

Your ref: PP-13022445 (23/0745/FUL)
Our ref: 1594 1 RJCD

09 May 2024

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For the attention of Alan Oliver

Development Manager
North Kesteven District Council
District Council Offices
Kesteven Street
Sleaford
Lincolnshire
NG34 7EF

Dear Sir

OAKMILLS PROPERTIES LTD
PROPOSED DEMOLITION OF TWO STOREY GARAGE/WORKSHOP AND
ERECTION OF SINGLE STOREY DWELLING WITH INTEGRAL GARAGE
LAND TO THE REAR OF 20 WILLOW LANE CRANWELL, SLEAFORD
LINCOLNSHIRE, NG34 8DQ

Further to the grant of Planning Permission 23/0745/FUL in December 2023 and the subsequent approval of planning condition 24/0364/DISCON, we are instructed to apply to update conditions 5, 6 and 10 to reference an amended Energy Statement referred to therein.

Following the grant of planning permission, the applicant found the requirements set out in the approved Energy Statement to be beyond that which is strictly necessary to meet the policy objectives in Local Plan Policy S7. In response to this, they commissioned further work by the energy consultant, who has made changes to the specification but ensured the new dwelling will still be energy efficient.

The application is made to replace the approved Energy Statement with that now submitted. Condition 5 refers to the approved Energy Statement, condition 6 to the written verification statement prior to occupation that relies on compliance with the approved Energy Statement and condition 10 lists the Energy Statement as an approved document. Each reference will need to be changed to relate to the new Energy Statement.

Our pre application enquiries have confirmed that the amended Energy Statement must still meet the policy S7 test, which is:

"...all new residential development proposals must include an Energy Statement which confirms in addition to the requirements of Policy S6 that all such residential development proposals:






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1. Can generate at least the same amount of renewable electricity on-site (and preferably on-plot) as the electricity they demand over the course of a year, such demand including all energy use (regulated and unregulated), calculated using a methodology proven to accurately predict a building's actual energy performance; and
2. To help achieve point 1 above, target achieving a site average space heating demand of around 15-20 kWh/m²/yr and a site average total energy demand of 35 kWh/m²/yr, achieved through a 'fabric first' approach to construction. No single dwelling unit to have a total energy demand in excess of 60 kWh/m²/yr, irrespective of amount of on-site renewable energy production. (For the avoidance of doubt, 'total energy demand' means the amount of energy used as measured by the metering of that home, with no deduction for renewable energy generated on site)."

The energy consultant has confirmed that both of these tests are met by the amended Energy Checklist submitted with the updated Energy Statement that shows the site average space heating demand to be 10.63 kWh/m²/yr, the site average total energy demand to be 46.58 kWh/m²/yr and the renewable energy generation to be 49.34 kWh/m²/yr.

We trust you will receive the updated and amended information favourably and should you require any further information, please do not hesitate to contact us.

Yours faithfully



Robert J C Doughty MRTPI

cc Oakmills Properties Ltd






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