

MEMORANDUM

From:	Úna Haran, Lead Sustainability Planning Officer		
Service	WBC Sustainability	App No:	251170 and 250931
Address:	Parcels 11 and 12, Finchwood Park, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 181194 dated 14/11/2018. Condition 17 relates to an Arboricultural Impact Assessment; 19 to tree protection; 20 to ground levels; 21 to a Landscape and Ecological Management Plan (LEMP); 23 to hedgerows; 24 to bats; 26 to reptiles; 28 to ecological permeability; 30 to non-native invasive species; 35 to car parking; 36 to bicycle parking; 39 to a Walking, Cycling and Equine Strategy; 49 to low and zero carbon technologies; 50 to lifetime homes; 51 to other sustainability matters; 52 to water consumption; 53 to refuse and recycling storage; 61 to archaeological investigations, and 65 to SANG access, and the application is for a part discharge of these conditions relating to Parcels 11 and 12 only.		
Type of Development:	Major residential		
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

1. Applications 250931 and 251170 seek to discharge the following conditions applied to outline approval as subject to Section 73 approval 181194:
 - 1.1.49. Low and Zero Carbon Technologies: 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).

- 1.2. Renewable energy and low carbon technology. The Energy Strategy Statement¹ states that a 58.71% reduction in emissions over a Part L 2021 compliant baseline is achieved through provision of air-source heat-pumps (ASHP). One ASHP is to be installed at each home.²
- 1.3. The statement includes the caveat that *“This statement may be based on a selection of standardised house types, or planning level designs and specification. Any calculations of energy and/or carbon in this report will need to be verified at the Design and As Built assessment procedure. It is the developers reasonability to ensure the predicted targets are met within the Design Stage and As Built design.”*³
 - 1.3.1. The capability of VRF systems to deliver cooling through reverse operation is mentioned in the Energy Strategy Statement however it is not clear whether this feature is proposed for the ASHP specification. ⁴
 - 1.3.2. Baseline DER emissions rate for the site when modelled with gas boilers amounts to 192,806 kgCO₂ yearly. Modelled emissions based on the ASHP/DHWHP strategy are stated as 79,605 kgCO₂ per year – a difference of 58.71% or around 234,500 kWh.⁵
 - 1.3.3. The proposals for the use of ASHP are feasible and represent a very positive response to compliance with Policy CP1 12) a).
 - 1.3.4. If the applicant can confirm that the emissions reduction levels forecast in the Statement are validated and consistent with the fixed design then this evidence is sufficient to discharge Condition 49.
- 1.4. 51. Other sustainability matters: The reserved matters for each phase of the development shall include provision for all dwellings within the phase with a garden with: a. A water butt of an appropriate size installed to maximise rainwater collection; and b. Space for composting unless it can be demonstrated to the satisfaction of the Local Planning Authority 20 that it is not practicable to accommodate it within the curtilage of the building.

Reason: To reduce, reuse, and enable the efficient use of water and organic household waste in accordance with NPPF, Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC04, the Sustainable Design and Construction Supplementary Planning Document (2010) and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

- 1.4.1.1. Issues in relation to rainwater harvesting and composting are covered in the Design and Access Statement prepared by ECE Architecture.

¹ Briary Energy, Energy Strategy Statement, Finchwood Park Parcel 11-12, 2025.

² Briary Energy, Energy Strategy Statement, Finchwood Park Parcel 11-12, 2025. P.19

³ Ibid. P.19

⁴ Ibid. P.15

⁵ Ibid. P.18

- 1.4.1.2. The Design & Access Statement⁶⁶ confirms that all homes with a garden will be supplied with a water butt and that space for composting will also be provided.⁷
- 1.4.1.3. Refuse Vehicle Tracking Plans 1 and 2 by Stuart Michael Associates plans 1 and 2 show locations of recycling and refuse storage. The proposed locations of these facilities are acceptable.⁸
- 1.4.1.4. This information is sufficient to discharge Condition 51.
- 1.5.52. Water efficiency: The reserved matters for each phase of the development shall include details of measures to reduce water consumption as far as possible. The measures shall be implemented in accordance with the approved details before first occupation of any building within the phase and shall be retained thereafter unless their replacement would result in improved water consumption.
- Reason: To reduce water consumption in accordance with Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC04, the Sustainable Design and Construction Supplementary Planning Document (2010) and the Arborfield Strategic Development Location Supplementary Planning Document (2011).*
- 1.5.1.1. Issues in relation to domestic water consumption are covered by Part G Water Efficiency Calculations prepared by Briary Energy.⁹
- 1.5.2. The calculations show that the sampled properties will comply with Part G minimum standards for domestic water efficiency.

Property reference	Consumption (litres/person/day) ¹⁰
1B2P	110.98
2B3P	104.88
2B4P	110.98
H232	110.98
H236	110.98
H242	110.98
H341	114.96
H351	114.96
H352	110.98
H356	114.96
H362	110.98
H451	114.96
H462	114.96

⁶⁶ ECE Architecture on behalf of Vistry Group, Design & Access Statement, Parcel 11-12 Finchwood Park, 2025.

⁷ ECE Architecture on behalf of Vistry Group, Design & Access Statement, Parcel 11-12 Finchwood Park, 2025.P. 58

⁸ Stuart Michael Associates on behalf of Vistry Group, Refuse Vehicle Tracking Sheets 1 and 2, Finchwood Parcel 11 and 12, 2024.

⁹ Part G Water Efficiency Calculation, (Refs. H232, H236, H242, H341, H351, H354, H356, H451, H462, H466, H352, H362, H464) Parcel 13 Hogwood Farm Finchampstead, 2025.

¹⁰ Excluding 5 litre allowance for external water use.

H464	110.98
H466	114.96

- 1.1.1. Of the 15 sample calculations, all show compliance with the Part G maximum consumption of 125 L per person per day.
- 1.1.2. All but one of the samples show water consumption in excess of that allowable under WBC Managing Development Delivery Plan Policy CC04 which requires that new homes meet internal potable water consumption targets of 105 litres or less per person per day. This optional higher standard is used in Wokingham due to it being an area of serious water stress.
- 1.1.3. Water consumption measures outlined in the supporting evidence include reduced flow rate fixtures and dual flush W.C.s:

Fitting type	Non low-flow consumption	Best practice consumption	Specified consumption
WC	5 - 9 L	< 4 L	6 / 4 L
Shower	13 L / minute	6 L / minute	10 / 8 L ¹¹ / minute
Handwash basin taps	8 L / minute	2 L / minute	6 L / minute
Sink taps	10 L / minute	4 L / minute	8 L / minute
Dishwasher	1.25 L / place setting	< 0.7 L / place setting	1.25 L / place setting
Washing machine	14 L / kg	6 L / kg	8.17 L / kg

- 1.1.4. The same consumption rates for appliances are used across all 15 samples.
- 1.1.5. The domestic water efficiency calculations supplied show that specified fixtures demonstrate performance which is generally closer to business as usual or typical consumption than best practice, with the exception of the dual flush W.C.s.
- 1.1.6. Given that Condition 52 requires water consumption to be reduced “as far as possible” and no reasons are provided as to why more efficient fixtures such as taps could not be specified, it is not clear that the information provided satisfies the requirements of Condition 52.
- 1.1.7. The fact that all but one of the sample calculations show consumption in excess of WBC’s planning policy requirement should be considered when judging whether the approach shown is sufficient to discharge Condition 52.

¹¹ Shower over bath.

Conditions & Reasons (if required)			
Date:	04.06.2025	Signed:	

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 Officer
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