

Our ref: 51035/DB/RO  
Project Name: Hazeldown House



South Downs National Park Authority  
Planning  
South Downs Centre  
North Street  
Midhurst  
West Sussex  
GU29 9DH

12 March 2024

Dear Sir/Madam

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS PURSUANT TO PLANNING PERMISSION (SDNP/21/03050/FUL) FOR A REPLACEMENT DWELLING AT HAZELDOWN, CHILCOMB, WINCHESTER, SO21 1HR.**

We have today made an online application for the approval of details reserved by the following conditions attached to the above planning permission, approved 17 August 2021:

- 3. Materials
- 5. Design Stage Sustainable Construction Report
- 6. External Lighting
- 7. Biodiversity Enhancement Features

A summary of the information submitted for each condition is set out below:

*3. No development shall be carried out above ground floor slab level until a schedule of external materials finishes and samples to be used on the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved schedule and samples.*

A Materials Schedule (dated 21/02/2024) is submitted with this application.

Samples of the proposed brick (Hampshire Stock Downs Blend) and slate (Grey/Blue Spanish Slate) will be forwarded to the Council under separate cover, along with a copy of this letter.

*5. Prior to the commencement of the development hereby permitted detailed information in a design stage sustainable construction report in the form of:*

- a) design stage SAP data*
- b) design stage BRE water calculator*
- c) product specifications*
- d) building design details*
- e) layout or landscape plans demonstrating that the dwelling has:*

- a) *reduced predicted CO2 emissions by at least 19% due to energy efficiency and;*
- b) *reduced predicted CO2 emissions by a further 10% due to on site renewable energy compared with the maximum allowed by building regulations*
- c) *EV charge point*
- d) *predicted water consumption no more than 110 litres/person/day*
- e) *separate internal bin collection for recyclables*
- f) *private garden compost bin and providing evidence demonstrating:*
- g) *sustainable drainage and adaptation to climate change*
- h) *selection of sustainable materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these agreed details.*

Design Stage SAP data prepared by Carbon Green Consulting & Elmhurst Energy (dated 26/02/2024), demonstrating reduced predicted CO2 emissions of 19% due to energy efficiency and a further 10% due to on-site renewables, is provided here pursuant to points (a) and (e[a]) and (e[b]).

Design Stage BRE water calculations prepared by Carbon Green Consulting (dated 26/02/2024), demonstrating that consumption will be no more than 110 litres/person/day, are provided here, pursuant to points (b) and (e[d]).

Points (c) and (e[h]) are addressed by the Materials Schedule provided here to satisfy Condition 3.

Construction Types for SAP Calculation prepared by Ben Pentreath Ltd, drawing ref. A-500 (Rev -), showing external wall and roof build-ups, is submitted pursuant to point (d).

Sustainability Site Plan prepared by Pro Vision, drawing ref. 51035-P1-03 (Rev v1), is provided here pursuant to points (e) and (e[c]), (e[e]), (e[f]) and (e[g]). This plan demonstrates provision of:

- an EV charge point;
- separate internal waste collections for recyclables;
- a garden compost bin; and
- sustainable drainage features.

6. *Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.*

External Lighting Plans and Elevations prepared by Pro Vision are submitted with this application under drawing refs. 51035-P2-04-EL (Rev v1) and 51035-P3-03-EL (Rev v1).

Details of Light Fittings ('Medium Hyde' and 'Medium Box') and Bulbs ('E27') are also provided.

7. *Details of biodiversity enhancement features shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This shall include the type and location of bat roost features and bird nesting features as well as the details of any native planting. Ideally bat and bird features should be integral to the dwelling. These biodiversity enhancements shall be sited prior to the development coming into its intended use and retained thereafter.*

An Ecology Site Plan prepared by Pro Vision, drawing ref. 51035-P1-04 (Rev v1), is submitted with this application. This is in addition to the mitigation and enhancement features set out in the Bat Report prepared by Pro Vision (dated July 2021) and submitted previously in support of the approved planning application (SDNP/21/03050/FUL), published on the SDNP planning record 4 August 2021.

No native planting is proposed.

### Summary

The application has been submitted via the Planning Portal (ref. PP-12796931). Payment of the requisite application fee of [REDACTED] and the Planning Portal service charge of [REDACTED] has been paid online.

We trust that this application can be validated and look forward to receiving confirmation in due course. However, should you have any queries, please do contact me.

Yours sincerely

[REDACTED]

**David Bloor BA(Hons)**

Planning Assistant

[REDACTED]

Ms K. Steyn