

Big Fella Brewing Ltd

BFB-SUS-01 - Sustainability Statement

Lockey Farm, Sindlesham Road, Arborfield, RG2 9JH

October 2026

1. Purpose

This statement summarises the sustainability measures inherent in the proposed change of use of the existing premises at Lockey Farm to a small commercial brewery and taproom.

2. Re-use of existing buildings and infrastructure

- The proposal re-uses an existing commercial building and does not require the construction of a new brewery building.
- The existing shared vehicular access and communal parking arrangements at Lockey Farm are retained unchanged.
- Existing internal floorspace is adapted for brewery, storage and taproom use, limiting the need for additional built development.

3. Operational sustainability

- Grain will be delivered pre-milled, avoiding the need for separate grain-milling plant on site.
- During wort cooling, cold water will pass through a plate heat exchanger and the resulting warmed water will be returned to the hot liquor tank for subsequent brewing or cleaning use, reducing both water consumption and the energy needed to heat brewing liquor.
- Fermentation and conditioning equipment will be temperature controlled through an internal glycol chilling system.
- Brewing vapour will be managed using an internal water-mist steam condenser rather than a new external steam flue.
- Spent grain will be segregated from other waste streams and transferred to the farm for use as animal feed where practicable, providing a beneficial local reuse route and reducing organic waste requiring disposal.
- Spent yeast and hop material will be collected separately as appropriate.
- External lighting is limited to low-level festoon lighting within the enclosed customer area and will be switched off when the external area is no longer in use.

4. Travel and access

The proposal makes use of the existing shared access and communal parking serving Lockey Farm. Big Fella Brewing also encourages visitors through its website to consider travelling to the taproom by bus or taxi rather than by private car.

5. Scale and external works

The external works are limited to the customer seating area, a timber pergola measuring approximately 10 m x 3 m with a maximum height of 2.49 m, and associated low-level festoon lighting. No substantial new built form, major new hardstanding or external industrial plant is proposed.

6. Summary

The proposal follows a re-use-led approach, making use of existing commercial floorspace, access and shared infrastructure while keeping new physical development to a limited scale. The operational measures described above are intended to reduce unnecessary resource use and avoid avoidable environmental effects.

This statement should be read with the Planning Statement and submitted drawings.