

Royal Arsenal ASHP Briefing

1. The proposal from Berkeley Homes is to take 15% of Wellington Park to install a large Air Source Heat Pump (ASHP) system immediately adjacent to the heritage listed Rifle Shell Factory Gateway building (known as *Foundry House*).
2. The justification for the proposal is that it is needed to supply 100% of heat to The Ropeyards and Armourer's Court developments, while meeting regulatory and policy requirements.
3. The Energy Center on Arsenal Way was built too small for expansion to include the heating requirements of the two new developments.
4. Notice of consultation on the ASHP went out to *selected* leaseholders in the first weeks of May.
5. The wider community only learned of the consultation in the week before the meetings, through word of mouth.
6. Consultation sessions consisted of two 3 hour presentations on 17th and 19th May combined with a survey form on their website.
7. The consultation period closed 26th May, giving residents much less than the usual 25 days.
8. The April 2025 Armourer's Court consultation did not include any mention or notice of the ASHP proposal in Wellington Park.
9. The Ropeyards plan (24/0848/R) tangentially refers to the desire to install the ASHP in Wellington park¹.
 1. Final approval on this plan was granted 27/5/2025.
 2. The references to this desire are buried deep in a supplementary report by Berkeley Home's energy consultant, and are not included as part of the development plan
 3. There is no evidence that the community was notified of or consulted on any proposal to build in Wellington Park prior to this plan being approved.
10. Lapsed plans for Armourer's Court (21/4329/F) tangentially refers to the desire to build into Wellington Park.
 1. The references to this desire are buried deep in a supplementary report by Berkeley Home's energy consultant, and are not included as part of the development plan.
 2. No plan has been lodged for Armourer's Court at this time
11. The 20/0362/EIA scoping request from 2020 includes a consultant's report stating that an ASHP installation had to be built in the park for financial reasons. There is no evidence this was shared with the community, nor the community notified of this proposal.
12. No plan has been lodged for the ASHP proposal.

¹ Please see <https://www.stop-ashp.org/facts.html>

Residents' Concerns

Berkeley Homes' proposal to local an ASHP energy centre within Wellington Park is unpopular in both concept and location. It prioritises development over local needs and would have detrimental effects on resident health, wellbeing, amenity and property values, alongside the loss of vital public green space.

As at 6th June 2025 we have had

- Over 250 in-person conversations with fellow residents;
- More than 1,000 signatures on our change.org petition;
- 1,200+ social media comments and reactions.

Summary of Concerns

- **Loss of Amenity:** *Removes 15% of a key open space critical to local liveability and wellbeing;*
- **Negative Heritage Impact:** *Inconsistent with local heritage and conservation objectives; obstructs views of the Grade II listed Rifle Shell Factory Gateway;*
- **Negative Wellbeing Impact:** *Significant disruption to to noise, emissions, and traffic congestion;*
- **Inaccurate Impact Representation:** *Proposal underplays the real-world effects on community health, access, and park use;*
- **Lack of Transparent Engagement:** *Inadequate consultation and communication with affected residents;*
- **No Local Benefit:** *Directly impacted buildings are excluded from the energy supply;*
- **Negative Impact on Property Value:** *Negative impact on leaseholders of Building 22 and Foundry House, as well as those in Buildings 36, 36a, and 37*
- **Procedural Inconsistencies:** *Ropeyards application 24/0848/R assumes Wellington Park as an approved site for ASHP energy centre construction.*