

M E M O R A N D U M

From:	Úna Haran, Lead Sustainability Planning Officer	To (Case Officer):	Christopher Howard
Service	WBC Sustainability	App No:	241861
Address:	Land At Church Lane And Hyde End Road, Spencers Wood and Three Mile Cross, Reading, RG7 1HB.		
Type of Development:	Major All other developments		
Proposal:	Application for the approval of reserved matters pursuant to outline planning consent O/2013/0346 (130162) for the erection of the primary school building sub-phase of the development. Details of Layout, Appearance, Landscaping and Scale to be determined.		
Site Visit Made:	No		

Summary Of Recommendations

- ☒ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

The application materials are assessed against the following Sustainable Development Conditions applied to outline permission 130162 (2013):

49. Sustainable design and construction

The reserved matters to comply with Condition 3 shall demonstrate how: i) market dwellings will be designed to achieve at least Code for Sustainable Homes Level Three; ii) affordable housing will be designed to achieve at least Code for Sustainable Homes Level Four unless otherwise agreed in writing by the Local Planning Authority; iii) The Primary School shall be designed to achieve BREEAM 'very good' certification or such equivalent scheme and standard that shall operate at the time of construction of that building. Application No:O/2013/0346 CH - 20 - or such equivalent scheme or standard that is in operation at the time of construction of that building. Development shall be carried out in accordance with the approved details and so retained thereafter.

Reason: To ensure a high standard of sustainable development in accordance with Wokingham Borough Core Strategy Policy CP1, the Sustainable Design and Construction Supplementary Planning Document (2010), the Affordable Housing Supplementary Planning Document (June 2011) and the South of the M4 Strategic Development Location Supplementary Planning Document (October 2011).

50. Carbon reduction

Before submission of the applications pursuant to reserved matters either: i) a strategy detailing how the development will secure a 10% reduction in carbon emissions above the minimum requirements of Part L: Building Regulations shall be submitted to and approved in writing by the local planning authority; or ii) an alternative strategy which can demonstrate a greater carbon saving than would be achieved by i) above shall be submitted to and approved in writing by the Local Planning Authority. The subsequent reserved matters applications to comply with Condition 3 shall include details of the measures to fulfil the approved strategy and the approved measures shall be installed and functional before first occupation of the buildings they are intended to serve.

Reason: To ensure a high standard of sustainable development in accordance with Wokingham Borough Core Strategy Policy CP1, the Sustainable Design and Construction Supplementary Planning Document (2010) and the South of the M4 Strategic Development Location Supplementary Planning Document (October 2011).

1. BREEAM

- 1.1. The November 2024 Energy and Sustainability Note submitted in support of application 241861 notes that pre-commencement planning conditions would be agreeable to the applicant team “ensure that the LPA retains sufficient oversight and control to ensure, at a minimum, compliance with the 2014 planning condition requirements – whilst at the same time offering opportunity for the Council to utilise the design expertise of a construction contractor to explore if better outcomes can reasonably be achieved”.¹ This approach is acceptable and a pre-commencement condition is set out below as agreed.

- 1.2. WBC Development has indicated via correspondence that BREEAM assessment will commence immediately on instruction of the main contractor.² It is vital that BREEAM assessment initial stages are started as early as possible to ensure that all targeted credits can be achieved and ensure that maximum benefit is conferred to the sustainability of the scheme.
- 1.3. As such Condition 49 part iii) of outline permission 130162 is discharged with respect to application 241862 and replaced with the suggested pre-commencement condition below.
2. Carbon reduction
 - 2.1. In order to apply a consistent approach to assessment and allow for combined submission of compliance details, it is agreed that Condition 50 of outline permission 130162 will be replaced by a pre-commencement condition as shown below.
 - 2.2. The Energy and Sustainability Note sets out the rationale behind WBCs approach to carbon reduction across its development portfolio *"In July 2019, Wokingham Borough Council (WBC) members unanimously declared a climate emergency. The declaration commits WBC to do as much as possible to achieve carbon neutrality by 2030. Subsequently, the council published its first Climate Emergency Action Plan (CEAP). The CEAP establishes 9 key priority areas and 91 actions to mitigate carbon emissions and work towards our 2030 goal. CEAP Action 6.5 commits to the Council building all new development to carbon neutral standards. This commitment is already being incorporated into the Local Plan Update and draft policies contained therein. In addition, as per action 6.5.1 of the CEAP, the Council has committed that "all new council properties non-residential will be built to the highest efficiency standards"*³
 - 2.3. In order to assist with effective delivery of the carbon reduction goals, the following points were provided via email to WBC Development:
 - i. *"How will carbon neutrality be defined for this project? Which emissions scopes will be covered? When a definition is agreed, this can be provided as evidence in support of the planning application.*
 - ii. *For operational emissions, demand reduction must come before offsetting (on or off-site) of residual emissions – how will this be achieved?*
 - iii. *What are the key way-points for monitoring progress towards carbon neutrality? If using an accreditation scheme which certifies any portion of emissions, what are the reporting output points? Submission of interim reporting is welcomed in support of the planning application.*
 - iv. *How will carbon neutrality be confirmed or certified and at which stage (handover, post completion etc.?)*
 - v. *Who is responsible for ensuring carbon neutrality is achieved?*

¹ *Energy and Sustainability Note*, Smith, David, on behalf of WBC Development, 2024, p.1

² *RE: WBC Planning Application 241862*, Smith, David. Email to WBC Sustainability 08.11.2024.

³ *Energy and Sustainability Note*, Smith, David, on behalf of WBC Development, 2024, p.1

vi. *Will any ongoing reporting (e.g. operational energy use) be carried out when the building is in use? This is recommended for all projects but can also confer an educational benefit for schools.*"⁴

- 2.4. To discharge the pre-commencement carbon reduction condition, an Energy and Sustainability Statement should be submitted to demonstrate how a 10% reduction in emissions relative to the baseline requirement of the version of the Building Regulations extant at the time of reserved matters submission will be achieved. This should also explain the carbon neutrality strategy including monitoring and compliance as set out in the above email.
- 2.5. As such Condition 50 of outline permission 130162 is discharged with respect to application 241862 and replaced with the suggested pre-commencement condition below.

3. Further comments

- 3.1. To assist in the delivery of the sustainability aims of the scheme, the following comments are offered on the revised plans.
- 3.2. Based on examination of View from the Year 1-2 playground and revised floorplans by Rivington Street Studio submitted in support of application 241862, façade design includes majority horizontally arranged glazing. This is supported as reducing overheating risk. Where vertical glazing is to be used, floor length glass is not recommended – an upstand of at least 800mm should be incorporated. No daylight will be gained below 800mm, and the reduced area of glazing provides multiple benefits including reduction of embodied carbon, reduction of opportunities for winter heat loss and a lower risk of summer overheating.
- 3.3. Vertical shading to some windows is supported, this should be provided to windows in the first floor as well as those on the ground floor.
- 3.4. Relatively simple forms are shown for the proposed building – this is supported as contributing to energy efficiency.
- 3.5. Opportunities for natural ventilation should be prioritised, ideally all habitable rooms should benefit from cross-ventilation.
- 3.6. A flat roof is shown housing a solar array on the wings with a green roof to the central core. These measures are supported as contributing to the sustainability of the design. The green roof design should consider access, maintenance, watering requirements in light of increasingly hot and dry summer conditions, water management and the appropriateness of species specified for the local ecological conditions.
- 3.7. To aid with detailed design, indications of current (2024-2025) best practice performance specification for building elements is as follows.

Building element	Unit	Part L 2021 limiting value	Best practice value
External wall	W/m ² .K	0.26	0.12
Roof (pitched)	W/m ² .K	0.16	0.10
Roof (flat)	W/m ² .K	0.18	0.10
Floor	W/m ² .K	0.18	0.10

⁴ RE: WBC Planning Application 241862, Haran, Úna. Email to WBC Development 01.11.2024.

Vertical windows	W/m2.K	1.60	0.80
Rooflights	W/m2.K	2.20	1.00
Doors	W/m2.K	1.60	0.80
Vehicle doors	W/m2.K	1.30	0.80
Air permeability	m3/h.m3 @ 50 Pa	8.0	<1.0
G value of glass	absolute	none	0.4 – 0.3

Conditions & Reasons (if required)

1. On-site renewables: Prior to the commencement of development, a scheme for achieving a 10% reduction in the predicted carbon emissions arising from operation of the development through the use of 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 minimum 10% reduction shall be achieved in addition to the levels of reduction in carbon emissions required through the Building Regulations in force at the time of the submission of reserved matters application. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), WBC Climate Emergency Action Plan, Core Strategy policy CP1, MDDL policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

2. BREEAM Very Good: a) Prior to works proceeding beyond the slab level, appropriate documentation prepared by a qualified assessor for each building comprised in the development, shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that that the building(s) will achieve a minimum BREEAM (or equivalent) rating of 'Very Good'.

b) Within three months of first occupation of the development, a Post-Construction Certificate in respect of that building shall be submitted to and approved in writing by the Local Planning Authority. The Post-Development Certificate shall be prepared by an accredited assessor and shall demonstrate compliance with BREEAM rating of 'Very Good' as a minimum. If alternative certification is sought, confirmation that it has been secured at the level agreed with the Local Planning Authority must be provided within a timeframe as agreed in writing by the

Authority.

Reason: To ensure developments contribute to sustainable development in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC04 and CC05.

Date:

08.01.2025

Signed:



Una Haran
BSc (Hons), MArch
Lead Sustainability Planning
Officer