
Statement of Community Involvement

Proposed erection of 1 no. dwelling

Land adjacent to The Old Kennels,
Kennel Lane, Doddington, Lincoln,
LN6 4RX

February 2022


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Client:	Mr & Mrs Cox		
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1. Introduction

1.1. Overview

This Statement of Community Involvement (SCI) has been prepared by Globe Consultants Limited on behalf of Mr & Mrs Cox ('the Applicant') in support of an application seeking full planning permission for the erection of 1 no. dwelling ('the Application') in land adjacent to The Old Kennels, Kennel Lane, Doddington, LN6 4RX ('the Site').

An online consultation exercise was undertaken as a means of effectively engaging with the local community. The online consultation ran for 28-days between 17 November 2021 and 15 December 2021, affording local residents the opportunity to view and consider the proposals, prior to submitting their thoughts and feedback in relation to the proposed development at a time which suited each individual resident.

Letters were hand delivered to each dwelling on Kennel Lane (aside from The Old Kennels itself) on 17 November 2021. A copy of the letter was also sent to Doddington and Whisby Parish Council. The Parish Council were afforded 28-days to provide comments on the proposal, albeit no written comments were provided to Globe Consultants at the end of this period.

The letter provided an overview of the scheme and included specific details on how feedback on the proposals could be provided. The letter gave residents access to a webpage on Globe Consultants Limited's website which was dedicated to the proposed development and enabled consultees to view the consultation information 24 hours a day throughout the consultation period. The letter also contained a postal and email address for those who had a preference or need to use an alternative method of feedback. As an additional measure, a site notice was erected on the telegraph pole situated adjacent to the Site, again, providing details on how feedback could be provided. Residents and interested parties were asked a total of 3 no. questions including a direct 'yes/no' question on whether they supported, in principle, *"the proposed new bungalow"*.

Residents were afforded the opportunity to submit their feedback either via completing a questionnaire online – hosted by *SurveyMonkey* – or by contacting Globe Consultants via email or by post should they wish to discuss the proposals further and/or submit feedback via those means. A total of 4 no. responses were collected. Of these, 3 no. responses were received via the questionnaire and 1 no. via email. In terms of the direct 'yes/no' question on the proposed bungalow (Question No. 1), a total of 3 no. respondents answered to the question, with the 1 no. person answering via email explicitly stating that they *"have no concerns"* in relation to the proposed form of development. Accordingly, it is considered that the responses given demonstrate a significant level of support, in principle, for the proposed development. A breakdown of answers is as follows:

Answer	Number of responses	% of total responses
Yes (Support)	4	100%
No (Object)	0	0%
Not Specified	0	0%

Table 1: Responses to Question 1 - Do you support the proposed new bungalow?

As the above table shows, 100% of respondents can be seen to be in support of the proposed new bungalow.

This SCI provides an overview of the consultation which has been undertaken with the existing local community on Kennel Lane, Doddington and the outcome of that consultation. In summary, the

Applicant considers that clear evidence of local community support for this development, generated via a thorough and proportionate pre application consultation exercise, at the point of submitting a planning application can be demonstrated.

1.2. Site Context

The Site which is the subject of this Application comprises part of the generously sized private garden currently associated with *'The Old Kennels'*; the Applicant has owned and resided at the property for thirty years. The host dwelling is a relatively large bungalow which is located to the north of Kennel Lane. Kennel Lane provides vehicular and pedestrian access to Main Street (B1190) and is located on the northern fringe of the village of Doddington. Kennel Lane serves 18 no. dwellings (including The Old Kennels and dwellings at Smythson Green).

Given the Site's current status as part of the garden associated with The Old Kennels, the Site is vacant of any previous development. The Site lies to the west of the host dwelling, north of Kennel Lane, east of an existing tree belt and south of agricultural land. The Site is well located in respect of the services and amenities on offer within Doddington, which include St Peter's Church and Doddington Hall (and associated farm shop, café and bicycle shop), all of which are within walking distance of the Site. The Site is also well located and within easy walking distance (c.100m) from the recently opened strategic footway and cycle connection – known as the Georgie Twigg Track – which connects Doddington to Lincoln via Skellingthorpe.

The National Heritage List for England (NHLE) confirms that the Old Kennels is not subject to any Listing under the Planning (Listed Buildings and Conservation Areas) Act 1990. The Site is, however, located within the Doddington Conservation Area (first designated 3 November 1986). Accordingly, the statutory duty under s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area is relevant to the Application.

The Environment Agency's Flood Map for Planning service confirms that the Application Site is located wholly in Flood Zone 1. As clarified by the Planning Practice Guidance (Paragraph: 065 Reference ID: 7-065-20140306, Revision Date: 06 03 2014), this represents a 'Low Probability' of flooding occurring and this land is therefore considered to have a less than 1 in 1,000 annual probability of river or sea flooding.

2. Engagement Guidance

2.1. Overview

It is a legal requirement that decisions on planning applications must follow the policies set out in the statutory development plan, unless other material considerations indicate that a different decision should be made. That principle was set out in Section 54A of the Town and Country Planning Act 1990 and subsequently taken forward through Section 38 (6) of the Planning and Compulsory Purchase Act 2004 (which amends and supplements the 1990 Act).

In accordance with regulations 17 and 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the Central Lincolnshire Joint Strategic Planning Committee (CLJSPC) adopted the Central Lincolnshire Local Plan on 24 April 2017, under the provisions of section 23 of the Planning and Compulsory Purchase Act 2004 (as amended). The CLLP forms part of the statutory Development Plan for North Kesteven District.

The National Planning Policy Framework ('The Revised Framework') was revised on 20 July 2021 and sets out the Government's planning policies for England and how these are expected to be applied. This revised Framework replaces the previous NPPF published in March 2012 ('the 2012 NPPF'), revised in July 2018 and updated in February 2019.

2.2. National Guidance

Chapter 12 of the Revised Framework focuses specifically on the manner in which the planning process can help to achieve well-designed places. The Revised Framework confirms, at paragraph 126, that: *"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is **effective engagement between applicants, communities, local planning authorities and other interests throughout the process.**"* (emphasis added)

The Revised Framework goes on to state that local planning policies *"should be developed with local communities so they reflect local aspirations"* and that they should ensure that applicants *"work closely with those affected by their proposals to evolve designs that take account of the views of the community"*. Accordingly, paragraph 132 of the Revised Framework clearly identifies that applications that are able to demonstrate *"early, proactive and effective engagement with the community should be looked on more favourably than those that cannot"*.

The Revised Framework does not set out at any point what is deemed to demonstrate 'early, proactive and effective engagement with the community'. However, the Government's online Planning Practice Guidance (PPG) resource states that pre-application discussions need to clearly be seen to be part of a *"2-way process"* (Paragraph 005 Reference ID 20-005-20150326 Revision date: 26 03 2015) between the applicant and respective consultees. The PPG (at Paragraph 001 Reference ID 20-001-20190315 Revision Date: 15 03 2019) further confirms that pre-application engagement can improve the likelihood of an application's success by:

- *"providing an understanding of the relevant planning policies and other material considerations associated with a proposed development"*

- *working collaboratively and openly with interested parties at an early stage to identify, understand and seek to resolve issues associated with a proposed development, including, where relevant, the need to deliver improvements in infrastructure and affordable housing*
- *discussing the possible mitigation of the impact of a proposed development...*

Accordingly, it is considered that the Government’s requirement for ‘early, proactive and effective engagement with the community’ is met where an applicant can demonstrate active and timely engagement with the community which takes account of their views and results in a scheme which clearly upholds the points raised above.

2.3. Local Guidance

Central Lincolnshire Local Plan (CLLP) Policy LP2 establishes a tiered settlement hierarchy for Central Lincolnshire, and accordingly, identifies Doddington as a ‘Small Village’. Small Villages represent the sixth tier (of eight) within the hierarchy and are therefore capable of providing levels of housing growth proportionate to the role and function of the settlement.

In terms of small villages, CLLP Policy LP2 states the following (emphasis added):

*“Unless otherwise promoted via a neighbourhood plan or **through the demonstration of clear local community support******, the following applies in these settlements:*

- *they will accommodate small scale development of a limited nature in appropriate locations**.*
- *proposals will be considered on their merits but would be limited to around 4 dwellings, or 0.1 hectares per site for employment uses.”*

An ‘appropriate location’ is defined by Policy LP2 as being a location which does not conflict with national policy or policies in the CLLP, and which would:

- *retain the core shape and form of the settlement;*
- *not significantly harm the settlement’s character and appearance; and*
- *not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.*

Policy LP2 goes on to clarify that the term ‘demonstration of clear local community support’ means that *“at the point of submitting a planning application to the local planning authority, there should be clear evidence of local community support for the scheme, with such support generated via a thorough, but proportionate, pre-application community consultation exercise”*. If demonstrable evidence of clear local community support cannot be demonstrated, Policy LP2 consequently establishes that *“there will be a requirement for support from the applicable Parish or Town Council”*.

Furthermore, Policy LP2 confirms that ‘exceptional circumstances’ is a matter for the decision maker to determine and, as such, each case must be assessed as a matter of fact-and-degree.

Recent appeal decisions across Central Lincolnshire (including decisions issued in West Lindsey District) provide much needed clarity on the interpretation and, crucially, the application of CLLP Policies LP2 and LP4¹. Indeed, appeal decision APP/N2535/W/19/3221725 confirms that:

“it would be reasonable to interpret clear evidence of local community support as simply being a majority of those who voted, as such an approach would be easy to understand and therefore amount to clear evidence.”

These appeal decisions should be read alongside draft guidance², available on the Council’s website (hereinafter referred to as the ‘Draft Guidance Note’), which makes a number of recommendations in terms of a consultation exercise to be undertaken for 3 no. “scenarios”. The Draft Guidance Note goes on to explain that *“In order to help ensure that the process is proportionate the proposed development, the degree of pre-application community consultation can be broken down into three categories [or “scenarios”], based upon the number of dwellings proposed”*. In the case of the Application, Scenario 1 is applicable which is described in the guidance as *“Minimum Requirements for all developments, including 1-4 dwellings in small villages and 1-9 dwellings in medium villages”*.

The Central Lincolnshire ‘Statement of Community Involvement’ (January 2018) outlines, at Section 5, the manner in which the Central Lincolnshire Joint Strategic Planning Committee (CLJSPC) encourages developers to consult members of the public and relevant stakeholders prior to formally applying for planning permission. It is specified that:

“Those applying for planning permission for certain developments must consult on the proposal prior to formally applying for planning permission. The applicant must have due regard to all comments received during this consultation when deciding whether to make changes to their proposal before submitting an application.”

And,

“Although only certain proposals will require this formal pre-application consultation, applicants are encouraged to involve the local community when preparing their proposal, even if legally they don’t have to. Such engagement can be beneficial to both the applicant and the community, as it can foster transparency, and enable proposals to respond to local needs and businesses.”

¹ Appeal Refs: APP/N2535/W/19/3221725 & APP/N2535/W/19/3225861 - L and at Good’s Farm, Meadows Lane, Reepham, Lincolnshire – Decision Date: 15 December 2020.

² Guidance Note – *Community Consultation and Sequential Test Exercise required by policy LP4 in relation to the Central Lincolnshire ‘Small’ and ‘Medium’ Villages* (September 2017)

3. Engagement Strategy

3.1. Notification & Publicity

Prior to the submission of the Application, a detailed community consultation exercise was undertaken by the Applicant. The Applicant is aware that Doddington is categorised in CLLP Policy LP2 as a ‘Small Village’ where a limited amount of development will be accommodated over the CLLP plan period. To achieve this, CLLP Policy LP4 sets a growth target of a 10% increase in the number of dwellings at the village over the plan period, which amounts to 6 no. dwellings. CLLP Policy LP2 explains that unless otherwise promoted via a neighbourhood plan or through the demonstration of **clear local community support** (emphasis added), housing developments within or adjacent to the Small Villages will be limited to sites of up to 4 no. dwellings in appropriate locations.

The most recent ‘Monitoring of Growth in Villages’ document, published by the Council on 3rd January 2022, confirms that Doddington has exceeded its growth allowance by a total of 7 dwellings (with all 13 no. dwellings granted within the village being approved by 17/1865/FUL). Due to Doddington being identified as a Small Village within the CLLP, the Application is predicated on there being demonstrable evidence of local community support given that the scheme exceeds the growth allowance of 6 no. dwellings for Doddington (as set out through CLLP Policy LP2). Accordingly, prior to the submission of the Application, a detailed community exercise was undertaken by the Applicant in accordance with (and exceeding) the requirements of Draft Guidance Note.

Letters were hand delivered to each dwelling on Kennel Lane on 17 November 2021. A copy of the letter was also sent to Doddington and Whisby Parish Council. Additionally, the Parish Council were afforded 28-days to provide any comments they wished to make on the proposal. The letter provided an overview of the scheme as well as providing residents with details of a webpage on Globe Consultants Limited’s website which was dedicated to the proposed development and specific details on how feedback on the proposals could be submitted.

Alternatively, it was outlined that residents could contact Globe Consultants via email should they wish to discuss the proposals further or submit feedback via those means. The letter also gave a postal address and made clear that residents were able to request a paper copy of the consultation material by contacting Globe Consultants directly. It is therefore considered that residents were not excluded from the opportunity to provide feedback on the basis of a lack of internet connection or familiarity / confidence with using a web-based resource. The letter also made clear to local residents that this consultation process would not replace the Council’s statutory consultation requirement and that they would be consulted, formally, by the Council on receipt of a formal planning application.

A copy of the letter is provided below and at **Appendix 1** with screenshots taken from the consultation website provided at **Appendix 2**.

The Old Kennels
Kennel Lane
Doddington
LINCOLN
LN6 4RX

16 November 2021

Dear

Proposed new bungalow, Kennel Lane, Doddington

Malcolm and I have decided that the time has come to downsize, and we will be making an application to North Kesteven District Council which will seek planning permission to build a bungalow within our garden on Kennel Lane.

As you know we have resided at the Old Kennels for over 30 years and love living in Doddington, with many happy memories to treasure.

We have appointed local practices Framework Architects and Globe Consultants to work on our behalf. We are now in a position where our designs have been finalised and we hope to be in a position to make a planning application shortly. However, before we do so, we wanted to make you aware of our proposals and to provide you with an opportunity to comment and provide feedback. Under the Central Lincolnshire Local Plan proposals for new housing in our village are required to demonstrate support from the local community and, therefore, Globe Consultants are assisting us with a consultation exercise prior to us submitting our planning application. Globe have made copies of our plans available online for you to view and make comments if you wish.

Please visit www.globeconsultants.co.uk and select 'Consultations' on the main menu followed by 'Kennel Lane, Doddington' to view our plans and to provide any comments or feedback. Alternatively, please scan the following QR code to take you straight to our page.



Of course, you will be consulted directly by North Kesteven District Council once an application is submitted. **Our consultation will not replace this statutory process.**

If you would like to receive paper copies of our plans then please contact Globe by email or post – please use the following addresses:

Email: enquiry@globelimited.co.uk

Post: Globe Consultants Limited, The Tithe Barn, Greestone Place, Lincoln LN2 1PP

The consultation will run until **Wednesday 15 December 2021**.

We thank you for your time in reading this letter and please don't hesitate to get in touch with us if you have any further questions about our proposals.

Yours sincerely

Jill and Malcolm Cox

Figure 1: Copy of the letter delivered to local residents and to Doddington and Whisby Parish Council

As an additional measure, a notice was erected on a telegraph pole adjacent to the Site which, again, explained how feedback could be provided. A copy of the site notice is provided at **Appendix 3**.

The consultation exercise ran for a period of 28-days between 17 November 2021 and 15 December 2021. Residents were asked a direct ‘yes/no’ question on whether they supported, in principle, the erection of a single dwelling on the Site, in addition to being afforded the opportunity to provide further thoughts and feedback on the proposal.

As referenced previously, the Applicant undertook a digital consultation exercise, and it is considered that process was sufficiently robust and provided ample opportunity for those who wished to engage in the process to do so. Furthermore, the consultation can be shown to be consistent with the requirements prescribed in the Draft Guidance Note – as detailed in the table which follows.

“Minimum requirements” – Draft Guidance Note	Globe Consultants Consultation
<p>Scenario 1 - Minimum Requirements for all developments, including 1-4 dwellings in small villages and 1-9 dwellings in medium villages.</p> <p><i>The minimum requirements for all developments where the need for a community consultation is triggered, irrespective of the size of a proposal, are:</i></p>	
<p><i>An A4 sized laminated site notice should be displayed on the site’s road/street frontage(s), with the landowners’ permission, for a minimum 21 days outlining the site and providing a description of the proposal, and details of where comments may be sent to.</i></p>	<p>✓ A site notice was erected on a telegraph pole situated adjacent to the Site. The site notice provided details of the proposed development alongside how feedback and comments could be provided.</p>
<p><i>All properties which adjoin the site boundary or face the site should be notified of the proposal outlining the site and providing a description of the proposal and details of where comments may be sent. This should be in writing to the relevant owner/occupier giving them at least 21 days to respond from the date of the letter. The letter should include full details of the proposal (including plans), or alternatively it should make clear to residents where the plans can be inspected at a named venue in the village during reasonable hours, or where plans of the proposed scheme may be viewed online. Where plans are only available online, the communication with neighbours should include details of where hard copies of the plans may be viewed or obtained if required.</i></p>	<p>✓ Letters were hand delivered to each dwelling on Kennel Lane on 17 November 2021. The letter provided an overview of the scheme as well as details on how feedback on the proposals could be provided.</p> <p>The consultation exercise ran for a period of 28-days, between 20 November and 15 December 2021, with residents given the opportunity to submit their feedback either via questionnaire or by contacting Globe Consultants Limited by email or post they wish to discuss the proposals further and/or submit feedback via those means. Residents were also informed that paper copies of all the consultation material and documents could be made available if requested.</p>

<p><i>The relevant Parish Council should be consulted in writing giving them at least 28-days to respond.</i></p>	<p>✓ A copy of the letter was also sent to Doddington and Whisby Parish Council. The Parish Council were afforded 28-days to provide any comments they wished to make on the proposal, albeit no written comments were provided to Globe Consultants at the end of this period.</p>
<p><i>An address/email address should be provided for any comments to be forwarded to.</i></p>	<p>✓ Residents were given the opportunity to submit their feedback either by completing the questionnaire or by contacting Globe Consultants Limited via email or through the post.</p>

Table 2: Consultation summary against the “Minimum Requirements” prescribed in the Draft Guidance Note

4. Response Analysis

4.1. Summary

A total of 4 no. responses were collected in total. Of which, 3 no. responses were received via the online form whilst 1 response was received directly via email. It should be noted that, whilst 4 no. individual responses were received, three of those were signed by couples who reside on Kennel Lane and, as such, the cumulative number of responses received amounts to 7 no. Doddington residents.

The first question was designed to quantitatively collect data to gauge the respondents' support for the proposed Application.

Question 2 was to allow for people to comment any concerns or raise any issues as well to allow for any general comment towards the development.

Question 3 was to allow people to give their name and address if they wished.

4.2. Question 1 - Do you support the proposed new bungalow?

The first question seeks to establish whether respondents support the Application. This was deliberately worded as a direct 'yes/no' question so evidence of support or objections could be clearly quantified.

A total of 3 no. respondents directly answered the question, whilst the sole email received is considered to outline that respondent's response given that they stated they have "no concerns" in relation to the proposed form of development. A breakdown of all responses to Question 1 is as follows:

Answer	Number of responses	% of total responses
Support	4	100%
Object	0	0%
Not Specified	0	0%

Table 3: Responses to Question 1

As the above table illustrates, 100% of the respondents are in support of the proposed new bungalow.

4.3. Question 2 – Any further comments?

A total number of 3 no. respondents provided comments, with 1 no. response declining to make further comments.

The table below provides documentation of each individual comment received alongside a demonstration of how this comment has been considered and appropriately responded to by the project team.

Key:

Support	
Object	
Not Specified	

Response	Position	Comments	Response
1		<i>No comments made.</i>	No response required.
2		<i>I live in the village and are very happy to confirm that we both fully support the proposed new bungalow and have absolutely no concern.</i>	No response required.
3		<i>I like the plans for Malcolm & Jill's proposed property, to be built on land they already own. The property will blend in with the surroundings and will not stick out and draw any adverse attention, it is not obtrusive. As Malcolm & Jill have lived in Kennel Lane for thirty years they have, in my opinion, the right to keep living here in a down sized dwelling and have our full support.</i>	No response required.
4 (Email)		<i>Thank you for the opportunity to view proposals and provide comment. I have no concerns but as the build progresses would like to know the management of vehicles / impact on Kennel Lane. Particularly delivery of materials this area can be very congested and damage to road possible. Happy to discuss further.</i>	The Applicant is grateful for the support this response sets out for their proposal. This comment was addressed in an email response sent by the Applicant's Agent which stated that whilst the proposal is yet to receive formal planning permission, it is anticipated that the Council would be likely to include a set of standard model planning conditions as part of any permission granted, in order to minimise the potential amenity impact arising from the development during its construction.

Table 4: Consideration of respondent comments

4.4. Question 3 - Optional: Please provide your name and address

The full text of Question 3 read:

Please provide your name and address (Your feedback will be read by the project team and used only in relation to our work on this project. We will not use your personal information for any other purpose, share it or make it public. All data is processed by Globe Consultants in line with the General Data Protection Regulation and our Data Policy).

The objective of this question was to establish where those who had responded to the consultation resided and, consequently, lead to an understanding of the level of interest in the proposed development within the local community, as well as best enabling the project team to understand and interpret any comments made.

A total of 4 no. respondents answered this question. 100% of the respondents lived within Doddington, which served to clearly display that it was primarily local residents who were interested in the proposal.

5. Conclusions

This Statement of Community Involvement has demonstrated the extent to which the Application accords with the Revised Framework, the CLLP, and the Council’s Draft Guidance Note with regards to consultation with local residents.

An online consultation strategy was considered to represent the most appropriate (and safest) means of effectively engaging with the local community at that point in time due to the continuing COVID-19 Pandemic. The online consultation exercise ran for a period of 28-days between 17 November 2021 and 15 December 2021, affording local residents the opportunity to view and consider the proposals at their convenience, prior to submitting their thoughts and feedback in relation to the proposed development at a time which suited each individual resident.

Residents and interested parties were asked a total of 3 no. questions including a direct ‘yes/no’ question on whether they supported, in principle, *“the proposed new bungalow”*.

A total of 4 no. responses were collected in total. Of which, 3 no. responses were received via the questionnaire and 1 no. via email. In terms of the direct ‘yes/no’ question on the proposed bungalow (Question No. 1), a total of 3 no. respondents answered to the question, with the 1 no. person answering via email explicitly stating that they *“have no concerns”* in relation to the proposed form of development. Accordingly, it is considered that the responses given demonstrate a significant level of support, in principle, for the proposed development.

In summary, it is considered that clear evidence of local community support for the scheme, generated via a thorough and proportionate pre application consultation exercise at the point of submitting a planning application, can be demonstrated.

List of Appendices

Appendix 1: Letter distributed to local residents on 17 November 2021

Appendix 2: Screenshots of the online consultation webpage

Appendix 3: Copy of the site notice erected adjacent to the Site

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As you know we have resided at the Old Kennels for over 30 years and love living in Doddington, with many happy memories to treasure.

We have appointed local practices Framework Architects and Globe Consultants to work on our behalf. We are now in a position where our designs have been finalised and we hope to be in a position to make a planning application shortly. However, before we do so, we wanted to make you aware of our proposals and to provide you with an opportunity to comment and provide feedback. Under the Central Lincolnshire Local Plan proposals for new housing in our village are required to demonstrate support from the local community and, therefore, Globe Consultants are assisting us with a consultation exercise prior to us submitting our planning application. Globe have made copies our plans available online for you to view and make comments if you wish.

Please visit www.globeconsultants.co.uk and select 'Consultations' on the main menu followed by 'Kennel Lane, Doddington' to view our plans and to provide any comments or feedback. Alternatively, please scan the following QR code to take you straight to our page.



Of course, you will be consulted directly by North Kesteven District Council once an application is submitted. **Our consultation will not replace this statutory process.**

If you would like to receive paper copies of our plans then please contact Globe by email or post – please use the following addresses:

Email: enquiry@globelimited.co.uk

Post: Globe Consultants Limited, The Tithe Barn, Greestone Place, Lincoln LN2 1PP

The consultation will run until **Wednesday 15 December 2021**.

We thank you for your time in reading this letter and please don't hesitate to get in touch with us if you have any further questions about our proposals.

Yours sincerely

Jill and Malcolm Cox

Appendix 2: Screenshots of the online consultation webpage



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Kennel Lane, Doddington

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Kennel Lane, Doddington

Proposed new bungalow – Land to the west of the Old Kennels, Kennel Lane, Doddington

A message on behalf of Jill and Malcolm Cox:

Malcolm and I have decided that the time has come to downsize, and we will be making an application to North Kesteven District Council which will seek planning permission to build a bungalow within our garden on Kennel Lane.

As you know we have resided at the Old Kennels for over 30 years and love living in Doddington, with many happy memories to treasure.

We have appointed local practices Framework Architects and Globe Consultants to work on our behalf. We are now in a position where our designs have been finalised and we hope to be in a position to make a planning application shortly. However, before we do so, we wanted to make you aware of our proposals and to provide you with an opportunity to comment and provide feedback. Under the Central Lincolnshire Local Plan proposals for new housing in our village are required to demonstrate support from the local community and, therefore, Globe Consultants are assisting us with a consultation exercise prior to us submitting our planning application.

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Post: Globe Consultants Limited, The Tithe Barn, Greestone Place, Lincoln LN2 1PP

The consultation will run until **Wednesday 15 December 2021**.

Your feedback will be read by the project team and used only in relation to our work on this project. We will not use your personal information for any other purpose, share it or make it public. All data is processed by Globe Consultants in line with the General Data Protection Regulation and our Data Policy.

The following files are attached to this consultation, please click a file to download

[↓ Proposed Site Plan](#)

[↓ Proposed Roof Plan](#)

[↓ Proposed Elevation](#)

[↓ Proposed Elevations](#)



To give feedback, please use the survey link below


[SurveyMonkey Link](#)

Or use this contact form

If you would be happy for us to contact you should we have any questions about your comments, please let us have your contact details, which we will use only for this purpose

Name* <input type="text"/>	Message* <input type="text"/>
Address* <input type="text"/>	
Contact number <input type="text"/>	
Email address <input type="text"/>	

I agree with the handling of my data in accordance with [Globe's privacy policy](#)

I'm not a robot  [Privacy](#) [Terms](#)

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RTPI
Chartered Town Planners

Appendix 3: Copy of the site notice erected adjacent to the Site

Consultation

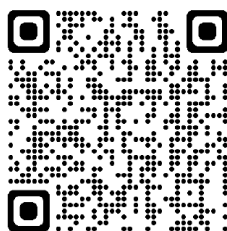
Proposed new bungalow, Kennel Lane, Doddington

Malcolm and I have decided that the time has come to downsize, and we will be making an application to North Kesteven District Council which will seek planning permission to build a bungalow within our garden on Kennel Lane.

As you know we have resided at the Old Kennels for over 30 years and love living in Doddington, with many happy memories to treasure.

We have appointed local practices Framework Architects and Globe Consultants to work on our behalf. We are now in a position where our designs have been finalised and we hope to be in a position to make a planning application shortly. However, before we do so, we wanted to make you aware of our proposals and to provide you with an opportunity to comment and provide feedback. Under the Central Lincolnshire Local Plan proposals for new housing in our village are required to demonstrate support from the local community and, therefore, Globe Consultants are assisting us with a consultation exercise prior to us submitting our planning application. Globe have made copies our plans available online for you to view and make comments if you wish.

Please visit www.globeconsultants.co.uk and select 'Consultations' on the main menu followed by 'Kennel Lane, Doddington' to view our plans and to provide any comments or feedback. Alternatively, please scan the following QR code to take you straight to our page.



Of course, you will be consulted directly by North Kesteven District Council once an application is submitted. **Our consultation will not replace this statutory process.**

If you would like to receive paper copies of our plans then please contact Globe by email or post – please use the following addresses:

Email: enquiry@globelimited.co.uk

Post: Globe Consultants Limited, The Tithe Barn, Greestone Place, Lincoln LN2 1PP

The consultation will run until **Wednesday 15 December 2021.**

We thank you for your time in reading this notification and please don't hesitate to get in touch with us if you have any further questions about our proposals.

Jill and Malcolm Cox



Globe Consultants Limited

The Tithe Barn
Greestone Place
Lincoln
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