



Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 22 January 2026 that was received after the Agenda was published.

S24/2214

Proposals: 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

Site Address: Land West off Main Road, Long Bennington, Lincolnshire

Summary of Information Received

A representation has been received from Long Bennington Parish Councillor John Leventhall which is taken in full below:

I am representing 14 properties of the adjacent housing to this development, on The Pastures and a total of 22 local residents, including myself, and the Parish Council. Whilst broadly supporting the application, we wish to comment in several respects relating to drainage and for the Planning Committee's attention, prior to public speaking in the meeting, which has the additional support of Cllr Paul Wood, unfortunately absent from this meeting. We ask that the committee's support for the investigation and resolution of concerns below is minuted to assist in triggering further action.

Whilst it is heartening to see that LCC Highways and Anglian water have approved the drainage arrangements for surface water internal to the site and sewage disposal respectively, with the local knowledge of the residents and Parish Council we feel that there are several critical aspects that may significantly affect the flood safety of the development, and the wider village that have been overlooked or at least not properly dealt with yet by the officials. These are:

1) Does Anglian Water realise (despite our concerns previously communicated) that the proposed connection point for the sewage is on Main Road at the end of The Pastures, at a point that is already known to regularly overflow sewage and that The Pastures sewer, that discharges at the same point, are also overloaded, leading to periodic attendance by AW to unblock? Their visiting engineers have certainly commented to residents on this shortfall of capacity. Also, we know of no attention that has been given (even if it has) as to why the sewage is being connected upstream of the development when we have been fairly reliably informed

on the Parish Council that the main sewer flows downstream along Main Road on the same side. It is the PC's belief that it would be far more sensible to pump the sewage into the sewer lower down towards the south. I suspect the chosen arrangement might simply be the cheapest solution. Can the planner or the planning committee help us bring this to the attention of the developer and AW and get it properly considered?

2) LCC do not appear to have considered whether the condition or capacity of the dyke/ditch along the boundary of the site is able to take the peak overflows of surface water. Also, there is yet no indication of a plan to clear the dyke and ensure it has capacity for 1 in 100-year flood and provision for ongoing maintenance of the dyke in perpetuity. These matters should be conditioned specifically because of the complication of responsibility for maintenance of the outflows all the way to the Ease Drain a considerable distance away. It has not been made clear who has responsibility for the good operation of the dyke to the Ease drain. We presume the developer accepts responsibility for the dyke where it borders the development site. They, AW, LCC and others will then cite that riparian waterway responsibility lies with the owner of the land. It is clear that the adjacent property has not maintained the dyke and the landowner further down that pipework has been laid some time ago for more efficient drainage of those fields making the dyke redundant and maintenance of the dykes an unnecessary expense. Therefore, the dyke protection is likely to be neglected. Something must be done to coordinate the good functioning of the entire watercourse down to the Ease drain. Can SKDC assist to talk to the right people? Can it be conditioned or covenanted somewhere? Might it be adopted by the Internal Drainage Board? Again, assistance from SKDC to resolve these matters is sought.

Could we also support Kevin Cartwright's emphasis that these drainage matters remain as Condition 9 of the related outline application S20/0775 and current application S25/0014 and it is for him to ensure that those conditions are fulfilled. But by virtue of the concern within the local community and consultees about the above aspects, we agree it may be more appropriate that these matters should be brought before the committee for ratification to ensure that the vulnerabilities and gaps in knowledge and/or proper consideration about the drainage outside of the site, that I have raised above, are fully resolved.

Could we also acknowledge the cooperation and knowledgeable assistance that Kevin Cartwright has given the residents group so far.

Finally, in addition to comments submitted in the consultation, we wish to emphasise our concern that the boundary treatment along The Pastures is currently inadequate to ensure proper privacy for both The Pastures residents and those of the development properties. Currently 0.9m mesh fencing is specified, presumably so as not to interfere with the hawthorn hedgerow.



However, in the autumn, winter and half the spring there is complete visibility through the deciduous, leafless hedge, severely affecting The Pastures and development residents' privacy. We don't think this has been considered by the developer. The Pastures residents wish to have 1.8m close boarded fencing along their border (the same treatment dividing properties over the rest of the site). We do not believe this will have a detrimental effect on the hedgerow. I submit evidence on the left of one property on the Pastures with a short run of 1.8m fence installed because the hedge had little or no foliage below the fence line, allowing full visibility through by walkers and others in the field, adversely affecting privacy. In this section, the hedge has happily grown up and continues to thrive above the fence line. Even with 1.8m fencing installed, The Pastures gardens give access to light and rainfall for the hedgerow on their side. So, we respectfully but vehemently request that 1.8m close boarded fencing should be conditioned as the boundary treatment along the line of The Pastures for the amenity and privacy of both sides.

Officer comments

The comments of the Parish Council are noted. As per the committee report, the comments in relation to drainage and boundary treatments are the subject of Condition 9 – Drainage and Condition 13 – Boundary Treatments of Outline Planning Permission and are not specific matters for the consideration of this reserved matters submission.

Recommendation:

To authorise the Assistant Director of Planning to GRANT approval of reserved matters subject to the conditions in the officer report.