of Development:</b>			
<b>Site Visit Made:</b>	No		

## Summary Of Recommendations

- No comment
- No objection
- No objection subject to conditions (and reasons) **stated below**
- Request further information before determination as **stated below**
- Objection due to the reason(s) **stated below**

## Comments On Proposal

The application materials are assessed against the following Sustainable Development Conditions applied to application(s) 241524/242892:

### “14) Air Source Heat Pumps

*“Prior to above-ground construction of development hereby approved, details for the specification of air source heat pumps and the proposed location of the pumps shall be first submitted to and approved in writing by the Local Planning Authority. The submitted details shall include output yields. Air source heat pumps shall be installed in accordance with the approved details prior to first occupation of a dwelling which they are intended to serve.”*

*Reason: To ensure development contributes to sustainable development and in the interest of visual amenity. Relevant policy: NPPF Sections 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change) and 15 (Conserving and Enhancing the Natural Environment), WBC Climate Emergency Action Plan, Core Strategy Policies CP1 and CP3; and Managing Development Delivery Local Plan Policy CC05, Sustainable Design and Construction Supplementary Planning Document, WBC Climate Change Interim Policy Position Statement.”*

## **“16) Other sustainability matters**

*“Prior to the commencement of the development hereby approved details for all dwellings with a garden shall be submitted to and approved in writing by the Local Planning Authority demonstrating the provision of: (i) A water butt of an appropriate size installed to maximise rainwater collection; and (ii) Space for composting unless it can be demonstrated to the satisfaction of the Local Planning Authority that it is not practicable to accommodate it within the curtilage of the building”.*

*Reason: To reduce, reuse, and enable the efficient use of water and organic household waste in accordance with NPPF, Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC04, the Sustainable Design and Construction Supplementary Planning Document (2010) and the Arborfield Strategic Development Location Supplementary Planning Document (2011).”*

### **1. Air source heat pumps (ASHP)**

- 1.1.1. Details of the Daikin Altherma 3 Low Capacity Monobloc ASH are provided in the form of the manufacturer's product information sheet.
- 1.1.2. Details of the coefficients of performance and nominal input and capacities of the Class4, Class 6 and Class 8 units are provided.
- 1.1.3. It is not clear whether EDLA (heating only) or EBLA (heating and cooling) units are to be supplied.
- 1.1.4. The class specification will be matched to the size of homes with larger homes supplied with units of higher nominal capacity.
- 1.1.5. External finish plans 1-8 drafted by JNP Group Consulting Engineers show that each home in the parcels covered by the application will be supplied with an ASHP located outside to the immediate rear of the property on an area of hardstanding. This is a suitable location for the ASHP units.
- 1.1.6. The evidence supplied shows a suitable specification for ASHP which is feasible to deliver the 58.41% carbon emissions reduction relative to a baseline generated for notional buildings with gas fuelled heating systems.
- 1.1.7. This information is sufficient to discharge Condition 14.

### **2. Other sustainability matters**

- 2.1. The Covering Letter provided by Boyer Planning confirms that 110 litre capacity water butts will be provided.
- 2.2. This is an appropriate size for water butts.
- 2.3. Water butts are marked on external finish plans 1-8 drafted by JNP Group Consulting Engineers and are shown to the immediate rear of each home on an area of hardstanding. This is a suitable location for the water butts, allowing for connection to downpipes.
- 2.4. The Covering Letter also confirms that space is allocated for household composting in gardens.
- 2.5. Bin store locations are shown on the external finish plans provided. These are sited to the rear of homes, suitably distanced from windows and doors, on patio slabs. This is a suitable location for bin stores allowing ease of

access and movement and reducing the risk of summer odour to indoor rooms.

2.6. This information is sufficient to discharge Condition 16.

<b>Conditions &amp; Reasons (if required)</b>			
N/A			
<b>Date:</b>	10.04.2025	<b>Signed:</b>	

Úna Haran  
Lead Sustainability Planning  
Officer  
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