



Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

David

Surname

Gray

Company Name

Barratt and David Wilson Homes North Midlands

Address

Address line 1

2 Horizon Place

Address line 2

Mellors Way

Address line 3

Nottingham Business Park

Town/City

Nottingham

County

Country

United Kingdom

Postcode

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

07353893787

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

07353893787

Secondary number

Fax number

Email address

Development Description

Please indicate all those reserved matters for which approval is being sought:

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please provide a description of the approved development as shown on the decision letter

Outline planning permission for the erection of up to 415 dwellings, including landscaping, open spaces, drainage and associated infrastructure (outline - access only)

Reference number

24/00264/OUT

Date of decision (date must be pre-application submission)

31/10/2025

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Application for Reserved Matters (site layout, scale, appearance, and landscaping) of outline planning application 24/00264/OUT – for 415 dwellings with associated internal road layout, car parking, drainage, and landscaping. Discharge of Outline Planning Conditions 2 (Reserved Matters); 4 (Finished Floor Levels); 6 (Materials); 9 (Tree Retention and Protection); 12 (CEMP); 13 (CTMP); 14 (Lighting); 16 (Waste Storage); 17 (Surface Water Drainage); 18 (Surface Water Management); 19 (Surface Water Maintenance); 20 (Infiltration Testing); 21 (Noise); 22 (Cycle Storage); and, 30 (Hedgerow Improvements).

Has the work already started?

- Yes
- No

Supporting Information

Please provide the following information

Site Location Plan - n2225 001D - received 20 March 2024

Parameters Plan - Open Space Provision n2225 004-02 - received 11 March 2025

Proposed Site Access Layout T23548.001 Rev - received 15 October 2025

Please list all drawing numbers submitted with this application for approval

Location Plan (HA656/02); Planning Layout Composite (HA656/101Ce Rev B); Planning Statement (November 2025); Building for Healthy Life Assessment (Nov 25); Floor Space Accommodation Schedule (HCK2/101C Rev B); Garden Compliance Plan (HA656/24); David Wilson Homes Section / Street Scenes (H0000-009-01); Barratt Homes Section / Street Scene (HA656/05); Materials Layout (HA656/06); Accommodation Schedule (HCK2/101C Rev B); 1200mm Post and Rail Fence (2010/DET/213); 450mm Timber Knee Rail (2010/DET/216); Close Boarded Fence (DB-SD13-006); Boundary Wall Type 3 (DB-SD13-013); External Gate (DB-SD13-014); SuDs Pond perimeter Fence (DB-SD13-221); Entrance Wall Detail (HA656/100/09); Engineering Layout (H0997-100-01 Rev B); Engineering Layout (H0997-100-02 Rev B); Surface Water Management (H0997-340-01 Rev A); Surface Water Management (H0997-340-02 Rev A); Vehicle Tracking (H0997-332-01 Rev A); Vehicle Tracking (H0997-332-02 Rev A); Vehicle Tracking (H0997-332-03 Rev A); Vehicle Tracking (H0997-332-04 Rev A); Parking Analysis Plan (HA656/23); Infrastructure Landscaping Proposals (1 of 3) (GL2575 LP 01); Infrastructure Landscaping Proposals (2 of 3) (GL2575 LP 02); Infrastructure Landscaping Proposals (3 of 3) (GL2575 LP 03); BNG report – post development; Arboricultural Report; POS Calculation Areas (HCK2/POSCALCS2 Rev B).

If applicable, please state the reasons for any changes to the original drawings

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Date (must be pre-application submission)

21/11/2025

Details of the pre-application advice received

General Comments on the Layout

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes
 No

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

David Gray

Date

28/11/2025