Public Right of Way alignment may need to be amended to reflect cut and fill

Existing Audley 77 Public Footpath; Potential Emergency Vehicle Access from Bignall End Road

Existing Audley 113 Public Footpath

Existing Audley 92 Public Footpath

A500 to M6

Access from A34

A500 / A34 interchange

Proposed employment access for HGVs

Access to adjacent properties

CT1

RED STREET

Recreation Ground

Play Area

Community Centre

Existing St Chad's CE Primary School

Bell's Hollow Cottages

Farmhouse Rest Home

Wedgwood House

Hotel

Service Area

Jarnage Farm

Jarnage Farm Cottages

The Paddocks

Oldcroft Wood

Wedgwood's Monument

Grade II listed Monument

Bus gate / Car and Emergency Access

Severn Trent Reservoir

Bignall Hill Reservoir (covered)

Existing shaft TBC

Minimum 10m wide landscape buffers to perimeter assumed

Public right of way to be diverted to existing desire line and in green corridor

Potential SUDs basin

Proposed residential access point

Potential SUDs route in existing valley

Potential SUDs feature (swale)

Employment Plot 1
4.00 acre / 1.62 hectare
UNIT 1 -
Approx. plateau level 166.5m AOD

Employment Plot 2
6.16 acre / 2.49 hectare
Approx. plateau level 174.65m AOD
UNIT 2

Employment Plot 3
4.42 acre / 1.79 hectare
Approx. plateau level 180.1m AOD
UNIT 3

Employment Plot 4
7.93 acre / 3.21 hectare
Approx. plateau level 183.15m AOD
UNIT 4A
UNIT 4B

Employment Plot 5
4.56 acre / 1.85 hectare
Approx. plateau level 177m AOD
UNIT 5A
UNIT 5B

Employment Plot 6
2.81 acre / 1.14 hectare
Approx. plateau level 182.5m AOD
UNIT 6

Employment Plot 7
10.98 acre / 4.44 hectare
Approx. plateau level 185.3m AOD
UNIT 7A
UNIT 7B
UNIT 7C

Employment Plot 8
7.26 acre / 2.94 hectare
Approx. plateau level 207.3m AOD
UNIT 8

Employmeonl Plot 9
3.96 acre / 1.60 hectare
Approx. plateau level 200.3m AOD
UNIT 9

Residential Plot A
13.00 acre / 5.26 hectare

Residential Plot B
3.36 acre / 1.36 hectare

Residential Plot C
2.60 acre / 1.05 hectare

Residential Plot D
7.35 acre / 2.97 hectare

Schedule of Areas

Plot	Plot area	Approx. plateau level
Plot 1	4.00 acres / 1.62 hectares	166.5m
Plot 2	6.16 acres / 2.49 hectares	174.65m
Plot 3	4.42 acres / 1.79 hectares	180.1m
Plot 4	7.93 acres / 3.21 hectares	183.15m
Plot 5	4.56 acres / 1.85 hectares	177m
Plot 6	2.81 acres / 1.14 hectares	182.5m
Plot 7	10.98 acres / 4.44 hectares	185.3m
Plot 8	7.26 acres / 2.94 hectares	207.3m
Plot 9	3.96 acres / 1.60 hectares	200.3m
Employment Plot Total	**52.08 acres / 21.08 hectares**	

Schedule of Areas

Unit	Ground Floor GIA	First Floor (Offices) GIA	2 Storey Hub	Gatehouse	Overall GIA	Overall Parking (Inc. Acc. provision)	Parking Ratio (m²)	Proposed Building Heights u/s haunch - clear internal height	Top of parapet	Approx. Ridge
1	6,496 m² / 69,922ft²	492 m² / 5,296 ft²	N/A	N/A	6,988 m² / 75,218 ft²	94 (5)	**1:74**	12.5m	15.5m	16.5m
2	11,543m² / 124,249ft²	582 m² / 6,265 ft²	N/A	15 m² / 161 ft²	12,140 m² / 130,673 ft²	166 (7)	**1:73**	15m	18m	19m
3	6,960 m² / 74,917ft²	372 m² / 4,004ft²	N/A	N/A	7,332 m² / 78,920 ft²	90 (4)	**1:81**	12.5m	15.5m	16.5m
4A	7,128 m² / 76,725 ft²	359 m² / 3,869 ft²	N/A	N/A	7,487 m² / 80,589 ft²	84 (4)	**1:89**	12.5m	15.5m	16.5m
4B	6,264 m² / 67,425 ft²	324 m² / 3,488 ft²	N/A	N/A	6,588 m² / 70,912 ft²	78 (4)	**1:84**	12.5m	15.5m	16.5m
5A	3,480 m² / 37,458 ft²	264 m² / 2,842 ft²	N/A	N/A	3,744 m² / 40,300 ft²	48 (3)	**1:78**	10m	13m	14m
5B	3,480 m² / 37,458 ft²	264 m² / 2,842 ft²	N/A	N/A	3,744 m² / 40,300 ft²	47 (3)	**1:79**	10m	13m	14m
6	4,416 m² / 47,533 ft²	336 m² / 3,617 ft²	N/A	N/A	4,752 m² / 51,150 ft²	72 (3)	**1:66**	10m	13m	14m
7A	15,096 m² / 162,492 ft²	816 m² / 8,783 ft²	128 m² / 1,377 ft²	15 m² / 161 ft²	16,055 m² / 172,814 ft²	215 (10)	**1:74**	15m	18m	19m
7B	2,856 m² / 30,742 ft²	252 m² / 2,714 ft²	N/A	N/A	3,108 m² / 33,454 ft²	42 (3)	**1:74**	10m	13m	14m
7C	2,184 m² / 23,508 ft²	174 m² / 1,873 ft²	N/A	N/A	2,358 m² / 25,381 ft²	30 (3)	**1:78**	10m	13m	14m
8	13,440 m² / 144,667 ft²	683 m² / 7,349 ft²	128 m² / 1,377 ft²	15 m² / 161 ft²	14,266 m² / 153,557 ft²	177 (6)	**1:80**	12.5m	15.5m	16.5m
9	6,664 m² / 71,730 ft²	336 m² / 3,618 ft²	N/A	N/A	7,000 m² / 75,347 ft²	78 (4)	**1: 89**	12.5m	15.5m	16.5m
Total					**95,562 m² / 1,028,621 ft²**	**1,221 (59)**	**1:78**			

NOTES AEWTP033B

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

CDM 2015

Client notified of duties:

Principal Designer: **Client**

Unless noted below, all known hazards have been highlighted on the drawing:

0 20 40 60 80 100m

Scale 1:2000 @ Ax

Key:

- Site ownership boundary 163.34 acres / 66.10 ha
- Existing woodand to be retained
- Proposed Mitigation Planting
- Existing watercourse
- Overhead cables. Alignment TBC
- CT1 Preferred Residential Allocation
- Development plot subject to cut and fill analysis and geotechnical constraints
- Residential public open space / LAP / LEAP requirements TBC. Latter may need to be within plots CT1 Preferred Residential Allocation
- Existing Public Rights of Way
- Suggested diversions to public rights of way and additional East-West connections
- Indicative mine entry positions subject to confirmation by site investigation

REV	Date	Drawn by -	Checked by: -
P10	02/10/24	ES	AL
School location omitted			
P09	27/09/24	ES	AL
School location revised, unit 8 height reduced, mitigation planting shown			
P08	19/09/24	ES	AL
Existing school location shown, potential school locations shown, proposed building heights noted			
P07	12/07/23	ES	TF
OS base shown			
P06	05/04/23	HN	AL
ROC levels added, 2 units removed, units 1,2,3,4,5,8,14 adjusted accordingly, units 6,7,11,12 made semi detached, hubs added to unit 9 & 12. Units renumbered			
P05	31/01/23	HN	AL
units 7,8,13 increased, units 5 & 6 layout amended			
P04	27/01/23	HN	AL
Proposed Masterplan added			
P03	28/10/22	SF	AL
Road infrastructure and Plot 1 amended; employment GIA floorspace and number of dwellings added to schedule			
P02	26/10/22	SF	AL
Additional area included to North-West; Plots 1, 4, 6, and 7 increased			
P01	20/10/22	AW	AL
Initial Issue			

Status: S2 — Purpose of Issue: For Information

drawing stage: **Feasibilty**

client: **Harworth Group PLC**

project: **Talke, Jamage Lane**

drawing title: **Proposed Masterplan**

date 18/10/22 drawn KS

scale@A0 1:2000 checked AL

Rev **P10**

job No **13133-AEW-SI-XX-DR-A-0001**

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