



## Planning Committee

22 January 2026

### S24/2214

Proposal:	Application for approval of reserved matters relating to layout, scale, appearance and landscaping for the erection of up to 50 dwellings pursuant to outline planning permission S20/0775
Location:	Land West of Main Road, Long Bennington
Applicant:	Mr John Derham
Application Type:	Reserved Matters
Reason for Referral to Committee:	Outline application was determined by Planning Committee
Key Issues:	Compliance with outline planning permission
Technical Documents:	Design & Access Statement/Planning Statement

#### Report Author

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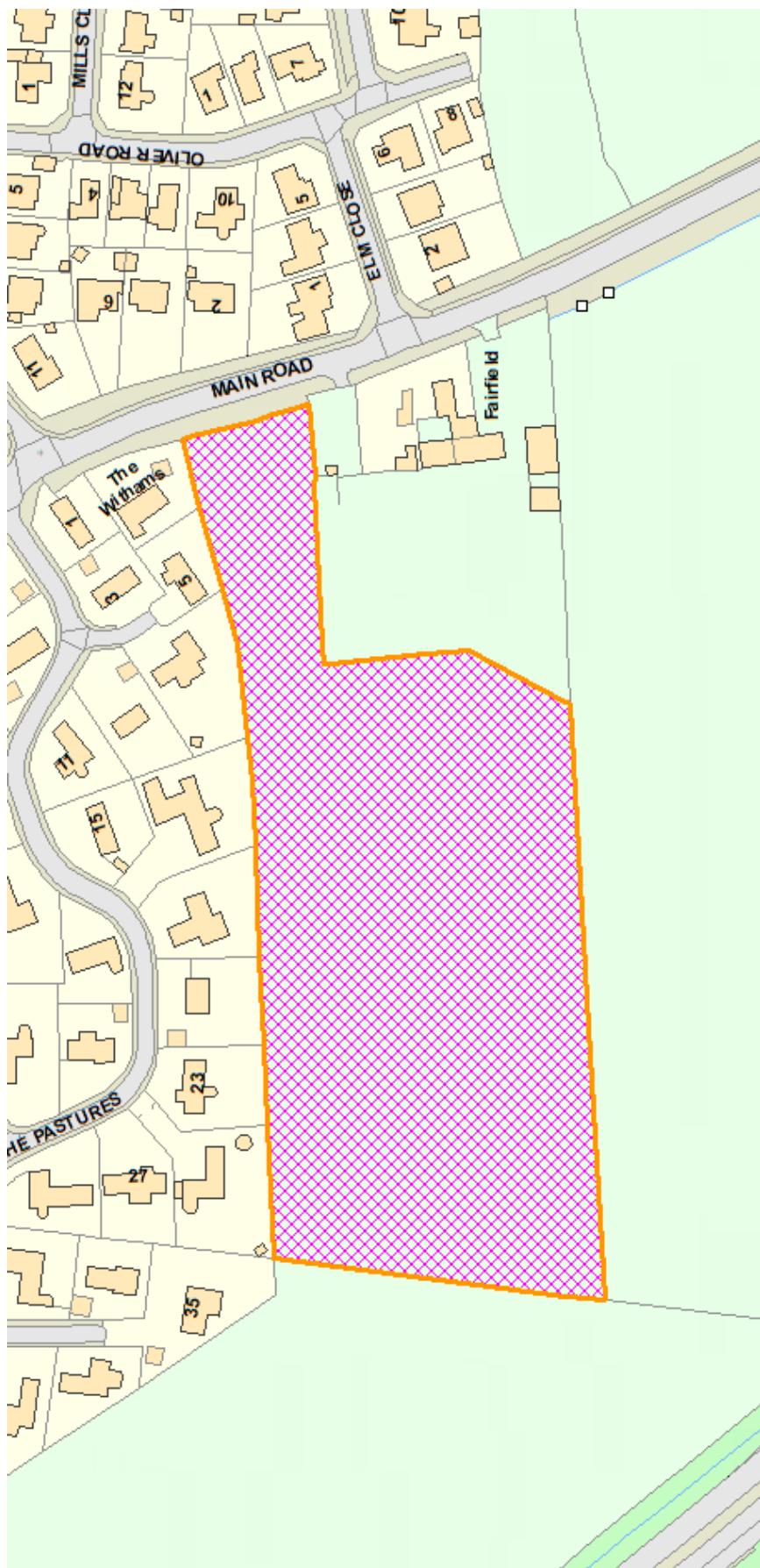
Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Viking

Reviewed by: Adam Murray – Principal Development Management Planner | 9 January 2026

#### Recommendation (s) to the decision maker (s)

1. To authorise the Assistant Director – Planning & Growth to GRANT reserved matters consent, subject to conditions

S24/2214 - Land West of Main Road, Long Bennington



## **1 Description of Site**

- 1.1 The site comprises 2.30ha of land to the south of Long Bennington. The site fronts on to Main Road to the east. The site is located on the edge of the settlement and beyond the residential dwellings of The Pastures to the north of the site and a commercial vehicle yard to the south-east of the site.
- 1.2 The site comprises one large field. The field is in agricultural use and has hedgerow boundaries to all sides intermixed with trees, with the northern boundary hedgerow a mature and maintained hedgerow. The site is largely flat, with levels dropping to the south-eastern corner of the site adjacent to the commercial yard.
- 1.3 The application site is allocated for residential development in the Local Plan (reference LV-H7) and has the benefit of outline planning permission for up to 50 dwellings (Planning Ref: S20/0775).

## **2 Description of Proposal**

- 2.1 As above outline planning permission was granted on 13<sup>th</sup> May 2022 (Planning Ref: S20/0775) for development of up to 50 dwellings.
- 2.2 Access was considered and approved at outline stage and would be from Main Road. This is a reserved matters submission in relation to the outstanding matters of layout, scale, appearance and landscaping in relation to the above proposal.
- 2.3 The application is accompanied by a Design and Access Statement, Flood Risk Assessment and Drainage Strategy, Sustainability Statement, Transport Statement Ecological Enhancement Strategy, Arboricultural Impact Assessment in addition to the layout plans and elevational details of the proposed buildings.
- 2.4 The application scheme would provide a layout of 50 dwellings and pumping station, open space, ancillary landscaping and drainage basin.
- 2.5 Due to the linear nature of the site there would be a single access road running east to west with smaller secondary roads running north to south.
- 2.6 Dwellings would be arranged to front the proposed roads and arranged in a central block within the main body of the site.
- 2.7 There would be a mix of dwellings throughout the with two storey properties within the main body of the site and single storey bungalows along the northern boundary of the site. There would be a mix of two, three, four and five bedroom units as per the breakdown below:

Property Type	Number of Units
Two Bed Property	16
Three Bed Property	23
Four Bed Property	10
Five Bed Property	1

2.8 There would be an equipped open space would be located roughly centrally on the northern boundary and an informal open space incorporating a drainage lagoon located in the southwest corner of the site.

2.9 There have been discussions during the life of the application with Design Officer that have resulted in an amended layout and house types, additional landscaping, and street trees.

### **3 Relevant History**

3.1 S20/0775 – Outline Planning Permission for up to 50 dwellings was granted permission on 13<sup>th</sup> May 2022.

3.2 S25/0014 – Submission of details in relation to Conditions 4 - Sustainability, Condition 5 - Construction Management Plan, Condition 6 - Written Scheme of Archaeology Investigation, Condition 8 - Accessible and Adaptable Statement, Condition 9 - Surface Water, Condition 10 - Noise Assessment, Condition 11 - Materials , Condition 12 - Bio diversity Enhancements, Condition 13 - Boundary Treatments, and Condition 14 - Estate Road and Footways of planning permission S20/0775 – Current application.

### **4 Policy Considerations**

#### **4.1 SKDC Local Plan 2011 – 2036**

- Policy SP1 – Spatial Strategy
- Policy H1 – Housing Allocations
- Policy H2 – Affordable Housing Contributions
- Policy H4 – Meeting all Housing Needs
- Policy EN1 – Landscape Character
- Policy EN2 – Protecting Biodiversity and Geodiversity
- Policy EN5 – Water and Flood Risk Management
- Policy ID2 – Transport and Strategic Transport Infrastructure
- Policy DE1 – Promoting Good Quality Design
- Policy SB1 – Sustainable Building
- Policy LV-H7 – Main Road (South), Long Bennington (SKLP140)

#### **4.2 National Planning Policy Framework (NPPF)**

- Section 5 - Delivering a sufficient supply of homes
- Section 9 - Promoting sustainable transport
- Section 11 - Making effective use of land
- Section 12 - Achieving well-designed places

#### 4.3 **Long Bennington Neighbourhood Plan**

Policy LB1: New Housing Development

Policy LB2: Design Principles

Policy LB4: Protection of Green Spaces

Policy LB7: Access and New Development Policy

Policy LB9: Flood Risk and Drainage

#### 4.4 **Design Guidelines for Rutland and South Kesteven**

### 5 **Representations Received**

#### **Long Bennington Parish Council**

- 5.1.1 The following are the objections and concerns raised by the **Parish Council**:
- 5.1.2 Boundary Treatment - it is noted that part of the northern boundary has sections of 0.9m mesh and post and rail fencing. It is felt that close boarding at the 1.8m height will provide better privacy to both sides whilst not affecting the preservation of the hedgerow. The preference is that 1.8m high close boarded fencing is along the full run of the northern border.
- 5.1.3 Footpaths - the addition of a footpath from the site to join the existing footpath that leads to The Pastures is vital and to provide pedestrian safety, this should be a condition of sanction.
- 5.1.4 Surface Water Drainage - the recently submitted drainage solutions includes the addition of 'rain gardens' that are essentially soakaways, relying on permeation, that is proven not to work in clay soil. The reliance on French drains along the northern boundary is a concern where residents at The Pastures may be at risk in the situation of inadequate infiltration. The attenuation pond is located at the lower end of the site and this is not a practical position for this to work effectively. The application is relying on a gravity fed system connecting to the riparian ditch at the sites of the boundary with Main Road, leading to the Ease Drain. However, there is no evidence that the ditch has capacity and how this will be maintained. If it is proven there is capacity, given the vulnerability of the site and the immediate area, the clearing of the currently damaged and blocked ditch and future maintenance needs to be assured with a request that it should adopted by the Internal Drainage Board.
- 5.1.5 Foul Drainage - it is noted that the foul sewer for the site will join the existing sewer at the corner of The Pastures and Main Road. The Parish Council is aware that this often overflows despite The Pastures having a pumping station. Councillors are concerned that there is not sufficient capacity and this will need to be confirmed by Anglian Water. This is a particular concern for the residents at The Pastures who would be vulnerable if the existing system was not able to cope. It is understood that the sewer main runs downhill

south of the development site. Councillors do not understand why sewage is proposed to be pumped uphill towards The Pastures when a safer connection south of the site may be feasible.

Post Development Management - there appears to be a significant reliance on continuing maintenance to preserve an effective drainage system for not only the new residents, but also those on The Pastures. How this will be managed needs to be clarified. Long Bennington Parish Council requests that the above concerns are taken into consideration along with the previous ones raised, many of which are still relevant. Councillors are of the opinion that the whole drainage strategy is flawed. Councillors also support the issues raised by Residents of The Pastures.

5.2 **Local Highway Authority – Final Comments** - The site layout is acceptable, with a good mix of SuDs incorporated into the design, the applicant has incorporated a mix of road widths along with shared surfaces to provide a natural traffic calming measure and all streets are proposed to be tree lined. Bin Collection points have been provided where required for private drives.

5.3 As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications. This application a combination of SuDs features from swales to rain gardens, the principle of this drainage strategy is acceptable. Initial concerns were raised with the drainage which have now been resolved and it has been demonstrated that the development of the site will help control the surface water at a restricted rate. Therefore, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

5.4 Off-Site Improvements As set out in the outline application, a pedestrian link to the footway network will be required. No objection subject to conditions and informatics.

5.5 **Fire and Rescue –** The fire authority object to the application on the grounds of inadequate access/water supply. In order to remove the objection the following measures are required:

5.6 Access to buildings for fire appliances and fire fighters must meet the requirements specified in Building Regulations Part B5.

5.7 Requests the installation of two fire hydrants.

5.8 **Anglian Water – Initial Comments** - Long Bennington WRC is within the acceptance parameters and can accommodate the flows from the proposed growth.

5.8.1 We have reviewed the submitted FRA and Drainage Strategy and consider that the impacts on the public surface water sewerage network have not been adequately addressed at this stage and may result in an increased risk of flooding in the public surface water network. Whilst it is noted that connection to the ditch is preferred, the FRA also states that as a last resort they may require a connection to the public sewer. We would require full hierarchy evidence and a discharge rate to assess this.

5.8.2 **Final Comments -Wastewater Treatment** – Long Bennington WRC is within the acceptance parameters and can accommodate the flows from the proposed growth.

5.8.3 The proposed connection to the existing Anglian Water Foul Sewer network located in Main Road and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water.

5.8.4 The proposed surface discharge method is to discharge to the existing watercourse. The proposed surface water discharge method does not relate to Anglian Water operated assets. As such we are unable to provide comments on the suitability of the surface water management. The LPA is advised to consult the Local Lead Flood Authority or the Internal Drainage Board.

5.9 **Environmental Protection** - Environmental Protection has reviewed the documents in respect of the above application for approval of reserved matters and has no comments to make.

5.10 **Upper Witham IDB** – The Board has no comments to make on this application, the development does not affect the interests of the board. However, if any proposed temporary or permanent works or structures are within any watercourse Land Drainage Consent may be required.

5.11 **SKDC Affordable Housing** – 30% affordable housing is required

## 6 Representations as a Result of Publicity

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement 13no. letter of representation has been received. A summary of the main concerns are listed below:

- possible overlooking loss of privacy
- unclear as to ownership and future maintenance of the hedgerow (northern boundary)
- inconsistency of boundary treatments along the northern boundary of the site (close boarded, mesh fence or hedge). To protect privacy a 1.8m close boarded fence should be placed along the entire northern boundary of the site.
- Retention of the hedgerow is important as a wildlife corridor. Long term maintenance should be in place.
- noise and disturbance for the future occupiers from the A1 and the commercial yard, particularly in relation to the affordable housing units. An acoustic fence is required.
- Are the existing drains suitable. Manholes on Main Road leak sewerage at heavy rain.
- 30mph zone should be extended southwards beyond Commercial Yard in addition to other traffic calming measures as vehicles currently exceed the speed limit
- impact on infrastructure, village surgery, nursery, school
- is the drainage solution acceptable with a single attenuation tank
- why has the noise attenuation works been removed
- drainage assumptions are not correct as they are based on historical data rather than the current situation
- any attenuation crates under the open space could overflow impacting the adjacent properties
- concerns regarding the affordable housing mix
- would increase flood risk

- concerns regarding capacity of the sewerage network
- is the ditch capable of accepting the water flows from the site. Does it have capacity?
- who would maintain the ditch
- the foul drainage sewer in the area periodically overflows this development will make matters worse
- the proposal is likely to have an impact on the drainage of the adjacent properties

In addition to representations from individuals a joint response from The Residents of the Pastures (14no. households representing the residents of The Pastures adjoining the site to the north and 22no. people including other in the village wishing to communicate their objections). A summary of these concerns are listed below:

- condition from the outline requiring bungalows to the north of the site must be adhered to
- inconsistencies of the northern boundary treatment
- overlooking loss of privacy along the northern boundary from dwellings and the open space
- noise and disturbance from the open space
- unclear regarding the future maintenance of hedgerows
- important that the hedgerows are reinforced
- concerns that the french drain along the northern boundary will not function or not be maintained resulting in run-off/ flooding
- who would maintain the drainage ditch does it have capacity?
- is there an effective surface water drainage solution? Will the measures be effective?
- the soil is heavy clay. Has the poor permeability of the soil been underestimated?
- A planning condition is required to ensure the ditch is cleared and maintained in perpetuity
- the route of the drainage beyond the site to the Ease Drain adopted by the Internal Drainage Board is required.
- the attenuation pond in the southern corner does not appear to have an outflow
- the existing foul network is at capacity and is subject to regular overflows in this area. The effluent from an additional 50 dwellings is unacceptable
- The Pastures is served by a pumping station. What are the consequences of both operating at the same time-extreme overflow?
- the pumping station would pump uphill to the connection point is there a preferable downhill connection towards the pumping station and holding facility on Church Street?
- what are the ownership and maintenance arrangements for the pumping station

- Does the foul network have capacity? Current objection is that the surface and foul drainage schemes are ineffective and/or inadequate.
- Seek confirmation that all the surface and foul drainage will be adopted
- Community support for the proposal hinges on having clarity about the adequacy of the proposed drainage plan.
- There should be provision of additional pedestrian access by adding a length of footpath along Main Road to join with the footpath of The Pastures. This should be a condition of planning approval
- Additionally, it would be preferable to create a length of footpath southwards, simply for aesthetic balance of the streetscape.
- The neighbouring business site periodically burns waste. This would be detrimental to neighbouring occupiers. How can this be controlled?
- The proposed management company administered by the residents must be effective and fulfil their responsibilities in perpetuity to protect the amenity of neighbouring occupiers
- there should be noise mitigation for the open space and the whole southern boundary of the site
- 30mph signs should be moved further south to improve safety
- does the affordable housing mix comply with the S106 legal agreement

## 7 Evaluation

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. The Council adopted the South Kesteven Local Plan 2011-2036 on 30 January 2020, and this forms the Development Plan for the District and is the basis for decision-making in South Kesteven.
- 7.2 The Local Planning Authority have also adopted a Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021) and this document is a material consideration in the determination of planning applications.
- 7.3 In addition, the policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2024) are also a relevant material consideration in the determination of planning applications.
- 7.4 As referenced above outline planning permission, including the matter of access has been granted under planning reference S20/0775. Therefore, the principle of the development has already been established.
- 7.5 The approved outline planning permission includes within Condition 2 a requirement relevant to the consideration of any reserved matters application:
- 7.6 "The layout presented at Reserved Matters shall be in broad accordance with the submitted indicative layout (7701 03 02 Rev B), including the provision of bungalows to the northern site boundary.

Reason: To enable the Local Planning Authority to control the development in detail and in order that the development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended)".

7.7 In addition, Condition 7 states:

7.8 A reserved matters application shall include plans showing the existing and proposed land levels of the site including site sections, spot heights, contours and the finished floor levels of all buildings with reference to neighbouring properties/an off-site datum point shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and in accordance with Policy DE1 of the adopted South Kesteven Local Plan

7.9 In view of the above, the current reserved matters application falls to be assessed in the context of its compliance with the reserved matters of layout, scale, appearance and landscaping of the outline planning permission, including the specific requirements of Condition 2 and Condition 7 above as well as the relevant material planning considerations.

## **7.10 Layout**

7.10.1 The proposed layout of the development is very much driven by the linear nature of the site and the fixed access point.

7.10.2 The form and layout of the main access road has been amended to provide additional street trees particularly at the entrance to the site and around the equipped play area would ensure that is road is identifiable as the primary street with the smaller secondary road being distinguishable by a change of surface to block paving. There is a clear road hierarchy with the primary tree lined road running east to west incorporating roadside suds features and the smaller secondary roads to serve the southern parts of the site incorporating on street parking. Whilst accepting the constraints of the site in that there is a single point of access, it is considered that the proposal would result in good permeability with linked footpath routes and a roughly centrally located LEAP.

7.10.3 The layout proposed follows a traditional format with properties fronting the roads to which they are accessed and properties sited to ensure a degree of natural surveillance with windows facing the open spaces.

7.10.4 There would be limited frontage parking with most properties have garage provision. In the instances were there would be frontage parking this is interrupted by landscaping/tree planting.

7.10.5 As per the S106 legal agreement that accompanies outline planning permission S20/0775 there is a requirement for an Affordable housing scheme to be submitted and approved by the local planning authority.

7.10.6 In relation to boundary treatments, condition 13 of outline planning permission S20/0775 requires details of boundary treatments to be submitted to and approved in writing by the local planning authority. As such there is a separate submission in this respect planning ref: S25/0014 refers.

7.10.7 The proposed layout includes a large number of street trees, roadside drainage swales, hedges to the frontage of plots. The proposed LEAP (Locally Equipped Area of Play) would

be located roughly centrally on the northern boundary of the site and would provide a focal point within the site.

- 7.10.8 The informal open space to the southwestern corner would incorporate the suds attenuation basin and include a pedestrian circulation route that would link back to the pedestrian footways around the site.
- 7.10.9 It is considered that the proposed layout would ensure satisfactory separation distances to neighbouring properties and sufficient separation between the proposed dwellings to ensure that there would not be any unacceptable overlooking, loss of privacy or overshadowing particularly when taking into account the fact the single storey properties are proposed along the northern boundary of the site as required by condition 2 of outline planning permission S20/0775.
- 7.10.10 It should be noted that that a noise assessment has been submitted with this reserved matters application that demonstrates that the future occupiers would not experience unacceptable noise and disturbance from the A1. This however is a matter that falls for consideration of Condition 10 of outline planning permission S20/0775. This condition requires the submission of a scheme to protect the dwellings from noise from the A1 and the adjacent commercial vehicle storage yard. This is the subject of current application S25/0014.
- 7.10.11 It is considered that the proposed layout is in accordance with the outline planning permission and would result in an acceptable form of development in accordance with local plan policy DE1 and the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework and Long Bennington Neighbourhood Plan Policies LB1, LB2, LB4, LB7 and LB9.

## 7.11 Scale

- 7.11.1 The proposal is a result of extensive pre-application engagement via the Council's Design PAD process. A number of changes have resulted from this engagement including: street trees, hedgerow planting, dual aspect properties, introduction of boundary walls and railings, windows added to improve natural surveillance and brick detailing.
- 7.11.2 As discussed above there is a requirement of the outline planning permission, specifically conditions 2 and 7. The submitted layout includes bungalows along the northern boundary of the site as per the requirements of condition 2.
- 7.11.3 Within the main body of the site there would be a mix of dwelling types, including two, three, four and a five-bed property. These would be two storey properties.
- 7.11.4 It is considered that the proposed single storey, bungalows along the northern boundary and two storey properties elsewhere is an acceptable form of development that would be in keeping with the site surroundings and would not result in any significant harm to the amenity of neighbouring occupiers.
- 7.11.5 In relation to condition 2 from the submitted details it is noted that the site is predominantly flat and rises from the entrance to the site by approximately 2.5 metres.

The proposal does not propose significant changes and the scheme reflects these land levels with the finished road levels showing a gradual increase in height from the entrance of the site to the rear of the site by approximately 1 metre with the finished floor levels of the proposed dwellings reflecting this.

7.11.6 Taking into account the above matters the proposal is considered to accord with local plan policy DE1 and the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework

## 7.12 **Appearance**

7.12.1 As discussed above the proposal is a result of extensive pre-application engagement. There is a contemporary theme in the design of the properties utilising a limited red brick palette that reflects a common building material from the village. There would be a limited use of render throughout the scheme to add interest.

7.12.2 There would be a mix of dwelling size and types that incorporate porches, canopies and brick detailing all of which add interest.

7.12.3 There would be a mix of grey and red roof tiles all. Materials are required to be submitted to an approved in writing by the local planning authority as a requirement of Condition 11 of outline planning permission S20/0775 before works to the external elevations are commenced.

7.12.4 Taking into account the above matters the proposal is considered to accord with local plan policy DE1 and the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework and Long Bennington Neighbourhood Plan Policies LB1, LB2, LB4, LB7 and LB9.

## 7.13 **Landscaping**

7.13.1 The submitted layout as amended includes enhanced landscaping throughout the site including street trees along the primary road.

7.13.2 The existing hedgerows would be managed and reinforced with native species planting where necessary to 'gap-up'.

7.13.3 There would be no extensive runs of frontage parking with the spaces broken up with landscaping and tree planting.

7.13.4 The frontage of the LEAP (Locally Equipped Area of Play) would be enclosed by railings and incorporate comprehensive tree planting. The informal open space/attenuation basin located in the southwestern corner of the site would also incorporate significant tree planting and an informal circulatory walkway.

7.13.5 No specific details have been provided in relation to the specific species of the planting. As such it is considered appropriate to require the submission of the species, number, location and future maintenance of the landscaping within the site. This would give certainty to the maintenance and upkeep of the landscaped areas outside of the ownership of individual occupiers.

7.13.6 Condition 17 of Outline Planning Permission S20/0775 requires replacement planting if any trees or plants die within 5 years of the occupation of the final dwelling on the site. As such there is no requirement to duplicate such a condition as part of this reserved matters application.

7.13.7 It is considered that the proposed landscaping is appropriate and would aid assimilation of the development into its surroundings and would provide an attractive environment for the

future occupiers subject to the aforementioned condition in relation to specific planting details.

7.13.8 Taking into account the above matters the proposal is considered to accord with local plan policy DE1 and the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework and Long Bennington Neighbourhood Plan Policies LB1, LB2, LB4, LB7 and LB9.

## **8 Other Matters**

### **8.1 Highway Comments-Request for Conditions**

8.2 It is noted that the highway authority have requested a number of conditions in relation to matters including construction management plan, provision of a 2m footway and tactile crossing points, construction and finish of the estate road and footways, and surface water drainage scheme. These matters are all conditions of the outline planning permission S20/0775 and there is no requirement to duplicate these conditions.

### **8.3 Drainage Matters**

8.3.1 A number of representations received relate to concerns regarding surface water drainage and flooding. It should be noted that Condition 9 of the outline planning permission S20/0775 requires the submission and approval of a surface water drainage scheme. This application is the submission for approval of reserved matters in relation to layout, scale, appearance and landscaping. As such the technical details of surface water and flooding fall for consideration under Condition 9, not this reserved matters submission.

8.3.2 It should however be noted that Anglian Water and Lincolnshire County Council in its capacity as Local Lead Flood Authority have not raised any objection to the proposal.

### **8.4 Discharge of Conditions of Outline Planning Permission S20/0775**

8.4.1 As referred to above a number of matters outside of the remit of this reserved matters application are the subject of the separate current planning submission (Planning Ref: S25/0014).

8.4.2 The submission includes details in relation to: Condition 4 - Sustainability, Condition 5 - Construction Management Plan, Condition 6 - Written Scheme of Archaeology Investigation, Condition 8 - Accessible and Adaptable Statement, Condition 9 - Surface Water, Condition 10 - Noise Assessment, Condition 11 - Materials, Condition 12 - Bio diversity Enhancements, Condition 13 - Boundary Treatments, and Condition 14 - Estate Road and Footways of planning permission S20/0775.

8.4.3 This application is still under consideration. As such matters relating to sustainable construction, construction management plan, archaeology, accessible and adaptable

dwellings, surface water drainage, noise assessment, materials, biodiversity enhancements, boundary treatments and the specification and construction of the estate roads and footways are the subject of the above discharge of conditions application.

## 8.5 Section 106 Agreement – Outline S20/0775

8.5.1 It should be noted that the outline planning permission S20/0775 to which this reserved matters submission relates is the subject of a S106 legal agreement. This agreement secures contributions to health, education, parish council community facility, affordable housing, open space provision and maintenance. As such there is no requirement to revisit these matters as part of the consideration of this reserved matters application.

## 7.6 Fire and Rescue

8.6.1 The comments of the Fire and Rescue authority are noted in that an objection is lodged. However, it should be noted that the comments acknowledged that the development must accord with the requirements of Building Regulations B5. Taking into account the above matters it is considered that subject to compliance with the relevant Building Regulations requirements the proposed development would be acceptable from a fire safety perspective.

## 8.7 Other Comments received from members of the public

8.7.1 **Foul Drainage Capacity** – no objection received from Anglian Water the point of connection will be agreed between the developer and Anglian Water.

8.7.2 **Access and Highway safety** – the access was approved at outline stage and condition 15 of outline planning permission S20/0775 requires a 2m footpath connection to the existing footway network and three tactile crossing points on Main Road north of the site prior to the occupation of the development.

8.7.3 **Village Infrastructure** – the S106 legal agreement relation to the outline planning permission secures appropriate developer contributions to mitigate the impact of the development.

8.7.4 **Affordable Housing** – the S106 agreement requires the submission of an affordable housing scheme to be approved in conjunction with discussion with the Planning Policy (Affordable Housing) Officer.

8.7.5 **Neighbouring Vehicle Storage Yard** – the burning of waste and any associated resultant nuisance would be a matter for the Environmental Protection if it relates to: 'any smell arising on industrial, trade or business premises and being prejudicial to health or a nuisance'.

## 9 Crime and Disorder

9.1 It is considered that the proposal would not result in any significant crime and disorder implications.

## 10 Human Rights Implications

10.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

## 11 Conclusion

11.1 Taking into account the above matters the principle of the development is established by the grant of outline planning permission, and it is considered that the proposed development is acceptable in terms of layout, scale, appearance and landscaping, being appropriate for the sites location and responds positively to sites context and surrounding built form and would not result in any unacceptable impacts on the amenity of neighbouring occupiers.

11.2 As such the proposal is considered to accord with the provisions of the outline planning permission and the adopted development plan Local Plan Policy SP1, H1, H2, H4, EN1, EN2, EN5, ID2, DE1, SB1, LV-H7, NPPF Section 5, 9, 11, 12 and 14, Long Bennington Neighbourhood Plan Policy LB1, LB2, LB4, LB7 and LB9 and Design Guidelines for Rutland and South Kesteven and there are no material planning considerations that indicate a decision should be taken otherwise.

**RECOMMENDATION:** To authorise the Assistant Director of Planning to GRANT approval of reserved matters, subject to conditions below:

1. The development hereby permitted shall be carried out in accordance with the following list of approved plans:

- Location Plan Drawing No. 8002-L-01
- Planning Site Layout Drawing No. 20026-SGH-AR-PSL-001 Rev P08
- House Type B985 – Floor Plan and Elevations Rev B
- House Type B1023 – Floor Plans and Elevations Rev A
- House Type H5201 – Floor Plans Rev A
- House Type H5201 – Elevations Rev A
- House Type 4202 V2 – Plans and Elevations (Plots 30 and 45 only)
- House Type B810 – Floor Plans and Elevations
- House Type B987 – Floor Plans and Elevations

- House Type H2201 – Floor Plans and Elevations
- House Type H3201 – Floor Plans and Elevations
- House Type H3204 – Floor Plans and Elevations
- House Type H4201 - Floor Plans and Elevations
- House Type H4202 – Floor Plans and Elevations
- House Type H5201 – Elevations
- House Type H5201 – Floor Plans
- House Type H732 – Floor Plans and Elevations
- House Type H902 - Floor Plans and Elevations
- House Type S318 and S319 – Floor Plans and Elevations
- Double Garage Dwg No. 8002-DGAR-001
- Single Garage Dwg No. 8002-SGAR-001
- Pump Station Perimeter Wall Plan and Elevation

2 Notwithstanding the submitted details, prior to any landscaping and planting being undertaken within the development precise details of the species, number, location and details of future maintenance of the planting shall be submitted to and approved in writing by the local planning authority.

Planting and maintenance shall be undertaken in accordance with the agreed details.

Reason: In the interests of visual amenity and to ensure a satisfactory form of development.

**Standard Note(s) to Applicant:**

1 This consent applies only to that required by the Town and Country Planning Acts and does not include any permission or approval under any other enactment, bylaw or regulation.

2 Your attention is drawn to the attached notes explaining your rights of appeal regarding this decision.

3 The permission to which this notice refers MAY contain the requirement to comply with certain conditions PRIOR to any works being commenced, as well as conditions to be met DURING and AFTER the completion of the development. You are hereby advised that non-compliance with ANY condition may render this permission invalid and the development itself UNLAWFUL and could lead to enforcement action and/or prosecution. It is YOUR responsibility to ensure that all conditions are complied with. If you are in any doubt as to the requirements established by any condition attached to this permission, you are strongly advised to contact South Kesteven District Council Development Management for clarification prior to the commencement of any works.

4 The approval of details reserved by any condition(s) (discharge of condition(s)) is now treated as a formal application and as such requires a separate discharge of conditions application to be submitted.

5 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.

6. This approval of reserved matters shall be read in conjunction with the outline planning permission S20/0775 and associated conditions and accompanying Section 106 legal agreement.

## Site Location Plan

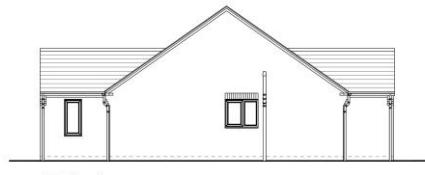


Site layout Plan





B1025 - Front



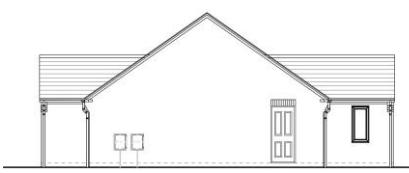
Side Elevation



B1025



Rear Elevation



Side Elevation

## House Type B1025

Long Bennington, Newark.

B1025

01 - Floor Plan & Elevations

1:100 @A3

Oct 2025



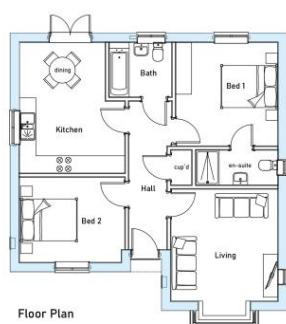
B810 - Front



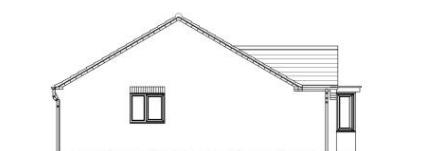
Side Elevation



Rear Elevation



Floor Plan



Side Elevation

## House Type B810

Long Bennington, Newark.

B810

01 - Floor Plan & Elevations

1:100 @A3

Oct 2025

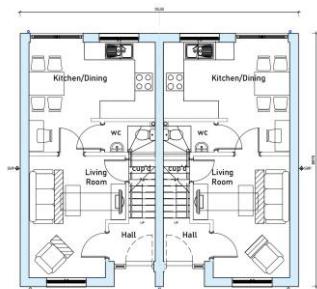




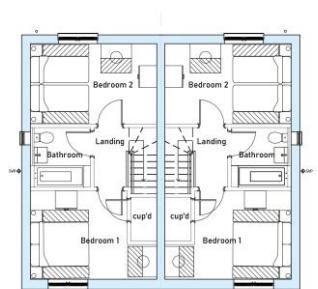
H2201 - Front

Side Elevation

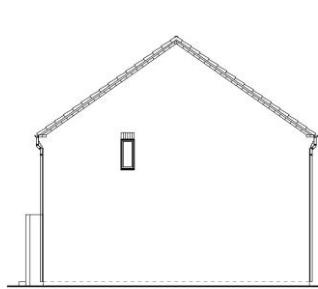
Rear Elevation



Ground Floor Plan



First Floor Plan



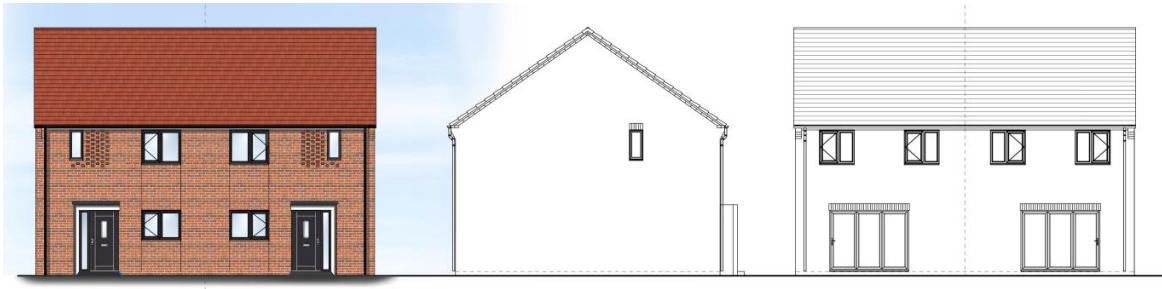
Side Elevation

## House Type H2201

Long Bennington, Newark.

H2201 01 - Floor Plan & Elevations 1:100 @A3

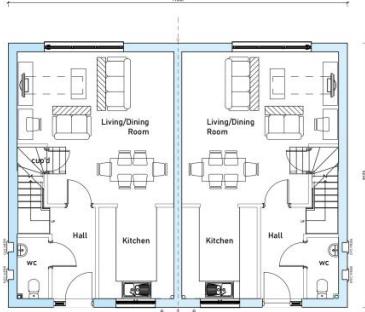
Oct 2025



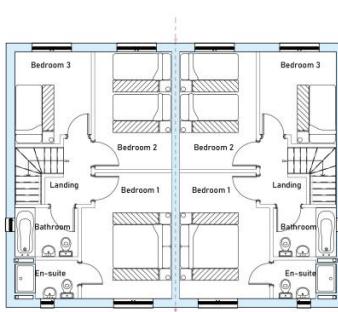
H3201 - Front

Side Elevation

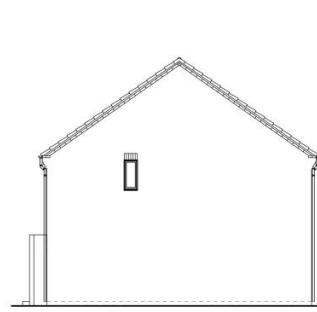
Rear Elevation



Ground Floor Plan



First Floor Plan



Side Elevation

## House Type H3201

Long Bennington, Newark.

H3201 01 - Floor Plan & Elevations 1:100 @A3

Oct 2025







### House Type H4202

Long Bennington, Newark.

H4202

01 - Floor Plans and Elevations

1:100 @A3

Oct 2025



### House Type H5201

Long Bennington, Newark.

H5201

01 - Elevations

1:100 @A3

Oct 2025







### House Type B985

Long Bennington, Newark.

B985

01 - Floor Plan & Elevations

1:100 @A3

Oct 2025

Rev B - Drawing updated 12.11.25



### House Type S318 S319

Long Bennington, Newark.

S318/S319

01 - Floor Plans and Elevations

1:100 @A3

Oct 2025

