



Sustainability Statement

40-48 Mount Pleasant, Reading, RG1 2TD

Erection of 6 Dwellings

1. Introduction

- 1.1 This information is to accompany an application for planning permission for 6 dwellings. The dwellings are already on site and are being applied for retrospectively. Planning permission PL201880/FUL (the Original Permission) first permitted the erection of 6 dwellings.
- 1.2 This statement supplements information provided in the planning statement and design and access statement for this planning application, both of which cover some of the sustainability features of the development.
- 1.3 In respect of the Original Permission, the officer's report referred to building regulations compliance being required to discharge planning conditions relating to sustainability standards. Building control documents are included with this submission at Appendix 1 to demonstrate that the condition requirements have been met.

2. Local Plan Policy

- 2.1 Policies relevant to sustainability are set out below.
- 2.2 Policy CC2 relates to Sustainable Design and Construction. This requires that proposals for new development should use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change. Non major developments are required to meet the most up to date BREEAM 'very good' standards as a minimum.
- 2.3 Additionally residential development should include recycling greywater and rainwater harvesting where systems are energy and cost effective.
- 2.4 CC3: requires all developments to demonstrate how they have been designed to incorporate measures to adapt to climate change including new buildings to maximise opportunities for natural heating and to reduce exposure to wind. New buildings should also be "*designed to maximise resistance and resilience to climate change (solar panels, thermal mass, heating and ventilation of the building, appropriately coloured materials in areas exposed to direct sunlight, green and brown roofs, green walls)*". Landscaping should provide shading where possible, connecting and managing habitat and designed

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with native plants. Development should also minimise impact of surface water runoff where applicable.

- 2.5 Policy CC4 states that *"Developments of the sizes set out shall demonstrate how consideration has been given to securing energy for the development from a decentralised energy source"* with prescribed requirements for larger scale proposals (not applicable to this development).
- 2.6 Policy CC5 requires sustainable approaches to waste management and the promotion of layout and design which provides adequate well designed space for waste storage and recycling. The accompanying waste statement provides further detail on this point.
- 2.7 Policy EN18 relates to Flooding and Sustainable Drainage and requires development to be directed to areas at lowest risk of flooding. It includes specific requirements for major development proposals (not applicable to this site). We confirm that the site is not at risk of flooding and the development has not exacerbated flood risk.



Figure 1 – flood risk maps for the site (including surface water flood risk)

- 2.8 Policy H5 confirms that new housing should be built to the following standards:
- outside the Central Area will comply with the nationally-described space standard.
 - will be built to the higher water efficiency standard (under Regulation 36(3) of the Building Regulations).
 - should be designed to achieve zero carbon homes (for major new-build residential developments)
 - achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate.
 - will be accessible and adaptable in line with M4(2) of the Building Regulations, unless it is built in line with M4(3)

- 2.9 Also relevant is the Council's SPD: Sustainable design and construction. This confirms that sustainability measures should not be 'bolted on' or incorporated retrospectively to an existing design. It is clear from the below that in this case, sustainability measures have been at the heart of the proposals from the outset.

3. Sustainability credentials

- 3.1 The Council's validation checklist confirms that a sustainability statement should "*explain how the proposal will achieve local plan policy objectives for: water efficiency; carbon emission; emissions rate calculations and BREEAM*".
- 3.2 In terms of sustainability standards, as indicated above, local plan policy requires 19% improvement in dwelling emission rate over the target emission rate.
- 3.3 Relevant to this, the scheme was designed to Passivhaus standards at the time of approval. The attached document at appendix 2 sets out the basis of the design and demonstrates that the design was tested and capable of achieving passivehaus standards. This significantly exceeds the 19% improvement required by policy. We understand that although not all the measures were implemented, the recommendations which have been incorporated are sufficient to meet the 19% above target and therefore they represent a benefit to the scheme, as acknowledged in the officer's report for the Original Permission.
- 3.4 Information relating to water efficiency and emissions rates are provided as appendix 3 to this statement. The scheme also includes rainwater harvesting.
- 3.5 As to the BREAAM compliance, this requirement was not in place at the time of the Original Permission/during construction of the dwellings. We understand that this is not something which can be done retrospectively. However, we understand that the same principles were taken into account during the build.
- 3.6 It can be concluded that the development meets (and indeed exceeds) the Council's sustainability requirements.

SF Planning Limited

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Appendix 1 – Building regulations certificates

Appendix 2 – Passivehaus information

Appendix 3 – Water efficiency and Emissions Rates

Appendix 4 – Drainage details