

SUSTAINABILITY AND ENERGY STATEMENT

14/03/2026

Proposed New Detached Dwelling

Land at Oxford Road, Tilehurst, Reading, RG31 6TH

1. Policy Context

This statement has been prepared to demonstrate how the proposed development accords with the objectives of the Council's Sustainable Design and Construction Supplementary Planning Document and relevant Local Plan policies, in a manner proportionate to the scale of development.

2. Water Efficiency

The proposed dwelling will be designed to achieve a maximum internal water consumption of no more than 125 litres per person per day, in accordance with Building Regulations Part G. Water efficiency will be achieved through low-flow sanitary fittings, dual-flush WCs and water-efficient appliances.

3. Energy and Carbon Reduction

The dwelling will incorporate a fabric-first approach, with high levels of insulation and airtightness to reduce energy demand. Space heating and hot water will be provided via an air source heat pump, avoiding on-site combustion and associated emissions.

4. Renewable Energy

Roof-mounted solar photovoltaic (PV) panels will be installed to generate on-site renewable electricity, reducing reliance on grid-supplied energy and contributing to reduced operational carbon emissions.

5. Transport Emissions

The provision of electric vehicle charging infrastructure will support low-emission travel and reduce transport-related emissions associated with the dwelling.

6. Emissions Calculations and BREEAM

Given the small scale of the proposal and its residential nature, detailed emissions rate calculations and BREEAM assessment are not applicable at planning stage. Compliance with energy and carbon performance standards will be demonstrated through the Building Regulations process.

7. Conclusion

The proposed development adopts a proportionate and policy-compliant approach to sustainable design, incorporating measures that reduce water consumption, minimise carbon emissions and support the objectives of the Council's Sustainable Design and Construction SPD.