

MEMORANDUM

From:	Úna Haran, Lead Sustainability Planning Officer		
Service	WBC Sustainability	App No:	250399
Address:	.		
Proposal:	Application for the approval of reserved matters pursuant to condition 1 of outline planning permission ref. 191068 for the erection of 215 dwellings with layout, scale, appearance, and landscaping to be considered.		
Type of Development:	Major Dwellings (10+)		
Site Visit Made:	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 Condition applied to Outline Permission 191068:

“65 The reserved matters for each phase of the development shall be accompanied by:

- i) An Energy Statement demonstrating how development in the phase will achieve at least a 10% reduction in carbon emissions beyond the minimum requirements of Part L: Building Regulations (at the time of determination of the outline planning permission);
- ii) Details of how the water consumption targets of 105 litres or less per person per day for new dwellings will be met and statutory requirements for non-residential development of more than 100m² will be met or exceeded;

Reason: In the interests of promoting sustainable forms of development in accordance with NPPF, Wokingham Borough Core Strategy Policy CP1; Managing Development Delivery Local Plan Policies CC04 & CC05; the Sustainable Design and Construction Supplementary Planning Document (2010) and the South Wokingham Strategic Development Location Supplementary Planning Document (2011).”

1. Carbon emissions.

1.1. The Energy Statement authored by Energy and Design on behalf of Miller Homes¹ sets out the strategy for carbon emission reduction. This reduction is measured against the baseline of maximum permissible emissions per Approved Document L1 of the UK Building Regulations 2021.

1.2. This baseline is confirmed to be 204,822 kgCO₂ per annum for the parcel (215 homes) as a whole.² Therefore to comply with Condition 65, a reduction of at least 20,482 kgCO₂ per annum must be achieved, meaning that the development must emit no more than 184,340 kgCO₂ per annum.

1.3. It is confirmed that passive measures to reduce energy demand through specification of a thermally efficient building fabric were prioritised, followed by provision of on-site renewable and low carbon energy generation. This approach follows the Energy Hierarchy.³

1.3.1. Fabric performance:

Building element	Unit	Part L 2021 limiting value	Best practice value	Proposed specification
External wall	W/m ² .K	0.26	0.12	0.21
Party wall	W/m ² .K	0.20	0.10	0.00
Roof	W/m ² .K	0.16	0.10	0.07
Floor	W/m ² .K	0.18	0.10	0.14
Vertical windows	W/m ² .K	1.60	0.80	1.30
Rooflights	W/m ² .K	2.20	1.00	n/a
Doors	W/m ² .K	1.60	1.00	1.50
Air permeability	m ³ /h.m ³ @ 50 Pa	8.0	<1.0	4.5
G value of glass	absolute	none	0.4 – 0.3	Not specified

Part L1A 2021 Dwellings

1.3.2. Table 1 illustrates the proposed thermal performance of building elements as specified in comparison with Part L1A limiting values and best practice. All elements are within the allowable limits and some approach best practice values, ensuring a reduction in operational emissions from space heating compared with the Notional Building.

1.4. A feasibility study for low and zero carbon technologies to provide heat and/or power is provided in the Energy Statement. This concludes that air source heat pumps (ASHPs) and photovoltaic panels (PVPs) are potentially suitable for the development, however only ASHP are specified in the present energy strategy.

1.4.1. It is confirmed that the cumulative dwelling emission rates for the parcel (DER) is 78,513 kgCO₂ per annum, 62% lower than the TER baseline.⁴

1.4.2. This reduction is achieved through the combination of fabric performance improvements and adoption of ASHP. This combined

¹ Energy Statement, Development at Parcel R10, Phase 2B of the South Wokingham, Energy and Design. February 2025.

² Ibid. p.5. Assumed to be based on gas-fired boilers.

³ Ibid. p.6

⁴ Ibid. p.15

approach reduces the operational energy demand of the development while contributing to decarbonisation of the residual energy demand through on-site renewables.

1.4.3. The evidence supplied shows a feasible and credible approach to carbon reduction which is sufficient to discharge part i) of Condition 65.

2. Domestic water consumption

2.1. Section 6 of the Energy Statement sets out a strategy which will limit domestic water consumption to 110L per person per day, including a 5L allowance for external water use. This level of consumption is compliant with Policy CC04 of the WBC MDD Local Plan.

Fitting type	Specified consumption	Non low-flow typical consumption	Best practice consumption
WC	6/4 L (dual flush)	5 - 9 L	< 4 L
Shower	8 L / minute	13 L / minute	6 L / minute
Handwash basin taps	5 L / minute	8 L / minute	2 L / minute
Sink taps	6 L / minute	10 L / minute	4 L / minute
Dishwasher	Not specified	1.25 L / place setting	< 0.7 L / place setting
Washing machine	Not specified	14 L / kg	6 L / kg

2.2. Table 2 demonstrates the specified water consumption rates of fixtures within the homes in comparison with typical and best practice values.

2.3. The Energy Statement states that *“Utilising low-water-use fixtures and water restrictors, water consumption will be under 105 litres per person per day.”*⁵

This calculation is provided within the application materials and demonstrates the specification achieves a consumption rate of 104.8 L per person per day including a 5 L allowance for external use, which is compliant with WBC policy.⁶

2.4. This information is sufficient to discharge Part ii) of Condition 65.

3. Condition 65 Sustainable Development is discharged:

3.1. Condition 65 (i) relating to reduction of operational carbon emissions is discharged by the evidence provided.

3.2. Condition 65 (ii) relating to domestic water consumption and water resilience is discharged by the evidence provided.

Conditions & Reasons (if required)

N/A

⁵ Ibid. p.16

⁶ Ibid. p.16

Date:	21.03.2025	Signed:	
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