

SUSTAINABILITY STATEMENT FOR SPRINGFIELD HOUSE

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Springfield House forms part of the wider Cayton Park Estate. The proposal seeks to remove later extensions and replace them with a new extension that enhances the building's usability while prioritizing sustainability. This redevelopment will ensure that Springfield House meets modern environmental and energy efficiency standards, aligning with both national and local sustainability policies. By integrating sustainable construction methods, energy-efficient systems, and biodiversity enhancements, the proposal supports the broader decarbonisation strategy of Cayton Park Estate and Wokingham Borough Council's Climate Emergency Action Plan.

1. Introduction

The applicant is committed to aligning its development with national and local sustainability policies, notably the National Planning Policy Framework (NPPF) and Wokingham Borough Council's Climate Emergency Action Plan (CEAP). In July 2019, Wokingham Borough Council declared a climate emergency, committing to achieve carbon neutrality by 2030. This proposal integrates sustainable practices to enhance energy efficiency, reduce carbon emissions, and promote environmental stewardship, contributing to the borough's sustainability objectives.

2. Energy Strategy

The development adopts a comprehensive energy strategy focusing on reducing both operational and embodied carbon, in line with Wokingham Borough Council's priority to reduce carbon dioxide emissions from domestic properties.

- **Building Fabric:** Enhancements to the thermal envelope will exceed the minimum requirements of Part L of the Building Regulations, reducing heat loss and improving energy performance. This aligns with the council's emphasis on sustainable construction practices.
- **Ventilation:** A Mechanical Ventilation with Heat Recovery (MVHR) system is proposed to ensure a continuous supply of fresh air while recovering heat from extracted air, thereby reducing energy demand.

- **Heating:** The existing gas boiler system will be replaced with an air-source heat pump (ASHP), consistent with the decarbonisation strategy of Cayton Park Estate. The exact location and installation details will be subject to further assessment, with a amendment to the application at a later date to provided. The applications welcome any appropriate condition to a potential consent to help support this.

3. Re-Use of Materials

The project emphasises responsible sourcing and reuse of materials, supporting the council's sustainable development goals.

- Existing materials from the property will be reused within the proposed extension, reducing waste and embodied carbon. This is to include (but not limited to), the existing roof tiles, existing bricks and also timbers once assessed as part of the soft-strip out of the building fabric. This also works well with the Heritage and preservation drivers of the property.
- Surplus materials unsuitable for reuse will be responsibly recycled to minimise landfill waste, and this will be monitored by the Main Contractor.
- New materials will be responsibly sourced, including FSC-certified timber and other accredited sustainable materials, ensuring compliance with environmental standards.

4. Water Efficiency

To support water conservation and reduce demand, the development will incorporate water-efficient fixtures and fittings, aligning with sustainable construction practices.

- Low-flow taps, showers, and dual-flush WCs will be installed to minimise water consumption.
- The potential for rainwater harvesting will be explored as part of the landscaping strategy. The sizable basement could be used for the storage of such water, and thereafter used for irrigation purposes for the garden thereafter.

5. Biodiversity Enhancement

The proposal seeks to enhance biodiversity in line with local and national ecological objectives, supporting the council's priority to protect and improve natural spaces.

- Landscaping improvements will include the introduction of native planting to support local wildlife.

- Bat boxes and bird nesting boxes will be installed in accordance with recommendations from the biodiversity reports submitted with this application, enhancing habitats for local species.
- Garden areas will be designed to support pollinators, improving the ecological value of the site.

6. Sustainable Transport

To align with Wokingham Borough Council's priority to reduce carbon dioxide emissions from transport, the development will incorporate sustainable transport initiatives. [Wokingham](#)

- Provision for electric vehicle (EV) charging infrastructure will be provided in the gravel driveway to encourage the use of low-emission vehicles.
- Secure bicycle storage facilities will be provided to promote cycling as a sustainable mode of transport. This has been proposed in the existing barn, with bike stands provided for ease.

7. Waste Management

The development will implement effective waste management strategies to reduce waste sent to landfill, supporting the council's waste reduction goals.

- A comprehensive waste management plan will be developed to minimise construction waste and promote recycling.
- Facilities for the segregation and recycling of household waste will be provided to encourage sustainable waste practices among occupants.

8. Climate Resilience

In response to the increasing impacts of climate change, the development will incorporate measures to enhance climate resilience, aligning with Wokingham Borough Council's Climate Emergency Action Plan.

- Sustainable drainage systems (SuDS) will be implemented to manage surface water runoff and reduce flood risk. A separate SUDs report has been prepared to outline this.
- Drought-resistant planting will be included in the landscaping design to ensure resilience to changing climate conditions.

9. Community Engagement

Recognising the importance of community involvement in achieving sustainability goals, the development will engage with local stakeholders, supporting the council's ambition to build and maintain great communities.

- Information on the sustainable features of the development will be shared with the local community to promote awareness and encourage similar initiatives. Cayton Park estate has links to the local community in Wargrave and also the Parish Council.
- Opportunities for local contractors and suppliers will be explored to support the local economy and foster community engagement.

10. Monitoring and Reporting

To ensure the effectiveness of the sustainability measures, ongoing monitoring and reporting will be conducted.

- Energy and water usage will be monitored to assess performance and identify opportunities for further improvements.
- Regular reports will be provided to Wokingham Borough Council to demonstrate compliance with sustainability commitments and contribute to the borough's climate action reporting.

11. Conclusion

The sustainability measures proposed for Springfield House align with the NPPF and Wokingham Borough Council's Climate Emergency Action Plan. The project prioritises energy efficiency, responsible material use, water conservation, biodiversity enhancement, sustainable transport, waste reduction, climate resilience, community engagement, and ongoing performance monitoring. These initiatives ensure that Springfield House contributes positively to the environment while meeting modern standards of comfort and efficiency. The applicant remains committed to ongoing engagement with the planning authority to refine and implement these sustainability measures effectively.