

North Kesteven District Council
Kesteven Street,
Sleaford,
NG34 7EF

Our ref: ORS/J2011

17 November 2023

Dear North Kesteven District Council,

RE: Outline Planning Application, 12 Thorpe Lane, South Hykeham

This covering letter accompanies an outline planning application for land associated with 12 Thorpe Lane South Hykeham and is a resubmission of a previous application (REF: 22/0925/OUT). This proposal seeks to establish 2 dwellings on land to the north of the existing 12 Thorpe Lane and seeks to address the concerns outlined in the previous application.

The main issues with the previous application related to the character and appearance of the area, governed by the amount of development, and the impact of the development on the trees, and the trees on the development. A Biodiversity Net Gain Assessment was also not submitted with the previous application. The reduction of the proposal from 3 dwellings to 2 has further reduced the impact on the character and appearance of the area.

One concern regarding the impact of the development on the trees related to the number of trees both on the site and on the neighbouring land. The revised tree survey and reports show that some trees on neighbouring land have since been felled and therefore can no longer be a material consideration. The remaining trees on site have been carefully considered in the locating of the dwellings and the tree reports submitted outline how they would be protected. We therefore believe this concern to have been satisfied.

The main concerns regarding the impact of the trees on the development, related to the amount of sunlight available to the gardens of the proposed dwellings. A sunlight report has been prepared to analyse the potential sun the gardens will receive. The report confirms that in line with the BRE 209 guidance for sunlight hours in residential gardens, which outlines that each plot garden is required to achieve more than 50% of the area experiencing 2 or more hours of sunlight on 21 March the gardens would achieve this standard. Therefore we also believe this concern has been satisfied.

Further to this, the Arboricultural Implications Assessment (AIA) has been revised and includes an additional appendix which provides an assessment of shading from the existing trees in mid-summer. The report supports the conclusions of the sunlight report in that the extent of shading meets the standard of BRE 209 and is acceptable. In previous applications, when shading has been referenced,

it has been considered only to have a negative impact, however not only do mature trees in the vicinity of a house create a desirable setting and outlook, but shading at certain times of day and year are of benefit to naturally prevent overheating. Deciduous trees also are of benefit as they provide additional shading in the summer when it is most needed and less shading in winter when solar gains are desired. Dappled sunlight is also far more pleasant than direct sunlight, especially when experienced from the southern elevation.

The second reason for refusal of the previous scheme was the lack of a Biodiversity Net Gain Assessment (BNG). A BNG report has been prepared for this application and shows a 18% gain which exceeds the minimum requirement of 10%.

We note that since this is an outline application, no energy statement is required, however any subsequent reserved matters application would be accompanied by an Energy Statement to accord with the requirements of policies S6 and S7 and the development would proceed only in accordance with the agreed Energy Statement.

We are happy to discuss the application with the planning officer should further clarification or information be required and any concerns can be addresses as a when they might arise.

Yours faithfully



Olivia Staff *MArchD*

Part II Architectural Assistant

