

Large-scale residential



PROJECT FACTS

Client:	Casey Group
Location:	Former Gort Sand Pit, Green Lane, Heywood
Proposal:	Up to 250 houses
Site area:	8.26 ha.
Local Authority:	Rochdale BC



Mosaic has experience of working with landowners and leading housebuilders who wish to obtain planning permission for large-scale residential development. A landowner may want to establish the principle of the development in order to sell the site at an enhanced value, whilst for a housebuilder this is more likely to be a step towards implementation.

We acted for the Casey Group to obtain outline permission for up to 250 dwellings on a brownfield site in Heywood. The site had formerly been used for sand extraction before it was infilled with inert waste. The landowner wished to bring the disused site back into beneficial use through a permission which would maximise its appeal to potential purchasers.

Examples of planning considerations relevant to this type of project are:

- Reconciling the client's desire for a flexible permission with the Council's wish to control the development
- How affordable housing and any other developer contributions affect viability
- The approach to community engagement
- Specific issues such as flood risk, traffic impact, contamination or ecology

Outline permission was granted in December 2009, including the means of access but reserving other matters such as design and layout for later approval.

This allowed the landowner to successfully market the site to major housebuilders, who could then use the parameters established to plan their own scheme.

We were able to achieve this by:

- Submitting a masterplan to demonstrate that the site could satisfactorily accommodate the number of dwellings proposed. having regard to access, the provision of open space and its context
- Agreeing with the Council that this masterplan should be treated as indicative only, so that the eventual developer would not be restricted to the suggested layout
- Negotiating affordable housing and open space contributions, so that these would be tied to the actual number and phasing of dwellings
- Addressing a noise constraint through the site layout and an agreed planning condition



Mosaic has a track record of advising on the delivery of large residential development opportunities for the country's leading housebuilders. Contact us to look at the potential of your site.