

LAND SOUTH OF SACHEVERELL WAY, GROBY  
PRE-APPLICATION ADVICE REQUEST

SCHEDULE OF SUBMISSION DOCUMENTS  
3rd August 2026

REF: DE\_393\_Groby OPA Schedule of Submission Documents\_2026 08 03\_SP

Key  
Documents that have been amended in the submission dated 03/08/2026 are shown in red.  
Entirely new documents that were included in the submission dated 03/08/2026 are shown in blue.

| TITLE                                                                    | DOCUMENT REFERENCE                                                                                                                                                                                                                                                                                                                      | STATUS                                                                                                                                     |
|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Application Reports                                                      |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                            |
| Schedule of Application Documents (this document)                        | DE_393_Groby OPA Schedule of Submission Documents_2026 8 03_SP                                                                                                                                                                                                                                                                          | Amended document submitted on 03/08/2026.                                                                                                  |
| Planning Statement (including Affordable Housing Statement)              | DE_393_Planning Statement_2025 12 17_SP                                                                                                                                                                                                                                                                                                 |                                                                                                                                            |
| Planning Cover Letter                                                    | DE_393_OPA_2026 07 16_SP                                                                                                                                                                                                                                                                                                                | Cover Letter accompanying 16/07/2026 re-submission.                                                                                        |
| Design and Access Statement (including Character Analysis and Appraisal) | 393 South of Sacheverell Way, Groby DAS Jul 2026                                                                                                                                                                                                                                                                                        | Amended document submitted on 16/07/202 to reflect scheme amendments.                                                                      |
| Green Wedge Analysis Report                                              | DE_393 Groby Green Wedge Analysis Report 2025 12 10                                                                                                                                                                                                                                                                                     |                                                                                                                                            |
| Flood Risk Assessment                                                    | SIW-JBA-XX-XX-RP-HM-0001-S0-P01.03-FRA_Report(App)                                                                                                                                                                                                                                                                                      | Amended document submitted on 16/07/2026 to address LLFA comments and reflect scheme amendments.                                           |
| Hydraulic Modelling Report                                               | NXG-JBA-XX-XX-RP-HM-0002-A1-C02-Hydraulic_Modelling_Report(With_App)                                                                                                                                                                                                                                                                    |                                                                                                                                            |
| Outline Surface Water and Foul Water Drainage Strategy                   | NXG-JBA-XX-XX-RP-C-0001-S3-P02-OSFWDs_Appendices                                                                                                                                                                                                                                                                                        | New document submitted on 16/07/2026 to address LLFA comments and reflect scheme amendments.                                               |
| LLFA Response Note                                                       | NXG-JBA-XX-XX-L-C-0001-S3-P03-LLFA Response Letter (App)                                                                                                                                                                                                                                                                                | New document submitted on 16/07/2026 to address LLFA comments and reflect scheme amendments, referring to key drainage documents as above. |
| Transport Assessment                                                     | 211040-04b Transport Assessment                                                                                                                                                                                                                                                                                                         |                                                                                                                                            |
| Travel Plan                                                              | 211040-05b Travel Plan                                                                                                                                                                                                                                                                                                                  |                                                                                                                                            |
| National Highways Response (February 2026)                               | 14555 Groby CTC Data - To Issue<br>A46-A50 Arcady Coefficients.j11<br>A46-A50 Rbt Existing + Calibration.lsg3x                                                                                                                                                                                                                          | Documents submitted on 13/02/2026 to address National Highways comments.                                                                   |
| National Highways and LCC Highways Response Note (June 2026)             | LCC-NH Response Tech Note_Final                                                                                                                                                                                                                                                                                                         | Documents submitted on 01/06/2026 to address National Highways and LCC Highways comments.                                                  |
| Final National Highways Information Pack (July / August 2026)            | National Highways Planning Response_2501213OUT_Reconsultation Land South of Sacheverell Way - 2026 07 10 [Covering Email]<br>LCC-NH Response LinSig Update results<br>211040-06<br>211040-07 rev A<br>A46-A50 Arcady Coefficients Revised 10.07.26.j11<br>A46-A50 Rbt Existing + Calibration + NH Comments Both peaks LF 10.07.26.lsg3x | Additional information as provided directly to National Highways on 10/07/2026, and subsequently submitted to the LPA on 03/08/2026.       |
| Landscape and Visual Assessment                                          | DE393 Groby LVA Main Text<br>DE393 Groby LVA Appendix A Methodology<br>DE393 Groby LVA Appendix B Supporting Figures<br>DE393 Groby LVA Appendix C Viewpoint Photography<br>DE393 Groby LVA Appendix D Landscape Value                                                                                                                  |                                                                                                                                            |
| Ecological Appraisal                                                     | Land South of Sacherverell Way Ecological Appraisal Rev D                                                                                                                                                                                                                                                                               | Amended document submitted on 16/07/202 to reflect scheme amendments.                                                                      |
| Skylark Technical Note                                                   | 12077 Skylark Technical Note                                                                                                                                                                                                                                                                                                            |                                                                                                                                            |
| Biodiversity Net Gain Assessment                                         | Sacheverell Way Biodiversity Net Gain Report July 2026                                                                                                                                                                                                                                                                                  | Amended document submitted on 16/07/202 to reflect scheme amendments.                                                                      |
| Biodiversity Net Gain Metric                                             | The_Statutory_Metric - 07.07.26                                                                                                                                                                                                                                                                                                         | Amended document submitted on 16/07/202 to reflect scheme amendments.                                                                      |
| Arboricultural Assessment                                                | 9838 AA Rev C                                                                                                                                                                                                                                                                                                                           | Amended document submitted on 16/07/202 to reflect scheme amendments.                                                                      |
| Built Heritage and Archaeological Assessment                             | PN4346 Sacheverell Way Groby DBA September 2025                                                                                                                                                                                                                                                                                         |                                                                                                                                            |
| Geophysical Survey                                                       | SWGL24-GeoReport-v3                                                                                                                                                                                                                                                                                                                     | Document submitted 11/02/2026 following informal consultation with HBBC's Archaeologist.                                                   |
| Phase I Desk Study Report                                                | D44049 Phase I Report - Rev C                                                                                                                                                                                                                                                                                                           |                                                                                                                                            |
| Acoustic Assessment                                                      | 28953-ENV-0401-A-Acoustics Assessment                                                                                                                                                                                                                                                                                                   |                                                                                                                                            |
| Air Quality Assessment                                                   | 28953-ENV-0402---Air Quality Assessment                                                                                                                                                                                                                                                                                                 |                                                                                                                                            |
| Lighting Impact Assessment                                               | 3544-DFL-ELG-XX-RP-EO-13001-S3-P03 Lighting Impact Assessment<br>3544-DFL-ELG-XX-CA-EO-13001-S3-P02 Outdoor Lighting Report<br>3544-DFL-ELG-XX-LD-EO-13001-S3-P02 Lighting Plan                                                                                                                                                         |                                                                                                                                            |
| Statement of Community Engagement                                        | Statement of Community Engagement - Bloor Homes Groby                                                                                                                                                                                                                                                                                   |                                                                                                                                            |
| Application Plans                                                        |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                            |
| Site Location Plan                                                       | DE_393_SLP_101 RevB Site Location Plan                                                                                                                                                                                                                                                                                                  |                                                                                                                                            |
| Site Masterplan                                                          | DE_393.SW01 RevL Masterplan                                                                                                                                                                                                                                                                                                             | Amended plan submitted on 16/07/202 to reflect scheme amendments.                                                                          |
| Presentation Masterplan (Illustrative plan only, not for approval)       | DE_393.SW02 Illustrative Masterplan RevB                                                                                                                                                                                                                                                                                                | Amended plan submitted on 16/07/202 to reflect scheme amendments.                                                                          |
| Public Open Space Analysis Plan                                          | DE_393_L_100 Public Open Space Rev A                                                                                                                                                                                                                                                                                                    | New plan submitted on 16/07/202 to reflect scheme amendments.                                                                              |
| Detailed Site Access                                                     | Contained in National Highways and LCC Highways Response Note - see above.                                                                                                                                                                                                                                                              |                                                                                                                                            |
| Topographical Survey                                                     | Groby Sacheverell Way 2D-2d                                                                                                                                                                                                                                                                                                             |                                                                                                                                            |