



Little Ashridge, Wokingham

Sustainability Statement

Householder Planning Application

Little Ashridge, Forest Road, Binfield, Wokingham, RG40 5RB

Prepared for: Householder Planning Application

Site Address: Little Ashridge, Forest Road, Binfield, Wokingham, RG40 5RB

Local Planning Authority: Wokingham Borough Council

Date: May 2026



1. Introduction

This Sustainability Statement has been prepared in support of a householder planning application for development at Little Ashridge, Forest Road, Binfield, Wokingham, RG40 5RB.

The statement demonstrates how the proposed development incorporates sustainable design principles in accordance with national and local planning policy, including the aims of the National Planning Policy Framework (NPPF) and sustainability objectives promoted by Wokingham Borough Council. (Wokingham Borough Council)

The proposal seeks to deliver environmental, economic and social sustainability benefits through sensitive design, efficient use of resources, and enhancement of the existing residential property.

2. Site Context

The application site comprises an existing residential dwelling located on Forest Road within a semi-rural setting near Binfield and Wokingham.

The surrounding area is characterised by:

- Detached residential properties;
- Mature landscaping and vegetation;
- Semi-rural woodland character;
- Existing residential access arrangements.

The proposal has been designed to respect the established character of the area while improving the long-term environmental performance of the property.



3. Sustainable Design Principles

The proposed development has been guided by the following sustainability objectives:

- Reducing operational energy demand;
- Improving thermal performance of the dwelling;
- Encouraging efficient use of water and resources;
- Minimising construction waste;
- Protecting local ecology and landscape character;
- Supporting sustainable patterns of living.

4. Energy Efficiency

The proposal incorporates measures to improve the energy efficiency of the dwelling, including where applicable:

- Enhanced insulation to walls, roof and floors;
- High-performance glazing;
- Energy-efficient lighting (LED fittings);
- Improved airtightness standards;
- Efficient heating systems and controls.

These measures will reduce energy consumption and associated carbon emissions when compared with older construction standards. Where feasible, the development may also incorporate renewable or low-carbon technologies such as:

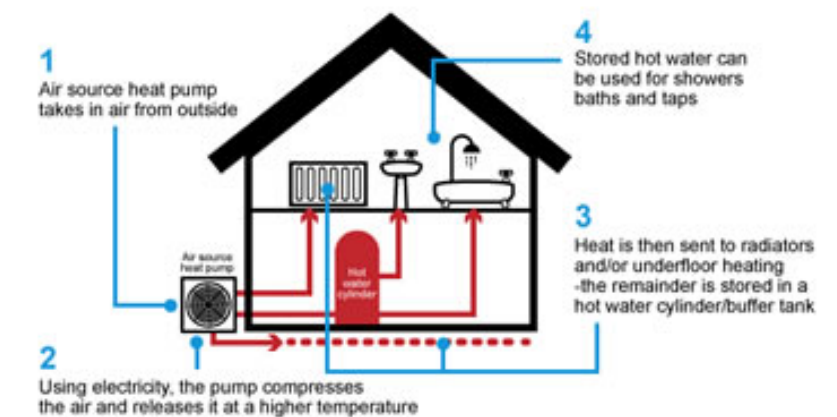
- Air source heat pumps;
- Electric vehicle charging infrastructure.

The proposal therefore supports the transition toward lower-carbon domestic development.



AIR PUMP UNIT WITH COVER TO MATCH CYCLE STORAGE

Air source heat pump



AIR SOURCE HEAT PUMP PRINCIPLE



New kitchen and bathroom taps will be low-flow/aerated to reduce water consumption.

5. Sustainable Materials

Construction materials will be selected with consideration given to:

Durability and longevity;

Responsibly sourced timber products;

Recyclability of materials;

Low embodied carbon where practical;

Compatibility with local character.

Existing structures and materials will be retained where possible to minimise unnecessary demolition and waste generation.

6. Water Efficiency and Drainage

The proposal will incorporate water-efficient fixtures and fittings to reduce potable water consumption.

Surface water will continue to be managed responsibly through existing drainage arrangements and permeable areas where appropriate, ensuring no significant increase in runoff rates.

The site is not intended to increase flood risk either on-site or elsewhere.

The existing estate includes a pond which currently functions as an attenuation feature serving both the Manor House and the existing Little Ashridge building. This same pond will continue to serve the proposed new Little Ashridge building in the same manner.

The pond collects and manages rainwater runoff from the entire group of buildings across the estate. An overflow system is already in place, connecting the pond to the wider drainage and water network, ensuring controlled management of excess surface water during periods of heavy rainfall.

The existing arrangement has been operating effectively and will remain part of the overall surface water attenuation and drainage strategy for the development.



GREEN ROOF



BEEBRICKS FOR SOLITARY BEES

The Bee Brick® should be positioned in a warm sunny spot, south facing, with no vegetation in front of the fascia. Ideally placed at least 1 metre from the ground with no upward limit. Bee Brick® is solid at the back and has moulded cavities where the bees will lay their eggs, sealing the entrance with mud or chewed up vegetation. Offspring emerge in the Spring and begin the process of nesting again, repeating the cycle.



WOODSTONE® BEAUMARIS BAT BOX MIDI

The attractive design of this bat box is suitable for crevice roosting bats and has a rough interior to provide lots of grip. Bats need to increase their body temperature before flight so prefer warm roosting spots, which is why many of our bat boxes have a black exterior to absorb heat from the sun. WoodStone isn't just strong, it also has good thermal insulation, reducing temperature fluctuations inside the box and helping to make this an ideal roost site.



NATIONAL TRUST WOODSTONE® GREEN 32MM NEST BOX

Constructed from a mix of concrete and wood fibres, WoodStone® nest boxes safeguard against attacks from predators including woodpeckers, cats and squirrels. The material insulates the nest which creates a more consistent internal temperature than an ordinary wooden box. This is especially important during the breeding season and ensures that young birds have a greater chance of survival.

WOODSTONE® ESTELLA HOUSE SPARROW NEST BOX

Same construction as above bird box. We recommend building the sparrow nest into a wall. House Sparrows prefer to nest in groups or colonies, so this nest box has been designed with 2 chambers to allow them to breed in close proximity

7. Biodiversity and Ecology

The proposal seeks to protect and maintain the existing ecological value of the site through:

- Retention of existing trees and planting where possible;
- Protection of existing habitats during construction;
- Sensitive external lighting design to minimise disturbance to wildlife;
- Opportunities for biodiversity enhancement such as bird or bat boxes and additional planting.
- The scale of development is domestic in nature and is not expected to result in adverse ecological impacts.

8. Waste Management

Construction activities will be managed to minimise waste generation through:

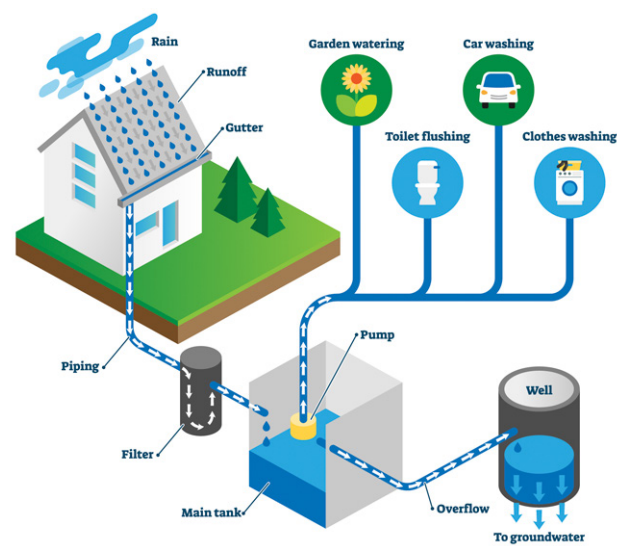
- Accurate material ordering;
- Re-use and recycling of demolition materials where feasible;
- Appropriate segregation of waste streams;
- Use of licensed waste contractors.
- Household waste and recycling storage will continue to be accommodated within the site.

9. Sustainable Transport

The site benefits from an established residential location with access to:

- Local road networks;
- Nearby settlements including Binfield and Wokingham;
- Walking and cycling opportunities within the surrounding area.
- The proposal does not significantly intensify the use of the site and therefore is not expected to result in material transport impacts.
- Provision for electric vehicle charging may be incorporated to support lower-emission transport choices.

RAINWATER HARVESTING



EXTERNAL CAR CHARGING POINT



SHEFFIELD CYCLE STANDS



10. Conclusion

The proposed householder development at Little Ashridge has been designed with sustainability principles at its core.

The development will:

- Improve the environmental performance of the existing dwelling;
- Use energy and resources more efficiently;
- Minimise environmental impacts;
- Respect the character of the surrounding area;
- Support sustainable living objectives.

Overall, the proposal represents an appropriate and sustainable form of residential development consistent with local and national planning policy objectives.

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