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ENERGY & SUSTAINABILITY STATEMENT.

In support of Full Planning Application for the Demolition of the existing dwelling, the stationing of 35 Park Homes and the construction of a community building and park office, at 31 Barkham Ride, Finchampstead, Wokingham, Berkshire, RG40 4EX.

Executive Summary.

This brief Energy and Sustainability Statement has been prepared in support of the Full Planning Application submitted to Wokingham Borough Council. The Proposal is for the demolition of the existing dwelling, the stationing of 35 park homes and the construction of a community hall building and park office, on the site at 31 Barkham Ride, Finchampstead, Wokingham, Berkshire, RG40 4EX.

The park homes proposed will be manufactured by Omar Park and Leisure Homes, a well known Industry park home provider. The homes will be manufactured and built in accordance with the recognised industry standard, that being the revised and improved BS 3632 : 2023 Residential Standard.

This improved standard has built on the previous standard principles as we move to a more sustainable future with improvements to the heat loss through the external structure with improved Thermal insulation to Floors and Walls giving improved U values to these elements.

Better heating and hot water controls are now provided, providing good temperature, meaning greater levels of comfort and energy savings.

Lighting is to consist of all low energy fittings and smart controls.
Internal Appliances are all to be efficient and 'A' + rated.

Enhancements to ventilation and vapour control measures have been included to mitigate the risk of condensation within the structure of the home. The new standard also includes enhanced safety features within the homes.

Internal Water Use for each of the dwellings has been considered and a standard of less than 110 litres per person per day has been included for within this statement.

Car charging points will be supplied as required under the Building Regulations.

Important : The adopted Planning Policy (CC05) requires a reduction in emissions of at least 10 % through the installation of low-carbon and / or Renewable technologies.

The above Policy standards will be achieved by the new Park Homes and Community hall building and we would promote the use of Mains Gas Condensing boilers, with low Nox emissions to assist with air quality / reduce air pollution. For the Renewable source we propose the use of Photo Voltaic Panels located on individual roofs, fed into the individual units throughout the scheme, - thus demonstrating compliance.

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1.0 Introduction / Background.

This draft Energy and Sustainability Statement has been commissioned in support of the Full Planning Application submitted to Wokingham Borough Council.

The Proposal is for the demolition of the existing dwelling, the stationing of 35 park homes and the construction of a community hall building and park office, on the site at 31 Barkham Ride Finchampstead, Wokingham, Berkshire, RG40 4EX.

The Statement confirms the latest standard, BS 3632 : 2023 has been adopted and embedded in the construction of the park homes dwelling types, (by the manufacturer) and is more sustainable than the previous standard with enhanced thermal insulation, enhanced ventilation and vapour control measures included to mitigate the risk of Condensation in the new homes.

The new standard also includes enhanced safety features.

Optional improvements include low nox emission gas boilers, Photo Voltaic Panels.

The community hall building will be constructed in accordance with Building Regulations requirements which will include Part L 2021 and SBEM Certification.

This building will also be heated via a low nox emission gas boiler, with PhotoVoltaics making up the required Renewable source element.

This Statement will include outline specifications and methodology used in calculating the Internal Water Use and achieving lower than 110 litres per person per day.

This statement will indicate general Sustainability Practices to be adopted.

2.0 Planning Policy Context.

National Policy.

The most relevant national Planning Policy Guidance relating to Sustainability is set out in ; National Planning Policy Framework – December 2024.

Local Policy.

Wokingham Borough Council Local Development Framework – Adopted Core Strategy Development Plan Document – January 2010.

CP1 – Sustainable Development.

CP2 – Inclusive Communities.

Wokingham Borough Council Development Plan – Adopted Managing Development Delivery Local plan, February 2014.

Policy CC01 - Presumption in Favour of Sustainable Development.

Policy CC04 – Sustainable Design and Construction.

Policy CC05 - Renewable Energy and Decentralised Energy networks.

Additionally – Sustainable Design and Construction supplementary planning guidance Document.

3.0 Assessment Methodology.

The development comprises of the proposed construction of 35 Park Homes and the construction of a community hall building and park office.

Park Homes.

The Park Homes are designed and constructed in accordance with BS 3632.

This standard was updated and the latest standard is BS 3632 : 2023.

OMAR (the park Homes manufacturer) are members of the NCC (National Caravan Council) and as such operate a self certification scheme which undergoes stringent audits and inspections which are carried out by the NCC. Each dwelling is issued with a manufacturers Declaration of Compliance Certificate and NCC Badge when despatched to the park.

Energy Rating Certificate.

Although not a requirement of the British Standard for residential park homes, NCC manufacturer members are required to issue all homes with an Energy Efficiency calculation.

Community Hall Building.

It is normal for the Energy Consumption and emissions from the building to be calculated using SBEM which is the industry software and embedded within the Building Regulations.

SBEM itself sets target for compliance and is used as the tool for demonstrating CO2 emissions and reduction in emissions can be calculated in percentage terms and percentage points can be calculated for Renewable Technologies inclusion for individual Buildings.

4.0 Proposal.

The Full Planning Application submitted to Wokingham Borough Council is for the Demolition of the existing dwelling, the stationing of 35 Park Homes and the construction of a community hall building and park office, at 31 Barkham Ride, Finchampstead, Wokingham, Berkshire, RG40 4EX.

The Park Homes will be compliant with BS3632 : 2023 and each home will have a declaration of compliance certificate and NCC Badge.

Internal water use will achieve lower than 110 litres per person per day.

The community hall building is a permanent building and will comply with the requirements of the Building Regulations and will achieve industry standard SBEM Certification.

5.0 Energy Efficiency and CO2 Emissions.

Park Homes.

These will be constructed and Certified to achieve the National standard with an NCC badge indicating compliance with BS 3632 : 2023. An Energy Efficiency Calculation will be issued by the manufacturer.

Community hall building.

We have considered the overall Energy Efficiency of the Building Fabric with Resultant 'U' values which will be fully compliant with the latest version of Part L 2021 of the Building Regulations framework as follows ;

Ground floor to achieve	0.18 w/m ² k.
External Walls to achieve	0.18 w/m ² k.
Windows to achieve	1.30 w/m ² k.
Doors to achieve	1.30 w/m ² k.
Roof to achieve	0.13 w/m ² k.

This building is a permanent building of masonry Brick / Render / Cladding / blockwork cavity construction.

PSI values to be via a Government Approved scheme.

The Design Air Permeability Rate intended for the community hall is an improvement on the Regulatory standard of 8 with the standard being set at 5 m³/hm² (@ 50 Pa).

The Heating and Hot Water system to be supplied by a low nox emission mains Gas condensing boiler which will serve adequately sized Radiators fitted with TRV's. Controls will be time and temperature zone controls.

Hot Water will be via the proposed low nox emission mains Gas condensing boiler to indirect cylinder fitted with Thermostat, timing control and proprietary manufactured spray foam insulation material.

Mechanical Ventilation is proposed by the use of normal Mechanical Extraction Fans to locations as required under the current Building Regulations.

All of the of the Internal and External lighting will be dedicated Low Energy Lighting in order to reduce the Energy Load demand.

External lighting to be controlled by PIR and Daylight sensors.

White Goods are to be A+ / A rated also reducing the Electrical Loading requirement.

Note : The Renewable Source will be the inclusion of several PhotoVoltaic panels to be located on a South East or South West roof slope, producing Electricity, and fed into the building for use and kWh reduction.

6.0 Noise Quality.

Generally.

We have discounted the use of Electric Air Source Heat pumps as each Park Home will require one. These would be located externally adjacent to each home with a continual background electrical 'hum' and decibel level accumulating over 35 homes to the detriment of the site and further site wide surroundings.

Park Homes

Increased thermal insulation and Noise reduction insulation is included for as part of the BS3632 : 2023 recently improved standard. This will assist with noise reduction between dwellings and around the site.

Community hall building.

Acoustically the new community hall will be constructed to current Building Regulation Part E standards thus providing good internal between room noise reduction and the external building fabric will be robust and Acoustically resilient thus reducing noise pollution to neighbours on the park and beyond the site.

7.0 Air Pollution.

With the Park Home manufacturing process being away from the site, this reduces the Air Pollution during the construction phase of the works for the 35No units.

The use of Low Nox emission modern condensing gas boilers will assist in giving a cleaner environment for the completed Park Homes and The Community Hall building.

Insulants used within the Community Hall building are to be certified to have a Global Warming Potential (GWP) of under 5.

Contractor to enforce a Noise and Dust on Building Sites Working Policy and Methodology.

Contractor to enforce a Water (ground and surface) pollution Policy and Methodology.

8.0 Reducing Water Consumption.

In accordance with Local Authority Policy and current Legislation, internal Water Use will be compliant with the 110 litre per person per day standard and this will be proven by calculation.

Low capacity WC's with split 6/4 litre flush cycles will be specified. Consideration will be given to Taps and Shower Heads being fitted with flow reducers. Baths to be installed with low volume levels.

Dishwasher and Washing Machine to be A / A+ rated with low water cycle usage.

Externally, to the Community hall building, 2No proprietary minimum 200 litre Water butts are to be fitted to Rainwater downpipes for Garden / Landscaping irrigation thus reducing potable water usage.

9.0 Materials. (Minimising the energy requirements of construction)

Community hall building.

We have referred to the BRE 'Green Guide to Specification', the environmental impacts of the different range of building materials and their effects.

Basic construction materials would include the use of Ground bearing concrete slab, or suspended concrete beam and infill blockwork, insulation with low global warming potential and screed. Facing brickwork, rendered blockwork with fully filled cavity insulated and internal low density blockwork walling with plasterboard on dab and plaster skim finish. Internal walls of FSC Certified studwork with plasterboard and plaster skim finished. Windows to be PVCU framed double glazed. Roof to consist of FSC sourced timber trussed rafters, felt, timber battens and quality roofing materials.

Materials where possible are to be locally sourced to reduce road mileage and support the Local Economy.

10.0 Waste Management.

The requirements of the Local Authority Waste and Recycling scheme will be fully catered for. Space for Waste bags, Recycling bags, Food Waste bags will be provided on a level hardstanding with disabled use considered and provided for.

11.0 Health and Wellbeing.

The community hall building is a central focal point with a Bar, Hall for occasional functions and entertainment, Offices for general Site Administration and Assistance with several parking spaces indicated. Being on site and central, complete with its own garden area planting and screening this is beneficial to the users and Park Employees / staff.

Landscaping is completed with good boundary hedging and grassed areas for recreational use.

Generally, daylighting around the site will be good as all of the units are single storey with good space separation leading to low overshadowing around the whole site.

The dwellings proposed on the Site Plan are provided with on site Parking with each Park Home having its own parking space adjacent to the dwelling.

Good levels of natural Daylighting have been designed into the individual dwelling type proposals by the Designer / Manufacturer - Omar ltd.

An upgrade in the construction of the Park Homes due to the enhancements of BS 3632 : 2023 will lead to improved thermal comfort, improved ventilation within the homes and less condensation arising typically from this type of home, thus improving the internal environment within them.