

**Property Development**

**Site**

Size, Area  
Type  
Location (Map)  
Condition  
Current Use  
Future Use  
Utilities  
Access  
Developer Objectives  
Environmental impact (risk & benefit)  
Target Market

**Properties**

Number  
Type  
Size  
Mix  
Affordability, Price Range  
Amenities  
Sustainability

**Status & Timing**

Planning Stage  
Start Period  
End Period  
Mitigation during development  
Duration

**BDC/Parish**

Local Plan Requirements  
Village Requirements/Objectives  
Village Issues/Constraints

CIL Benefit  
Other Benefit  
Infrastructure impact (Drainage)  
Increase in residents (number?)  
Impact on traffic  
Impact on local amenities  
Impact on schools

**Other**

**What happens if?**

No development?  
Phased development?  
Changes to plan?  
Rejected by BDC?  
Accepted by BDC? Timing?  
NP votes against?  
NP votes in favour?  
NP requests changes?  
NP not complete in 2021?

**Summary**

Meeting 12th July 2021. Village Hall. Present: PHN, RS, CO. Absent: DC, TB, HO, SG

3.1 acres

Brownfield Site - Farm Yard

Off Main Str

Low quality farm yard, gravel, concrete platforms, used and unused farm sheds of varying sizes and condition. Unused cart shed in poor con

Used and Disused Farm Sheds (3 out of 5 used)

Low level industrial or housing development

Access to water, gas, electricity, broadband/networks

Currently 2 points of access from Main Street. Public Footpath across front yard

Best use of redundant land. Willing to work with village to develop best option for housing. Industrial is least preferred

Improvement if housing (trees, landscaping, increased traffic). Risk of dereliction if industrial. Asbestos hazards. Vandalism. Intrusion (travel

Industrial - Storage, low grade industrial (vehicle repairs etc.). Mixed housing development with lower price and higher price properties.

20. (Note: Village Plan, Housing Layout, Housing Types, typical bungalow design - presented by developers and available for circulation)

2 x 5 bed, 5 x 4 bed, 5 x 3 bed, 5 x 2 bed, 3 x 2 bed bungalows

Mixed

See above

Not known but say £130k to £500k

No new amenities for either option

None for industrial (opposite is possible – dereliction). Homes would be highly energy efficient. Trees planted. Landscaped. Footpath mainta

Awaiting outcome of Neighbourhood Plan. Willing to work with NP. Planning permission preferred with NP support but would probably go ah

Within 5 year

Probably 18months - 2 years to complete

Erection of security fencing/gates if industrial. Otherwise building site!

18months to 2 years

Exceeds Local Plan (Corner Farm = 19 + 20 at Church Farm = 39 properties) - exceeds LP by 31 properties

Small scale development (<> 10 houses). Maintain style and character

Development lies outside the current development boundary. Significant change of use for either proposal. Both options would require Plann

If NP support 20% of CIL of £155k = £33k. Without NP support 10% of CIL of £150k = £15.5k

Greener, sustainable development if housing. Degradation if industrial

Could be avoided for housing if mixed drain used adjacent to Chesterfield Canal. TBC

Approx 35-45 residents for housing. Zero for industrial use.

Housing - Could be up to 35 vehicles. Range 25 to 35. Industrial - most likely heavy HGV traffic for storage. Mixed vehicle access for other in

If industrial - increase in employment could provide minor benefit to local shops. Housing - could be up to 20 children. (Could the playing field

Potentially 20 children of mixed age. Impact on schools minimal - may be even welcome.

Gradual decline of buildings to dereliction. Hazardous materials (asbestos). Waste ground. Vandalism. Intrusion (travellers). No environment

Takes longer to complete.

For housing development, developers will work with village/NP to meet objectives in terms of mix, style, design etc.

See above - no development

Would require justification in NP to allow for significant increase in Local Plan housing requirement. Requires change to development bound

See above - no development. BUT likely to proceed with Planning Application regardless

Opportunity to work with developers to optimise site development

Opportunity to work with developers to optimise site development

Risk that Planning Permission sought regardless. BUT timescale for running down Church Farm is unclear - could be 2-5 years. Without NP

### **Limited options to re-develop the site.**

Industrial - requires secure site so fencing across frontage to control access

Industrial - no chance of investment so gradual deterioration over time.

Industrial development using units for storage would increase heavy traffic (eg. 2020 30T traffic loading/unloading sheds with 150T of 'cat litter

Industrial - risk of vandalism, intrusion

Industrial - low economic impact but opportunity to create some jobs ( number not known)

Housing - 20 properties (not required in Local Plan)

Housing - mixed development with higher priced and lower priced housing

Housing - mixed type including 2 bedroom properties

Housing - environmental gains with landscaped area and tree planting

Housing - sustainable homes

Housing - goes some way to meeting HNA housing needs

Housing - Design - developer will work with NP to meet village preferences

Housing - Development lies outside the 2011 development boundary

NP has the opportunity to shape the development of this site (may not be the same with other sites e.g. Corner Farm, Blyth House)

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