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Reference: 2026/1004/MAR
Case Officer: Nick Thrower
Case Officer Tel: 01572 758446

Date: 18 August 2026

Dear Melanie Palmer

Town and Country Planning Act 1990

Town & Country Planning (Development Management Procedure) (England) Order 2015

**PROPOSAL: Reserved Matters application for the erection of 135 dwellings
(appearance, landscaping, layout and scale) pursuant to Outline Planning
Permission 2025/0480/MAO.**

Land To The South East Of Brooke Road Oakham Rutland

An application for the above proposal has been received by the Local Planning Authority and you are invited to submit your comments by **9 September 2026**. The details of the application are available to view on our website <https://publicaccess.rutland.gov.uk/online-applications/> by entering the reference number above.

If you use our Consultee Access service please submit your comment by this method. If you do not, please email any comments you wish to make to planning@rutland.gov.uk.

Please note that under the Planning Guarantee Local Planning Authorities are required to pay back the application fee if the application is not determined within the relevant statutory time period.

Given this, if we don't receive a response to this consultation request the Local Planning Authority will take it that you have no objection to the application and will proceed to determination on that basis.

It is therefore imperative that you respond within the statutory consultation time period or agree a revised time period for the submission of your comments with the Case Officer.

Yours sincerely

Nick Thrower
Principal Planning Officer

