



Application for approval of reserved matters following outline approval.
Town and Country Planning (Development Management Procedure) (England) Order 2015

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.

1. Site Address

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

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

2. Applicant Details

Postcode	<input type="text" value="DN4 5PL"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

No Agent details were submitted for this application

4. 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

Erection of 129 dwellings (Phase 2), associated infrastructure and public open space (Full Consent). Residential Development (Phase 3) and associated infrastructure (Outline) - Hybrid Application.

Reference number

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

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

Approval for access, layout, scale, appearance and landscaping of 357 dwellings. No environmental impact assessment was required for the outline.

Has the work already started?

Yes No

5. Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Location Plan Phases 2 & 3
2238-02S Planning Layout
1711.17767 School Street LEAP
10136_LD_01 REV C Soft Landscape Proposals - SHEET 1
10136_LD_02 REV C Soft Landscape Proposals - SHEET 2
10136_LD_02 REV C Soft Landscape Proposals - SHEET 3
10136_LD_02 REV C Soft Landscape Proposals - SHEET 4
10136_LD_02 REV C Soft Landscape Proposals - SHEET 5
10136_LD_02 REV C Soft Landscape Proposals - SHEET 6
10136_LD_02 REV C Soft Landscape Proposals - SHEET 7
10136_LD_02 REV C Soft Landscape Proposals - SHEET 8
2238 04 Rev M Boundary Treatment Plan
2238-05H Boundary Details
2238 08 Rev F Materials Layout
2238 HT15 Rev A 857 Variant Housetype (AS)
2238 HT16 Rev A 857 Variant Housetype (OP)
2238 HT17 Rev A 867 Variant Housetype (AS)
2238 HT18 Rev A 867 Variant Housetype (OP)
2238 HT22 832 Housetype (AS & OP)
2238 HT01 621 Housetype (AS)
2238 HT02 651 Housetype (AS & OP)
2238 HT03 740 Housetype (AS & OP)
2238 HT08 953 Housetype (AS & OP)

5. Supporting Information

2238 HT09 955 Housetype (AS)
2238 HT10 955 Housetype (OP)
2238 HT11 1054 Housetype (AS & OP)
2238-03K Surface Treatment Plan
QD814-04-01 Phase 2 External Levels St 1
QD814-04-02 Phase 2 External Levels St 2
QD814-04-03 Phase 2 External Levels St 3
QD814-05-01 Phase 2 Longsections
QD814-06-01 Phase 2 Road Construction Details
QD814-03-01 Phase 2 Engineering Layout
QD814-08-01 Adoptable Manhole Details
2238-14C External Socket Plan Phase 2
Arboricultural Impact Assessment and Arboricultural Method Statement (Ecus, Nov 2017)

Please list all drawing numbers submitted with this application for approval

1926.02 Location Plan
Design & Access Statement
1926.03 Materials Layout
1926.100 B Planning Layout
1926.B.01 Boundaries
House Type Planning Drawings
Street Scenes
1926.G.01 Garages (sheet 1)
1926.G.02 Garages (sheet 2)
13433 Thurnscoe Ph3 Landscape Strategy_01
Preliminary Ecological Appraisal June 2019
Archaeology Trial Trenching WSI
Archaeology Geophysical Survey Methodology
Tree Survey Report
Tree Survey Plan
11057/BL/001/01 Transport Assessment Addendum
11057/BL/002/01 Travel Plan
NIA-8582-19-8511-v1 Noise Impact Assessment
Flood Risk & Drainage Impact Assessment June 2019

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

6. 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

7. 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	Hannah
Surname	Andrew
Reference	Email

Date (Must be pre-application submission)

17/06/2019

Details of the pre-application advice received

Informal comments on proposed layout.

I have reviewed this and have some comments on the layout as follows:

Appreciating that a road link across the rail line is not viable, there remains a good case for this and therefore the layout should not preclude it as a possible future connection, were funds to be forthcoming. The current layout doesn't allow for this and should be amended.

7. Pre-application Advice

Generally I think connectivity could be improved across the site. There is a lot of closed cul de sacs with the routes back to the site entrance convoluted. The road layout needs to be amended to increase connectivity. In addition, long stretches of straight road should also be avoided.

I would also like to see the greenspace broken up, with some to the west of the site which is currently housing dominated.

Is the depression at the base of the site an attenuation pond?

I am also not clear what the square is on the plan (next to the MUGA)?

There needs to be more surveillance over the footpath to the east of the site, houses are currently side on to this which raises concerns about anti-social behaviour along here.

I don't have the house type plans as these have not been submitted but I understand that a number of the proposed houses are undersized (as per Elaine Ward's emails). This would need to be addressed before the application is submitted.

Finally, I understand that housing agreed to 15% affordable on phase 2 on the basis that 5% would be included on phase 3. This approach would give us 10% across the two which is policy compliant. I note that the breakdown provided shows 15% affordable though which is not acceptable and would need to be amended.

Please also note that the outline application includes a number of conditions which some information required to be submitted with the reserved matters application including: ecological mitigation, levels, a noise report and the archaeology assessment.

8. 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.

Yes No

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?

9. Declaration

I/we hereby apply for planning permission/consent as described in this form 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.

Date (cannot be pre-application)

28/06/2019