

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                 |                |        |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Úna Haran, Lead Sustainability Planning Officer                                                                                                                                                                                                                                                                                                                                                                 |                |        |
| <b>Service</b>              | WBC Sustainability                                                                                                                                                                                                                                                                                                                                                                                              | <b>App No:</b> | 242696 |
| <b>Address:</b>             | Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.                                                                                                                                                                                                                                                                                                                                                 |                |        |
| <b>Proposal:</b>            | Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of sports pitches, sports pavilion, allotments, car parking and play areas; along with associated landscaping, highways and drainage infrastructure. Details of access, appearance, landscaping, layout and scale to be considered |                |        |
| <b>Type of Development:</b> | Major All other developments                                                                                                                                                                                                                                                                                                                                                                                    |                |        |
| <b>Site Visit Made:</b>     | 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

- 1.1. Application 242696 relates to Reserved Matters for sports facilities, allotments and car parking at Hogwood Farm, Parcel 16 (Outline approval 181194).
- 1.2. The following assessment relates to Condition 49 of the Outline approval relating to operational carbon emissions reduction for the sports pavilion.
- 1.3. Condition 49: Low and Zero Carbon Technologies
- 1.3.1. The reserved matters for each phase of the development shall include either: a. Details to demonstrate how the development will achieve a 10% reduction in carbon emissions beyond the minimum requirements of Part L: Building Regulations; or b. An alternative strategy which can demonstrate a greater carbon saving than would be achieved by a. (above). The approved measures shall be installed and functional before first occupation of the buildings they are intended to serve. *Reason: In the interests of promoting sustainable forms of development in accordance with NPPF, Wokingham Borough Core Strategy Policy CP1 and the Managing Development Delivery Local Plan Policy CC04 and*

*CC05, the Sustainable Design and Construction Supplementary Planning Document (2010) and the Arborfield Strategic Development Location Supplementary Planning Document (2011)*

2. Carbon emissions.

2.1. The Energy Strategy Statement authored by Briary Energy on behalf of CALA Homes sets out the strategy for carbon emission reduction. This reduction is measured against the baseline of maximum permissible emissions per Approved Document L2 of the UK Building Regulations 2021.

2.2. This baseline is confirmed to be 12,591.8 kgCO<sub>2</sub> per annum for the pavilion. Therefore to comply with Condition 49, a reduction of at least 1,259.2 kgCO<sub>2</sub> per annum must be achieved, meaning that the development must emit no more than 11,332.7 kgCO<sub>2</sub> per annum.

2.3. Fabric performance:

| Building element | Unit                                     | Part L 2021 limiting value | Best practice value | Proposed specification |
|------------------|------------------------------------------|----------------------------|---------------------|------------------------|
| External wall    | W/m <sup>2</sup> .K                      | 0.26                       | 0.12                | 0.24                   |
| Roof (pitched)   | W/m <sup>2</sup> .K                      | 0.16                       | 0.10                | 0.16                   |
| Floor            | W/m <sup>2</sup> .K                      | 0.18                       | 0.10                | 0.16                   |
| Vertical windows | W/m <sup>2</sup> .K                      | 1.60                       | 0.80                | 1.40                   |
| Doors            | W/m <sup>2</sup> .K                      | 1.60                       | 0.80                | 1.60                   |
| Air permeability | m <sup>3</sup> /h.m <sup>3</sup> @ 50 Pa | 8.0                        | <1.0                | 5.0                    |
| G value of glass | absolute                                 | none                       | 0.4 – 0.3           | Not provided           |

Part L2A 2021 Buildings other than dwellings

2.4. 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, however none approach best practice and the specification for doors and roof matches the poorest level of allowable performance.

2.5. The Energy Strategy Statement discusses the use of enhanced fabric performance to reduce operational energy demand in accordance with the Energy Hierarchy, however the only improvement above a compliance specification of note is the air permeability of 5.0 m<sup>3</sup>/h.m<sup>3</sup> @ 50 Pa.

2.6. A feasibility study for low and zero carbon technologies to provide heat and/or power is provided in the Energy Strategy Statement. This concludes that a strategy consisting of air source heat pumps ASHPs will deliver low-carbon heat and hot water to the building.

2.7. The Statement confirms that low-energy lighting with occupancy sensing, and efficient MEV will be used to reduce regulated energy loads.

2.8. The Shell and Core BRUKL Output Document report appended to the Energy Strategy Statement confirms that the Building Emission Rate (BER) is modelled as 10.97% lower than the average target emission rate (TER) for the pavilion. This reduction is achieved primarily via adoption of ASHP.

2.9. As such, minimum requirements for discharge of Condition 49 are met.

### Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

**Date:** 19/12/2024

**Signed:**



Úna Haran  
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Lead Sustainability Planning  
Officer