


Sent: 16 June 2025 16:55

To: Hannah Nutch <Hannah.Nutch@southkesteven.gov.uk>



Subject: Four bungalow development on Doddington Lane Stubton ref, S25/1033

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Dear Hannah, Nick and Penny

I am Geoff Dorrity and live in West View directly opposite where the development is planned to take place.

Having now read through the planning docs on SKDC website I actually think there are many positives in the plans and the developers are trying to be considerate of nearby properties. It feels like they are going to enhance the wildlife habitat which is great, assuming they accept the recommendations of the surveyors. My only comment at the moment would be whether the area designated for habitat replacement could run north to south rather than east to west to draw a distinct boundary between the buildings and the agricultural land.

Whilst I have no objections per se and welcomed the meeting with Cameron and Richard last Wednesday there seem to be some anomalies in the documents, I think. I wonder if you could clarify for me before I make my response on the portal.

In the application form it states

4x 3bed properties, but the plans show 4x 4bed

Use main sewer for waste water – but there are no main drains or sewers in this road
Is within 20m of a water course – where is that? I note also there is no indication of re-instating the drainage ditch along that side of Doddington lane , which Cameron and Richard did say they would do along their roadside boundary.

In the existing site plan

it shows the two trees opposite my drive as being 'in plan' but the developers definitely stated they would not be touched, however the hedge in between would be removed to create the entrance way

In the proposed site plan

What does the pink shaded area show? Are they intending to widen the road at that point?

The Habitat assessment doct

is dated 4 April 2024 = pre the land going up for sale? (maybe just a typo but I assume it is a legally binding doct)

The ecological report

States they've surveyed the pond at Westfield and the fish pond on Dyson land for Great Crested Newt – but they've never been here and I think I'd certainly be within scope. There are newts in my pond, although I have only seen common smooth newts, that doesn't mean there are no GCN present.

The access plan states

The development does not go beyond 'The Birches' – where's that? The last bungalow on this side of Doddington Lane is called Orchard End.

I look forward to your responses

Regards

Geoff Dorrity