

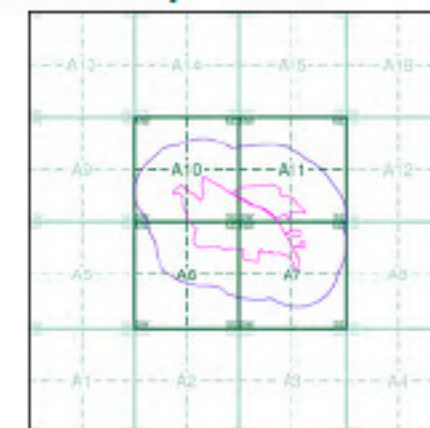
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

026SW
1886
1:10,560

033NW
1886
1:10,560

Historical Map - Slice A

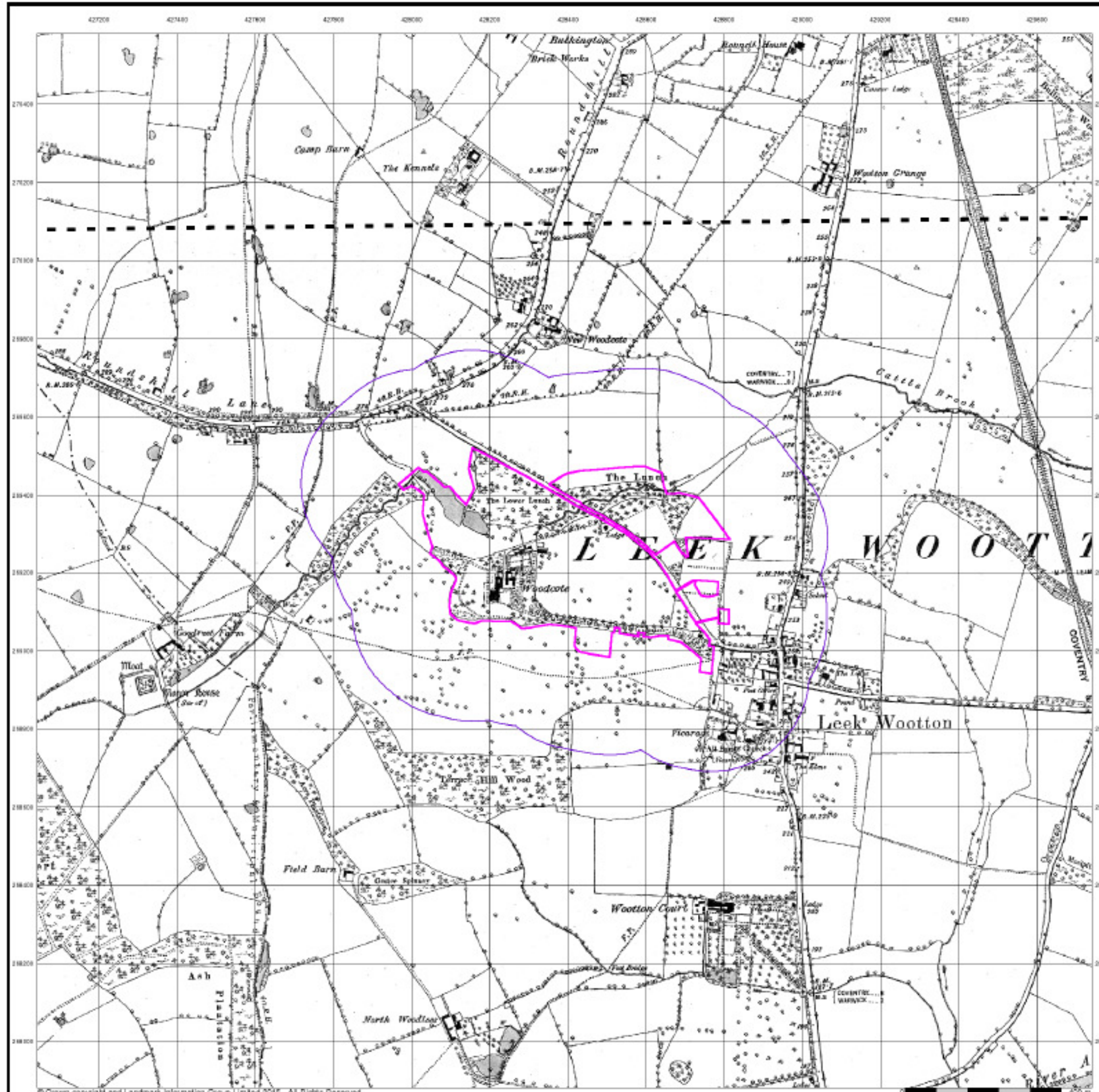


Order Details

Order Number: 67244377_1_1
Customer Ref: 01850
National Grid Reference: 428420, 269240
Slice: A
Site Area (Ha): 26.78
Search Buffer (m): 250

Site Details

Leek Wootton





Warwickshire

Published 1905 - 1906

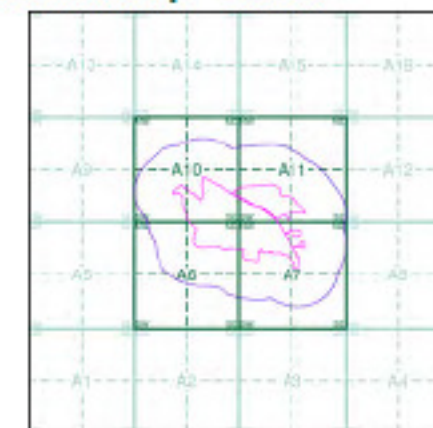
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

026SW	1906	1:10,560
033NW	1905	1:10,560

Historical Map - Slice A



Order Details

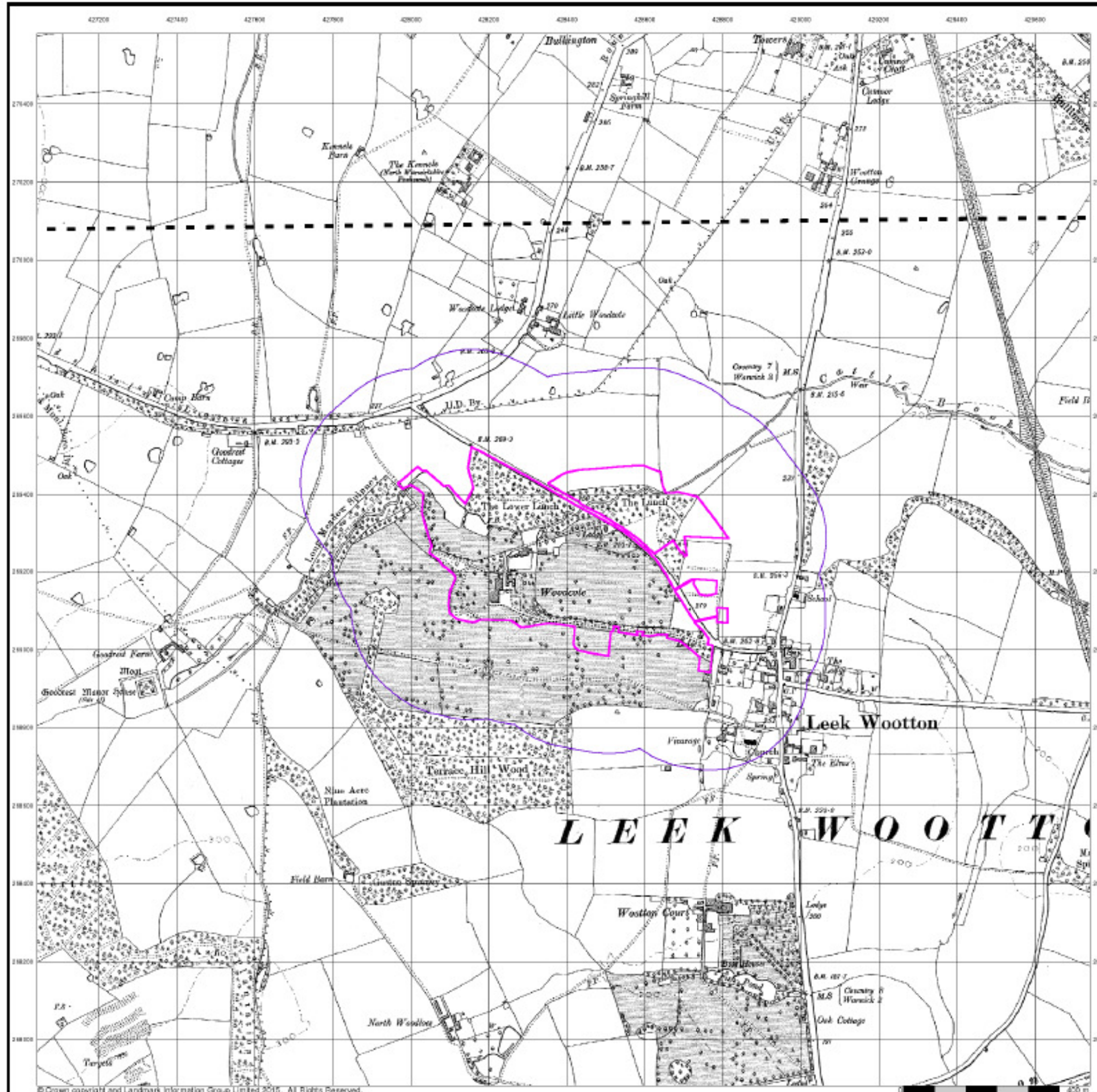
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 Customer Ref: 01B50
 National Grid Reference: 428420, 269240
 Slice: A
 Site Area (Ha): 26.78
 Search Buffer (m): 250

Site Details

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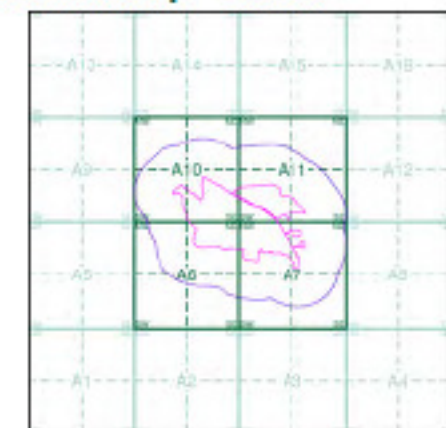


The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

026SW	1926	1:10,560
033NW	1926	1:10,560

Historical Map - Slice A

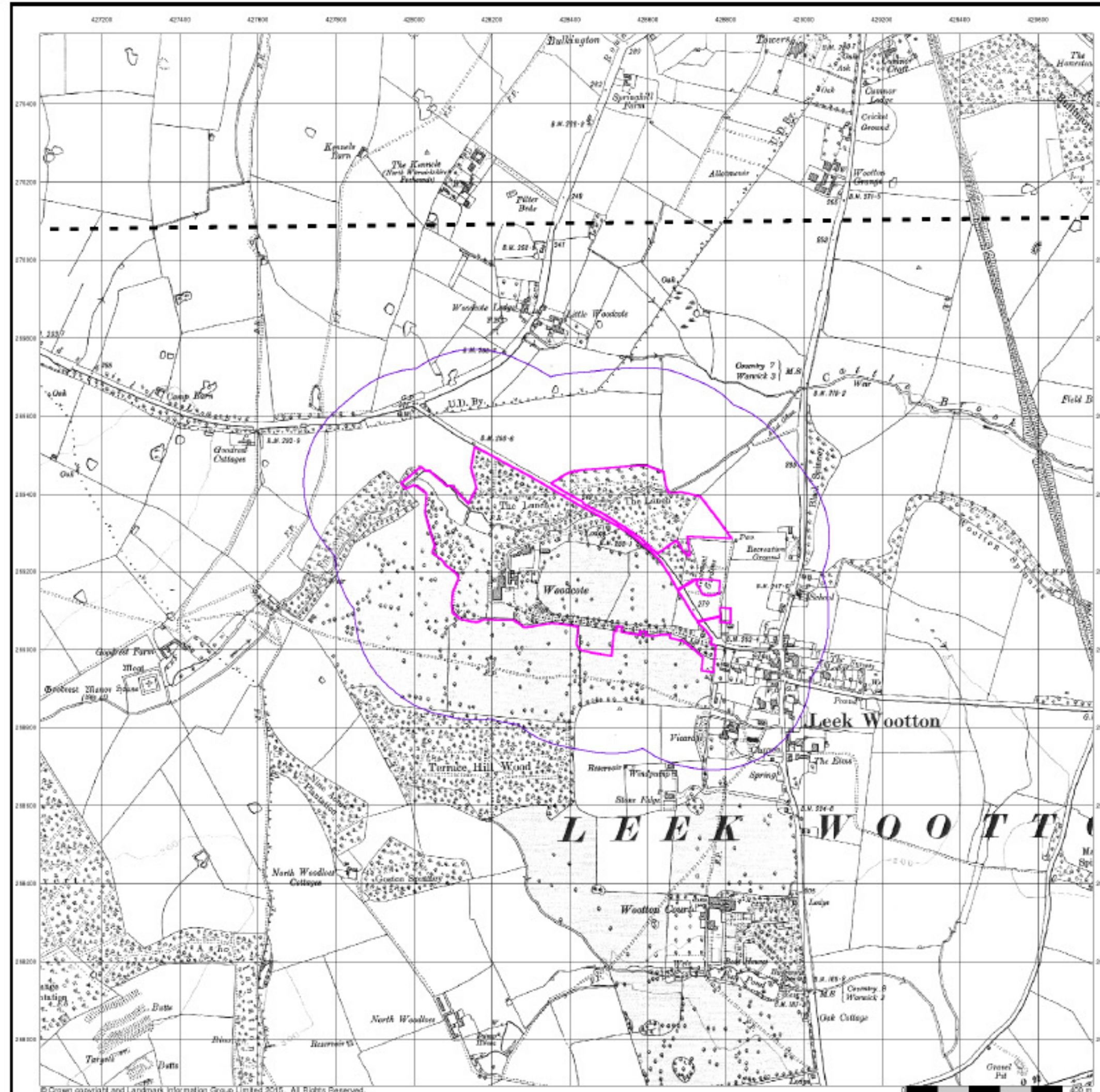


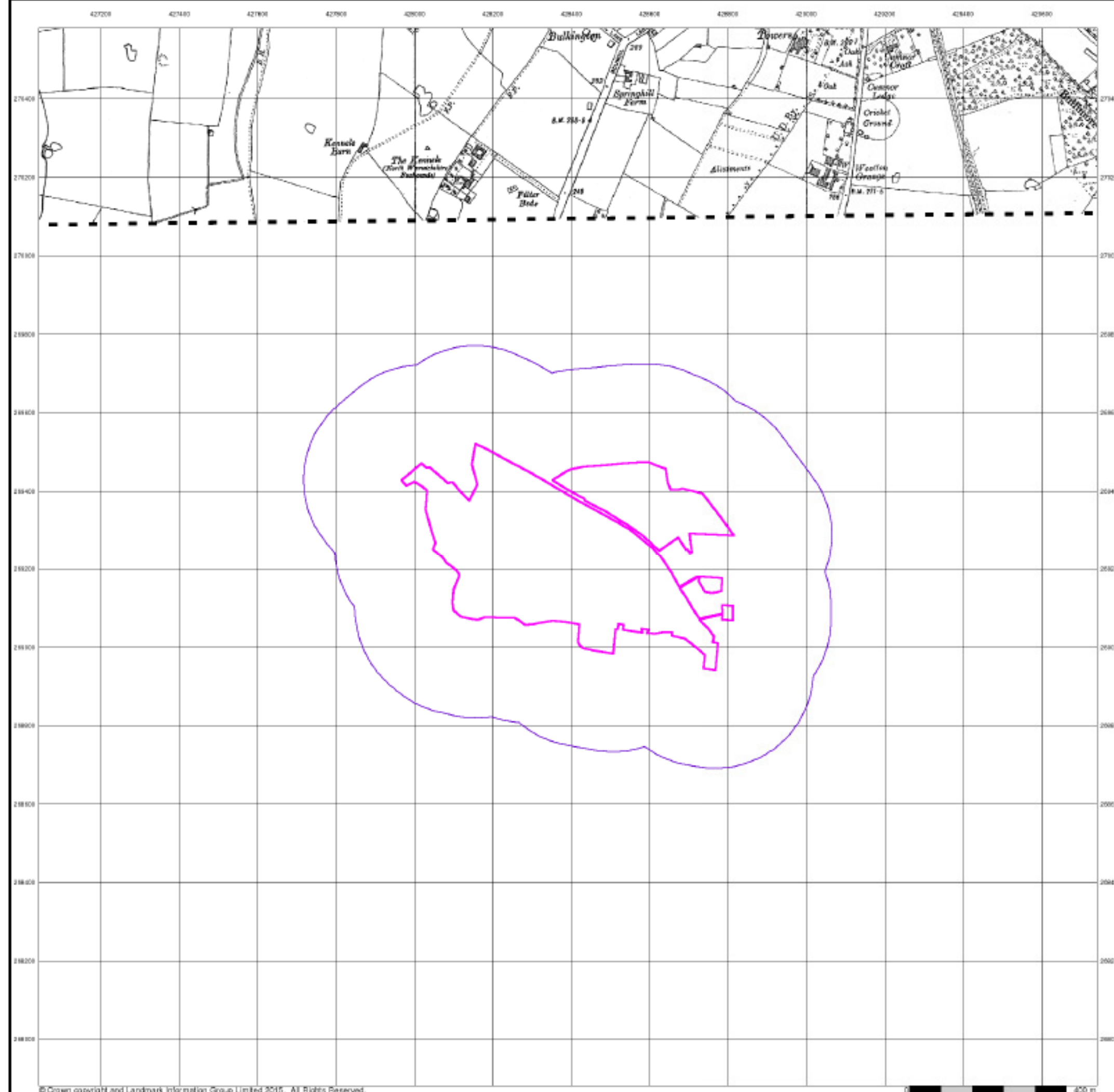
Order Details

Order Number: 67244377_1_1
 Customer Ref: 01B50
 National Grid Reference: 428420, 269240
 Slice: A
 Site Area (Ha): 26.78
 Search Buffer (m): 250

Site Details

Leek Wootton





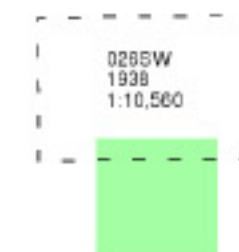
Warwickshire

Published 1938

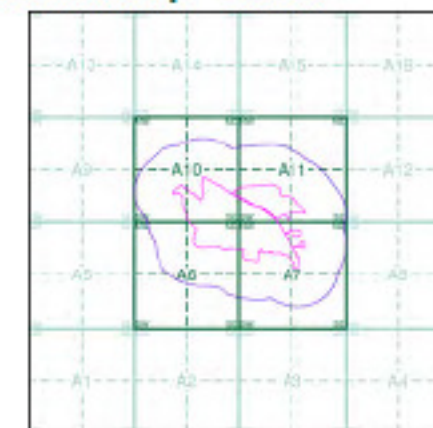
Source map scale - 1:10,560

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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 67244377_1_1
 Customer Ref: 01B50
 National Grid Reference: 428420, 269240
 Slice: A
 Site Area (Ha): 26.78
 Search Buffer (m): 250

Site Details

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Historical Aerial Photography

Published 1947 - 1949

Source map scale - 1:10,560

The Historical Aerial Photos were produced by the Ordnance Survey at a scale of 1:1,250 and 1:10,560 from Air Force photography. They were produced between 1944 and 1951 as an interim measure, pending preparation of conventional mapping, due to post war resource shortages. New security measures in the 1950's meant that every photograph was re-checked for potentially unsafe information with security sites replaced by fake fields or clouds. The original editions were withdrawn and only later made available after a period of fifty years although due to the accuracy of the editing, without viewing both revisions it is not easy to spot the edits. Where available Landmark have included both revisions.

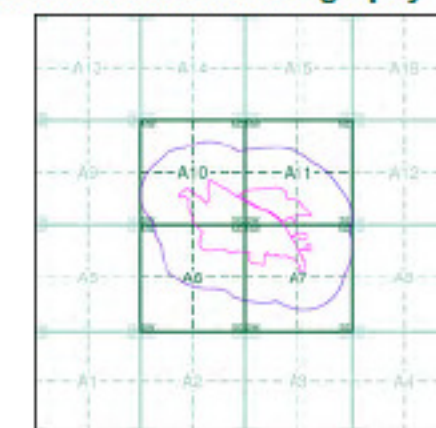
© Landmark Information Group and/or Data Suppliers 2010.

Map Name(s) and Date(s)

SP27 SE
1949
1:10,560

SP26 NE
1947
1:10,560

Historical Aerial Photography - Slice A



LIBRARY
HSILIRB

Order Details

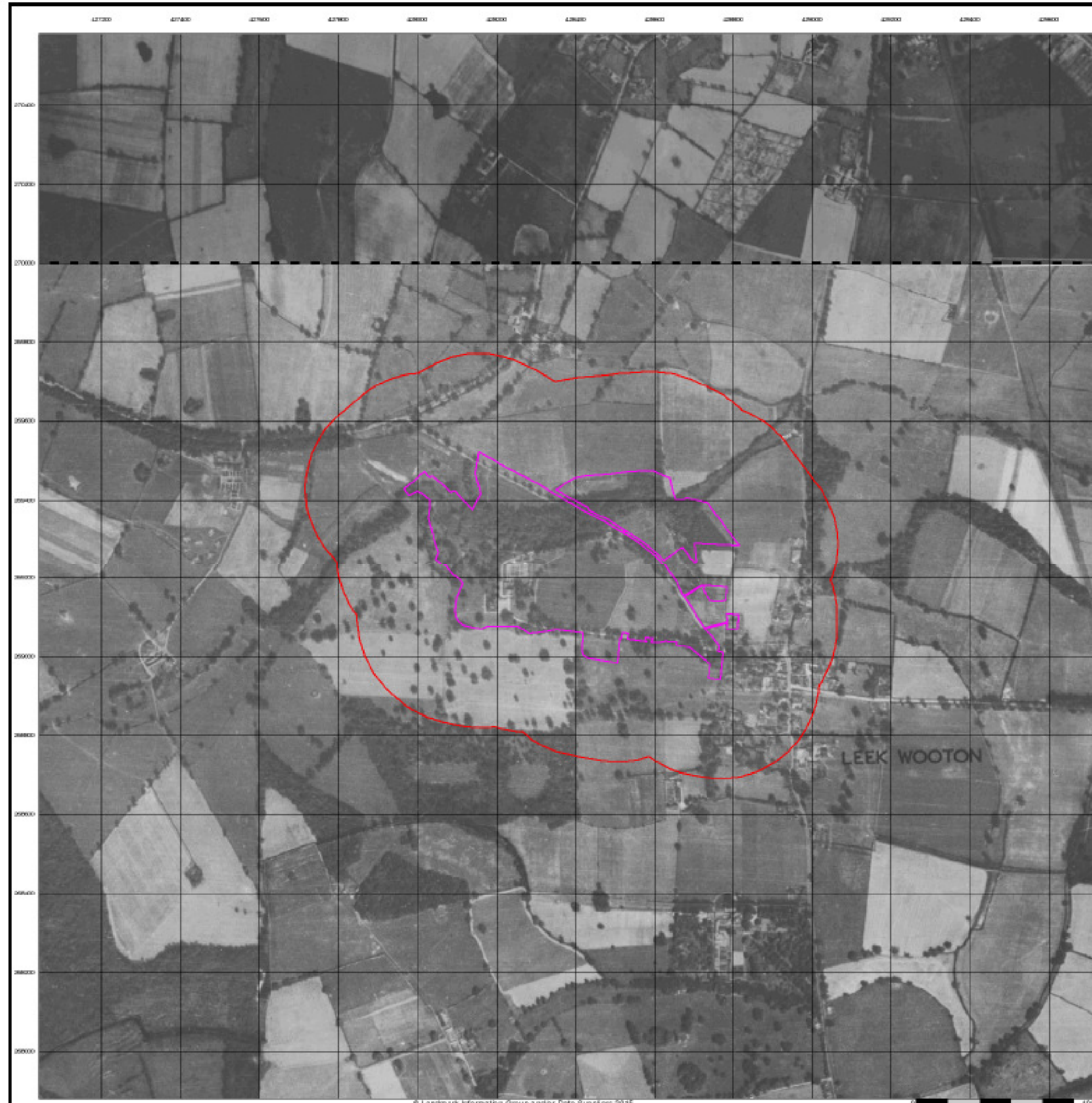
Order Number: 67244377_1_1
Customer Ref: 01B50
National Grid Reference: 428420, 269240
Slice: A
Site Area (Ha): 26.78
Search Buffer (m): 250

Site Details

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Historical Aerial Photography

Published 1947

Source map scale - 1:10,560

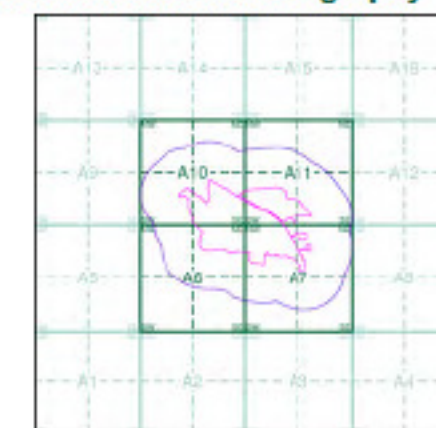
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Map Name(s) and Date(s)



Historical Aerial Photography - Slice A



LIBRARY
HSILIRB

Order Details

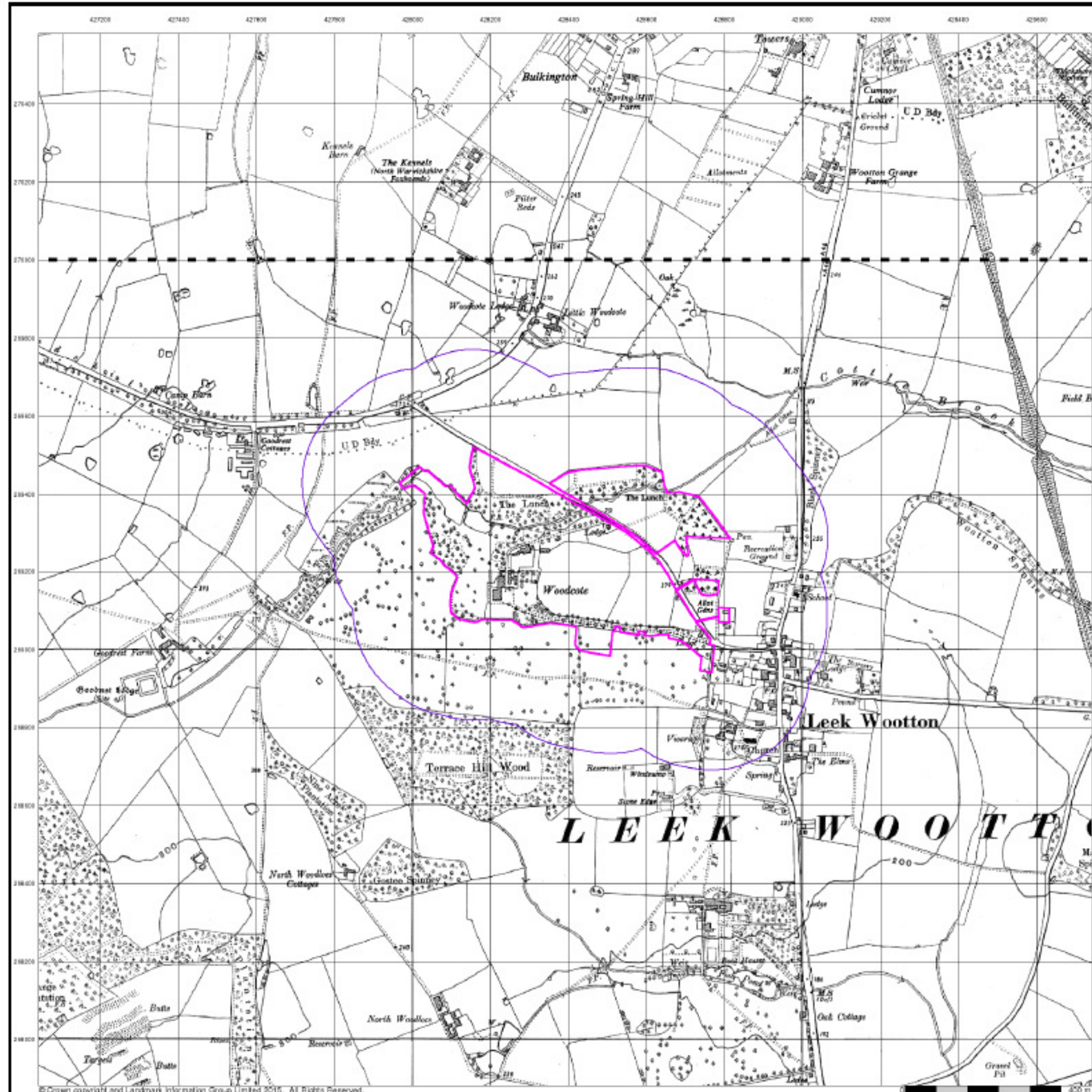
Order Number: 67244377_1_1
Customer Ref: 01B50
National Grid Reference: 428420, 269240
Slice: A
Site Area (Ha): 26.78
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Site Details

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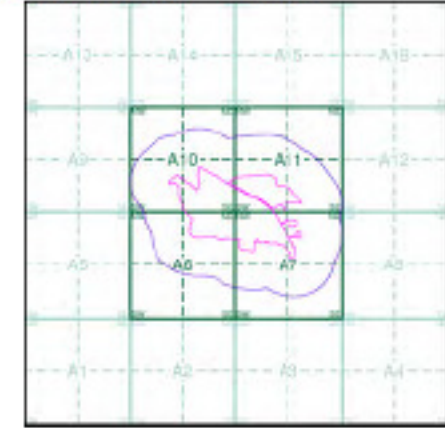
Ordnance Survey Plan
Published 1955
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

SP27SE	1955
1:10,560	
SP28NE	1955
1:10,560	

Historical Map - Slice A



Order Details

Order Number: 67244377_1_1
 Customer Ref: 01B50
 National Grid Reference: 428420, 280240
 Slice: A
 Site Area (Ha): 26.78
 Search Buffer (m): 250

Site Details

Leek Wootton



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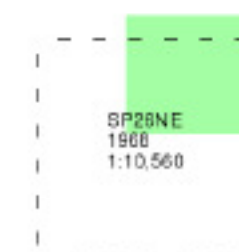
Ordinance Survey Plan

Published 1968

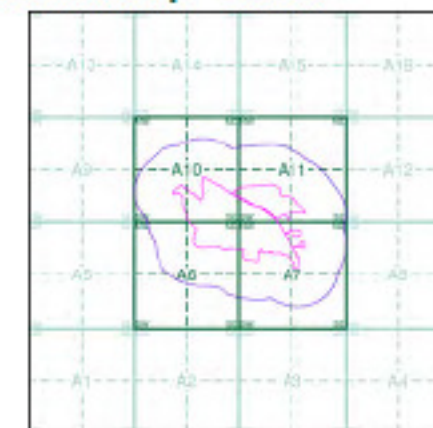
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

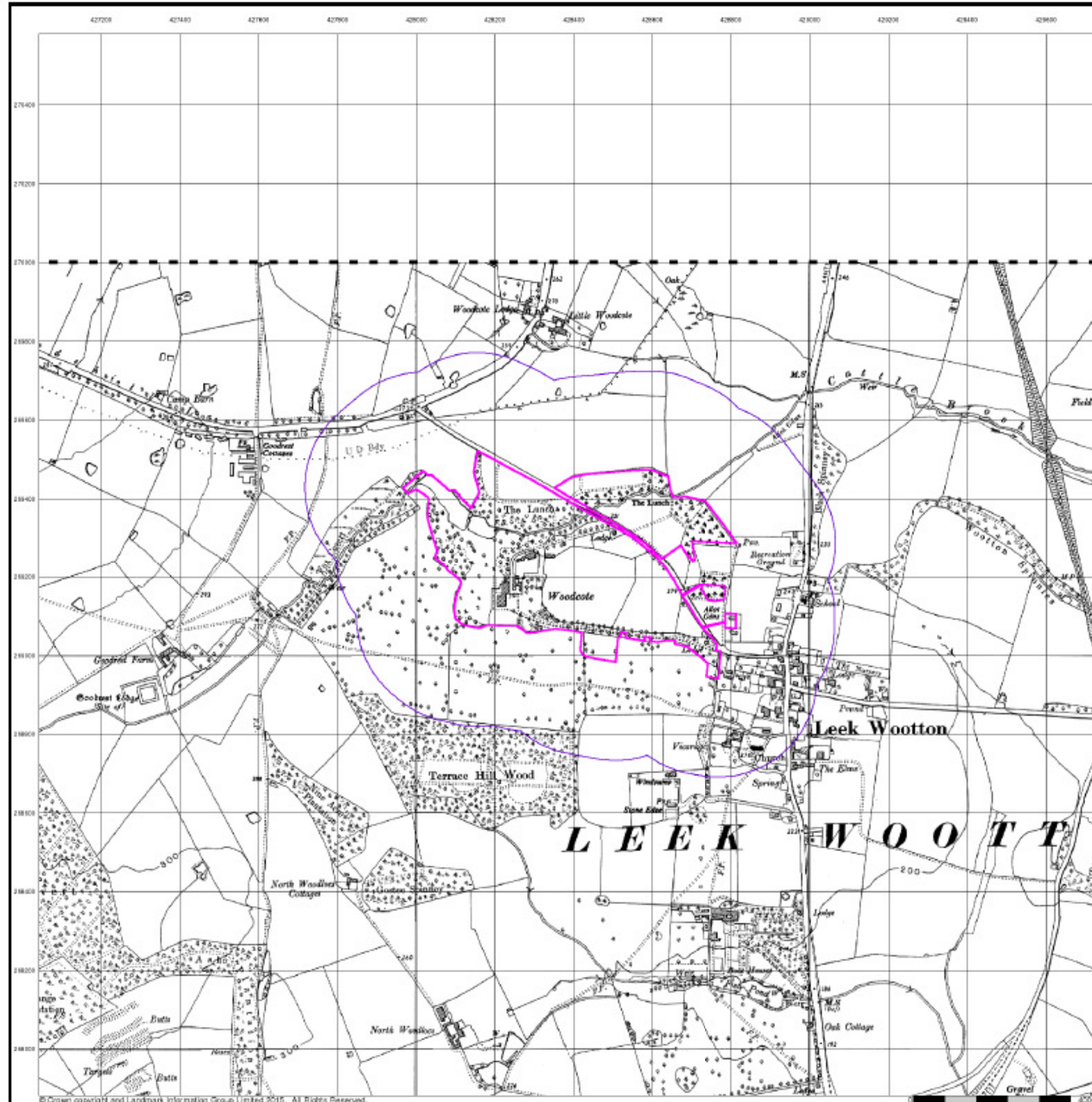


Order Details

Order Number: 67244377_1_1
Customer Ref: 01850
National Grid Reference: 428420, 269240
Slice: A
Site Area (Ha): 26.78
Search Buffer (m): 250

Site Details

Leek Wootton



Ordinance Survey Plan

Published 1982 - 1988

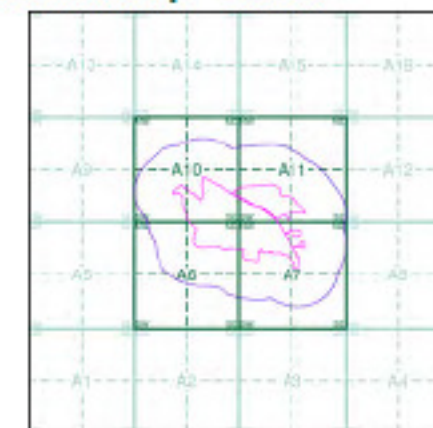
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

SP27SE	1988	1:10,000
SP28NE	1982	1:10,000

Historical Map - Slice A

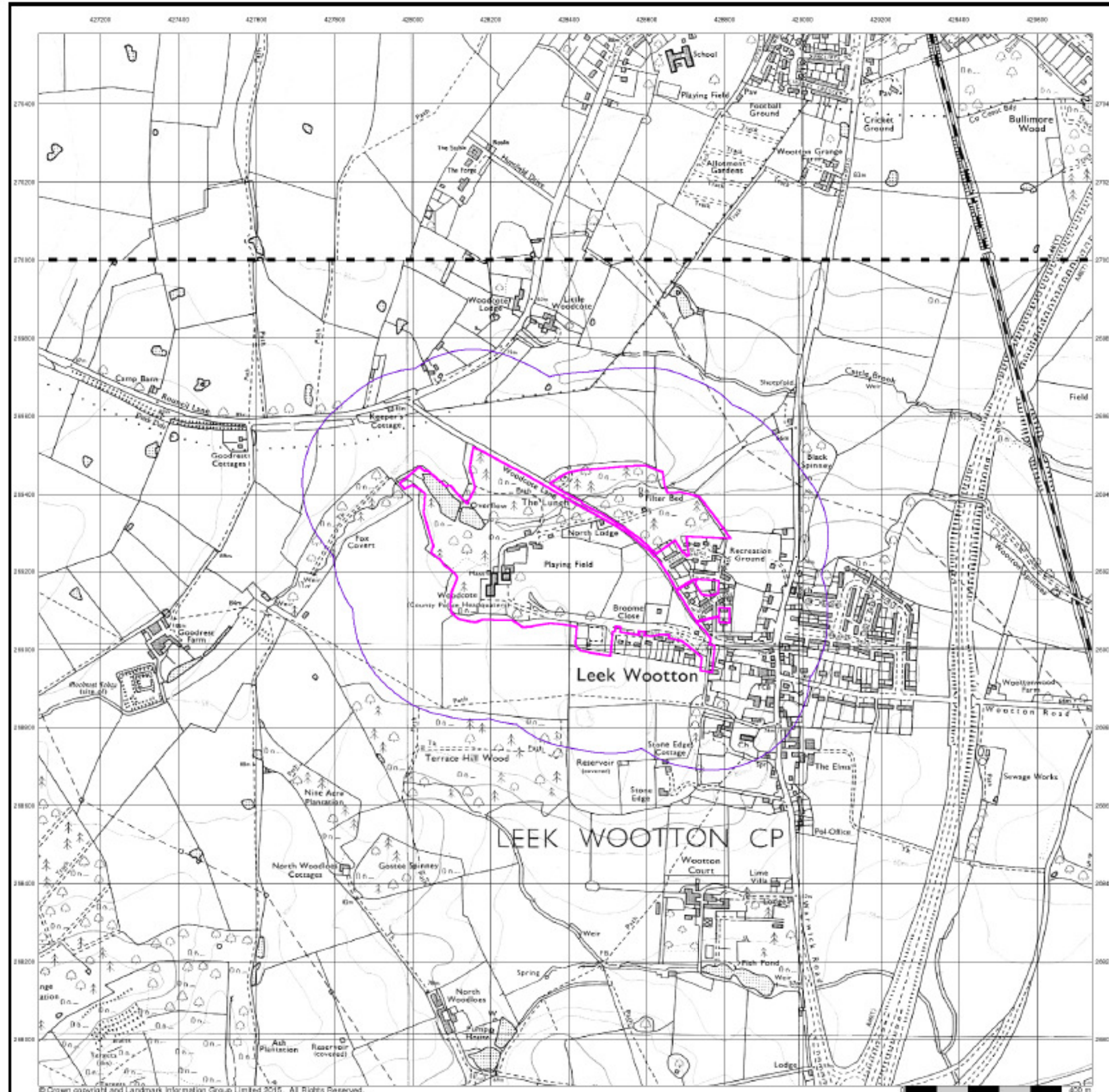


Order Details

Order Number:	67244377_1_1
Customer Ref:	01850
National Grid Reference:	428420, 269240
Slice:	A
Site Area (Ha):	26.78
Search Buffer (m):	250

Site Details

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10k Raster Mapping

Published 2006

Source map scale - 1:10,000

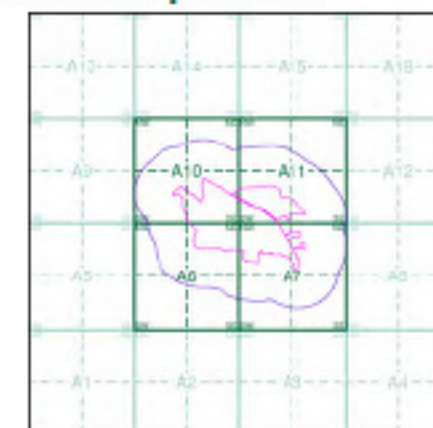
The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

SP275E
2006
1:10,000

SP28NE
2006
1:10,000

Historical Map - Slice A



Order Details

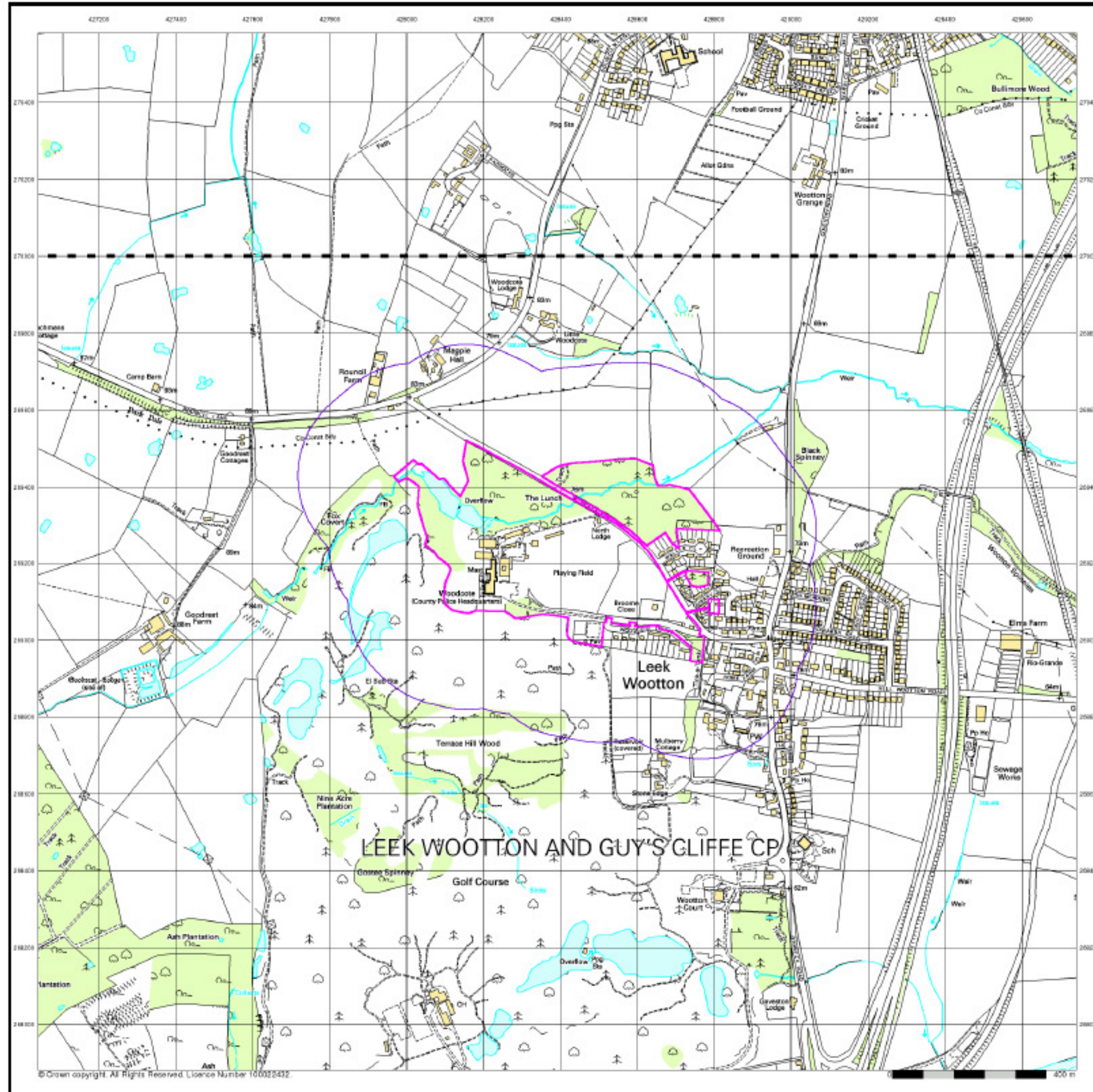
Order Number: 67244377_1_1
Customer Ref: 01B50
National Grid Reference: 428420, 269240
Slice: A
Site Area (Ha): 26.78
Search Buffer (m): 250

Site Details

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VectorMap Local

Published 2015

Source map scale - 1:10,000

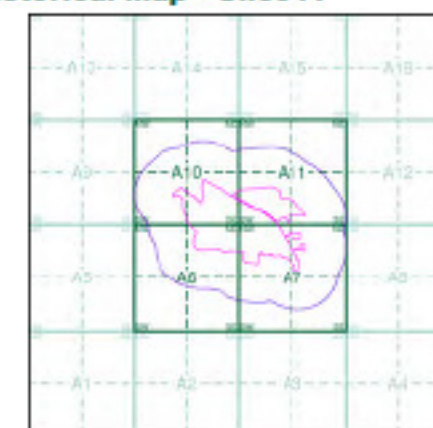
VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)

SP27SE
2015
Variable

SP28NE
2015
Variable

Historical Map - Slice A



Order Details

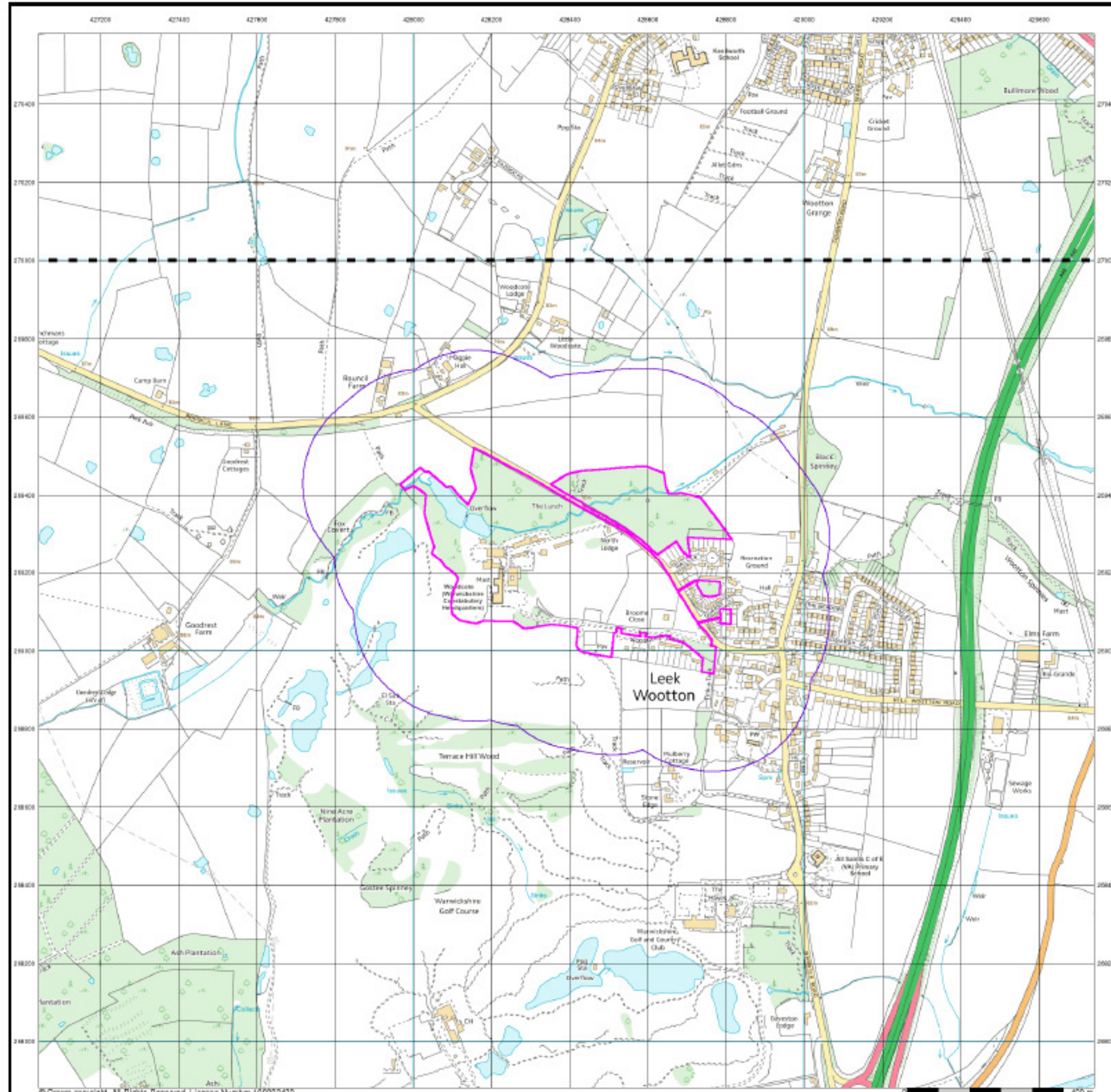
Order Number: 67244377_1_1
Customer Ref: 01B50
National Grid Reference: 428420, 269240
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Appendix II Definitions & Reservations

Definitions and Reservations

Information

All information supplied by the Client, the Client's staff and professional advisers, local authorities, other statutory bodies, investigation agencies and other stated sources is accepted as being correct unless otherwise specified.

Tenure

Title Deeds and Leases are not inspected (unless specifically stated) and, unless we are informed to the contrary, it is assumed that a property is free of any onerous covenants, easements, other restrictions or liabilities including mortgages, grants and capital allowances that may affect the value.

Plans

Any plans supplied are for identification purposes only unless otherwise stated. The Report assumes site boundaries are as indicated to us. The reproduction of Ordnance Survey sheets has been sanctioned by the Controller of Her Majesty's Stationery Office, Crown Copyright reserved.

Site areas

Site areas are normally computed from plans or the Ordnance Survey and not from a physical site survey. They are approximate unless otherwise indicated.

Ground conditions

Any discussion of ground conditions in this report have been based on a review of existing documentary information prepared by British Geological Survey and/or other parties. GVA accepts no responsibility for the accuracy or completeness of information prepared by third parties.

Condition of buildings, plant etc

Our inspection of a property does not constitute a structural survey. When preparing our report we have regard to apparent defects and wants of repair and take into account the age of the property. We do not

however carry out the detailed search for defects which is undertaken as part of the structural survey neither do we necessarily set out the various defects when making the report. We do not inspect woodwork or other parts of the structure which are covered, unexposed or inaccessible. We do not arrange for any investigation to be carried out to determine whether or not high alumina cement concrete or calcium chloride additive or any other deleterious materials or permanent woodwool shuttering or composite panelling has been used in the construction.

Unless so instructed we do not arrange for any investigations to be carried out to determine whether or not any deleterious or hazardous material or techniques have been used in the construction of the property or has since been incorporated and the services are not tested.

We are therefore unable to report that the property is free from defect in these respects.

For reporting purposes we assume unless otherwise stated that the property (including associated plant and machinery, fixtures and fittings) is in serviceable order and will remain so for the foreseeable future. It will be assumed that the building(s) is/are in good repair, except for defects specifically noted.

Asbestos Containing Materials (ACM's)

Includes any of the following materials; crocidolite, amosite, chrysotile, fibrous actinolite, fibrous anthophyllite, fibrous tremolite and any mixture containing any of these materials.

Asbestos Surveys

Any reference to asbestos surveys is given the same meaning as that given in HSE Guidance Document HSG 264 entitled 'Asbestos: The Survey Guide'.

Composite panels and insurance

We will not test any panels within the property to see whether there are any polystyrene insulated composite panels. The presence of such panels may result in the property being uninsurable, which would have an adverse impact on value.

Contamination

This is taken to mean specifically, the presence of toxic, noxious or polluting substances in, on or under land.

Contaminated Land

Any reference to contaminated land should be construed in the statutory sense.

Land is defined as being contaminated land under Section 78 of the Environmental Protection Act 1990 where any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that:

Significant harm is being caused or there is a significant possibility of such harm being caused; or

Significant pollution of controlled waters is being, or is likely to be caused.

Controlled Water

Means all in land waters, i.e. rivers and watercourses (other than public sewers or sewers or drains which drain into a public sewer) and lakes and ponds which discharge directly or indirectly into them, groundwater, coastal waters and territorial waters extending seaward for three miles from the baseline from which the breadth of the territorial sea is measured. Section 104, Water Resources Act 1991.

Enquiries

Any enquiries undertaken by GVA of local authorities and statutory undertakers are made verbally in respect of environmental issues. Local searches are not undertaken and no responsibility is accepted for any inaccurate information provided.

It is further assumed unless otherwise stated that all necessary licences, permits etc either run with the property or are transferable to a new occupier as appropriate.

Environmental Liability

Any reference to environmental liability should be taken to mean a combination of the following types of liabilities:

Actual Liabilities

These are known present obligations of the business arising from past or future events, the settlement of which will require future expenditure.

These will include costs associated with regulatory compliance e.g. known monitoring, decommissioning requirements, fines, damages, and surrender provisions imposed by statute and/or contract.

Latent and Contingent Liabilities

These are unknown obligations arising from past or future events that exist, but where the outcome will only be known following the occurrence or non-occurrence of future events that are outside the control of the business.

These might include, unknown costs associated with site remediation, decommissioning and the possibility of unforeseen future events such as a pollution incident.

Environmental Reports

Any reference to environmental reports should be taken to mean one or all of the following types of report:

Phase 1

This is a desk-based study (supported by a site inspection if agreed) of past and present uses of the site, geological and hydrogeological conditions, regulatory review and qualitative risk assessment.

The work undertaken to provide the basis of this report comprised a study of available documented information from a variety of sources (including the Client), together with (where appropriate) a brief walk over inspection of the site and meetings and discussions with relevant authorities and other interested parties.

The opinions given in the report have been dictated by the finite data on which it is based and is relevant only to the purpose for which the report was commissioned.

The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions.

Should additional information become available which may affect the opinions expressed in this report, GVA reserves the right to review such information and, if warranted, to modify the opinions accordingly.

It should be noted that any risks identified in this report are perceived risks based on the information reviewed; actual risks can only be assessed following a physical investigation of the site.

Phase 2

This is an intrusive phase of works involving the drilling of boreholes/trial pits and the testing of soil, groundwater and soil gas samples for environmental and geotechnical purposes.

The investigation of the site has been carried out to provide sufficient information concerning the type and degree of contamination, geotechnical characteristics, and ground and groundwater conditions to provide a reasonable assessment of the environmental risks together with engineering and development implications. If costs have been included in relation to site remediation these must be confirmed by a qualified quantity surveyor.

The exploratory holes undertaken, which investigate only a small volume of the ground in relation to the size of the site, can only provide a general indication of site conditions.

The opinions provided and recommendations given in this report are based on the ground conditions apparent at the site of each of the exploratory holes. There may be exceptional ground conditions elsewhere on the site which have not been disclosed by this investigation and which have therefore not been taken into account in this report.

The comments made on groundwater conditions are based on observations made at the time that site work was carried out.

It should be noted that groundwater levels will vary owing to seasonal, tidal and weather related effects.

The scope of the investigation was selected based on the specific development proposed by the Client and may be inappropriate to another form of development or scheme.

The risk assessment and opinions provided, inter alia, take into consideration currently available guidance relating to acceptable contamination concentrations; no liability can be accepted for the retrospective effects of any future changes or amendments to these values.

GVA accepts no liability what so ever for the content or conduct of the Environmental Consultant/Engineer of Sub Consultants/ Contractors appointed on behalf of the client by us.

Environmental Risk

Any reference to environmental risk shall be taken to mean:

High Risk

Those properties where environmental risks have been identified that will affect land value, business interruption, lead to regulatory intervention and/or result in material financial expenditure by the client in the short term.

Moderate Risk

Those properties where environmental risks have been identified that have the potential to affect land value, lead to regulatory intervention and/or result in material financial expenditure by the client in the medium to long term.

Low Risk

Those properties where no environmental risks have been identified that have the potential to affect land value, lead to regulatory intervention and/or result in material financial expenditure by the client.

Flood Resistance Measures

These measures are designed to prevent flood water from entering the buildings on Site.

Flood Zones

Flood Zone 1

The area where flooding from rivers or sea is very unlikely as defined by the Environment Agency. There is less than 0.1% (1 in 1000) chance of flooding occurring each year

Flood Zone 2

The area of medium probability of flooding as defined by the Environment Agency – a flood with an annual chance of occurring of between 1% (1 in 100) to 0.1% (1 in 1000) for river flooding and 0.5% (1 in 200) to 1% (1 in 1000) for coastal flooding.

Flood Zone 3A

The area of high probability of flooding as defined by the Environment Agency – a flood with an annual chance of occurring of 1% (1 in 100) or greater for river flooding and 0.5% (1 in 200) or greater for coastal flooding.

Flood Zone 3B

The boundary between 3a and 3b is a planning decision made by the Local Authority. This information is usually in the strategic flood risk assessment. This area is a functional floodplain as defined by the Environment Agency. It is an area which is designed to flood – a flood return period of 1 in 20 or less.

NPPF (Flooding)

This relates to the National Planning Policy Framework and the associated Technical Guidance.

Pluvial (Surface Water) Flooding

Pluvial flooding results from rainfall running over ground before entering a watercourse or sewer. It is usually associated with high intensity rainfall events (typically greater than 30mm per hour) but can also occur with lower intensity rainfall or melting snow where the ground is already saturated, frozen, developed (for example in an urban setting) or otherwise has low permeability.

Flood Risk Rating

Low

The overall flood risk rating for the Site is assessed to be 'Low'.

Low to Moderate

The overall flood risk rating for the Site is assessed to be 'Low to Moderate'. The presence of such features as flood defences, flood storage areas and watercourses within the locality of the Site suggests that there may be a risk of flooding to the Site itself.

Moderate

The overall flood risk rating for the Site is assessed to be 'Moderate'. Information from existing datasets suggests that there are certain features which may present a risk to the Site and its occupants.

Moderate to High

The overall flood risk rating for Site is assessed to be 'Moderate to High'. Information from existing datasets suggests that there are certain features which may present a significant risk to the Site and its occupants.

High

The overall flood risk rating for Site is assessed to be 'High', with a consequent risk to life and property. This means that existing datasets reveal significant flood risk issues which need to be addressed.

Flooding Return Period

Return periods are a measure of how likely flooding is to occur. They are commonly expressed as a ratio (for example 1 in 75 or 1:75). This means that this level of flooding is expected once in every 75 years.

Legal issues

Any interpretation of leases and other legal documents and legal assumptions is given in our capacity as Property Consultants (including Chartered Surveyors and Chartered Town Planners) and must be verified by a suitability qualified lawyer if it is to be relied upon. No responsibility or liability is accepted for the true interpretation of the legal position of the client or other parties.

Jurisdiction

In the event of a dispute arising in connection with a report, unless expressly agreed otherwise in writing, GVA, the client and any third party using this report will submit to the jurisdiction of the British Courts only. This will apply wherever the property or the client is located, or the advice is provided.

Warranties

The client warrants and represents that, to the best of its knowledge, information and belief, the information supplied by and on its behalf to GVA is true and accurate and that it will advise and instruct its third party advisers to advise GVA in the event that it and/they receive notice that any such information is either misleading or inaccurate.

Updated April 2015

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Appendix 4
Former
Warwickshire
Police HQ
Capacity
Study
(August 2016)

Former Warwickshire Police HQ

Capacity Study

Introduction

1. The purpose of the Capacity Study is to illustrate how the Former Warwickshire Police HQ site may be brought forward to deliver in the region of 115 dwellings, as proposed in the emerging new Warwick District Local Plan, whilst simultaneously preserving and enhancing the historic environment, including the landscape setting, and respecting the character and appearance of the wider village of Leek Wootton.
2. The Capacity Study should be read in conjunction with the Former Warwickshire Police HQ Masterplan, dated August 2016, which provides the strategic framework for the development of site. The Masterplan establishes three Character Areas for the development of new homes, and this note sets out the design rationale for each of the Character Areas, together with the overall housing mix. The Note supports the following illustrative drawings:
 - Figure P1: Draft Sketch Scheme (Character Areas 01/02/03);
 - Figure P2: Sketch Scheme (Character Area 01);
 - Figure P3: Sketch Scheme (Character Area 02 and 03);
 - Figure P101: Main Building Conversion Sketch Proposals Ground Floor;
 - Figure P102: Main Building Conversion Sketch Proposals First Floor;
 - Figure 103: Main Building Conversion Sketch Proposals Second Floor;
 - Figure P09: Massing (Illustrative)
 - Figure P10: View from Woodcote House (Illustrative).

Design Rationale

Character Area 01: Redevelopment of Built Area

3. The illustrative layout for Character Area 01 is shown on Figure P2, with the wider context shown on Figure P1. Character Area 01 comprises the main built area of the site and the approach taken to this area is to preserve and enhance the character and appearance of the Grade II listed Woodcote House and associated gardens/parkland.
4. Woodcote House is retained and converted to around 12 No apartments, with regard given to the features and plan form of the House, including respect for the full height central hall. Figures P101,

102 & 103 illustrate how Woodcote House may be converted. The existing unsympathetic 1960s extension to Woodcote House is demolished and appropriate space kept around the building to reinstate its free-standing form, thereby enhancing its setting and better revealing its significance. The garden around Woodcote House is retained and the existing car park to the frontage incorporates new planting to provide a landscape setting on the approach to the House.

5. In addition to Woodcote House, associated historic structures are retained to provide a linkage to the original design for the site, as follows:
 - The adjacent former stable range is retained and converted to three dwellings. The unsympathetic modern extensions are demolished.
 - The former kitchen garden walls, together with the associated gates and gate piers, are retained, and within the walled area a development focussed on single aspect cottages is proposed, reflecting the glasshouses that historically stood on this part of the site. These cottages would be set within, and face onto, a formal garden within the walled area, and rise to a maximum of 1.5 storeys.
 - The freestanding building that currently serves as a sports pavilion is retained, and could be converted to community use associated with the adjacent open space.
6. Adjacent to Woodcote House, and the former stable range and kitchen garden wall, dwellings would be 1.5 storey with rooms in the roofspace, possibly of mews/estate worker cottages design, in order to complement Woodcote House and increase its dominance. Indicative massing is shown on Figure P09.
7. The wider part of this character area provides greater scope for development, within the constraints of the site. In particular, existing gardens/parkland areas would be retained as such, and the vista to the west of Woodcote House looking north would be improved by development being set back from the existing line of built form and reduced massing, with existing large buildings replaced with more modest dwellings. Throughout all trees would be retained to maintain the historic connection between the built and natural environments.
8. In total, the Capacity Study demonstrates that this area can accommodate in the region of 55 dwellings, including dwellings within retained and converted buildings.

Character Area 02: Village Infill Development

9. The illustrative layout for Character Area 02 is shown on Figure P3, with the wider context shown on Figure P1. Character Area 02 comprises land between existing housing in the village along Woodcote Lane and Woodcote Drive, and brings together The Paddock and Land East of Broome Close. The approach to development within this area is to respect views from Woodcote House and to connect with the existing development within the village that borders the site.

10. A soft landscape edge will be developed along the existing boundary between The Paddock and wider open space, with views under the graze line of tree canopies. Beyond this, development is set within open space that forms a 'green', in a layout that ensures the built form recedes in any views from Woodcote House thereby preserving its setting, and that reflects the character of adjacent development. Existing boundary vegetation is retained, thereby maintaining the existing enclosure of the site. An illustrative view from Woodcote House across to this character area is shown on Figure P10.
11. The Capacity Study shows that this area can accommodate in the region of 57 dwellings.

Character Area 03: Woodcote Drive Redevelopment

12. The illustrative layout for Character Area 03 is shown on Figure P3, with the wider context shown on Figure P1. Character Area 03 comprises the Former Tennis Courts. This is a relatively contained and small site on the approach to Woodcote House. The approach taken to this area is a courtyard of buildings subservient to Woodcote House in size and detail, to be perceived as a 'stables block' to Woodcote House. Soft landscaped front gardens are avoided in place of gravel frontages defined by agricultural farm stock fencing. Dwellings overlook public footpaths and the majority of cars are parked within the courtyard and so not visible generally.
13. The Capacity Study shows that this area can accommodate in the region of 14 dwellings.

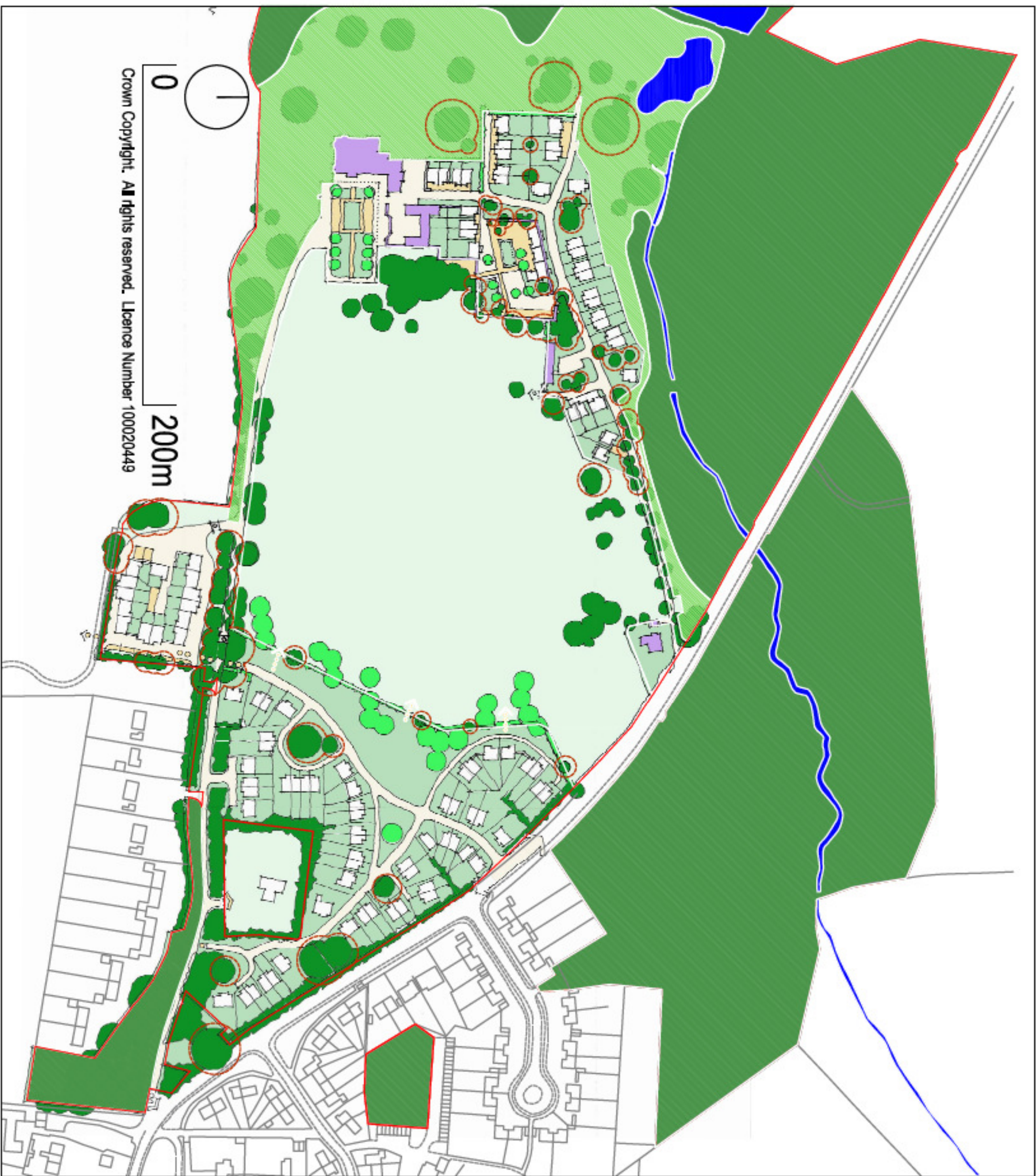
Housing numbers/mix

14. In total the Capacity Study demonstrates that around 126 dwellings can be delivered across the site. These would be of mix that reflects policy¹, as set out below:

No of bedrooms	Affordable (40% of units)	Market (60% of units)
1 bed	15 No (c.30%) (Inc. 4 No 1 bed flats – not part of Woodcote House Conversion)	5 No (c.13%) (Woodcote House Conversion)
2 bed	15 No (c.30%)	21 No (c.28%) (Inc. 7 No Woodcote House Conversion & 3 No Stable Conversion)
3 bed	18 No (c.35%)	30 No (c.40%)
4 bed	3 No (c.5%)	19 No (c.25%)
Sub Totals	51	75
Total	126 No	

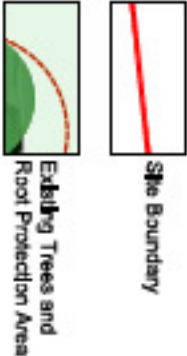
Biffinger GVA, August 2016

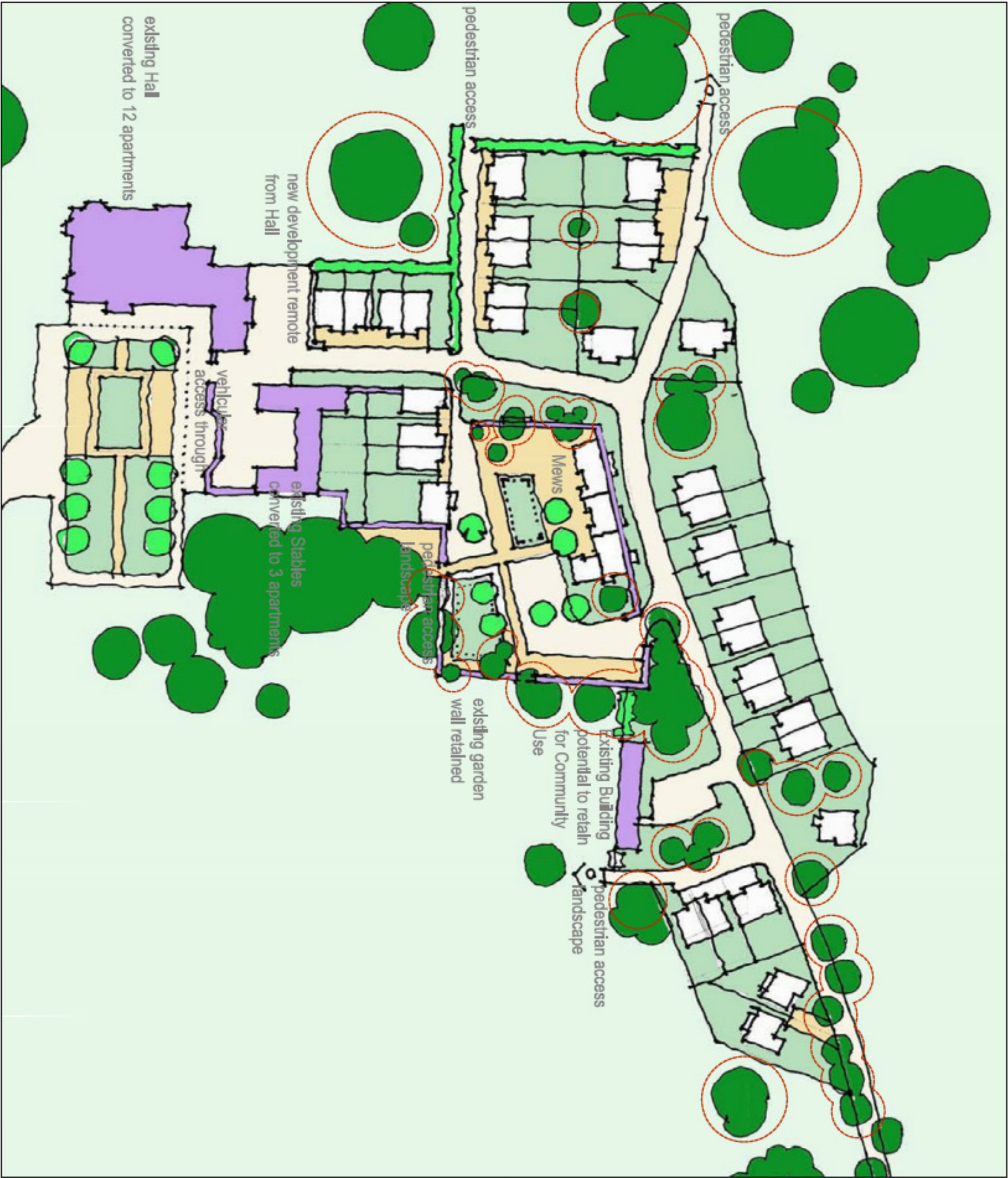
¹ This takes account of: the Coventry and Warwickshire Joint Strategic Housing Market Assessment November 2013, Warwick District Council's Development Management Guidance: Mix of Market Housing on New Development Sites, June 2013; and the Local Needs Housing Survey 2013, as set out in the Draft Neighbourhood Development plan (Summer 2016).



0 200m

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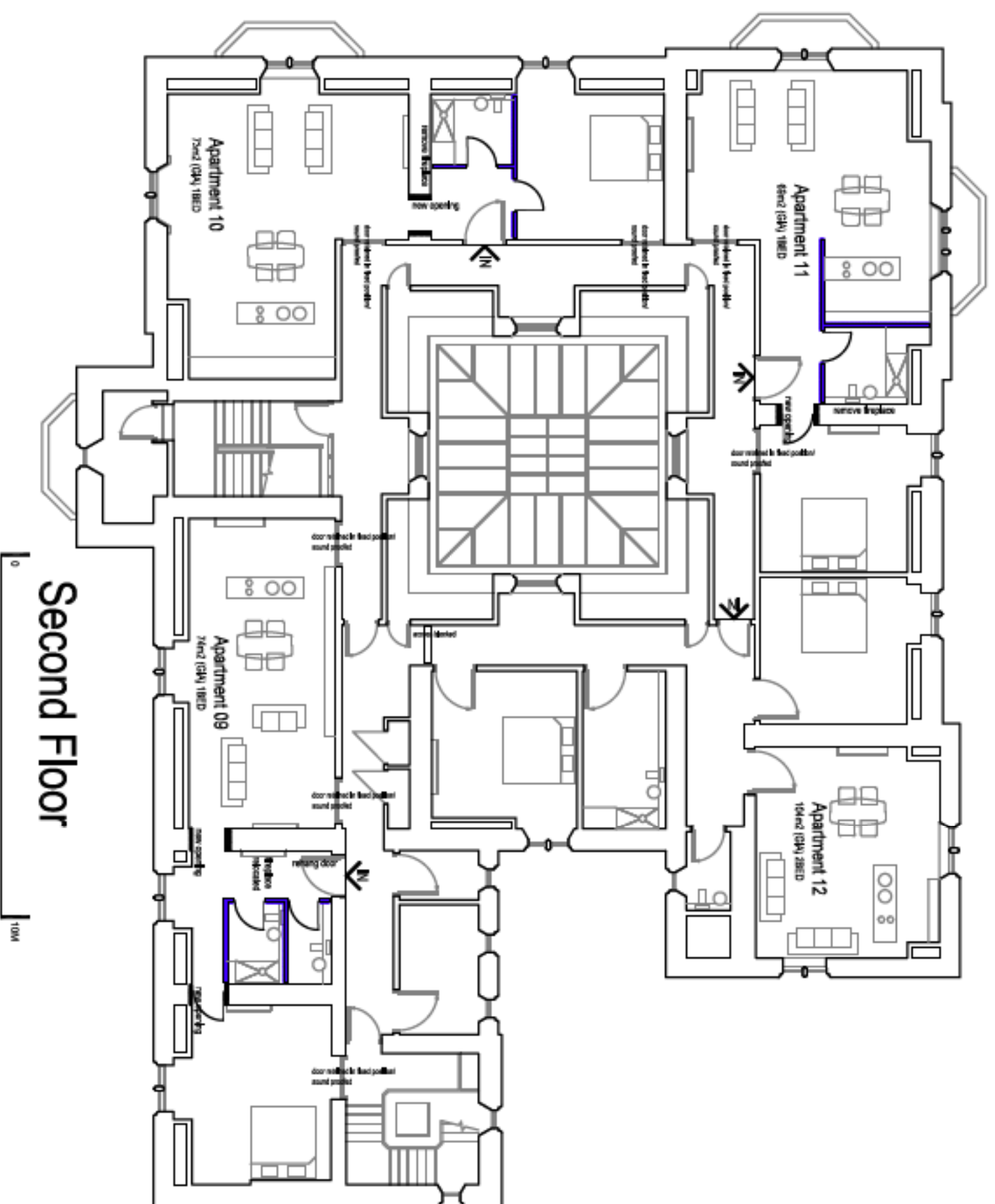
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LEEK WOOTTON
MASTERPLAN

Scale as noted
Date: Aug 2016

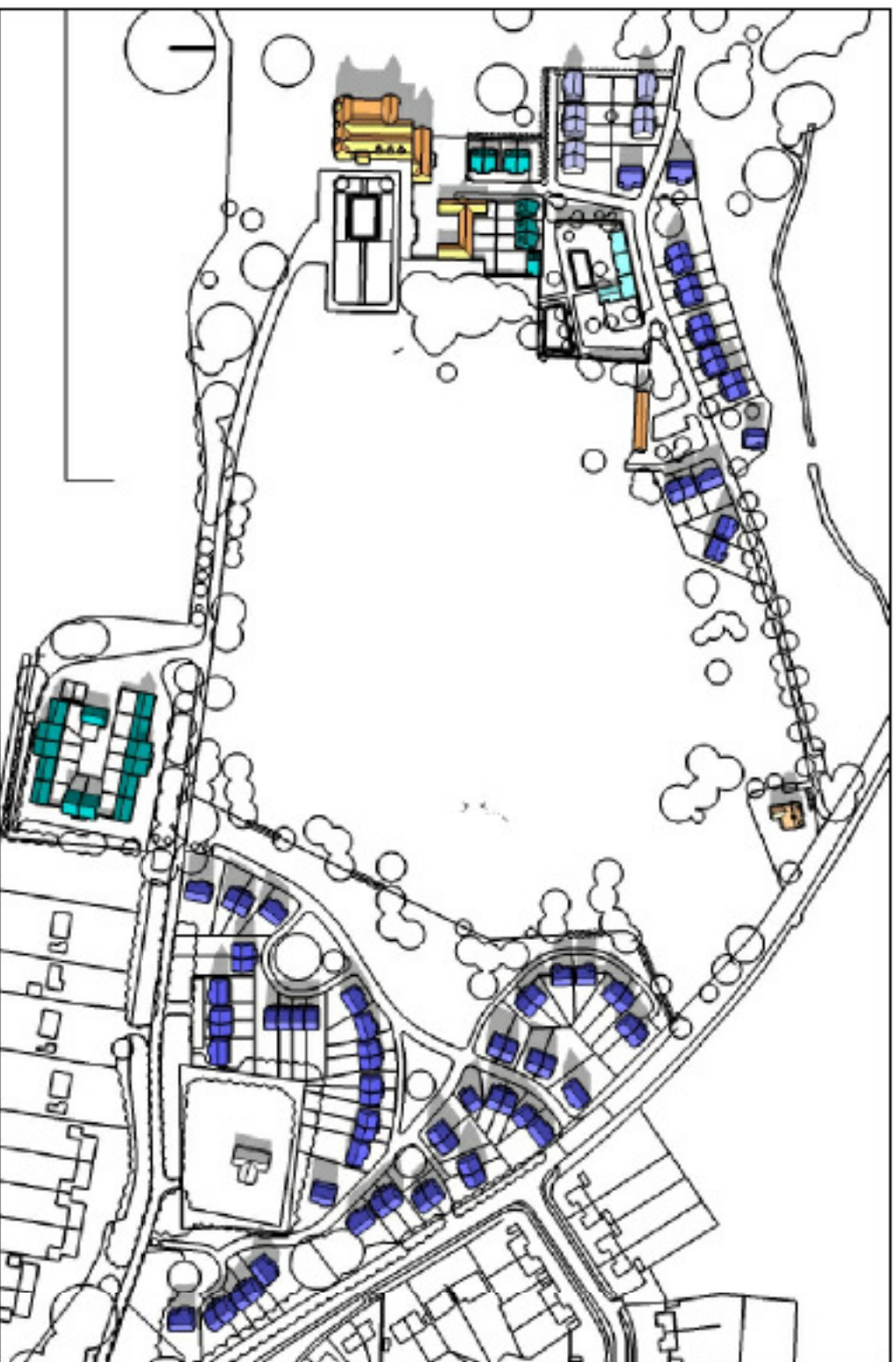
FIGURE P101:

Main Building Conversion Sketch Proposals Ground Floor



Second Floor

0 10M



Existing Buildings



Single Storey Development



Single Storey Development
(with additional accommodation in roof space)



Two Storey Development



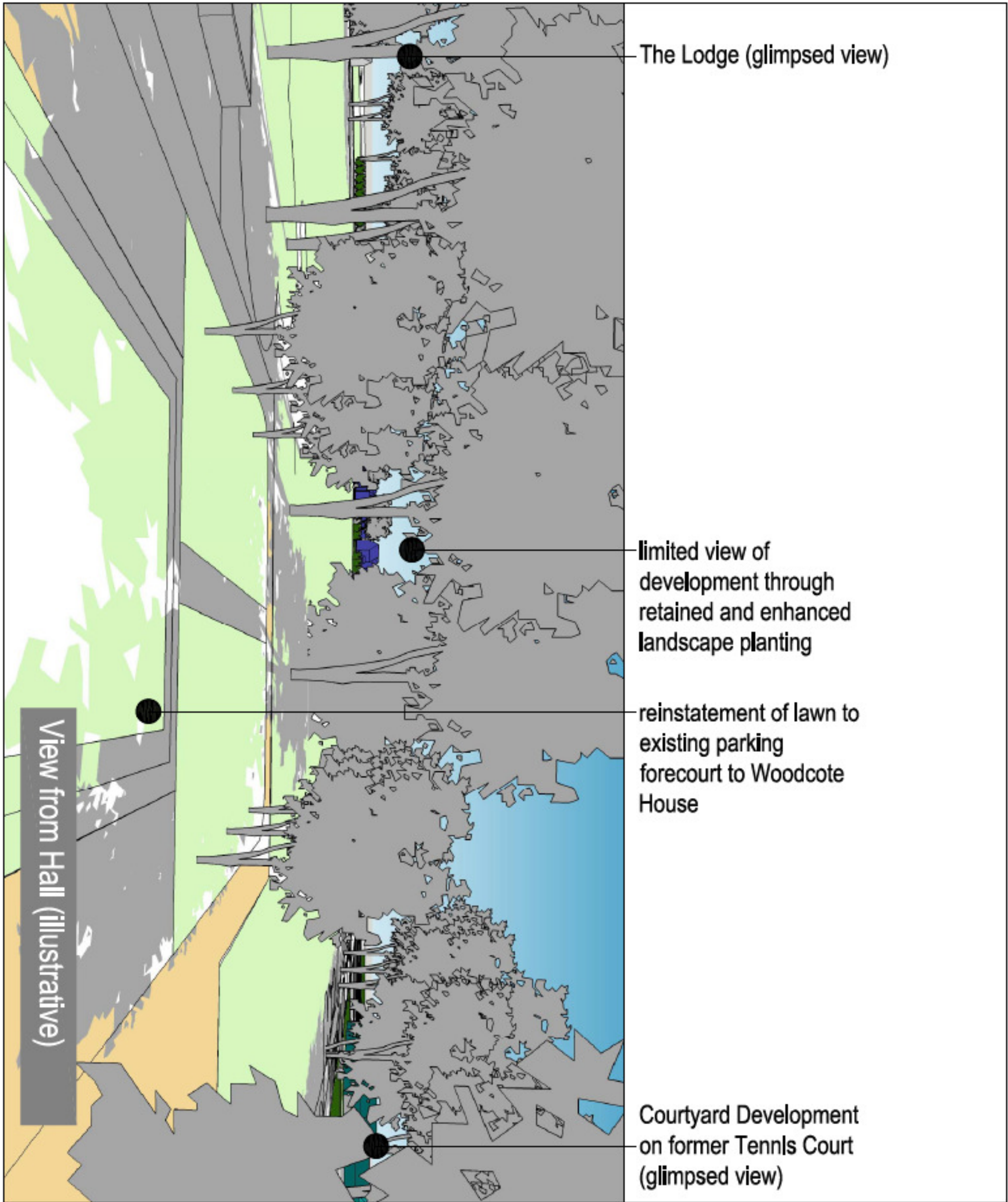
Mix of Two Storey Development
(with additional accommodation in roof space)



View from North East



View from South West



Existing views from Woodcote House
(winter months)



Appendix 5
Viability
Assessment
Report
(August 2016)



Report

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Viability Assessment Report

In respect of
Proposed Residential Development
at Warwickshire Police HQ Site,
Leek Wootton, Warwickshire

On behalf of
Place Partnership Limited

August 2016

Contents

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Appendices

Appendix I Residual Development Appraisal

Prepared By: Andrew Moss

Status: Final

Draft Date: August 2016

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For and on behalf of GVA Grimley Limited

1. Introduction and Purpose

- 1.1 Bilfinger GVA (BGVA) is instructed by Place Partnership Limited to undertake a high level viability assessment in respect of the proposed redevelopment of the Warwickshire Police HQ site in Leek Wootton, Warwickshire. More specifically, we have been instructed to assess the viability of the redevelopment of the site for a scheme of 115 mixed tenure dwellings in keeping with the Council's draft allocation of the site within the emerging Local Plan.
- 1.2 The proposed development includes the retention of the Listed Woodcote House for conversion to apartments. The indicative illustrations for this element of the proposals provides for a total of 12 apartments. The proposals also reflect a policy compliant affordable housing provision at 40% of the total dwelling numbers split 50% Social Rent, 30% Affordable Rent and 20% Intermediate (shared ownership).
- 1.3 In accordance with the draft CIL Charging Schedule a CIL payment of £180 per sq m GIA has been applied to the private sale dwellings reflecting the sites classification as a Zone D Non-Strategic Site. As will be detailed below, other allowances have been made for what are considered to be reasonable and appropriate Section 106 Agreement and abnormal development costs, based on the information currently available and our own knowledge and experience.
- 1.4 The purpose of the viability assessment is to inform the Inspector's consideration of the proposed allocation as part of the examination into the emerging Local Plan, including, but not limited to, Qu 7, which asks if the site is realistically viable and deliverable.
- 1.5 We confirm that any view on values expressed within this report are informal and are not provided as formal valuation advice as defined within the latest edition of the RICS Valuation – Professional Standards, the 'Red Book'. Accordingly, they should not be regarded or relied upon as such. The value given is, therefore, indicative only.
- 1.6 Following the referendum held on 23 June 2016 concerning the UK's membership of the EU, a decision was taken to exit. It is likely that the exit will take some 18-24 months although the timing is presently uncertain. This combination of macro-economic, legal and political circumstances is unprecedented within the UK property market and therefore we would caution that we are now in a period of uncertainty in relation to many factors that act as drivers of the property investment and occupational markets and the consequent impact on valuation figures. Since the referendum date we have monitored market transactions and market sentiment in arriving at our opinion of Value. There is still a shortage of comparable evidence of arm's length transactions since the Referendum. We have had, therefore, to exercise a greater degree of judgment than would be applied under more liquid market conditions. We would caution that the valuations and

sale periods reported are more subjective than those undertaken in more normal market conditions and therefore must advise that our opinions of value herein reported are subject to a degree of abnormal uncertainty.

Report Structure

1.7 The report is structured as follows:

- **Section 2** provides a summary of the methodology and approach adopted;
- **Section 3** details the variables adopted within the development appraisal and summarises the indicative land value having regard to the assumptions made; and
- **Section 4** provides the conclusions and commentary.

Contacts

1.8 Should any further information be required please contact:

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2. Methodology and Approach

- 2.1 We have undertaken a detailed residual development appraisal of the proposed residential development identified utilising the Prodev development appraisal package. This package is commonly used within the residential development sector. The method is to derive an indicative land value from an assessment of the combined Gross Development Value (GDV) from which allowances are deducted for total development costs including development abnormalities and developer's profit. The residual sum resulting from the appraisal represents the indicative land value at that point in time based on the assumptions made and assuming that the development benefits from at least outline planning approval.
- 2.2 The development appraisal takes account of additional input received from the wider consultancy team working on the project in respect of planning and technical issues and associated costs, where provided.
- 2.3 As a reflection of the proposals being at an early stage of the development process site/scheme specific due diligence is limited in certain areas. It has therefore been necessary for certain assumptions to be made. However, we confirm that the author of this report is an experienced Director of Bilfinger GVA and RICS Registered Valuer who has worked as a specialist residential development surveyor based in the West Midlands for over 18 years. Any assumptions which have been made have been clearly stated and are therefore based on detailed knowledge and experience.
- 2.4 Input into development costs has also been obtained from Quantity Surveyors working within the in-house Birmingham based Bilfinger GVA Building Consultancy Department. Reference has also been made to the RICS BCIS index.
- 2.5 The sales values adopted to arrive at the combined indicative GDV are based on market research which has been undertaken and the assessment of comparable sales values in the location. Discounted values have been adopted for the different tenure affordable housing units based on our own knowledge and experience of working within the affordable housing sector.

3. Development Appraisal

Dwelling Mix

- 3.1 As discussed above, the Listed Woodcote House is being retained with the proposals identifying its conversion into 12 apartments. Accordingly, based on the most up to date plans which have been produced for the conversion of the accommodation by DNS Planning and Design, the following unit mix has been reflected within the appraisal:

Woodcote House - Unit Breakdown			
Unit No	Type	Sq m GIA	Sq Ft GIA
Ground Floor			
1	2 Bed	128	1,378
2	2 Bed	108	1,163
3	2 Bed	163	1,755
4	1 Bed	86	926
First Floor			
5	2 Bed	130	1,399
6	2 Bed	96	1,033
7	2 Bed	135	1,453
8	1 Bed	77	829
Second Floor			
9	1 Bed	74	797
10	1 Bed	73	786
11	1 Bed	69	743
12	2 Bed	104	1,119
TOTALS		1,243	13,381

- 3.2 We have been provided with floor areas for the existing accommodation within Woodcote House which identifies a combined GIA across the three floors of 1,851 sq m (19,920 sq ft) plus basement of 226 sq m (2,432 sq ft). Excluding the basement the Listed nature and configuration of the accommodation with large entrance hall and staircase does mean that it has a high percentage (33%) of circulation space, excluding the basement.
- 3.3 Based on the development proposals which have been produced by DNS Planning and Design which reflect the LPA's identified dwelling mix we have adopted the following combined conversion and new build dwelling mix within our appraisal:

HOUSING MIX - 115 DWELLINGS						
Unit Type	Private Conversion	Private	SO (20%)	Aff Rent (30%)	Social Rent (50%)	Totals
1 Bed	5	3	3	4	7	22
2 Bed	7	8	3	4	7	29
3 Bed		28	3	5	8	44
4 Bed		18	0	1	1	20
Total	12	57	9	14	23	115

- 3.4 Based on our own knowledge and experience we have adopted the following average dwelling sizes for the different unit types:

UNIT TYPE	SIZE SQ.M (SQ FT) GIA
1 Bed	51 (550)
2 Bed	60 (650)
3 Bed	84 (900)
4 Bed	130 (1,400)

- 3.5 We confirm that we have assumed that the affordable dwellings are tenure blind and the same floor areas for each unit type has therefore been applied to both the private sale and affordable dwellings.
- 3.6 Across the assumed development the appraisal supports a combined new build element extending to 91,250 sq ft GIA.

Indicative Gross Development Value (GDV)

- 3.6 In support of our appraisal we have undertaken market research in order to obtain comparable evidence on sales values currently being achieved in the location. Having regard to the available comparable evidence we believe that it is appropriate to adopt an average new build private sales value of £290 per sq ft GIA.
- 3.7 Based on our knowledge of the affordable market we have adopted the following discounted values in respect of the different affordable tenures, having regard to the average private sales value we have adopted:

Affordable Tenure	% Private Value SQ Ft GIA
Social Rent	40% (£116.00)
Affordable Rent	60% (£174)
Shared Ownership	65% (£188.50)

- 3.8 We have discussed the Councils requirements for the Affordable Rent tenure with Ken Bruno, Affordable Housing Officer within the Council. Mr Bruno confirmed that the affordable rents are normally assumed to reflect circa 70% of the equivalent market rent being approximately midway between social rents and 80% of the equivalent Market Rent, the latter reflecting the Governments definition of Affordable Rent.
- 3.9 The Government is moving forwards with its national Starter Homes initiative which may result in a variation in the type of affordable housing units delivered on qualifying residential development sites. However, as this policy is still emerging it has been ignored for the purposes of this assessment.
- 3.10 In respect of the conversion apartments we believe that a slight premium on value would be achieved. However, given the large size of some of the apartments, and implications on affordability, we have adopted an average conversion value of £300 sq ft GIA. All of the conversion apartments are identified for private sale. We have also assumed that the 12 conversion apartments would attract a ground rent of £300.00 pa which we have capitalised to derive additional income. We have assumed that any new build apartments would be affordable and that the Registered Provider (RP) purchasing these units would benefit from any ground rent income which may be charged as the freehold owner.
- 3.11 Based on the assumptions made our appraisal supports the following combined GDV for the proposed 115 dwelling development:

Scheme	Conversion	Ground Rent	Private	Social Rent	Affordable Rent	Shared Ownership	GDV
115	£4,014,300	£60,000	£16,602,500	£1,972,000	£1,861,800	£1,187,550	£25,698,150

Development Costs

- 3.12 We have assumed that the site will be developed for residential accommodation in keeping with the proposed 115 dwelling scheme identified. In arriving at what we consider to be appropriate development costs we have considered information from a number of sources. This includes reference to the RICS Building Cost Information Service (BCIS) and input from our in-house Quantity Surveyors. We have also been provided with detail from other members of the wider consultancy team working on the project in respect of potential CIL/Section 106 Agreement

Contributions and on-site technical considerations. However, we have also applied our own knowledge and experience as specialist residential development surveyors. In summary, the following cost assumptions have been made:

Acquisition Costs

- 3.13 Standard acquisition costs have been applied to the residual land value supported by our appraisal at 6.25% in respect of Stamp Duty Land Tax, Agency Fee and Legal Fees.

House Build/Conversion Costs

- 3.14 The RICS BCIS supports a Median average build cost for general estate housing of £990 sq m (£91.97sq. ft). This includes preliminaries and reflects a regional adjustment for Warwick.
- 3.15 We have reduced this cost to £64.00 sq ft within our appraisal as we have applied preliminaries separately. The adjustment also reflects the economies of scale that would be achieved by a larger regional/national house builder which is the type of developer we believe is most likely to acquire and build out the site.
- 3.16 No distinction has been made between the private sale and affordable dwellings reflecting the fact that they would be tenure blind standard house types.
- 3.17 In respect of the conversion units based on input received from our in-house Quantity Surveyors we have applied an average conversion cost to the saleable GIA of £120.00 sq ft. We have reduced this cost to £60.00 sq ft in respect of the GIA of the circulation space. We have assumed that no major works will be required to the basement.
- 3.18 The higher conversion costs do clearly reflect the sensitive nature of the Woodcote House accommodation and the constraints of working within such a building including the need for specialist contractors and heritage consultants.

Preliminaries (Site Running Costs)

- 3.19 Based on input from our in-house Quantity Surveyors we have adopted preliminary costs which reflect 12.5% of the adopted house build and conversion costs. These costs relate to the running of the site including site manager, labour, plant hire, security, site hut, health and safety etc.

Professional Fees

- 3.20 Based on our own knowledge and experience we have adopted all-in professional fees reflecting 8% of the combined conversion and house build costs. This percentage reflects the scale of the development. It takes account of all professional fees including planning, architect, M&E

engineers, ground consultants, ecological consultants, heritage consultant, highways engineers, drainage engineers etc.

Externals

- 3.21 We have adopted a standard allowance of £7,500 per dwelling in respect of external costs. This allows for external works within individual plots which would include, boundary fencing, lawns, patios, driveways and garages. In respect of the conversion apartments it would include communal parking and works to the communal gardens etc. This cost is an average but it would clearly vary across the different dwelling types.

Services and Infrastructure

- 3.22 We have adopted an allowance of £150,000 per net developable acre in respect of the construction of on-site roads and services. This includes standard drainage costs.
- 3.23 We have adopted an indicative dwelling density of 14 units per net developable acre, applied to the new build element, to arrive at an estimation of the net developable area. We have assumed that the two existing access roads will be utilised subject to some potential junction improvements. This cost assumes the estate roads are constructed to an adoptable standard, even though this might not be possible.

Demolition/Remediation

- 3.24 Based on input from our in-house Quantity Surveyors we have adopted a demolition rate of £35 sq m for the removal of floor slabs and grubbing out of foundations and £5 sq m for the demolition of superstructure (based on volume). These have been calculated based on the floor plans provided and assumes that the pavilion remains as well as Woodcote House. Across the site this results in a combined demolition cost of £217,500. We have not applied an additional sum for the breaking up and removal of parking/hard standing areas to allow for the fact that some materials will have a value for re-use on site as hardcore which would offset elements of the costs.
- 3.25 We have allowed an indicative sum of £100,000 for dealing with the removal of asbestos and the two contamination hotspots which are known about and which relate to decommissioned underground tanks and a disused filter bed within the woodland.

Ecology and Tree Works

- 3.26 We have assumed that the mature/specimen trees on site will need to be retained and protected during the build programme. Certain works may also be required to the trees. We have therefore made an indicative allowance of £25,000 for related costs.

- 3.27 No detail is available on site ecology. However, given the green nature of the site and the trees/woodland and other features present including the watercourse there are likely to be ecological issues. This could include the presence of bats, badgers, reptiles and newts etc. We have therefore made an indicative allowance of £50,000 in respect of related costs.

Section 278 Works

- 3.28 In addition to the allowances we have made for services and infrastructure including new estate roads there will be a need for works to the existing adopted highway in respect of the new access proposed from Woodcote Lane and improvements to an existing access onto Woodcote Lane. We have therefore made an indicative allowance of £50,000 in respect of these works.

CIL and Section 106 Costs

- 3.29 In accordance with the draft CIL charging schedule a CIL payment of £180 per sq m GIA has been applied to the private sale dwellings (including the conversion apartments) reflecting the sites classification as a Zone D Non-Strategic Site. Based on the assumptions made, this amounts to a combined CIL contribution of £1,181,120.
- 3.30 We have assumed that there will be a requirement for two LAP's and one LEAP. We have adopted a sum of £50,000 for each of these areas to cover the cost of laying out, equipping and an initial 12 month maintenance period.
- 3.31 In addition to the above, the indicative proposals provide for 11.6 ha of woodland, 0.6 ha of incidental space, 2.1 ha of open space within the developable area and 2.3 ha of existing sports pitches. These areas will either be adopted, or more likely be placed into a management company. We understand that the pavilion is also likely to be retained as a community facility.
- 3.32 Accordingly, while we have assumed that the residents of the new dwellings would be required to pay an annual maintenance sum the quantum of these elements would in our view require an initial contribution from the development. Accordingly, we have made an indicative allowance of £300,000 in respect of this cost.

SUDs/Drainage

- 3.33 It is noted that a watercourse runs through the site and that a small element of the site (0.3 ha) is identified as being at risk from localised flooding. It is therefore anticipated that works will be required to mitigate any increased/existing flood risk through attenuation and an appropriately designed SUDs. An indicative allowance of £125,000 has been made in this respect.

Build Contingency

- 3.34 We have adopted a build contingency reflecting 2.5% of the standard conversion and house build cost as is standard within development appraisals.

Additional Allowances

- 3.35 Within our appraisal we have also adopted a number of standard allowances in respect of sales costs and developers profit, as follows:

Fee	Assumption
Sale/Marketing/Promotion	3% of GDV
Sales Legal Fee	0.25% of sales value
Developers Profit	17.5% blended

- 3.36 The sale, marketing and promotion costs assume that there will be a manned sales presence on site with show home complex. We have also assumed that a local agent would be employed to make introductions. The allowance also allows for brochure design/production, sale/flag boards, advertising campaign etc.
- 3.37 In respect of developers profit the 17.5% applied to GDV which we have adopted reflects a blended rate across the private sale, affordable and conversion elements. This reflects the fact that house builders will apply a reduced profit return on the affordable element where these are pre-sold to a RP and are being constructed on a turn-key arrangement. This reduction reflects the reduced development risk.

Cashflow Assumptions

- 3.38 The Prodev appraisal has a built in cashflow which models finance costs across the life of the scheme based on the assumptions made and timeframes adopted for build and sales programmes.
- 3.39 Within our cashflow we have made the following assumptions:
- An interest cost on debt of 5.5%;
 - An initial 3 month lead-in period until commencement of house build to allow for demolition/remediation;
 - A 6 month build lead-in period until the first house sale;
 - An average private sales rate across the new build dwellings of 3 per month with 4 month sale run on period after practical build completion;

- That the affordable dwellings are built and sold concurrent with the private sales programme; and
- A 12 month initial conversion period in respect of the Woodcote House apartments with a subsequent 12 month sales period.

3.40 Our appraisal supports a land value of circa £5,468,000. We attach a copy of our residual appraisals at appendix 1 to this report.