

Cornhill Masterplan

Leek

Staffordshire Moorlands District Council is preparing a masterplan for the Cornhill East area for employment use (see site on map).

The purpose of the study is to:

- Support job and business growth in Leek.
- Deliver employment and other land uses in accordance with the emerging Local Plan.
- To plan & deliver the link road between the A53 & Cheddleton Road

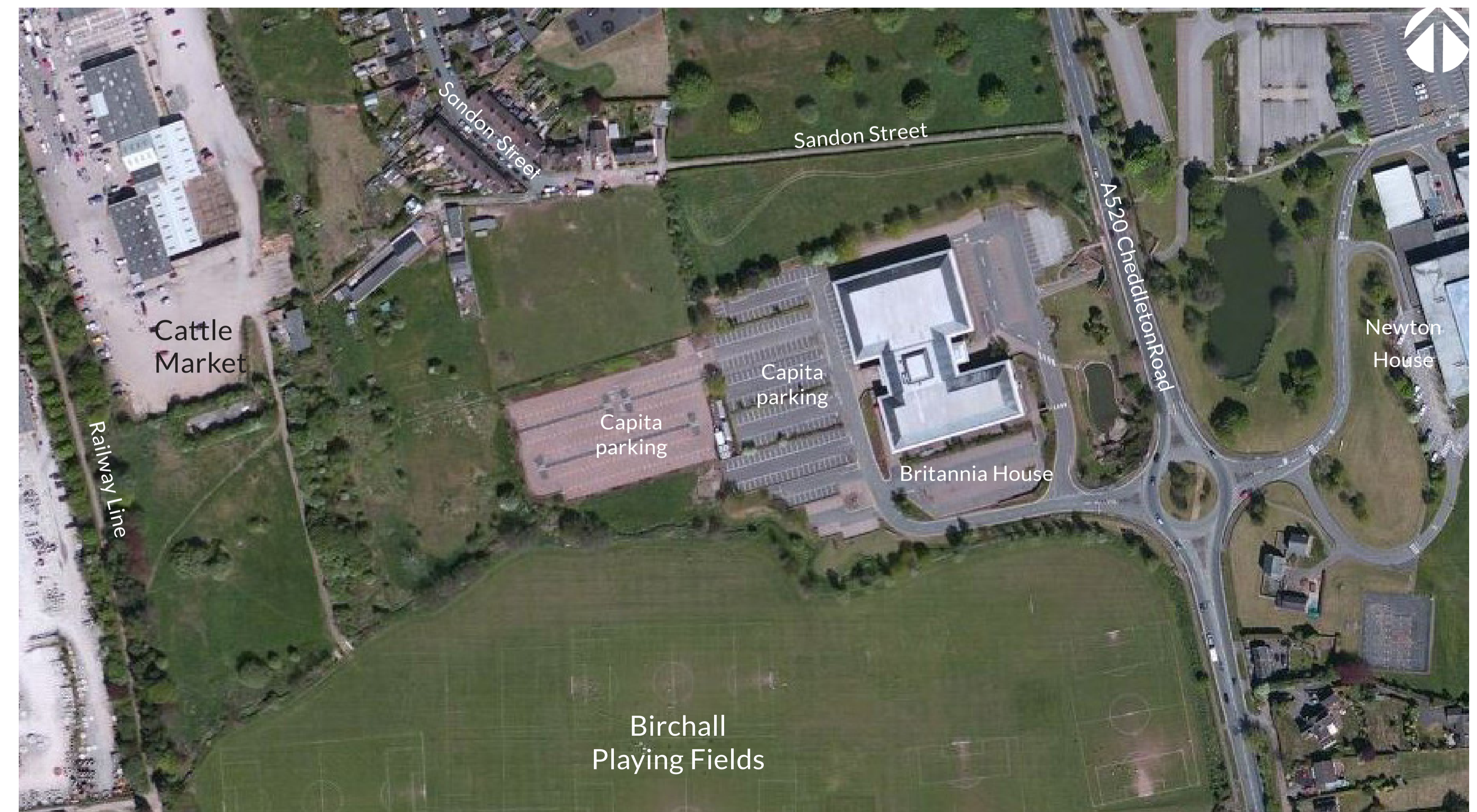
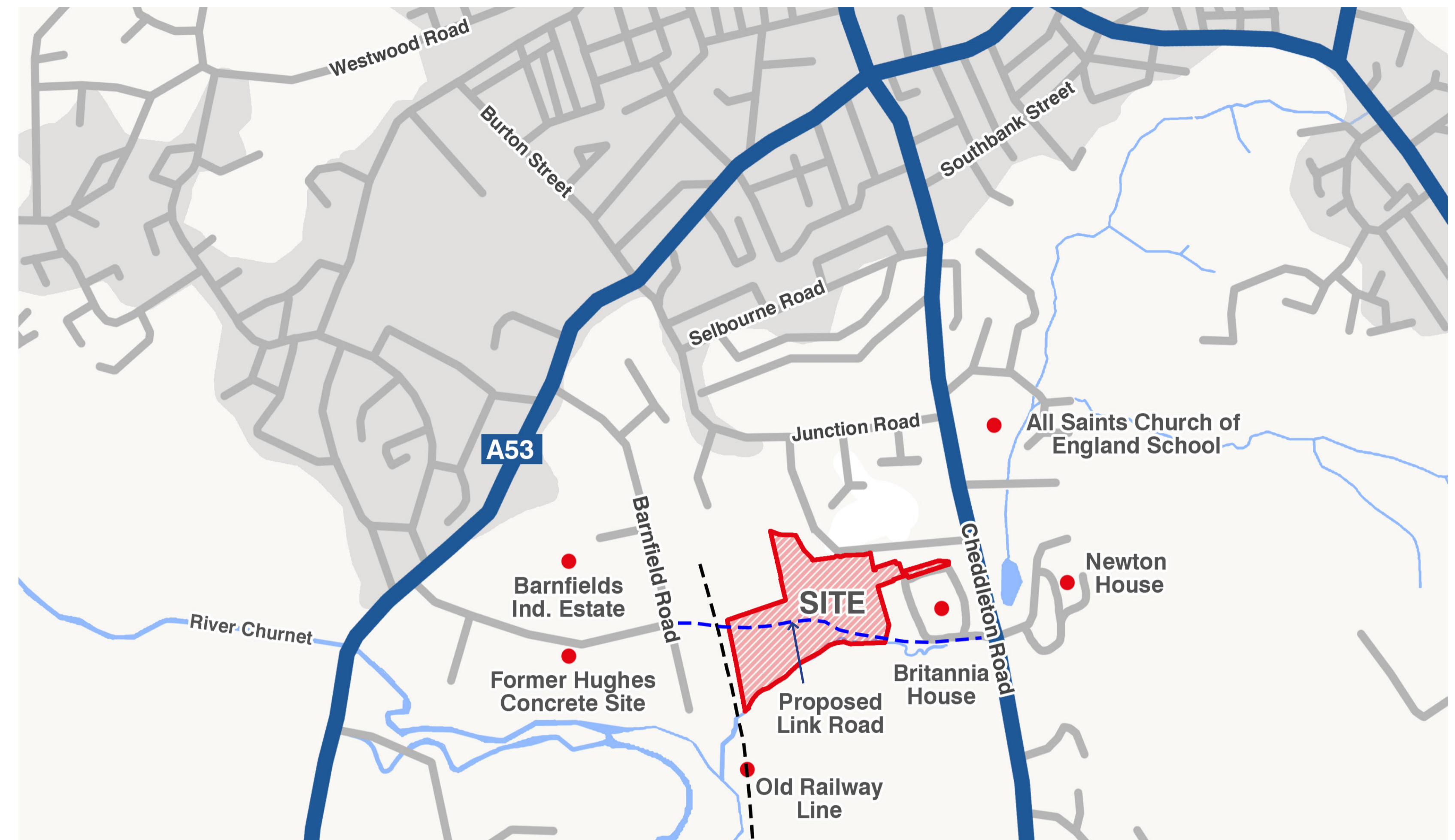
Why Cornhill ?

The area is a major regeneration priority for SMDC as the council sees it as a vital area to support businesses and jobs in a sustainable edge of town location.

The emerging Local Plan has identified a need for an additional 8 hectares (20 acres) of employment land in Leek. This site will significantly contribute towards this need.

Proposals for the development of the wider area were adopted as Supplementary Planning Guidance in March 2014 as part of the Churnet Valley Masterplan. Within this, the Cornhill East area is identified the Preferred Option Sites for mixed use development for the period of 2016 - 2031.

There are longstanding objectives for the creation of link road between the A53 Barnfields Road and the A 520 Cheddleton Road to create a southern link route. Staffordshire County Council has prepared a detailed design for a new link road which could be delivered in two phases.

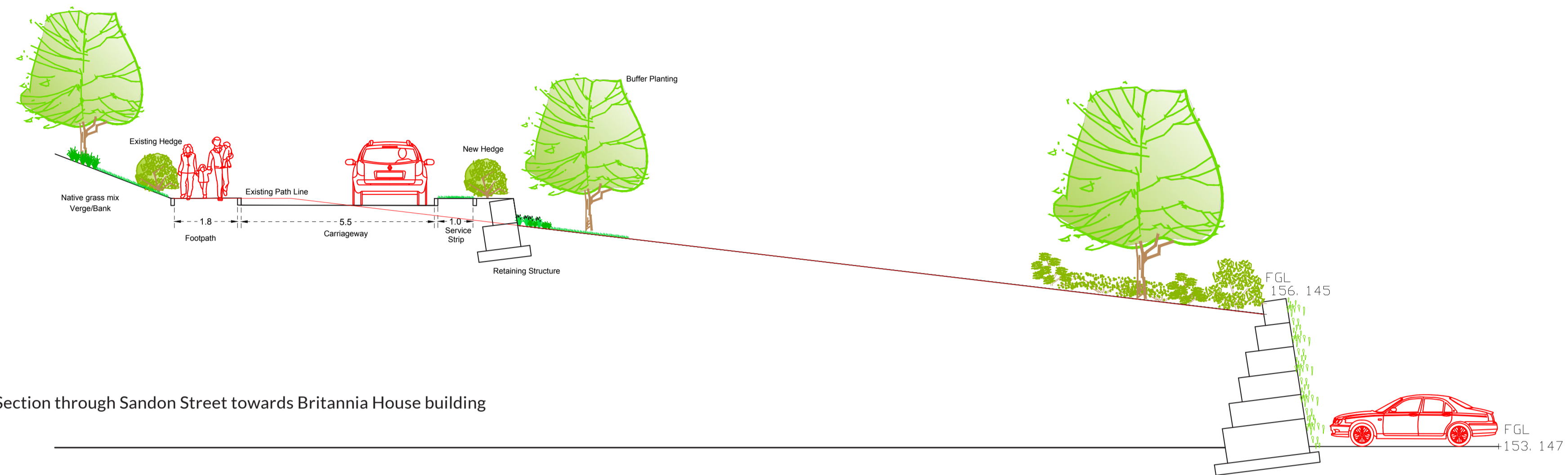


Road Options Considered

A number of alternative options for delivering the link road and accessing Cornhill East were considered as part of the feasibility study but all options were required to reflect the emerging local plan, and adopted policies as well as highways requirement that any development within the site could accommodate capacity if completed as a link road between the A53 and A520.

A review was undertaken as to the potential use of Sandon Street as access to site either from A520 or from the north. It was deemed undeliverable as

- Existing road could not accommodate additional highway capacity
- Significant widening and earthworks required due to levels.
- Restricted by on-street car parking
- Gradient of any road (at site entrance) would be above adoptable standards as too steep
- Land not in public ownership



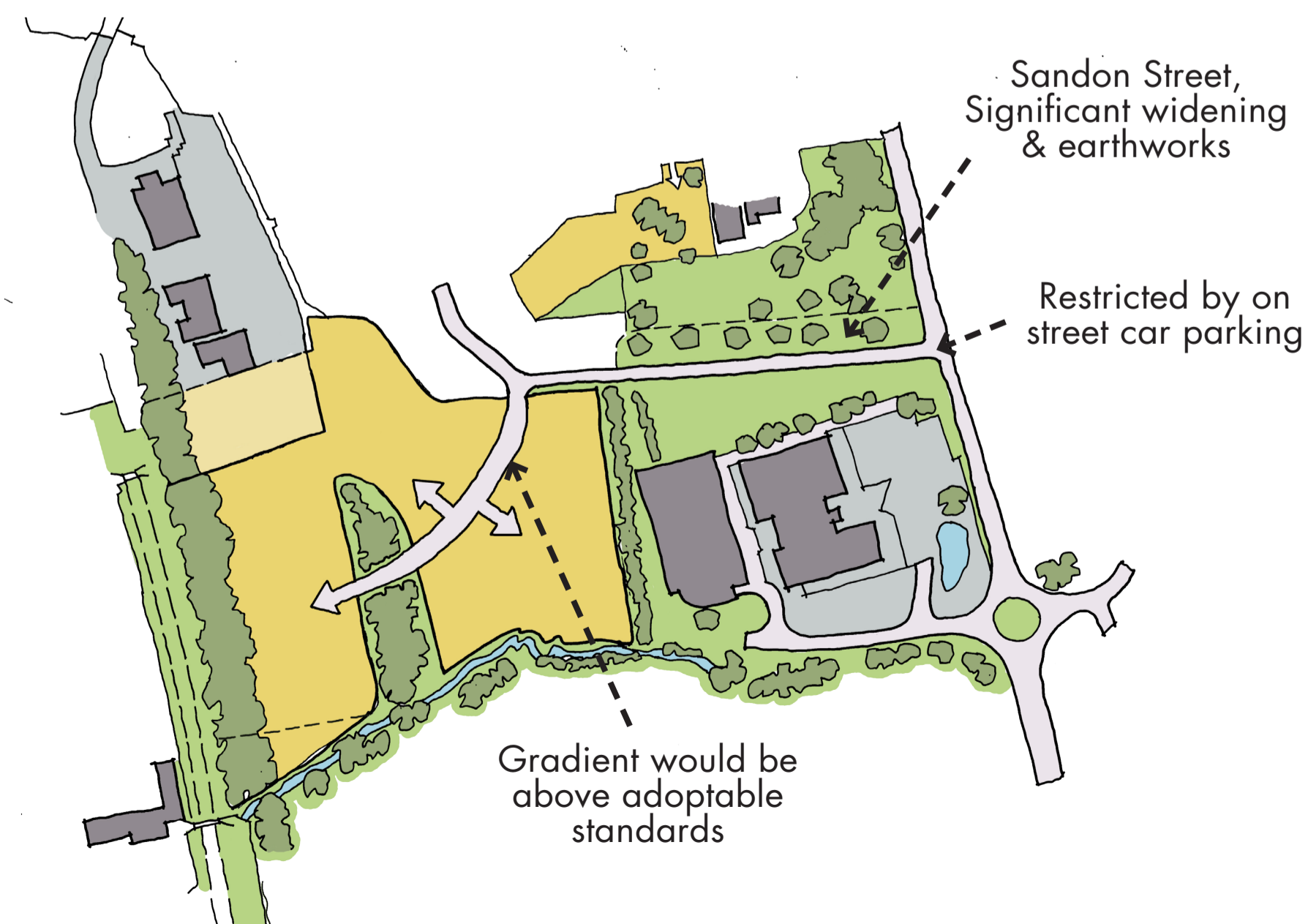
Section through Sandon Street towards Britannia House building



Sandon Street - Looking West



View from Sandon Street looking towards Capita



Concept sketch showing access from Sandon Street



Concept sketch showing link road and access to mixed use development on to Sandon Street



Concept sketch showing access to all residential development from Sandon Street

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Leek



Draft Proposals

- Development proposed only on SMDC land.
- Option to consider larger scheme on the rest of the site.

Let us have your views on the use, scale & kind of development you would prefer on the rest of the site.

Your views
are important.
Make sure
we know them.

We are keen to understand the views of all key stakeholders including local residents, resident groups, landowners, councillors and the business community and welcome any comments you may have such as:

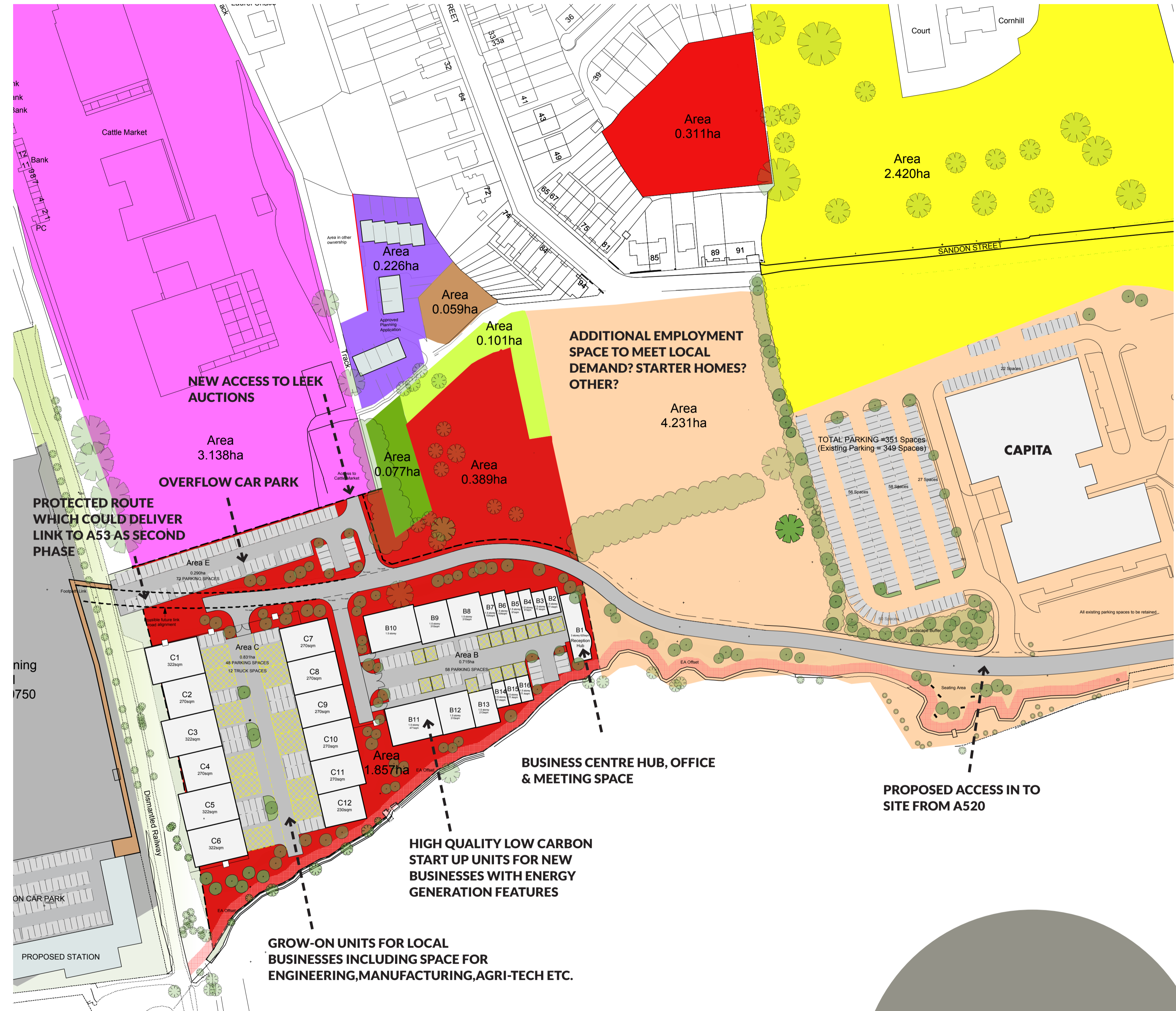
Do you think these proposals will support start up & growth in Leek?

Have you any comments on the rest of the site?

Contact: Helen Pakpahan, Senior Regeneration Officer, Staffordshire Moorlands District Council. Tel: 01538 395400

Helen.pakpahan@highpeak.gov.uk

Thank You.



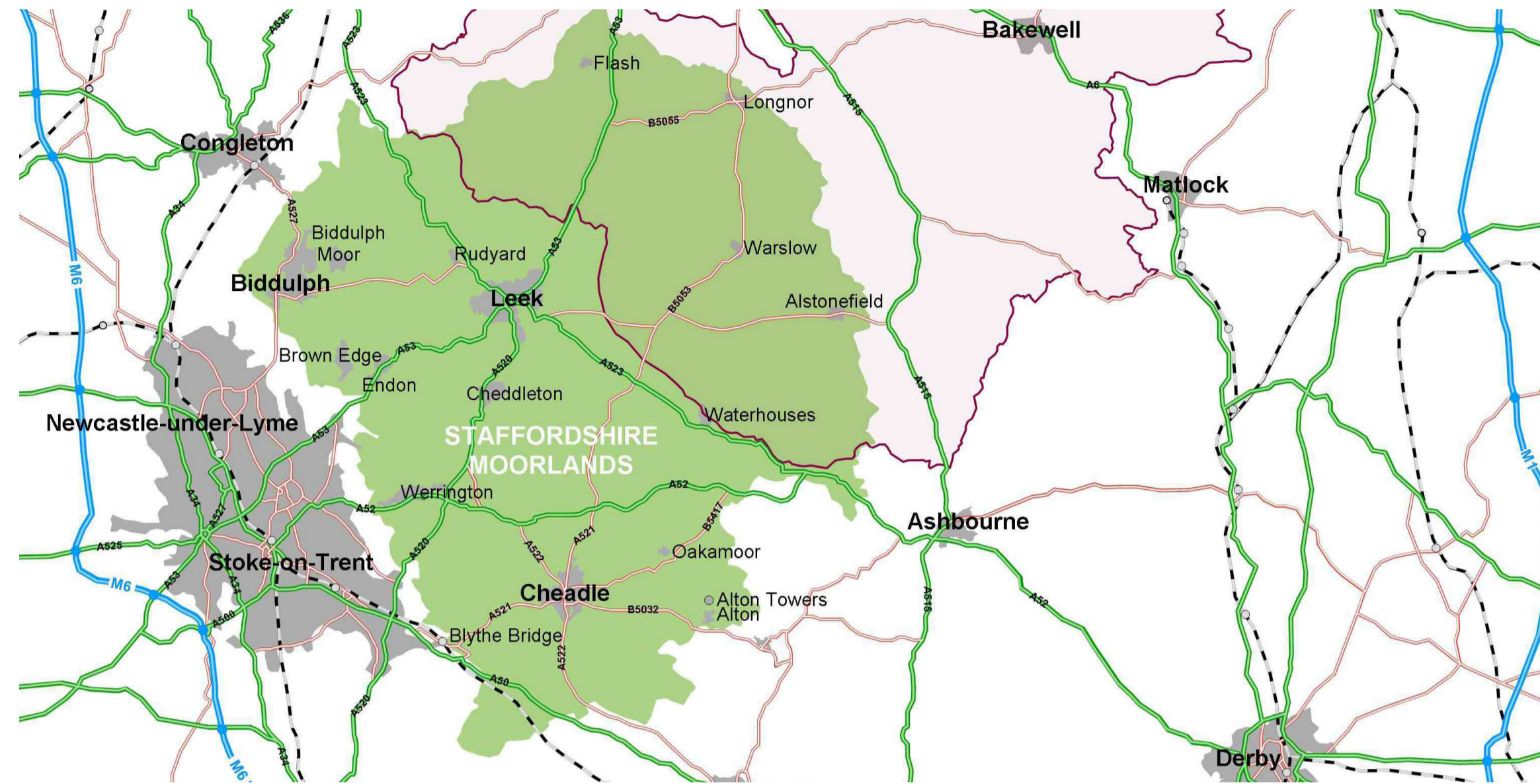
● SMD Land Ownership

Take on board comments and amend masterplan if necessary

Start preparing for planning application and explore funding mechanisms for delivery of the project

What Happens
Next?

Staffordshire Moorlands Economic Context



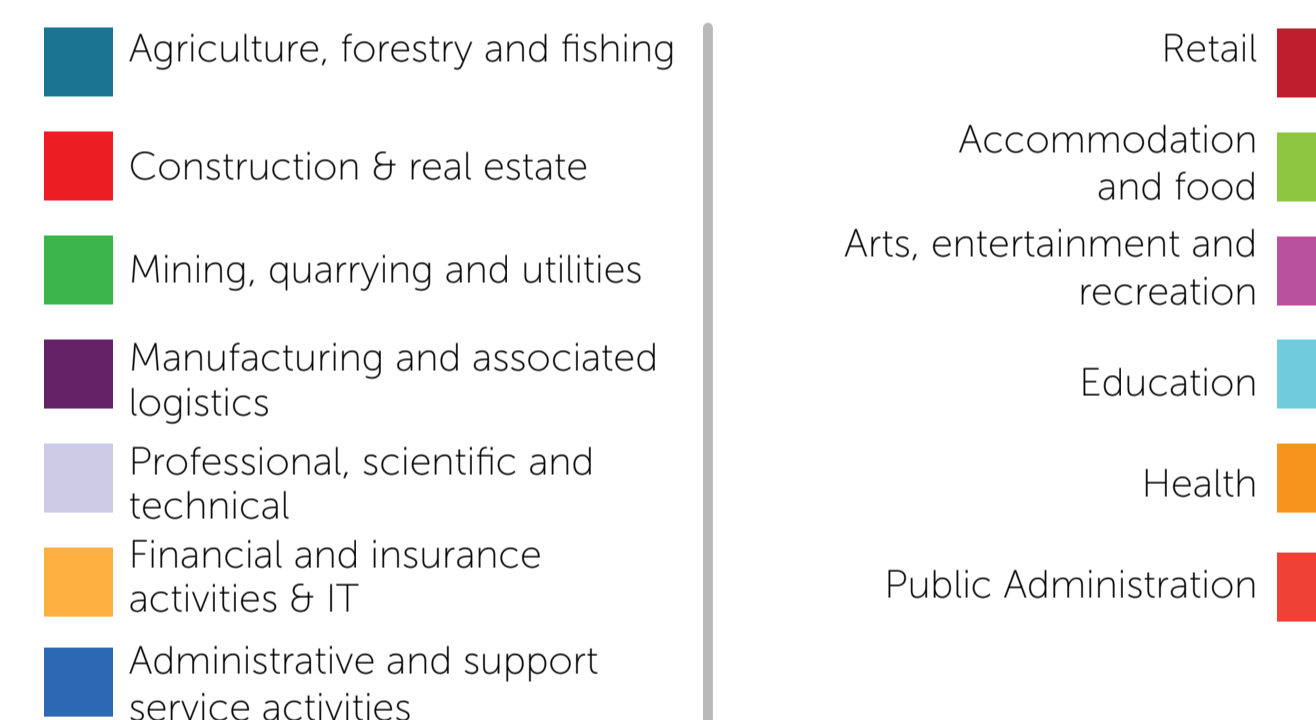
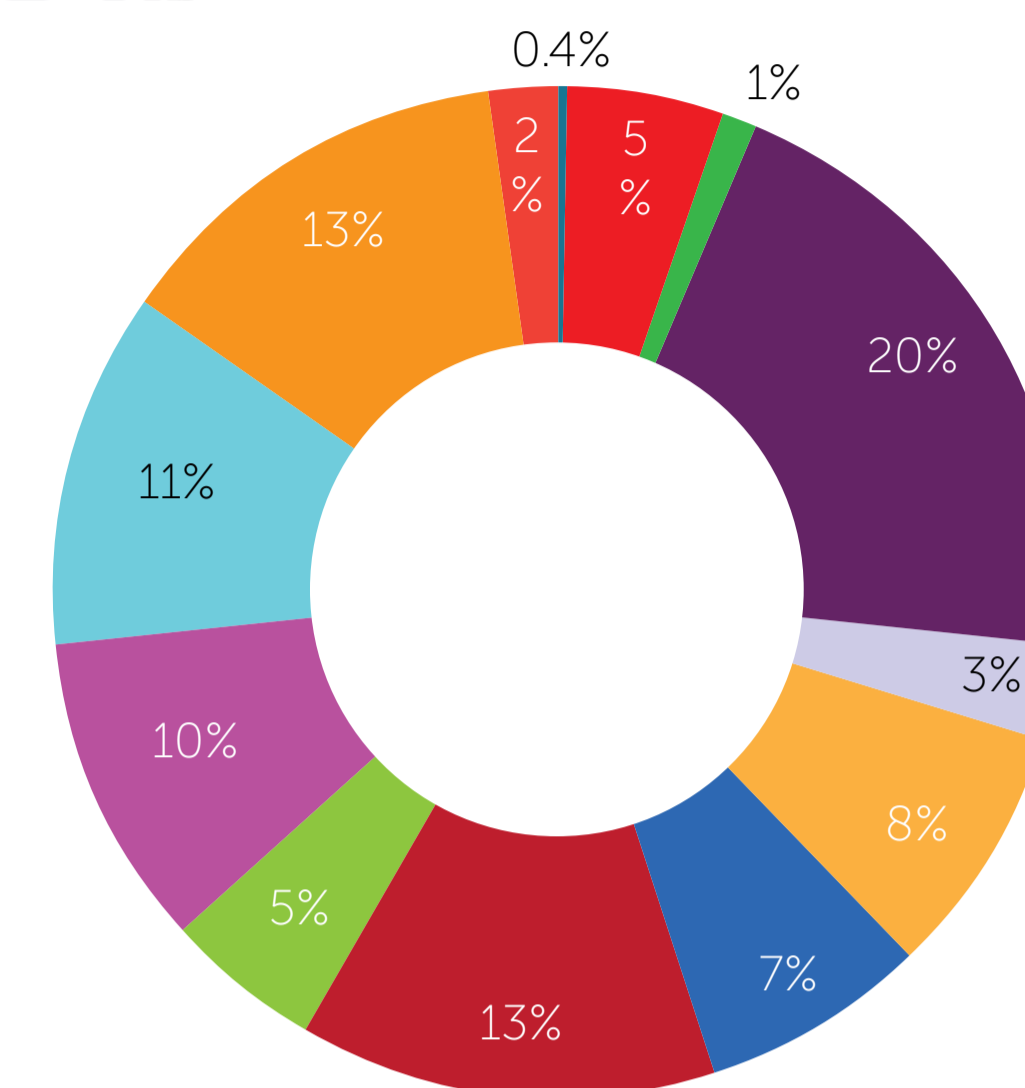
Staffordshire Moorlands Benefits from:

- **Affordable Location** - Staffordshire Moorlands is recognised as the most affordable place to invest in Stoke & Staffordshire - and 30% below the UK average.
- **Knowledge Economy** - Knowledge intensive sectors in Staffordshire Moorlands accounted for 22.06% of total employment in 2014. This means that the Staffordshire Moorlands performs in the top 40% of districts nationally and is well above the rest of the County.
- **Skilled workforce** - The proportion of the working age resident population qualified to NVQ level 3 in Staffordshire Moorlands is very high, with the area ranking in the top 20% of districts nationally.
- **A high number of small businesses and strong business survival rates** - There are 3,795 enterprises based in the Staffordshire Moorlands - which gives a business density of 54.84 businesses per 1000 head of population. The survival rates in the Moorlands are particularly high with 78% of VAT registered businesses established in 2007 still trading.
- **High quality environment** - The local environment is of a high quality both within and outside of the Peak District National Park - and this combined with the quality of life, means that the area is an ideal location for knowledge intensive businesses.

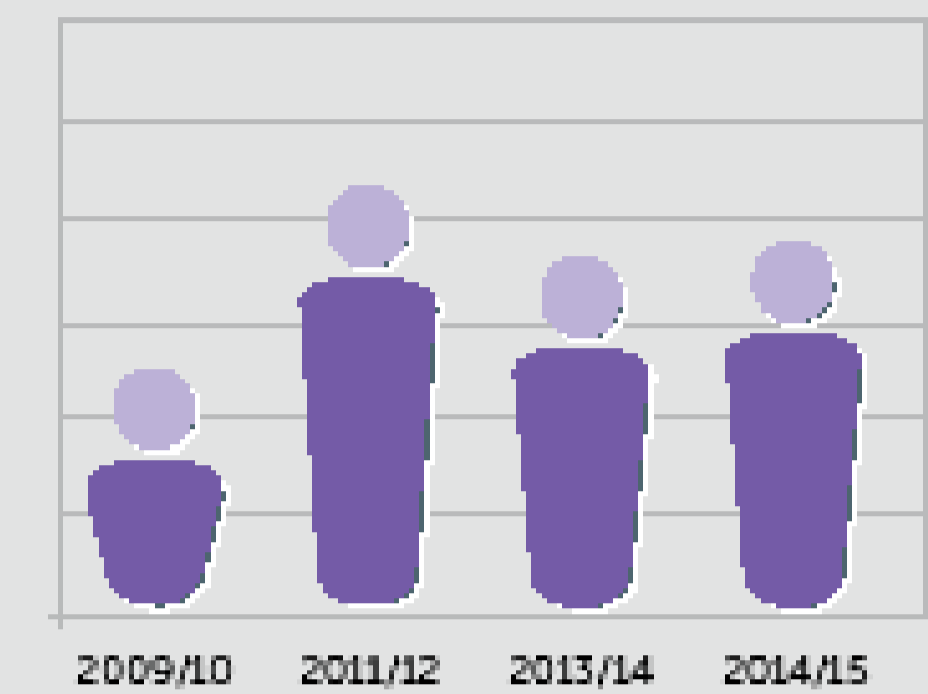
Staffordshire Moorlands Suffers from:

- **A high level of net out-commuting** - 13,956 more people commute out than commute in.
- **A low job density ratio** - which if rebalanced could ensure that more, and better quality jobs are provided to help 'claw-back' out-commuters and create new opportunities for young people.
- **A lack of good quality small to medium-sized industrial premises** - which is restricting the availability of local businesses to expand and create new jobs.
- **Poor & ageing existing stock of commercial units** and poor access to many industrial estates/business parks which is likely to restrict growth and job opportunities in the future.
- **Poor connectivity** both with the district and to external locations and congestion.

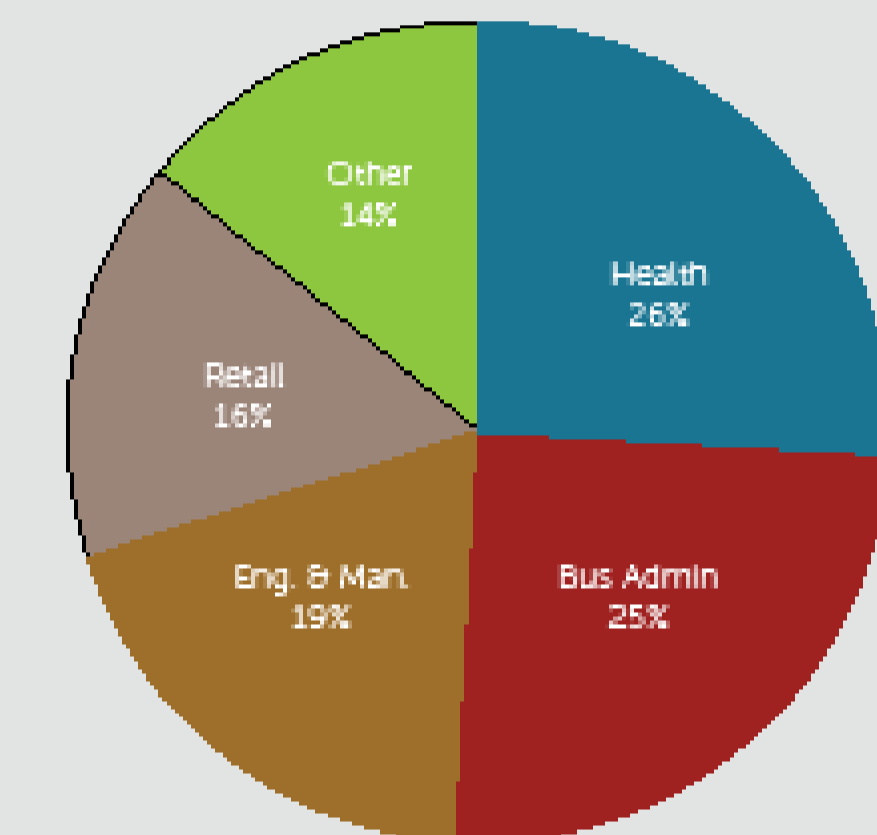
Staffordshire Moorlands Employment by Sector



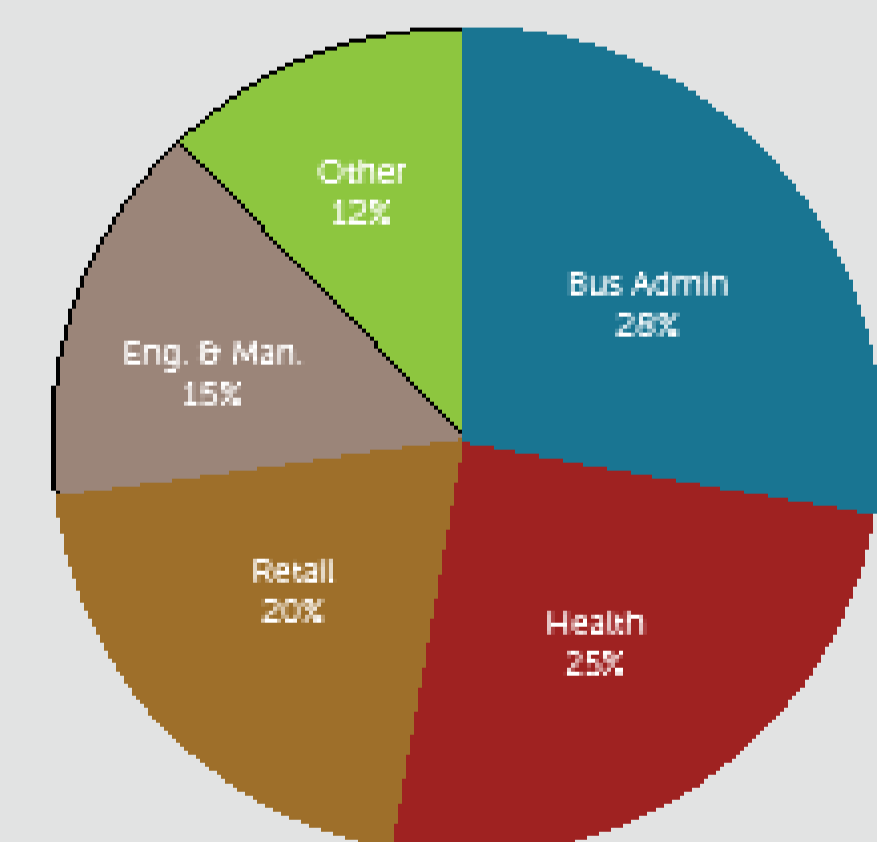
Apprenticeships starts in Staffordshire Moorlands



Apprenticeships by type in Staffordshire Moorlands 2013/14



Apprenticeships by type in England 2013/14



There is also a greater emphasis on more advanced level apprenticeships (Level 3) as it is recognised that this skill level is required to drive future business growth. In Staffordshire Moorlands the number of Apprenticeships started at Level 3 has risen from 170 in 2009/10 to 330 in 2014/15.

Business Strengths in the Moorlands

- **Financial Services: Co-op Bank & Capita Finance, Leek Building Society**
- **Engineering: JCB; Belle Engineering; Rapiscan Systems; MCL Composites; Klarius exhaust systems**
- **Food manufacturing: Ornuu Foods - Pilgrim Cheese/**