

MEMORANDUM

From:	Úna Haran, Lead Sustainability Planning Officer		
Service	WBC Sustainability	App No:	242871
Address:	Library Parade, Crockhamwell Road, Woodley, Wokingham, RG5 3LX.		
Proposal:	Application for submission of details to comply with the following conditions of planning permission 241468 dated 10/10/2024. Condition 3 (external materials), condition 4 (ground and building levels), condition 5 (landscaping), condition 6 (contamination), condition 7 (construction management), condition 8 (lighting), condition 9 (electrical vehicle charging), condition 10 (energy statement), condition 11 (boundary walls and fences), condition 12 (noise), condition 13 (noise insulation), condition 14 (odour) and condition 15 (cycle parking)		
Type of Development:			
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 Conditions:

“9. Electric Vehicle Charging

Prior to the commencement of the development, an Electric Vehicle Charging Strategy serving the development shall be submitted for approval in writing by the Local Planning Authority. This strategy should include details relating to on-site infrastructure, installation of charging points and future proofing of the site. The approved details are to be implemented prior to the first occupation of the flats and maintained for the life of the development, unless otherwise agreed with the local planning authority.

“Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: Core Strategy policies CP1, CP3 & CP6.”

“10. Energy Statement

Prior to the commencement of development, an Energy Statement indicating that an absolute minimum of the 10% of the predicted energy requirement of the development will be obtained from decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the local planning authority. The Statement shall also investigate the viability of providing electric vehicle charging points at construction. The approved scheme shall be implemented before the flats are first occupied and shall remain operational for the lifetime of the development.

“Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 14, Core Strategy policy CP1, Managing Development Delivery

Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.”

1. Electric Vehicle Charging

1.1. The Electric Vehicle Strategy authored by HansLink states that *“All 10no. parking bays will have access to an electric vehicle charging point. The standard parking bays are to have an EVC point located between every two bays to allow charging either side. The two accessible parking bays will have dedicated EVC points. These EVCs would be fixed to the columns adjacent. The EVCs and parking bays will be covered and sheltered by the building above.”*¹ This is supported by a parking plan showing the locations of the charging infrastructure.

1.2. It is further noted that *“The site does not allow for any additional parking bays within its footprint. However, if in the future it transpires that all ten parking bays are occupied by electric vehicles, the infrastructure and cable routes will already be in place to deliver four additional EVC points so that every bay has a dedicated charging outlet.”*²

- 1.3. This provision is sufficient to discharge the pre-commencement part Condition 9.
- 1.4. The pre-occupation requirement for evidence demonstrating that the scheme has been implemented per the Strategy is retained: *“The approved details are to be implemented prior to the first occupation of the flats and maintained for the life of the development, unless otherwise agreed with the local planning authority.”* This requirement should be discharged by submission of evidence of implementation prior to first occupation of the development.
2. Energy Statement
 - 2.1. The Energy Statement authored by JDP sets out the strategy for reducing operational energy consumption. This is achieved by applying the Energy Hierarchy and providing air source heat pumps to supply domestic hot water with electric heaters used for space heating. A baseline of compliant regulated energy use per Approved Document L1 of the UK Building Regulations 2021 is provided to calculate a reduction.³
 - 2.2. This baseline regulated energy use for the scheme is modelled as 66631 kWh per annum. As designed with fossil-free heating and provision of ASHP, this is reduced to 27461 kWh per annum, saving of around 60% over the baseline energy use. ASHP is demonstrated to provide heating equivalent to roughly 40% of the regulated demand of the scheme as modelled, exceeding the 10% requirement.⁴
 - 2.3. The effective use of the energy hierarchy to reduce energy use and carbon emissions from regulated operational sources as described confers significant benefit to the overall sustainability of the scheme.
 - 2.4. The details provided in the Energy Statement are sufficient to fully discharge Condition 10.

¹ Electric Vehicle Charging Strategy, Library Parade, Hanslink. October 2024. p.3

² Ibid. p.6

³ Energy Strategy, Hanslink, JDP. November 2024. p.17

⁴ Ibid. p.17

Conditions & Reasons (if required)

Prior to the first occupation of the development, evidence shall be submitted to and approved in writing by the Local Authority demonstrating implementation of the Electric Vehicle Charging Strategy as agreed in the pre-commencement condition.

Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 14, Core Strategy policy CP1, Managing Development Delivery

Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

Date: 06.12.2024

Signed:



Úna Haran
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Officer
BSc MArch