PP-14615426

DEVELOPMENT SERVICES
Town Hall Ripley
Derbyshire DE5 3BT
Tel: 01773 570222 Fax: 01773 841523
Minicom: 01773 841490
E-Mail: development@ambervalley.gov.uk
Web: www.ambervalley.gov.uk

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (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)

431460

Northing (y)

336872

Description

Land Boarded By Ashbourne Road And Radbourne Lane Ashbourne Road Mackworth Derby Derbyshire

Applicant Details

Name/Company

Title

First name

Surname

N/a

Company Name

BDW Trading Ltd (Redrow Homes Midlands)

Address

Address line 1

Redrow House

Address line 2

Kinsall Green

Address line 3

Town/City

Tamworth

County

Country

United Kingdom

Postcode

B77 5PX

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Jen

Surname

Towers

Company Name

BDW Trading Ltd (Redrow Homes Midlands)

Address

Address line 1

Redrow House

Address line 2

Kinsall Green

Address line 3

Town/City

Tamworth

County

Country

Postcode

B77 5PX

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [ ] Yes
- [ ] No
- [x] Not applicable

Description of Your Proposal

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

Submission of reserved matters for the erection of 550 dwellings, strategic landscaping and POS and associated infrastructure following the approval of outline application AVA/2019/0297 at Land Boarded By Ashbourne Road And Radbourne Lane Ashbourne Road Mackworth.

As amended by NMA : AVA/2025/0734

Reference number

AVA/2022/0459

Date of decision

12/07/2024

What was the original application type?

Approval of reserved matters

For the purpose of calculating fees, which of the following best describes the original development type?

- [ ] **Householder development:** Development to an existing dwelling-house or development within its curtilage
- [x] **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Plot 33 and Plot 157 have been handed to place the personnel door and the garden entrance on the opposite of the building (as shown on the submitted plans).

Please state why you wish to make this amendment

This has been done to remove level issues requiring steps into personnel doors and rear gardens for the 2 plots.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

Planning Layout 1 of 3 - RLMD-100-001, Rev. E
Planning Layout 2 of 3 - RLMD-100-002, Rev. E
Materials Distribution Plan 1 of 2 - RLMD-102-001, Rev. E
Materials Distribution Plan 2 of 2 - RLMD-102-002, Rev. E
Boundary Treatment Plan 1 of 2 - RLMD-103-001, Rev. E
Boundary Treatment Plan 2 of 2 - RLMD-103-002, Rev. E
Highway Adoption Plan 1 of 2 - RLMD-106-001
Highway Adoption Plan 2 of 2 - RLMD-106-002
Surface Material Plan 1 of 2 - RLMD-107-001
Surface Material Plan 2 of 2 - RLMD-107-002
Management Company Plan 1 of 2 - RLMD-108-001
Management Company Plan 2 of 2 - RLMD-108-002

New plan/drawing numbers

Planning Layout 1 of 3 - RLMD-100-001, Rev. F
Planning Layout 2 of 3 - RLMD-100-002, Rev. F
Materials Distribution Plan 1 of 2 - RLMD-101-001, Rev. F
Materials Distribution Plan 2 of 2 - RLMD-101-002, Rev. F
Boundary Treatment Plan 1 of 2 - RLMD-102-001, Rev. F
Boundary Treatment Plan 2 of 2 - RLMD-102-002, Rev. F
Highway Adoption Plan 1 of 2 - RLMD-106-001, Rev A
Highway Adoption Plan 2 of 2 - RLMD-106-002, Rev A
Surface Material Plan 1 of 2 - RLMD-107-001, Rev A
Surface Material Plan 2 of 2 - RLMD-107-002, Rev A
Management Company Plan 1 of 2 - RLMD-108-001, Rev A
Management Company Plan 2 of 2 - RLMD-108-002, Rev A

Site Visit

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

- [x] Yes
- [ ] No

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

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

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

- [ ] Yes
- [x] No

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
- [x] No

Declaration

I/We hereby apply for Non-Material Amendment 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.

- [x] I / We agree to the outlined declaration

Signed

Jen Towers

Date

12/01/2026