



CHESTERFIELD
BOROUGH COUNCIL



Land at Hady Hill, Hady, Chesterfield
S41 0BL

Closing Date for Offers by
Informal Tender:
Tuesday 2nd July 2024

For Sale

Subject to Planning Permission
Prime Residential Development Opportunity

Approx. 1.417 acres (0.57 hectare)
Potential for 18 dwellings

Location

Chesterfield is a thriving market town on the eastern edge of the Peak District National Park. Approximately 10 miles south of Sheffield and 24 miles north of Derby, the town's population was recorded as 103,600 in the 2021 census.

Hady is a sought-after location lying roughly three-quarters of a mile to the east of the town centre. The subject site is situated on Hady Hill (A632), within walking distance of Chesterfield Royal Hospital at Calow.

There are excellent public transport links, with a bus stop to the site frontage, and local amenities including a Coop store at Calow, Hady Hill Primary School and St Peter & St Paul non-selective independent day school and with secondary schools a bus ride away in Hasland (1.5 miles) or Newbold (2.5 miles). Green spaces are close by, with beautiful walks including Spital Park & Tapton Golf Course.



Description

The site area is 1.417 acres (0.57 hectare), sloping west to east. Previously let for grazing with a stone field shelter situated to the very western boundaries, which is accessed from a gated entrance and driveway off Hady Lane. The property provides potential for conversion and integration into the wider development proposals for the site.

- Rare opportunity to acquire a greenfield site with development potential to accommodate circa. 18 good sized detached dwellings
- Situated in an established family housing area with newer build 4-bed detached properties typically selling for up to £500,000
- Technical Information concerning highways access and services is provided in the Highways and Services & Site Investigations section headings below
- Location and site plans are provided are appended (Appendix 1)

Tenure

The Borough Council is to convey its freehold interest in the land with vacant possession, subject to any rights concerning mines and minerals being excepted.



Planning

(Pre-application comments summary)

The site is currently undeveloped grazing land, a 'greenfield site', surrounded by established housing. The preferred use is residential development.

Planning Policy

The site is not allocated for any specific use in the adopted Local Plan. It is within the identified 'Built up Area'.

The Local Plan contains no specific 'ban' or restriction on the development of Greenfield sites within the built-up area.

The main policies to consider therefore are those relating to the location of development, policies CLP1 and CLP2.

The overall spatial strategy in the Local Plan is to concentrate new development within walking distance of a range of Key Services. These are defined as:

- Employment centres
- Primary schools
- Secondary schools
- Further Education institutions
- GPs
- Hospitals
- Food stores
- Town Centres

The Council's Residential Design Supplementary Planning Document (SPD) sets out indicative walking distances to services, which acknowledges that not all will be provided at a local level.

Accessibility of the site to a range of facilities is mixed. Although some are within easy walking distance, others are more challenging. Education provision is particularly challenging. Although Primary provision is close by secondary provision is not. However, public transport provision is good. On balance, as the site is situated in an established residential area, it is an appropriate location for residential development in principle.

The site was assessed as a potential housing site in the preparation of the 2020 Local Plan. Although it scored reasonably well it was not included as an allocated site at the time as priority was given to other previously developed sites and there was no need to include it from a housing need point of view. However, the site not being allocated should not be considered determinative of any future planning application for the site. As part of this process the site was estimated to have a capacity of 18 dwellings.

Mix and Type of Housing

Local Plan policy CLP4 would require that any development of the site for 10 or more dwellings include provision for 10% of units to be affordable, split between 90% affordable rent and 10% affordable home ownership.

The preference would be for provision on site, with any remaining balance provided via a commuted to sum to fund off-site provision. This would be secured by S106 agreement.

25% of dwellings should be constructed to the M4(2)* adaptable and accessible standard.

*Requirement M4(2) of Schedule 1 to the Building Regulations 2010

Water Efficiency

Policy CLP13 requires all new homes to meet the optional Building Regulation water efficiency standard of 110 litres per occupier per day.

Biodiversity Net Gain

Policy CLP16 expects development proposals to provide a net measurable gain in biodiversity. As of November 2023, it became a legal requirement that developments achieve a minimum net gain of 10%.

Any application for planning permission will need to be accompanied by an assessment of the existing habitat, and the intended provision post development, using a recognised tool such as the DEFRA metric.

Given the site is currently a greenfield site, provision of the net gain on site should be achieved.

Alternative Uses

As an out of centre location, the site would not be suitable for commercial retail or office development (with the possible exception of a small shop to serve local needs). Given the surrounding residential properties, industrial or business use would not be appropriate.

Use of the site as a Biodiversity Net Gain Receptor site may be a suitable alternative use subject to survey.

Community uses such as a health centre may be acceptable.

Community Infrastructure Levy

If developed for residential use, the proposed development would be liable for the Community Infrastructure Levy (CIL), subject to any exemptions that may be applied for. The site is located within the Medium CIL charging Zone as set out in the Council's Community Infrastructure Levy (CIL) Charging Schedule:

<https://www.chesterfield.gov.uk/planning-and-building-control/planning-permission-and-development-management/community-infrastructure-levy.aspx>

As of the date of marketing, this is charged at a rate of £66.15 per square metre of gross internal floorspace. Please note that new index rates will come into force on 1st January each year.

Exemptions exist for affordable housing provision. Any reliefs/exemptions must be sought prior to any development commencing.

Highways

The Council has commissioned a Transport Assessment (TA) and accompanying Access Feasibility Plan to demonstrate the achievability of a vehicular and pedestrian access at the eastern end of the highway frontage to Hady Hill, adjoining 281 Hady Hill. This is in addition to the existing driveway access from Hady Lane, which would be limited to access for pedestrians and emergency vehicles potentially.

The conclusions and recommendations of the TA report are that a proposed development of up to 20 dwellings would be adequately served by an access from Hady Hill and by public transport without creating any perceptible impact on the existing local network in terms of traffic flow or highway safety.

Ultimately, however, proposals concerning access design and layout considerations will need to be approved by the County Council's Director of Environmental Services (Highways Development Control) as part any Planning Application process to be entered into by the successful purchaser.

Copies of the TA report and Access Feasibility Plan are available as linked documents from the Council's marketing webpage for the site.

Further guidance on road layouts can be found on the County Council Website under the Development Control pages:- www.derbyshire.gov.uk/transport-roads/roads-traffic/development-control/highways-development-control.aspx

Services & Site Investigations

Utilities plans are available as linked documents from the Council's marketing webpage for the site. However, interested parties are recommended to contact statutory undertakers direct to satisfy themselves that services are available, suitable and of sufficient capacity for their proposed use.

Similarly, a preliminary ground conditions survey report is provided for information and guidance. Prospective purchasers are expected to undertake and rely upon their own site inspections and surveys, to ascertain that the land is suitable for their proposed development.

Offer Procedure

The property is offered for sale by informal tender.

In order to be considered, offers must be made on the offer form available as a linked document from the Council's website.

This form should be completed, sealed in an addressed envelope marked '**Private & Confidential - Offer for Land at Hady Hill, Hady, Chesterfield – FAO the Head of Corporate Property & Technical Services - Not to be Opened until after the Closing Date**' and returned by 11.00 am on Tuesday 2nd July 2024 to:

Main Reception
Chesterfield Borough Council
Town Hall
Rose Hill
Chesterfield
S40 1LP

Or by email, marked as aforementioned in the subject title of the email, to: PPCLawTeam@chesterfield.gov.uk

Unfortunately offers that are NOT received in a sealed envelope marked as stated or sent to the specified email address cannot be considered. Any markings on the envelope that identify the sender will exclude that sender from the tendering process.

Following the closing date, offers will be scheduled for consideration by the Council at the next available Cabinet Member meeting.

The property is offered for sale Subject to Contract and Chesterfield Borough Council reserves the right not to accept the highest or any offer made and reserves the right to disregard any offer that is indefinite in amount or calculable only by reference to other offers.

Chesterfield Borough Council will contact the successful applicant in writing to confirm that a recommendation to Cabinet Member has been made to approve acceptance of an offer. The Council reserves the right to withdraw the acceptance of an offer if contracts have not been exchanged within 3 months of the issue of draft contract and transfer documentation.

Fitness for Use

Fitness for any purpose or use proposed is not in any way guaranteed by the Council.

Fees

The Purchaser shall be responsible for the payment of the Council's professional fees in relation to the sale, together with their own fees and all other associated costs and fees necessarily arising out of the sale. The fees to be incurred by the purchaser in this respect shall comprise the Council's Legal and Surveyors fees, which together total 3% of the purchase price.

Viewings & Enquiries

The land can be viewed at any time during daytime hours from the highway frontage. For further viewing arrangements and enquiries please contact:

Richard Mottram

Tel: 01246 959762 / 07968 464195

Email: richard.mottram@chesterfield.gov.uk

Website: <https://www.chesterfield.gov.uk/business-and-economic-growth/doing-business-in-chesterfield/sites-and-premises/land-and-property-for-sale.aspx>

Property and Technical Services

Chesterfield Borough Council

3rd Floor

Town Hall

Rose Hill

Chesterfield

S40 1LP

The Council cannot accept responsibility for any losses, claims, demands, actions, proceedings, damages, costs, expenses or for any other liability, whatsoever, arising out of, occasioned through or in connection with the viewing and inspection of the site.

Deeds and documents can be examined, or copies can be provided by prior arrangement. Please contact Richard Mottram in the first instance.

Disclaimer

All statements contained within these particulars have been provided in good faith and are understood to be correct. However, they are provided as a general outline only for the guidance of intended purchasers or tenants. Accuracy in respect of all statements cannot be guaranteed and the particulars do not form part of any offer, contract or warranty.

No person in the employment of Chesterfield Borough Council has authority to make or give representations or warranties whatsoever in relation to the property.

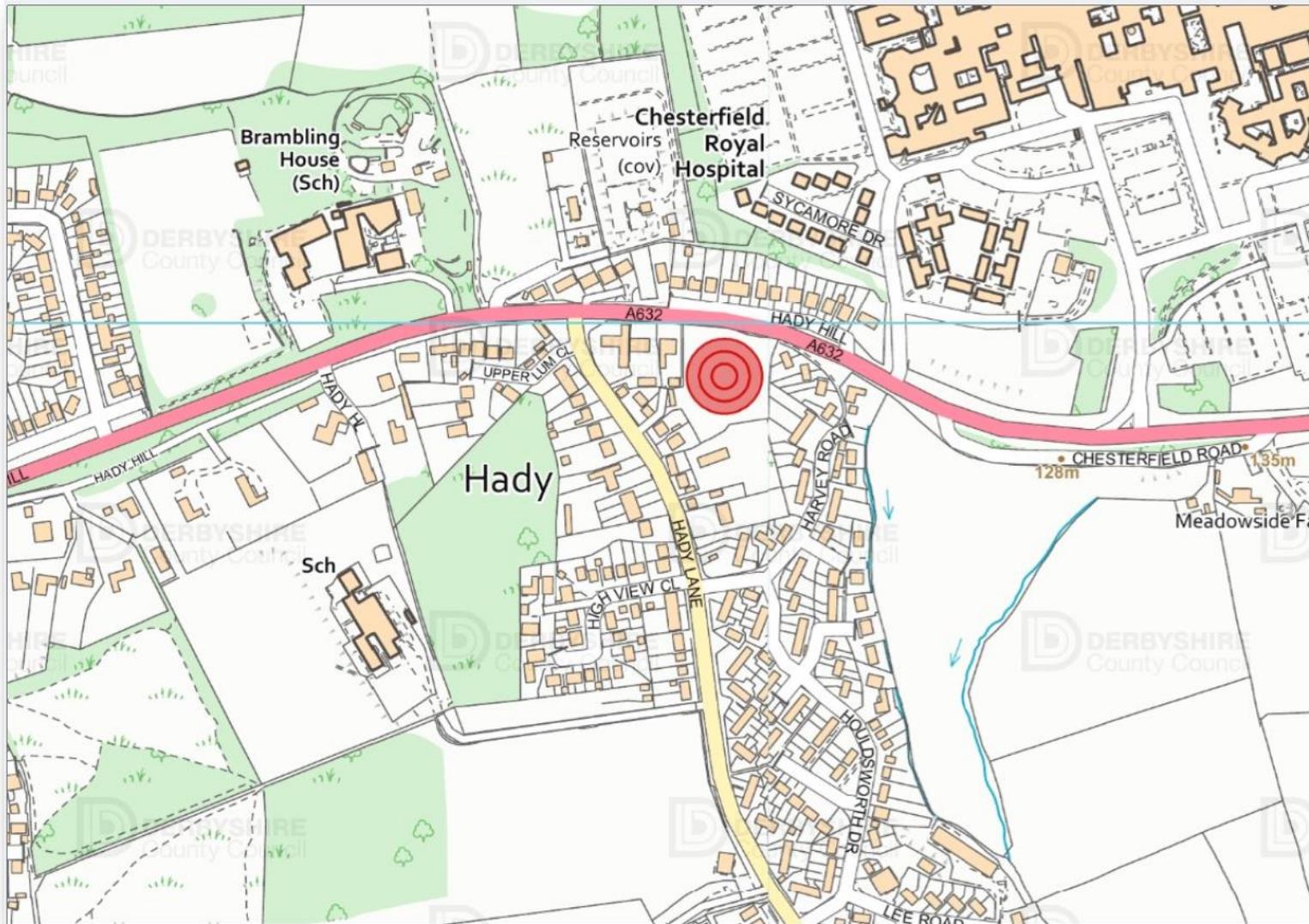
Whilst every effort is made to ensure all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are accurate intending purchasers or tenants should not rely upon them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

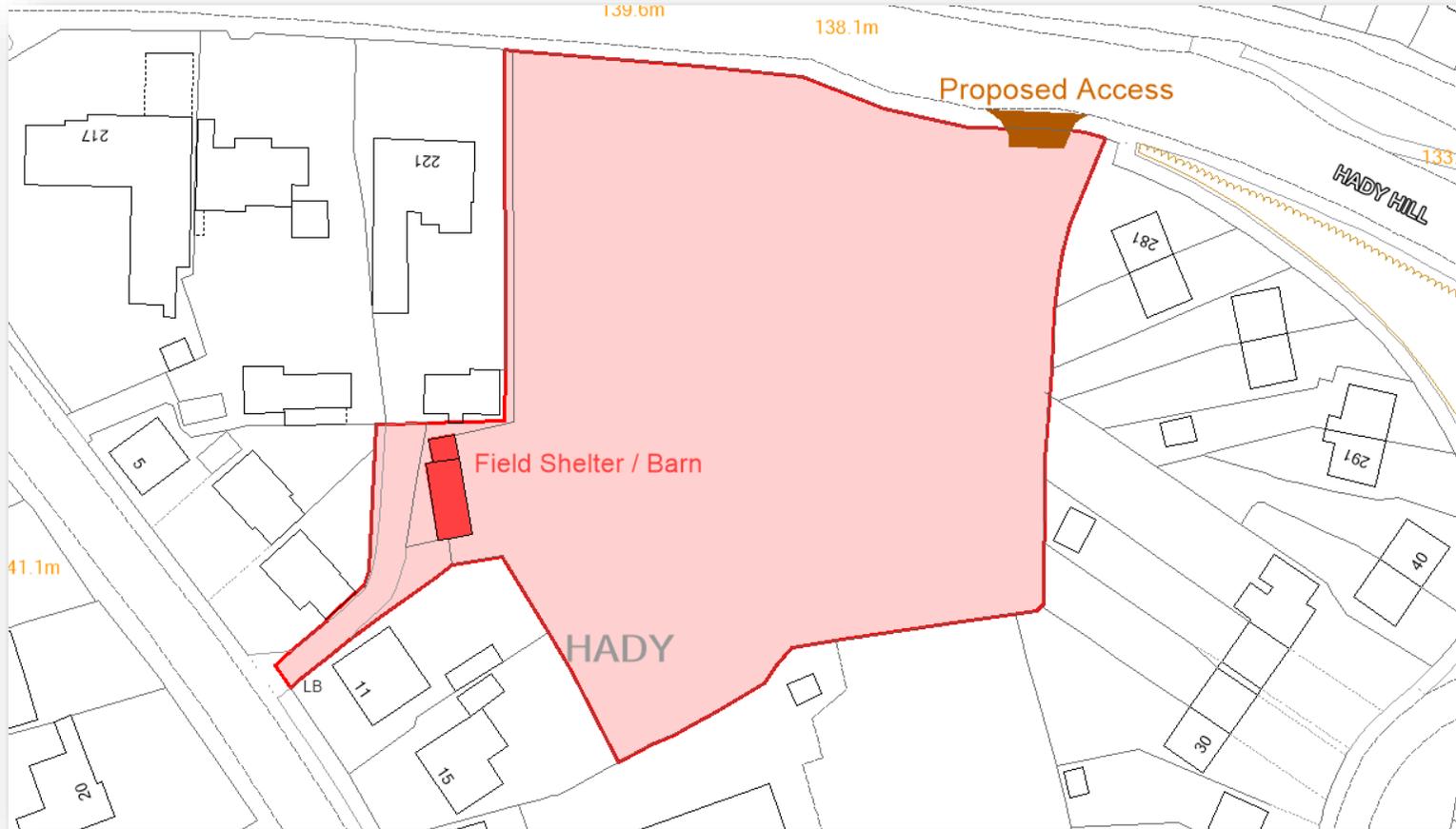
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Plans

Plans provided for identification purposes only and are not necessarily to scale.

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