

Sustainability Statement

Demolition of existing dwelling and construction of 1 no. 5-bedroom family dwelling over 2 storeys at 43, Old Bath Road, Sonning, RG4 6SY

Local Planning Authority: Wokingham Borough Council

1. Introduction

This statement accompanies a planning application for a new single dwelling and outlines how the proposal will meet the relevant sustainability and environmental standards as set out in Wokingham Borough Council's **Core Strategy, Managing Development Delivery Local Plan (MDD)**, and the **Sustainable Design and Construction SPD (2010)**.

The development promotes a high-quality, low-impact home that responds to climate and environmental considerations, with a focus on energy efficiency, biodiversity, water conservation, and sustainable living.

2. Energy Efficiency & Low-Carbon Design

The dwelling will be constructed using a **fabric-first approach**, incorporating high-performance insulation, low U-value glazing, and airtight detailing to reduce energy demand. Heating and hot water will be delivered via a **high-efficiency system** such as an air-source heat pump, and all lighting will be low-energy LED.

Importantly, the scheme is designed to achieve a **minimum 19% reduction in Dwelling Emission Rate (DER)** below the Building Regulations Target Emission Rate (TER), meeting the requirements of **Policy CC3 of the MDD Local Plan** and the **Sustainable Design and Construction SPD**. This ensures the building performs significantly above minimum standards.

Where feasible, **renewable energy technologies** such as solar PV panels will be explored to further reduce carbon emissions and enhance energy resilience.

3. Water Efficiency & Drainage

All water fittings and appliances will meet **high water-efficiency standards**, targeting a maximum indoor water consumption of **105 litres per person per day** in line with **Policy CC05** of the SPD.

Surface water will be managed sustainably through:

- **Permeable surfacing** on driveways and patios
- **Rainwater harvesting** for garden irrigation

- Where required, **soakaways or attenuation measures** to prevent surface water run-off

These measures will help manage flood risk and reduce pressure on local drainage infrastructure.

4. Sustainable Materials & Waste

Construction will prioritise the use of **locally sourced, low-embodied energy, and responsibly certified materials** (e.g., FSC timber, recycled aggregates).

During the build phase:

- A **Site Waste Management Plan (SWMP)** will be adopted
- Waste will be **minimised, reused, and recycled** where possible
- Pollution control measures will be in place to protect soil and water quality

These practices align with Wokingham's objectives for resource-efficient development and long-term environmental quality.

5. Biodiversity & Landscaping

The proposed soft landscaping will include **native species and pollinator-friendly planting**, with scope for **bird and bat boxes** and **hedgehog highways** to enhance biodiversity on-site.

Where possible, the garden layout and boundary treatments will preserve and improve existing habitat connections. The landscaping strategy contributes to a **net biodiversity gain**, in accordance with **draft Policy NE1** of Wokingham's emerging Local Plan Update.

6. Sustainable Travel & Accessibility

The home will include:

- **Secure cycle parking**
- **EV charging provision** (or passive infrastructure for future installation)
- An **integrated lift** for futureproofed, step-free access across floors

These features support Wokingham's goals for sustainable movement, ageing in place, and long-term accessibility (Policies CP1 and CC1).

7. Summary and Compliance

This proposal represents a **sustainable, energy-efficient and context-sensitive dwelling** that aligns with the policies of Wokingham Borough Council. In particular, it complies with:

- **Policy CP1 (Sustainable Development)**
- **Policy CC1 (Sustainable Design & Construction)**
- **Policy CC3 (Minimising Carbon Emissions)**
- **Policy CC05 (Reducing Water Consumption)**
- **The Sustainable Design and Construction SPD (2010)**

By incorporating efficient design, responsible construction, enhanced landscaping and carbon reduction features, the development contributes positively to Wokingham's climate and environmental goals.