



Statement of Case – Appendix E

Russell Homes Scheme

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Authors' Qualifications

The author of this evidence is Harry Spawton. I hold a Bachelor of Arts in Planning Studies and I have a Bachelor of Town Planning from Sheffield Hallam University. I am a Chartered Town Planner being a Member of the Royal Town Planning Institute. I am a Partner in the national firm of Gerald Eve. I have over 24 years' planning experience during which time I have practised in both the public and private sectors. My professional work has been concerned with planning matters, in particular development control and local plan preparation.

My firm and I personally have advised developers, landowners and local authorities on many aspects of planning, including, for example, planning appeals and public inquiries throughout England with respect to commercial and residential development. I am familiar with Heywood generally and the site in particular. I have inspected the site a number of times, as well as the surrounding area.

Endorsements

My evidence for this appeal has been prepared in accordance with my code of conduct and the guidance of the Royal Town Planning Institute and I confirm that the opinions expressed are my true and professional opinion, irrespective of by whom I am instructed.



Signed:

Harry Spawton BA (Hons) BTP MRTPI

1 Introduction

- 1.1 This Appendix provides an overview of the Russell Homes Scheme and its relationship to the Proposal. In doing so, it outlines the context of the site, relevant planning history, an overview of the scheme and relevant planning considerations.
- 1.2 During the determination period, Russell Homes submitted a total of 19 objections in relation to the Proposal's impact on the Russell Homes Scheme. This includes areas as diverse as design, noise, visual impact, viability and highways.
- 1.3 Whilst officers were content that the Proposal would not have an unacceptable impact on the Russell Homes Scheme in terms of its deliverability and any impact upon its viability, (see paragraphs 189 to 204 of the Officer's Report (Appendix B to the Statement of Case)), the single reason for refusal rejects the assessment of officers and specifically references impacts upon future residents. The Appellant understands that this reference relates to the future residents of the Russell Homes Scheme to the south and west of the Proposal and is seeking to clarify this with the Council through the Statement of Common Ground.
- 1.4 The remainder of this Appendix is structured as follows:
 - Section 2 – The Russell Homes Scheme site
 - Section 3 – Planning History
 - Section 4 – Scheme Overview
 - Section 5 – Relationship with the Proposal

2 The Russell Homes Site

- 2.1 The Russell Homes Scheme comprises a large irregular shaped area of predominately former agricultural land measuring approximately 129 hectares. Within the site are several existing properties including Hares Hill Farm, Collop Gate Farm, Siddal Moor Farm depot and some residential properties on Hareshill Road and Manchester Road.
- 2.2 The site is broadly bounded by Heywood to the north and east, which comprises residential development and large employment areas including the south Heywood employment area between Hareshill Road and Pilsworth Road to the north, the Appeal site to the east and Birch Business Park to the west.



Figure 1 – Google Earth extract

2.3 A site location plan is attached at **Annex A**, which denotes the Russell Homes Scheme site boundary in red.

2.4 There are various land ownerships across the Russell Homes Scheme site, as illustrated through the Illustrative Title Plan at **Annex B** and the extract below. In relation to the Appeal Site, the adjoining development land was not owned by Russell Homes at the time that the Russell Homes Scheme was being determined and is not owned by Russell Homes at the date of this Appendix. It is currently split between three different land ownerships:

- the Council under title number GM947713 (see extract below and the title register at **Annex C**)
- P Casey Enviro Limited under title number MAN130215 (see extract below and the title register at **Annex D**)
- Mary Anne Hase and Clive Derek Beer as trustees of the Wilton Settled Estates under title number MAN157277 (see extract below and the title register at **Annex E**).

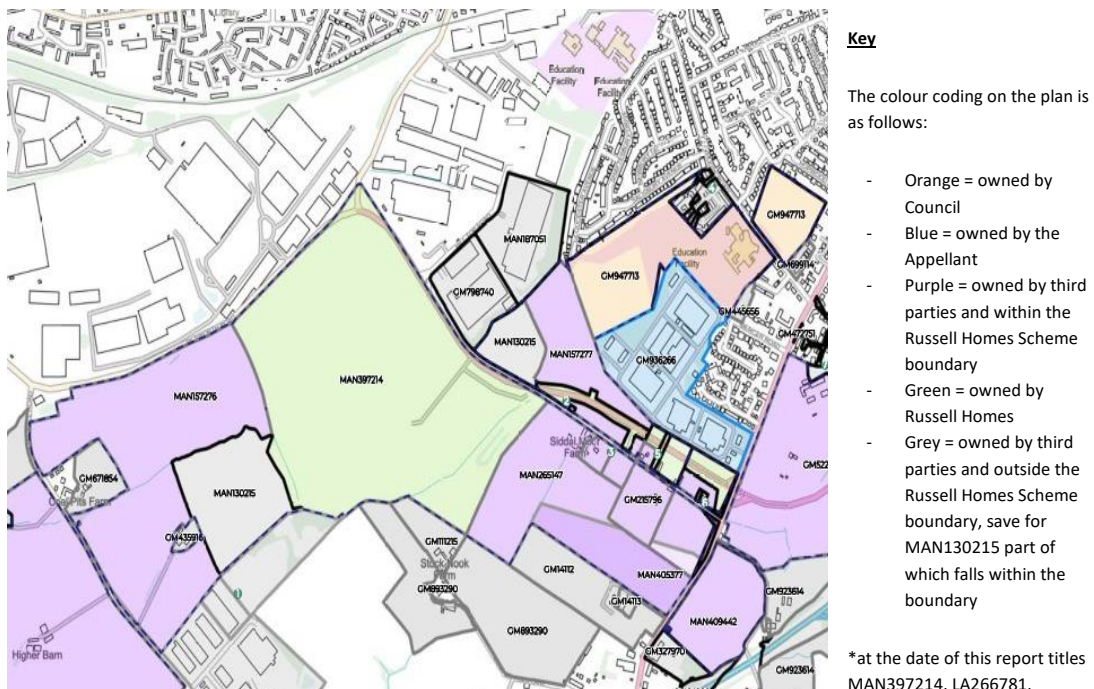


Figure 2 – Illustrative Title Plan Extract

- 2.5 It is understood that Russell Homes has the benefit of an option over the parts owned by P Casey Enviro Limited and the trustees of the Wilton Settled Estates.

3 Planning History

- 3.1 The Russell Homes Scheme was granted hybrid planning permission on 31 March 2020 (ref. 16/01399/HYBR) and comprises the following development:

“Part full/part outline planning application for the development of land at South Heywood, including the demolition of a number of existing on-site buildings and structures. Full consent sought for the construction of a new link road between Junction 19 of the M62 and Pilsworth Road, the widening of part of Pilsworth Road, together with associated junction improvements, landscaping, lighting and other works including the importation of material and engineering works in order to construct the link road. Outline consent (with all matters reserved for future approval except access) sought for a major mixed-use development comprising supporting residential uses comprising up to 1000 dwellings (Class C3); employment uses (Classes B2/B8) comprising up to 135,460m2 Gross Internal Area(GIA); a new primary school (Class D1); Class A1/A2/A3/A5 uses comprising up to 2500m2 GIA which includes no more than 499m2 of A1 uses; together with associated landscaping, open space and sports pitches, drainage, ecological enhancements, cycleway and footpath linkages, infrastructure and other works ancillary thereto”

- 3.2 The permission was subject to various conditions, including Condition 11 of Schedule 2 which requires the development to be brought forward in accordance with the approved Land Use and Height Parameters Plan.

- 3.3 The Russell Homes Scheme is also subject to a section 106 agreement with various obligations. This is a complex agreement, and a therefore only a summary overview is provided below for reference:

- Air Quality payment – sum of £1,500 for the installation of a NO2 diffusion tube site along the link road
- Affordable Housing – 15% on-site provision, per phase and subject to viability. Contributions are to be provided where the Council does not want on-site provision for that phase.
- Bus Service and Bus Stops Contribution – £1.05million and £180,000 respectively.

- Link Road – dedication of land and shortfall contribution in respect of the final costs of the Link Road.
- Highway Mitigation – measures to control ‘rat-running’ and HGV vehicles routing, and pedestrian and cycle route improvements between Gloucester Avenue and the A6046 Church Street.
- Management Company – for long term management and maintenance of the Public Open Space.
- Public Open Space – to include 8 ha of land. This will include the Multi Use Games Area (MUGA) and Neighbourhood Equipped Area of Play (NEAP) to be provided on-site.
- Sports Pitches – provision of 3.5 hectares. However, in lieu of sports pitches the apportioned sum of £200,000 towards Heywood Sports Village will be paid.
- Land for a Primary School (single form entry school) – 0.8 hectares to be transferred to the Council.
- Education Contribution – sum based on formula of up to a maximum of £5.42 million.

3.4 There have been numerous non-material amendment applications approved by the Council following the grant of planning permission, as summarised in the table at **Annex F**.

3.5 There have also been several reserved matters approvals following the grant of hybrid planning permission. Many of these approvals have themselves been subject to non-material amendments. The reserved matters approvals and associated non-material amendments are included at **Annex G**.

3.6 There is no reserved matters application outstanding in respect of that part of the Russell Homes Scheme site closest to the Appeal Site, however, as illustrated in the plan extract below. That land is referred to in various documents pertaining to the Russell Homes Scheme as "Hareshill Road North" or "Phase 4". All the reserved matters reassessed affordable housing provision – and to date there has been no provision of affordable housing delivered on any part of the site.

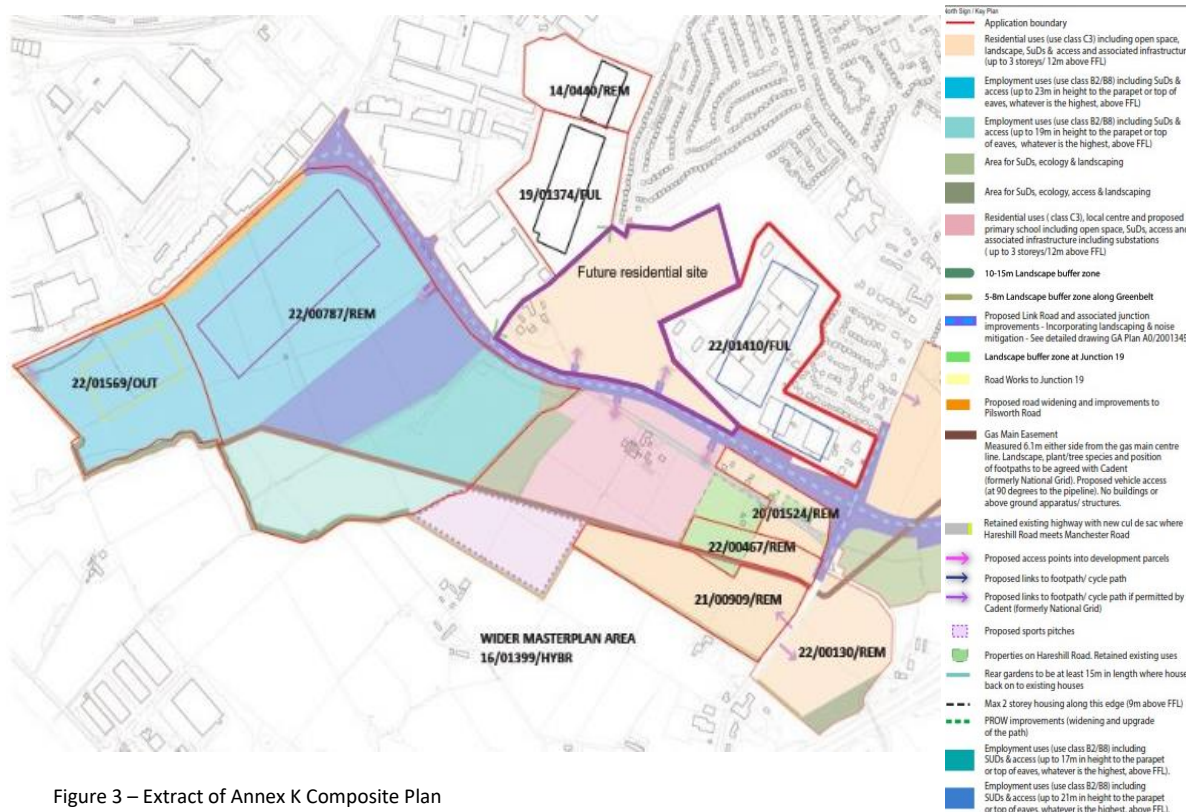


Figure 3 – Extract of Annex K Composite Plan

- 3.7 Despite Russell Homes’ objection to the Appeal Scheme and concerns over its alleged impact on the viability of the entirety of the Russell Homes Scheme, it is noted that Russell Homes have had three non-material amendment applications approved (refs. 22/00989/ANM, 23/00100/ANM, and 233/00981/ANM) as well as various reserved matters and associated non-material amendments (refs. 22/00924/ANM, 23/00815/ANM, 22/00467/REM, and 23/00982/ANM) approved following the submission of the Appeal Proposal in November 2022.

Additional Planning Permission

- 3.8 Alongside the hybrid planning permission and associated reserved matters, a separate ‘drop-in’ outline planning permission has also been approved on part of the Russell Homes Scheme, as detailed in the table below.

Ref.	Description	Decision
22/01569/OUT	Outline application (means of access only) for the erection of a Class B8 (storage or distribution) development and associated works	Approved 10 November 2023

3.9 It is noted that this application was submitted and subsequently determined following the submission of the Appeal Proposal in November 2022. I am advised that the effect of this drop in application in the light of the case of Hillside v Snowdonia NPA [2022] UKSC 30, may be the subject of legal submissions in due course.

3.10 A site location plan is attached at **Annex H**, which denotes the site boundary in red.

4 Scheme Overview

- 4.1 In relation to the Proposal, it is only the outline elements and associated reserved matters approvals of the Russell Homes Scheme that are claimed to be relevant. A summary of each element is set out below.

16/01399/HYBR

- 4.2 The key parameters of this planning permission, as varied by the multiple non-material amendments, permit:

- A maximum of 1,000 residential dwellings
- A maximum floorspace of 2,500 sqm (GIA) for Use Classes A1, A2, A3 and A5, with varying size restrictions for individual units
- A maximum floorspace of 116,500 sqm (GIA) for Use Class B8
- A maximum floorspace of 18,960 sqm (GIA) for Use Class B2
- Residential development with maximum heights of up to 3 storeys / 12m above finished floor level (FFL).
- Employment development (Use Classes B2 / B8) with maximum heights to the top of parapet or eaves, whichever is higher, ranging from 17m to 23m above FFL.
- A mixed-use local centre, comprising residential, various main town centre uses and a primary school, with maximum heights of up to 3 storeys / 12m above FFL.
- Various areas for landscaping, sports pitches, landscape buffers, sustainable drainage features and ecological mitigation.

- 4.3 The latest approved Land Use and Height Parameters Plan (drawing ref. 4846_SP(90)43 Rev Z), as per the non-material amendment ref. 23/00981/ANM, illustrates the location of these various uses and is attached at **Annex I** for reference. Broadly speaking, this locates the large-scale employment development to the northwest, the mixed-use local centre within the

centre of the site and purely residential development to north, south and east. In relation to the Proposal, the key neighbouring land uses within the Russell Homes Scheme comprise residential development, which border to the south and west of Unit 3.

4.4 The latest approved Phasing Plan (ref. SP(90)119/G) for the Russell Homes Scheme, which is attached at **Annex J** for reference, was submitted with reserved matters application ref. 22/00787/REM, which relates to a different part of the outline scheme to that which is nearest to the appeal site. This phasing plan shows that the area closest to the appeal site is to be called Hareshill Road North and borders Unit 3 of the Proposal to the south and west. This is to comprise 330 homes and is said to be the subject of a planning application in 2025 and that this phase is due to be completed by October 2033. This is more than the number shown on the original approved phasing plan, which noted 256 dwellings.

4.5 To date, there have been multiple reserved matters approved. This includes the following:

- Ref. 22/00787/REM, approved 8 September 2022, for a significant distribution centre comprising a total gross internal floor area of 63,944 sqm. The building is made up of 60,263 sqm of warehousing, 3,013 sqm of office area, 640 sqm of admin hubs, and 28 sqm gatehouse. The proposed building would reach a maximum height of 21.83 m above the finished floor levels.
- Ref. 20/01524/REM, approved 27 May 2022, for 61 dwellings and associated works.
- Ref. 21/00909/REM, approved 27 May 2022, for 156 dwellings and associated works.
- Ref. 22/00130/REM approved 13 September 2022, for a 120 dwellings and associated works.
- Ref. 21/01811/REM, approved 25 August 2022, for the construction of extension to spine road, pumping station, landscaping and other associated works.
- Ref. 22/00467/REM, approved 12 March 2024, for a small area of public open space situated between the residential phases of Hareshill Road North and Manchester Road West.

- 4.6 As noted previously, no reserved matters approvals have been applied for, let alone approved for development bordering the Site.
- 4.7 A composite plan, prepared by Kit Patrick in support of his landscape and visual impact evidence, is attached at **Annex K** and illustrates the above schemes in relation to the Appeal Site. This composite plan also includes wider development beyond the Russell Homes Scheme for reference, such as employment development within the south Heywood employment area between Hareshill Road and Pilsworth Road.
- 4.8 In terms of delivery, the approved Link Road is now operational – funded using both public and private sector funding - and there are several housing developments under construction and / or developed south of the Link Road fronting Manchester Road.

22/01569/OUT

- 4.9 This drop-in outline planning permission relates to an area of approximately 8.8 ha on the most westerly point of the Russell Homes Scheme. It permits 40,000 sqm (GIA) of storage and distribution use (Use Class B8) and permits a maximum height to the top of parapet or eaves, whichever is higher, of 23m above FFL.
- 4.10 Attached at **Annex L** is the approved Land Use and Height Parameters Plan (ref. 4846_SP(90)44-P1).
- 4.11 No reserved matters have been approved to date.

5 Relationship with the Proposal

- 5.1 There are several important elements of the Russell Homes Scheme to draw out in relation to the Proposal, as set out in the subsections below.

Surrounding Development

- 5.2 As noted, the key land uses of the Russell Homes Scheme in relation to the Proposal comprise residential development and associated works, which border to the south and west of Unit 3. This is identified by Russell Homes as the Hareshill Road North / Phase 4 of the Russell Homes Scheme, which is to comprise 330 dwellings with an expected completion date of October 2033.
- 5.3 Notably, Russell Homes argue that the Proposal would impact the delivery of Hareshill Road North phase through adverse impact upon sales revenue, sales rates and net developable area making it both undeliverable and unviable. This, it is argued, would put the delivery of the remainder of entire Russell Homes Scheme at risk.
- 5.4 For residential development, the approved Land Use and Height Parameters Plan permits development of up to 3 storeys / 12m above FFL.
- 5.5 Whilst various reserved matters have been approved for the Russell Homes Scheme, the land bordering the appeal site is not subject to any applications or detailed approvals to date.
- 5.6 As such, other than land uses, likely phasing and maximum heights, there is little information with respect to development bordering the Appeal Site.
- 5.7 Whilst there is limited information available in relation to this element of the Russell Homes Scheme, the context to which it will be situated is important to illustrate. The Hareshill Road North phase is to be located between the existing employment development on the Appeal Site, the existing employment development within the south Heywood employment area between Hareshill Road and Pilsworth Road (specifically the units occupied by Yearsley Food), and the employment development permitted through the Russell Homes Scheme on the opposite side the new link road, part of which has secured detailed reserved matters approval (ref. 22/00787/REM).

- 5.8 Kit Patrick, in his landscape and visual impact evidence for this Appeal (see Appendix D of the Statement of Case) outlines this point at paragraph 6.40 stating that the "*juxtaposition of large commercial buildings to adjacent residential developments is part of the character of the setting of the Russell Homes Scheme site*".
- 5.9 Mark Maclagan also identifies the nature of the surrounding area within his noise impact evidence (see Appendix E of the Statement of Case). At paragraphs 5.8 – 5.15, it is noted that whilst Russell Homes application did not address the existing use of the Appeal Site in its noise impact assessment for its hybrid permission, despite the repeated objections on this basis to the appeal proposals, it did address noise associated with Yearsley Food
- 5.10 As part of this assessment, the measured noise levels from Yearsley Food were significantly higher than those predicted for the Proposal. Notwithstanding this, Russell Homes accepted that the proposed residential development could be suitably mitigated to ensure an acceptable noise environment for future residents, with a condition (Condition 24) subsequently placed on the hybrid permission requiring a scheme of noise mitigation to be submitted prior to each phase developing.
- 5.11 Finally, James Mackay notes in his viability evidence (Appendix G of the Statement of Case) at paragraph 5.22 that the residential value achievable on this part of the Russell Homes Scheme is already influenced by the existing surrounding employment development, and the employment development proposed as part of the Russell Homes Scheme. As such, the redevelopment of the Appeal Site for employment development is unlikely to affect the value of those properties.

Separation Distances and Landscaping

- 5.12 As there are no reserved matters for land adjacent to the Site, illustrative separation distances were submitted during the determination period through the following drawings prepared by Ashton Smith Architects:
- 21157-ASA-00-ZZ.ZZ-D-A-0004_(S3-P13) - EXISTING AND PROPOSED SITE SECTIONS 1 OF 2
 - 21157-ASA-00-ZZ.ZZ-D-A-0005-(S3-P15) - EXISTING AND PROPOSED SITE SECTIONS 2 OF 2

- 5.13 These sections are based upon the location of future housing as outlined on the originally approved Illustrative Masterplan for the Russell Homes Scheme and an assumed standard garden length of 10m.
- 5.14 Based on these measurements, the minimum separation distances between the proposed residential development and Unit 3 as part of the Proposal, which has a max height of 17.6 m to ride, are as follows:
- Future residential development to the south of Unit 3 – 47.3 m
 - Future residential development to the west of Unit 3 – 51 m
- 5.15 For context, the current separation distances between the existing units on the Appeal Site and the future housing based on the same assumptions is:
- Future residential development to the south of Unit 3 – 45.3 m
 - Future residential development to the west of Unit 3 – 56.5 m
- 5.16 Extracts from the relevant sections are set out below for reference.

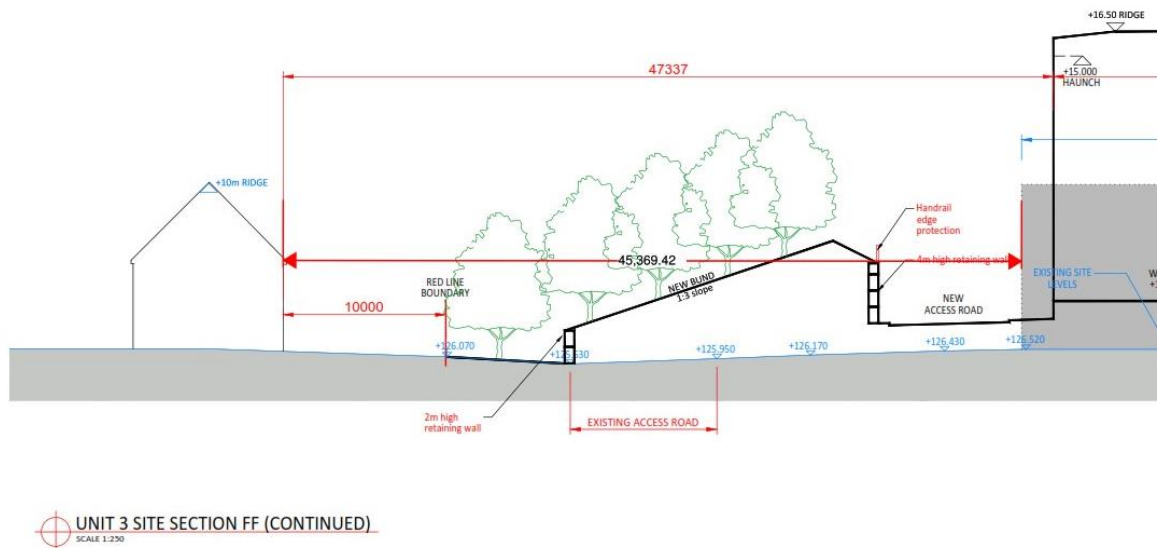


Figure 4 – Extract from drawing ref. drawing ref. 21157-ASA-00-ZZ.ZZ-D-A-0005-(S3-P15)

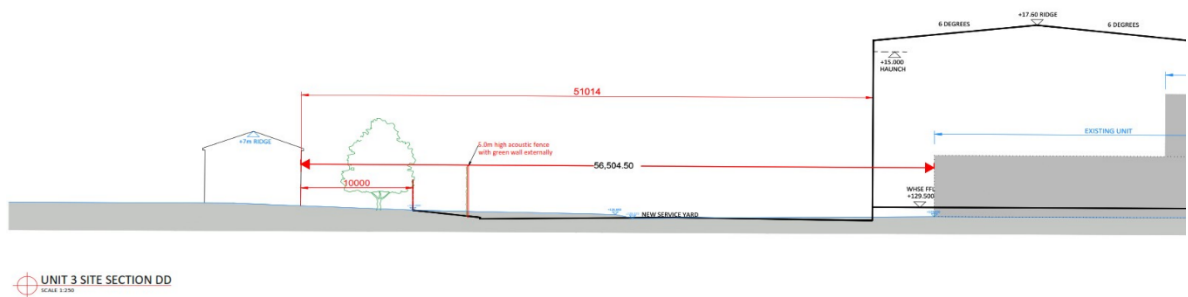


Figure 5 – Extract from drawing ref. 21157-ASA-00-ZZ.ZZ-D-A-0004_(S3-P13)

- 5.17 Within the boundary of the Appeal Site, the Proposal includes several landscaping features to reduce the visual impact of the Proposal on future occupiers of the Russell Homes Scheme. This includes the introduction of a landscape bund, retaining walls, and substantial new areas of native woodland and specimen tree planting areas. Further detail on the landscape mitigation incorporated within the Proposal is set out in Kit Parick’s landscape and visual impact evidence (see Appendix D of the Statement of Case) at paragraphs 4.6 to 4.12.
- 5.18 Given the mixed-use nature of the Russell Homes Scheme, the minimum separation distance between the proposed employment development and proposed residential development within the Russell Homes Scheme is set out below for reference. It should be noted that this measurement is taken from the originally approved Illustrative Masterplan and relates to an area on the approved Land Use and Height Parameters Plan allowing for a maximum height to the top of parapet or eaves, whichever is higher, of 17 m to the southeast and 21 m to the southwest:
- Russell Homes Scheme future employment development - 46.5 m
- 5.19 An extract of this drawing and associated measurement is set out below for reference.

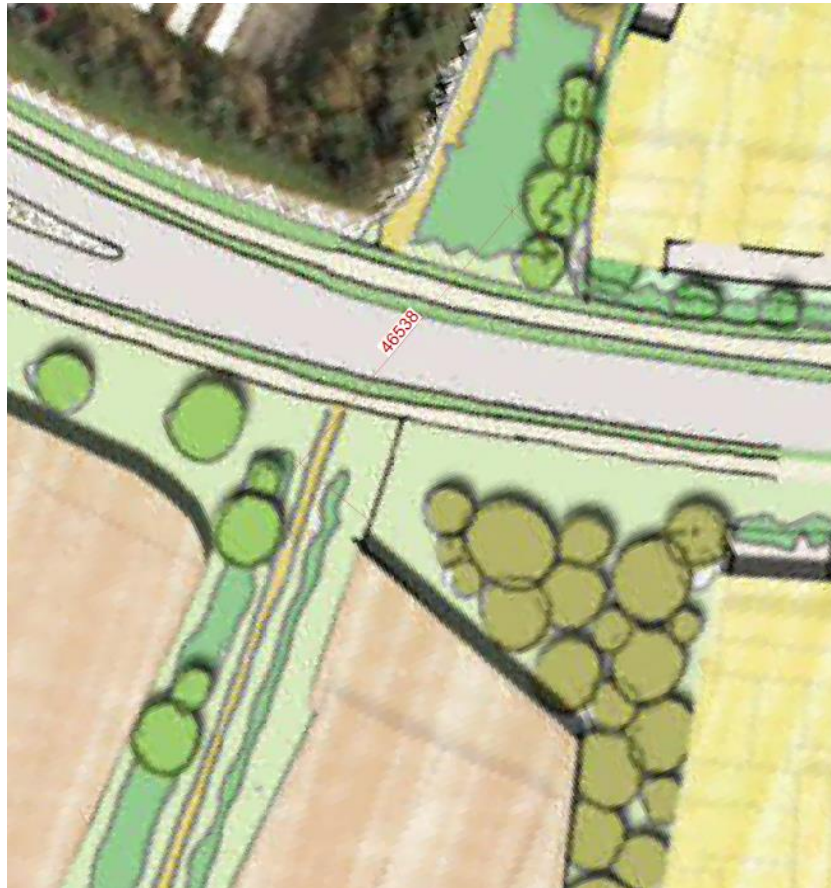


Figure 6 – Extract from drawing ref. No 4846_SP(9)30/13

- 5.20 Notably, the separation distances between employment and future residential development from both the Proposal and the Russell Homes Scheme are broadly comparable, as too is the proposed maximum height for both developments.

Illustrative Masterplan

- 5.21 The originally approved Illustrative Masterplan illustrates only one possible way in which the Russell Homes Scheme can come forward in line with the approved parameters. In relation to the Appeal Site, the Illustrative Masterplan demonstrates a range of semi-detached and terraced housing bordering the site with approximately 10 metre gardens abutting the Proposal's site boundary to the south and west. The Illustrative Masterplan is attached at **Annex M** for reference, whilst a plan showing the Illustrative Masterplan in the context of the Proposal is included at **Annex N**.

- 5.22 As this is an illustrative masterplan only, and there are no reserved matters approved to date, Russell Homes could of course design an alternative scheme to respond to the Proposal should they choose to do so. Buildings could be reorientated, and landscape strengthened if there were concerns for example.

Overlapping Planning Permissions

- 5.23 As noted, Russell Homes secured a separate drop-in outline planning permission (ref. 22/01569/OUT) relating to an area of approximately 8.8 ha on the most westerly point of the Russell Homes Scheme. It permits 40,000 sqm (GIA) of storage and distribution use (Use Class B8) and permits a maximum height to the top of parapet or eaves, whichever is higher, of 23m above FFL.

- 5.24 The reason for this overlapping planning permission is set out in the Planning Statement accompanying the application, which states at paragraph 2.14:

"All of the employment development permitted by hybrid planning permission 16/01399/HYBR (as amended by the various non-material amendment approvals detailed above) can be implemented without having to develop any of the land within the site of the current application (Plot 3). Plot 3 is therefore available for additional development and the applicant considers it is entirely suitable for a Class B8 storage and distribution development with a gross internal floorspace of up to 40,000sqm."

- 5.25 It is noted that in the judgment of the Supreme Court in Hillside Parks Ltd v Snowdonia National Park Authority [2022] UKSC 30 it was confirmed that the implementation of a new planning permission after development pursuant to an existing planning permission has commenced would result in the existing permission being superseded where as a consequence of alteration to the land it becomes physically impossible to carry out the original permission. The Supreme Court further confirmed that *"in the absence of clear express provisions making it severable"* a planning permission is not to be construed as authorising further development if at any stage compliance with that permission becomes physically impossible.

- 5.26 The judgment handed down in January 2024 in R. (on the application of Aysen Dennis) v London Borough of Southwark v Notting Hill Genesis [2024] EWHC 57 (Admin) confirmed that the principle

in Hillside extends to outline permissions and, of material relevance to the Russell Homes Scheme, set a high bar for severability and confirmed that the inclusion of a phasing plan does not make a permission severable.

- 5.27 In this case, the red line boundary of the drop-in permission completely overlaps with the relevant area under the original hybrid permission, and whilst the height and use parameters remain the same, the permission permits a substantial 34.3% increase in Use Class B8 floor area compared with the original hybrid permission (based on the hybrid permissions cap of 116,500 sqm).
- 5.28 The substantial increase in floorspace permitted through the drop-in outline permission would result in a material departure from what is approved under the original hybrid permission. As such, it is considered that upon such implementation the original hybrid permission (i.e. the entire Russell Homes Scheme) would be risk being superseded. If so, therefore, Russell Homes' objections are predicated on a permission that may be rendered unlawful through the implementation of the drop-in permission. As noted above this may be the subject of legal submissions in due course.

ANNEX A

Application ref. 16/01399/HYBR - Site Location Plan



ANNEX B

Illustrative Title Plan

ANNEX C

Title Number GM947713

ANNEX D

Title Number MAN130215

ANNEX E

Title Number MAN157277

ANNEX F

Application ref. 16/01399/HYBR – Non-Material Amendments Planning History Table

Ref.	Description	Decision
20/00417/ANM	Application for non-material amendment to planning permission 16/01399/HYBE relating to the full construction of the new link road	Approved 22 July 2020
20/00464/ANM	Application for non-material amendment to planning permission 16/01399/HYBR for changes to layout and alignment of sections of Link Road and conversion of junction connections from South Heywood Employment Zone and Hill Top Road to traffic-signal control	Approved 27 July 2020
20/00933/ANM	Application for non-material amendment to planning permission 16/01399/HYBR for proposed amending wording to Schedule 2 conditions 11, 12, 13, 14, 18 and 37	Approved 23 September 2020
20/01270/ANM	Application for non-material amendment to planning permission 16/01399/HYBR for proposed amending of wording to Schedule 2 conditions 33 and 43	Approved 28 October 2020
20/01413/ANM	Application for non-material amendment to planning permission 16/01399/HYBR to amend the wording of Schedule 2 Conditions 32 (Junction Improvements) and 42 (BREEAM)	Approved 11 December 2020
20/01338/ANM	Application for non-material amendment to planning permission 16/01399/HYBR for amended wording to Schedule 1 Conditions 2 and 4, and Schedule 2 Conditions 11 and 13	Approved 22 March 2021
21/00390/ANM	Application for non-material amendment to planning permission 16/01399/HYBR for amendments to wording of Schedule 2 Conditions 10, 11 and 13	Approved 29 April 2021
21/01210/ANM	Application for non-material amendment to planning permission 16/01399/HYBR to remove the two storey height parameter	Approved 17 September 2021



Ref.	Description	Decision
22/00283/ANM	Non-material amendment for planning permission 16/01399/HYBR for the re-wording of condition 34 (external lighting)	Approved 10 June 2022
22/00500/ANM	Application for a non-material amendment to planning permission 16/01399/HYBR for revisions to approved parameters plan, comprising commercial buildings height and landscape buffer amend	Approved 10 June 2022
22/00989/ANM	Application for non-material amendment to planning permission 16/01399/HYBR for amended wording of conditions 11 and 13 (Schedule 2) in relation to height parameters (commercial area only)	Approved 9 January 2023
23/00100/ANM	Application for non-material amendment to planning permission 16/01399/HYBR which seeks changes to the boundaries of the local centre and commercial area (Amendment to conditions 11 and 13)	Approved 23 June 2023
23/00981/ANM	Application for non-material amendment to planning permission 16/01399/HYBR which refers to the updated land use and parameters plan (Amendment to conditions 11 and 13)	Approved 5 December 2023

ANNEX G

Application ref. 16/01399/HYBR – Reserved Matters Planning History Table

Ref.	Description	Decision
20/01480/REM	Submission of reserved matters (including Appearance, Landscaping, Layout and Scale) for the construction of a distribution centre with ancillary office accommodation, gatehouse and access arrangements, car parking, HGV bays, sprinkler tanks and pump house, attenuation ponds, landscaping, spine road and other associated works, together with preparatory earthworks and landscaping on adjoining development plots pursuant to 16/01399/HYBR	Approved 17 June 2021
21/01738/ANM	Non-material amendment to planning permission 20/01480/REM for reduction in finished levels to Eastern Plateau earthworks and substitution of updated Schedule of Plans under Condition 1	Approved 23 December 2021
20/01524/REM	Reserved Matters Approval for appearance, landscaping, layout and scale (with access already approved) for 61 dwellings and associated works pursuant to Hybrid Permission 16/01399/HYBR.	Approved 27 May 2022
22/00924/ANM	Application for non-material amendment to planning permission 20/01524/REM comprising amended Boundary Treatment Layout and Condition 1 wording	Approved 23 January 2023
23/00815/ANM	Application for non-material amendment to planning permission 20/01524/REM for amendments to shared surfaces, introduction of a turning head, relocation of plots, alterations to boundary treatment, alterations to landscaping plan, plot substitutions and minor alterations to elevations and floorplans.	Approved 29 November 2023
21/00909/REM	Reserved Matters Approval for appearance, landscaping, layout and scale (with access already approved) for 156 dwellings and associated works pursuant to Hybrid Permission 16/01399/HYBR.	Approved 27 May 2022



GERALDEVE
A NEWMARK COMPANY

Ref.	Description	Decision
21/01811/REM	Submission of Reserved Matters for the construction of extension to spine road, pumping station, landscaping and other associated works pursuant to 16/01399/HYBR	Approved 25 August 2022
22/00130/REM	Reserved matters application for appearance, landscaping, layout and scale (access already approved) for 120 residential dwellings and associated works pursuant to Hybrid Permission 16/01399/HYBR	Approved 13 September 2022
22/00787/REM	Submission of reserved matters (including Appearance, Landscaping, Layout and Scale) for the construction of a distribution centre with ancillary office accommodation, gatehouse and access arrangements, car parking, HGV bays, sprinkler tanks and pump house, attenuation ponds, landscaping, spine road and other associated works, together with preparatory earthworks and landscaping on adjoining development plots pursuant to 16/01399/HYBR.	Approved 8 September 2022
23/00982/ANM	Application for non-material amendment to planning permission 22/00787/REM relating to condition 1 changes to the ground levels and sections	Approved 5 December 2023
22/00467/REM	Reserved matters application for landscaping (with access already approved) for the area of Public Open Space between the residential phases of Hareshill Road North and Manchester Road West, pursuant to Hybrid Permission 16/01399/HYBR	Approved 12 March 2024

ANNEX H

Application ref. 22/01569/OUT – Site Location Plan



ANNEX I

Application ref. 16/01399/HYBR - Approved Land Use and Height Parameters Plan

ANNEX J

Application ref. 16/01399/HYBR – Latest Phasing Plan

ANNEX K

Composite Plan



ANNEX L

Application ref. 22/01569/OUT - Approved Land Use and Height Parameters Plan

ANNEX M

Application ref. 16/01399/HYBR – Illustrative Masterplan



ANNEX N

Illustrative Masterplan and Proposal