

Our ref: 2022052/SM  
Your ref: PP-123751393

23 01 2023

South Downs National Park Authority  
Planning Applications  
Winchester City Council  
PO Box 497  
City Offices  
Winchester, SO23 3DD

Dear Sir/Madam,

Kings Park, Kings Close, Isington, GU34 4PP

This letter and the attached documents are submitted in support of this release of conditions 3 and 6 of the application further to the planning approval SDNP/23/03374/FUL.

Application drawings reports included as follows:

Chris Beardshaw Design-

- KP01 342A Environmental Protection Plan Sheet 2
- KP01 341A Environmental Protection Plan Sheet 1
- KP01 340A Environmental Protection Plan Overview
- KP01 353A Masterplan Detail Sheet 2
- KP01 352A Masterplan Detail Sheet 1
- KP01 351A General Masterplan
- KP01 350 Existing Site Overview
- KP01 361 Indicative Tree & Seed Planting
- KP01 360 Proposed Hedge Species, Shelter Belt Trees & Shrubs Planting
- KP01 362 Indicative Materials

Kings Park Environmental Protection Notes 11.12.23

SEES energy reports and calculations-  
Part O simplified method report;  
SAP summary report;  
Energy Strategy;  
Overview Report ASHP and PV;  
Overview Report Gas and PV;  
PEA ASHP and PV;  
PEA ASHP; and,  
PEA Gas and PV.

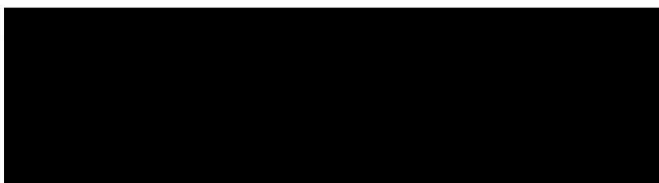
The conditions to be released are as follows:

**Condition 3-** No development above slab level shall be commenced of the development hereby permitted until a design stage sustainability report shall be submitted to and approved in writing by the Local Planning Authority. For energy this must demonstrate with reference to design stage SAP data a) Predicted CO2 emissions from the proposed new dwelling to be at least 19% reduced through the energy efficiency of the building, compared to the target emission rate baseline set by building regulations b) Predicted CO2 emissions from the proposed new dwelling to be at least 20% reduced through the use of on-site low or zero carbon energy generation compared to the target emission rate baseline set by building regulations. For water this must demonstrate via a BRE (or equivalent) water calculator that the predicted internal mains water consumption is no more than 110 litres/person/day.

**Condition 6-** No development shall commence above slab level until a fully detailed landscape and planting scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice. These works shall be carried out in the first planting season after practical completion or first occupation of the development, whichever is earlier, unless otherwise first agreed in writing by the Local Planning Authority. Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless a suitable alternative species are otherwise agreed in writing by the Local Planning Authority.

We look forward to hearing from you in due course.

Yours sincerely,



Scot Masker, RIBA  
**Director**

