Illustrative Masterplan

The reserved matters application is based on this illustrative masterplan which gained Outline Permission in August 2015. The opposite page and illustrative masterplan is figure 17.1 extracted from the Design & Access Statement Rev A - May 2014.

The reserved matters application is based on the industrial units positioned in the North - Eastern corner, as indicated on the illustrative masterplan.

The Outline Planning Permission Description of Development:
Demolition of former industrial buildings and redevelopment of site comprising: Residential (Use Class C3 up to 175 dwellings) with associated open space, play area and cycle links; Live/Work units (up to 2000 sqm), Employment units (Use Class B1C / B2 up to 1847 gross sqm including mezzanine); Tourism and Leisure uses including a marina/basin and associated boating facilities (up to 20 berths); reserve land for future railway station with associated heritage/railway activities building including tourist/local needs Retail Unit (Use Class D2 / A1 up to 394 gross sqm); Public House/Restaurant (Use Class A3 / A4 up to 340 sqm) including associated car parking and servicing; reserve land for future link road including associated landscaping.

17 The Illustrative Masterplan

The Illustrative Masterplan

17.1 Figure 17.1 provides an indicative masterplan, which reflects the principles identified in section 14 and the parameters within section 17. The key elements of the masterplan are described below:

1. Churnet Valley Rail Hub - a station platform, tourist/ local convenience shop, pub and museum/railway activities building focused around a high quality shared (arrival) space (incorporates up to 80 parking spaces);
2. Canal Basin - detail to be confirmed, but general provision for 20-30 narrow boat moorings and turning area;
3. Provision for the Link Road - to include a temporary landscape treatment;
4. Improved pedestrian/cycle linkages - both within the overall permeable network of shared streets/spaces and the existing PROW;
5. Orientation of blocks respond to external views, but allow visual connection to the countryside from within;
6. Outward looking neighbourhood;
7. Layout responds to the character of the existing Moorfields character area of Leek - described within section 9.0);
8. Residential led mixed use neighbourhood that sits within the park;
9. Green/planting acts as an amenity buffer between residential and employment uses;
10. Green/planting creates connection to the open countryside;
11. Green/planting sets the character of the neighbourhood;
12. Green provides a foil for houses overlooking Sunnyhills Road - future proofing the wider urban design framework;
13. Corner turn units within key locations responds to views;
14. A framework of streets and spaces that respond to the site context.

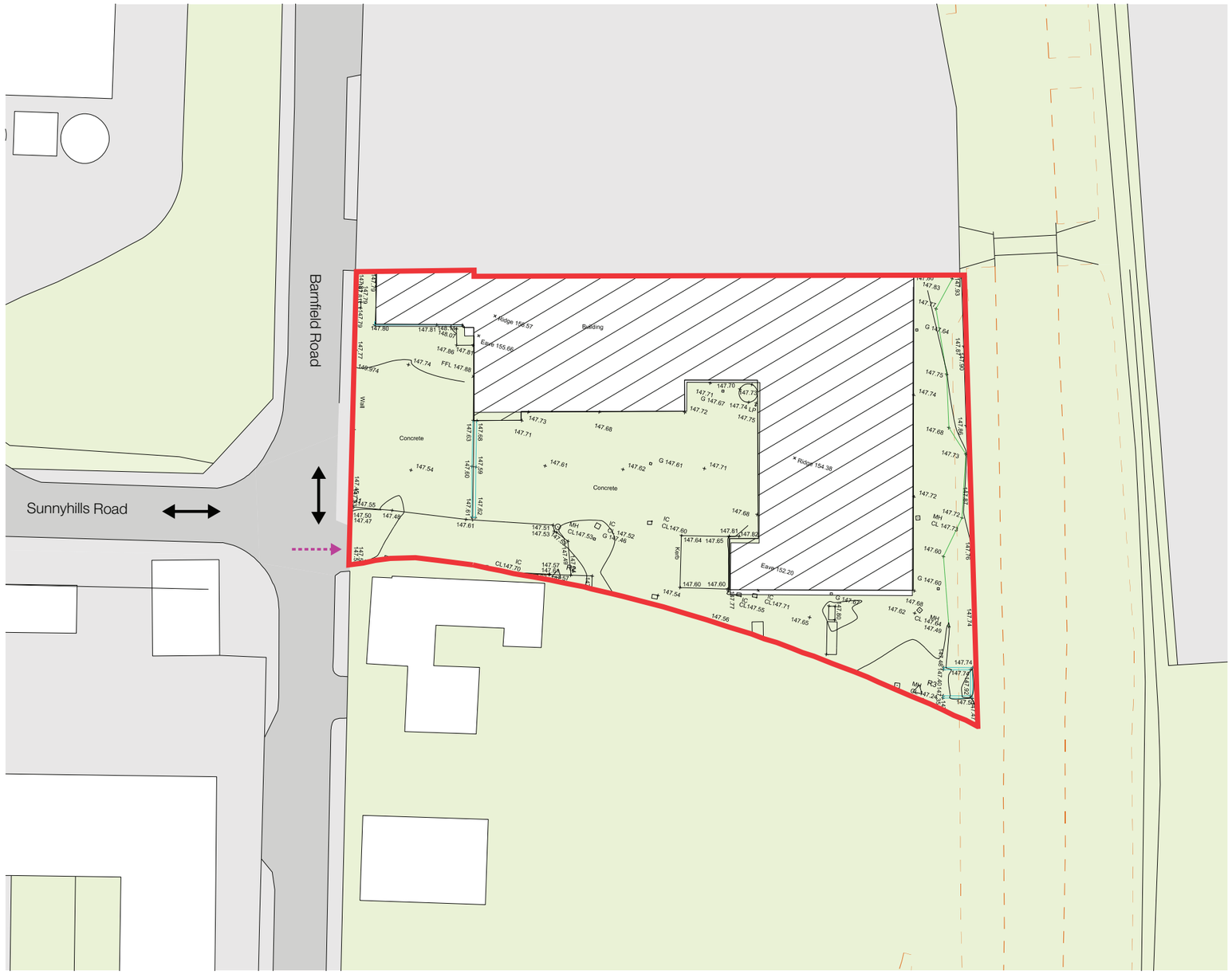


For indicative purposes only

Not to scale

Figure 17.1

Existing Site Plan



Key

- Site boundary
- Open countryside
- Main vehicular thoroughfare
- Existing Access to site
- Existing Site Buildings to be Demolished

Proposed Site Plan

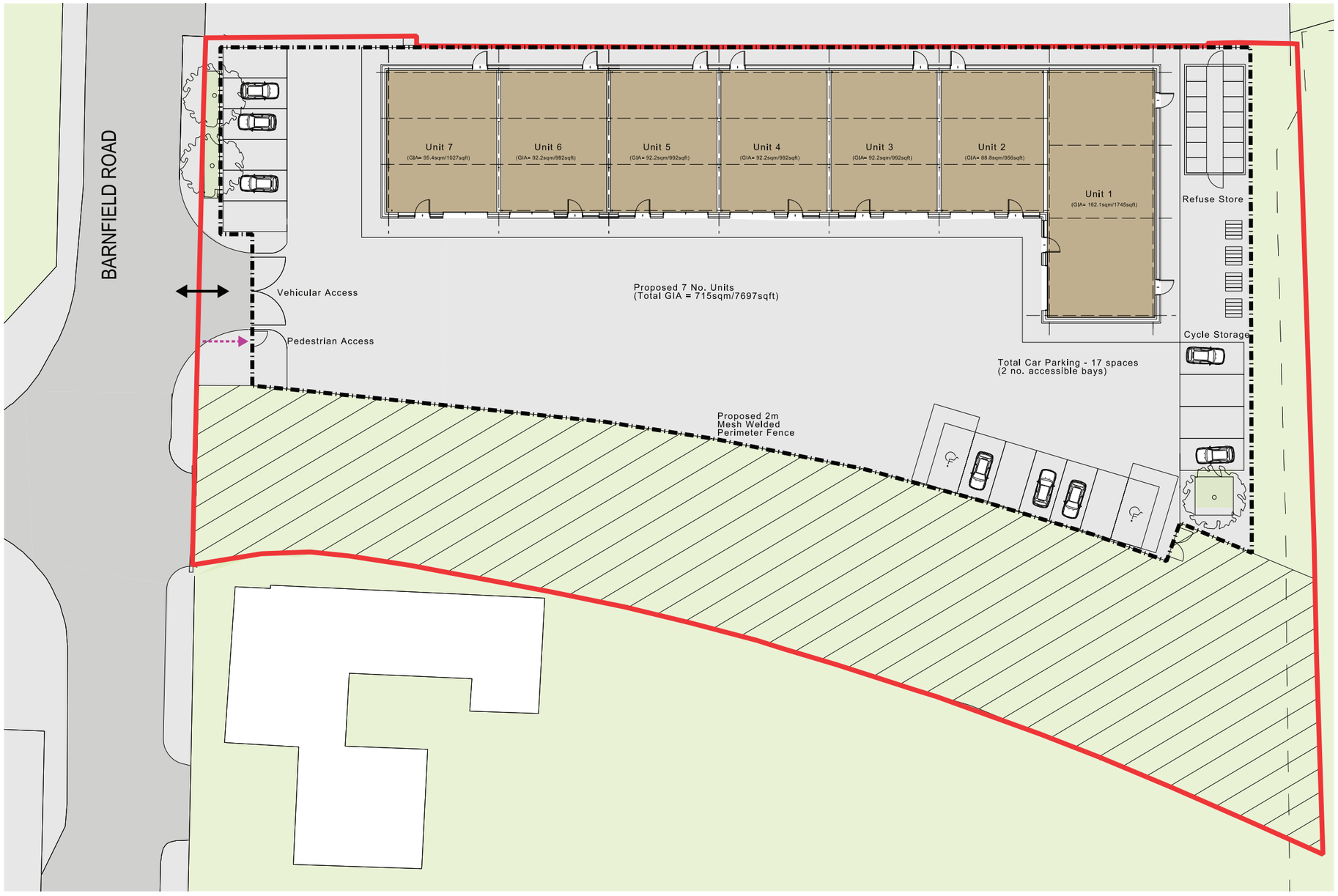
The proposal is for up to 7 number single storey light industrial / general industrial units with a proposed total gross internal area of 715 sqm/ 7697 sqft.

The proposed site will have vehicular and servicing access from Barnfield Road and pedestrian access also.

The site access is positioned North of the proposed new link road area (hatched area on the adjacent site plan) as indicated in the Outline Planning Permission illustrative masterplan.

The proposal is for 17 no. car parking spaces, with 2 no. accessible bays. There will be designated external refuse and cycle storage areas. The refuse area is sized to store 2 no. 1100l eurobins per industrial unit, one for general waste and one for re-cycling. The cycle storage area has capacity for secure storage of up to 20 bicycles.

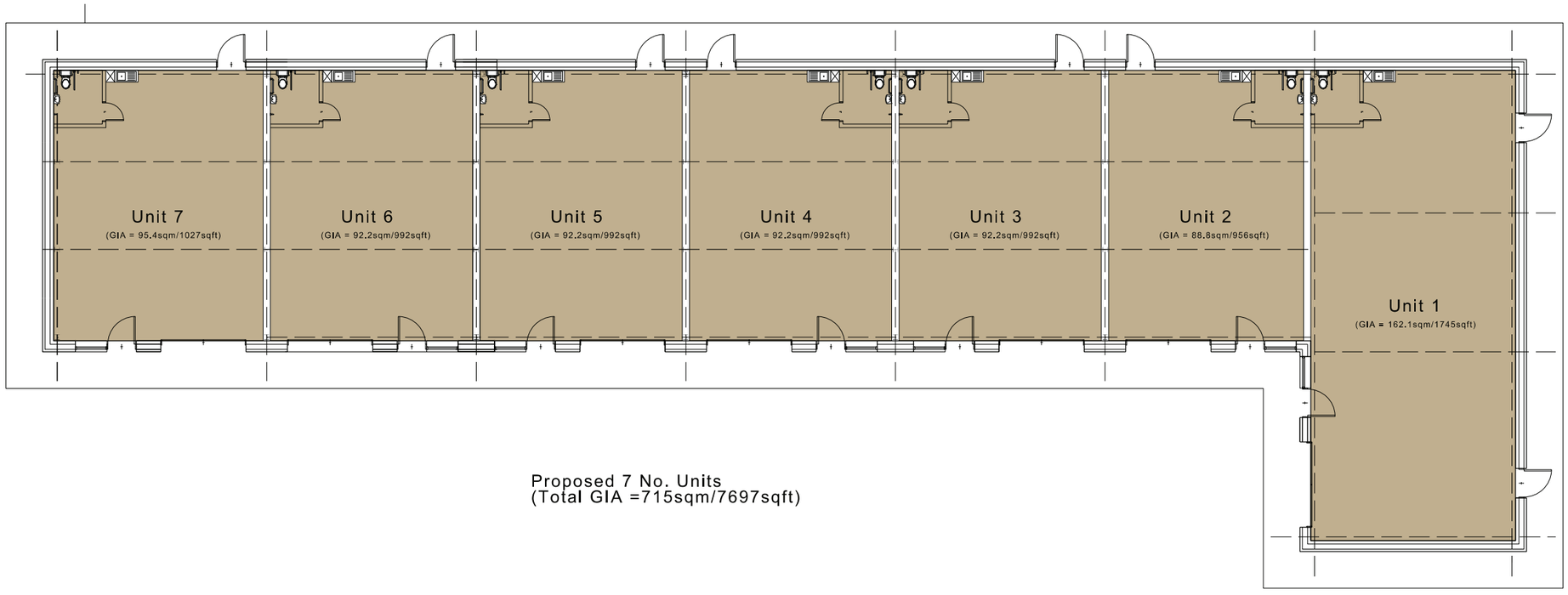
The site enclosure will consist of a new 2 metre high weld mesh fence with integrated vehicular & pedestrian access gates. The service yard/car park areas will have a tarmac finish. The proposal includes for 3 no. clear stem Betula utilis var. jacquemontii trees.



Key

- Site boundary
- Tarmac service yard and paving areas
- Main Vehicular & Service access
- Pedestrian Access to site
- Open countryside
- Proposed Light Industrial Buildings
- Line of proposed 2m fence enclosure
- Hatched area - Future RM application

Proposed Floor Plan



Proposed 7 No. Units
(Total GIA =715sqm/7697sqft)

5plus architects

Architecture
Masterplanning
Interiors
Graphics
Branding

www.5plusarchitects.com

Appendix 6 UCML Utilities assessment, 2017

Desktop Study – **Barnfield Road, Leek**

Casey has requested UCML to provide a desktop study to identify the outline constraints derived from the statutory utility infrastructure on the proposed development at Barnfield Road, Leek. This study has been derived from statutory records for electricity, gas, BT and water. UCML is not responsible for the accuracy or quality of this information and has attempted to use skill and care in investigating the existing site services.

Site Address
Barnfield Road, Leek.

Proposed Development
Proposed developments include a total of 175 residential dwellings, employments units, restaurant and other associated facilities, based upon drawing. PL1249.M101.RevC.

1.0 Electricity

- **Disconnections:** Allow a budget cost of **£1,800 per service disconnection required**.

- **Diversions:** Western Power Distribution infrastructure records indicate a High Voltage 11 KV main routed within the site side footpath of Sunnyhills Road. Diversionary measures may be required to accommodate the two proposed site entrances to be formed onto Sunnyhills Road. It is suggested that trial holes are undertaken to determine the precise depth and location of the main to establish if diversionary measures may be negated. Allow a **budget cost of £22,000** if diversionary measures are required.

  Infrastructure records indicate a Low Voltage main routed within the west side footpath of Barnfield Road. This main may be affected by proposed dropped kerbs to accommodate driveways fronting onto Barnfield Road. It is suggested that trial holes are undertaken to determine the precise depth and location of the main to establish if diversionary measures may be negated. Allow a **budget cost of £25,000** as a 'worst case' scenario assuming the full length of main may require lowering.

  Western Power Distribution infrastructure records indicate a High Voltage 11KV main and associated substation located upon the northern site boundary interlinking between Barnfield Road and the old railway. For the purpose of this study UCML assume it may be feasible to retain this apparatus in situ.

  Infrastructure records indicate an Extra High Voltage 33kV main and a High Voltage 11kV main that appear to be routed along the line of the old railway to the east of the site boundary. Assuming that the site does not encroach into the old railway works. It is assumed this apparatus may be unaffected provided any appropriate easement specified by WPD can be maintained in open public space.

- **Connections:** UCML can reasonably assume there may be sufficient capacity in the existing High Voltage network to provide supply to the proposed Development. A point of connection application is recommended to confirm the actual availability of capacity within the local network. **Allow a Provisional Sum of = £400,000 (based on 175 dwellings and associated facilities).**

2.0 Gas

- **Disconnections:** Allow a budget cost of **£1,200 per service disconnection required.**

- **Diversions:** National Grid infrastructure records indicate a Medium Pressure 213mm PE main slip lined in 200mm Ductile Iron that appears to be routed along the line of the old railway to the east of the site

boundary. Assuming that the site does not encroach into the old railway works. It is assumed this apparatus may be unaffected provided any appropriate easement specified by National Grid can be maintained in open public space.

National Grid infrastructure records indicate a Medium Pressure 125mm PE main routed within the northern footpath of Sunnyhills Road, it is assumed this apparatus may be unaffected.
Infrastructure records do not appear to indicate any mains or apparatus routed within the section of Barnfield Road to the south of the junction with Sunnyhills Road.

- **Connections:** A reasonable assumption can be made that the existing network may have sufficient capacity within the Medium Pressure (MP) network to supply the proposed development. However, a gas capacity check is recommended to confirm. **Allow a Provisional Sum of = £150,000 (based on 175 dwellings and associated facilities, excludes any potential asset value).**

3.0 Water

- **Disconnections:** Severn Trent Water infrastructure records do not indicate individual service connections. It is assumed that the existing buildings onsite may require disconnection. It is advised a formal application is made to Severn Trent Water to establish if disconnection works to the commercial units will be free of charge.

- **Diversions:** Severn Trent Water infrastructure records indicate a 125mm HPPE main slip lined in 6" PVC routed within the site side footpath of Sunnyhills Road. Diversionary measures may be required to accommodate the two proposed site entrances to be formed onto Sunnyhills Road. It is suggested that trial holes are undertaken to determine the precise depth and location of the main to establish if diversionary measures may be negated. Allow a **budget cost of £23,000** if diversionary measures are required.

  Infrastructure records indicate a 63mm MDPE main routed within the east side footpath of Barnfield Road. This main may be affected by proposed dropped kerbs to accommodate driveways fronting onto Barnfield Road. It is suggested that trial holes are undertaken to determine the precise depth and location of the main to establish if diversionary measures may be negated. Allow a **budget cost of £30,000** as a 'worst case' scenario assuming the full length of main may require lowering.

- **Connections:** UCML received a Pre Development Enquiry in 2013 for the scheme. At the time Seven Trent Water advised that the network in the immediate vicinity had **insufficient capacity** to supply the proposed development. A Pre Development Enquiry is recommended to confirm the current availability of pressure within the existing network. **Allow a Provisional Sum of = £375,000 (based on 175 dwellings and associated facilities, includes infrastructure charges, excludes any reinforcement).**

4.0 BT

- **Disconnections:** BT Openreach infrastructure records indicate multiple service connections into site. BT Openreach may require a chargeable **£249 site survey** be undertaken to establish the extent of works required. Overhead line disconnections are typically undertaken free of charge, however any sub surface works may be chargeable.

- **Diversions:** BT Openreach infrastructure records indicate apparatus routed within the northern footpath of Sunnyhills Road. It is assumed this apparatus may be unaffected.

Infrastructure records indicate a BT pole located in the approximate position of the eastern site entrance onto Sunnyhills Road. It may be possible to encompass removal of this pole as part of the disconnection works provided it solely supplies the site. However, if diversionary measures are required allow a **budget cost of £3,500** to divert the pole into a new location.

Infrastructure records indicate overhead and underground BT apparatus routed within the east side footpath of Barnfield Road. This apparatus may be affected by proposed dropped kerbs to accommodate driveways fronting onto Barnfield Road. It is suggested that trial holes are undertaken to determine the precise depth and location of the apparatus to establish if diversionary measures may be negated. Allow a **budget cost of £60,000** as a 'worst case' scenario assuming the full length of apparatus may require diversion.

It is recommended BT Openreach is formally contacted to determine the full extent of works involved, for which they will need to undertake a site survey to produce a detailed estimate of works. Budget for a minimum of **£1,500 exc. VAT** to enable BT Openreach to undertake the required full site survey and produce a formal offer for the works.

The above mentioned diversionary costs are based on the underground infrastructure being copper, as opposed to fibre optics. BT Openreach infrastructure records currently do not differentiate between copper cable and fibre optics, and as such the type of infrastructure within the ground cannot be determined by reviewing their statutory infrastructure records. Please note, the fibre optic cables could multiply anticipated diversion costs by five.

- **Connections:** A reasonable assumption can be made that a connection can be taken from the existing infrastructure located on Sunnyhills Road and Barnfield Road.

5.0 Virgin Media

- Virgin Media may have apparatus in the vicinity of the site, however this has not been reviewed by UCML.

Appendix 7 Argus Development Appraisal – September 2020

Cornhill, Leek
Casey Appraisal - Market Housing Only
Fixed Land Value

Development Appraisal
Roger Hannah Ltd
18 September 2020

APPRAISAL SUMMARY — ROGER HANNAH LTD

Cornhill, Leek
Casey Appraisal - Market Housing Only
Fixed Land Value

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	**Units**	**ft²**	**Sales Rate ft²**	**Unit Price**	**Gross Sales**
Type C 2 Bed Townhouse	24	18,703	218.15	170,000	4,080,000
Type J 3 bed semi	64	56,765	217.04	192,500	12,320,000
Type A 4 bed semi	4	4,521	223.40	252,500	1,010,000
Type F 4 bed detached	36	39,913	225.49	250,000	9,000,000
Type E 4 bed detached	19	23,928	234.24	295,000	5,605,000
Type D 4 bed detached	22	28,701	235.71	307,500	6,765,000
Commercial	1	7,697	150.01	1,154,590	1,154,590
Totals	**170**	**180,228**			**39,934,590**

NET REALISATION	**39,934,590**

OUTLAY

ACQUISITION COSTS			
Fixed Price	2,280,000		
Fixed Price		2,280,000	
			2,280,000
Stamp Duty		103,500	
Effective Stamp Duty Rate	4.54%		
Agent Fee	4.00%	91,200	
Legal Fee	2.00%	45,600	
			240,300

CONSTRUCTION COSTS				
Construction	**ft²**	**Build Rate ft²**	**Cost**	
Type C 2 Bed Townhouse	18,703	124.32	2,325,203	
Type J 3 bed semi	56,765	124.32	7,056,970	
Type A 4 bed semi	4,521	124.32	562,031	
Type F 4 bed detached	39,913	124.32	4,961,932	
Type E 4 bed detached	23,928	124.32	2,974,750	
Type D 4 bed detached	28,701	124.32	3,568,095	
Commercial	7,697	92.02	708,278	
Totals	**180,228 ft²**		**22,157,259**	
Contingency			628,411	
ADM Regen Remediation			2,427,187	
Utlitlies			552,000	
Pro Fees Y1			1,084,207	
Pro Fees Y2			351,311	
Pro Fees Y3			221,480	
Pro Fees Y4			223,550	
Pro Fees Y5			130,368	
Planning			244,363	
				28,020,136
MARKETING & LETTING				
Commercial			16,524	
				16,524
DISPOSAL FEES				
Sales Agent Fee		3.50%	1,357,300	
Sales Legal Fee		0.50%	193,900	

APPRAISAL SUMMARY — ROGER HANNAH LTD

Cornhill, Leek
Casey Appraisal - Market Housing Only
Fixed Land Value

			1,551,200
FINANCE			
Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land		610,524	
Construction		763,990	
Total Finance Cost			1,374,514
TOTAL COSTS			**33,482,674**
PROFIT			
			6,451,916
Performance Measures			
Profit on Cost%	19.27%		
Profit on GDV%	16.16%		
Profit on NDV%	16.16%		
IRR	23.36%		
Profit Erosion (finance rate 6.500)	2 yrs 9 mths		