

Schedule of Communication

Schedule of Communication Received after Printing of Agenda

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
5 25/00785/FUL	Local resident	09.01.2026	<p>Further information has been submitted from a neighbour regarding the existing flooding issue at 7 Cottage Close including photos. Notes that at present, flood water is pumped onto the field (the site) and concern that water would be pumped into one of the new gardens is development is approved. Also mentions a submerged chamber within their rear garden which has to be pumped out, but it is unknown what this was constructed for. Other concerns also raised that have been raised previously (regarding wildlife and highway safety concerns). Full comments will be read at committee.</p>	<p>The committee report has been updated to address flood risk concerns. In response to the matter of pumping water onto the site, unless there is an agreement with the landowner in place, neighbouring occupants do not have rights to drain onto land that is not theirs. It is unknown if there is an agreement in place (formal or informal) but this is not mentioned in the comments. The question has been put to the applicant but in any case, this would be a matter between the relevant parties and should not be a material consideration.</p> <p>The submerged chamber is also a separate matter from the proposal, and it is not known what the original installation was for.</p> <p>The existing flood risk issue at 7 Cottage Close is outside of the application site and having reviewed the EA surface water flood maps, consulted the Lead Local Flood Authority and discussed with the applicant, it is considered the recommended drainage condition is sufficient to overcome members' concerns and should not be a reason for refusal.</p>
25/01862/PIP	Mr Martin Heaton (Member of the public)	09/01/2026	Concern for highway safety and character of the area.	Points appraised in the planning report.
11 25/01823/PIP	Kirklington Parish Council	07/01/2026	<ul style="list-style-type: none"> Advised that there are too many unknown factors at this point and did not feel able to 	^{1st, 4th and 5th} points – Noted. ^{2nd} point – Matters raised within this point are

PLANNING COMMITTEE 15 January 2026

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			<p>make a decision based on the limited information currently available.</p> <ul style="list-style-type: none"> Keen to look at size and position of the proposed dwelling, parking for both existing and proposed dwellings, overlooking impacts and look forward to receiving all other technical information. Wanted to take into account views of immediate neighbours. Felt that a more valuable contribution can and will be made at the next stage (understood further consultation will take place). Asked to be updated on the progress through the process. 	<p>all technical details that fall outside the scope of this application. Some matters have been mentioned under the 'Matters for Technical Details Consent Stage' section of the Committee report.</p> <p>3rd point – All surrounding neighbours have been consulted on this application. A site notice has also been displayed near to the site and an advert has been placed in the local press. No representation has been received from the public.</p>
12 25/01917/ADV	Newark Town Council	08.01.2026	No Objection.	Noted.