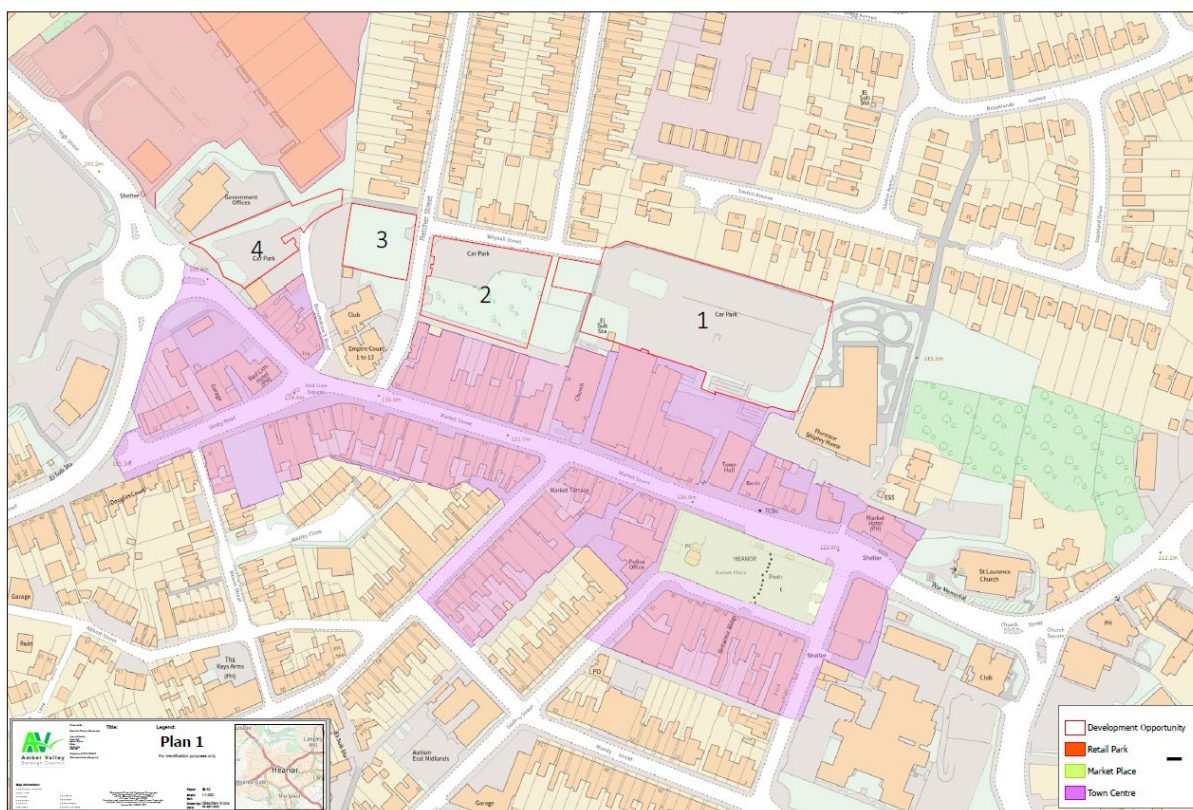


Whysall Street, Heanor

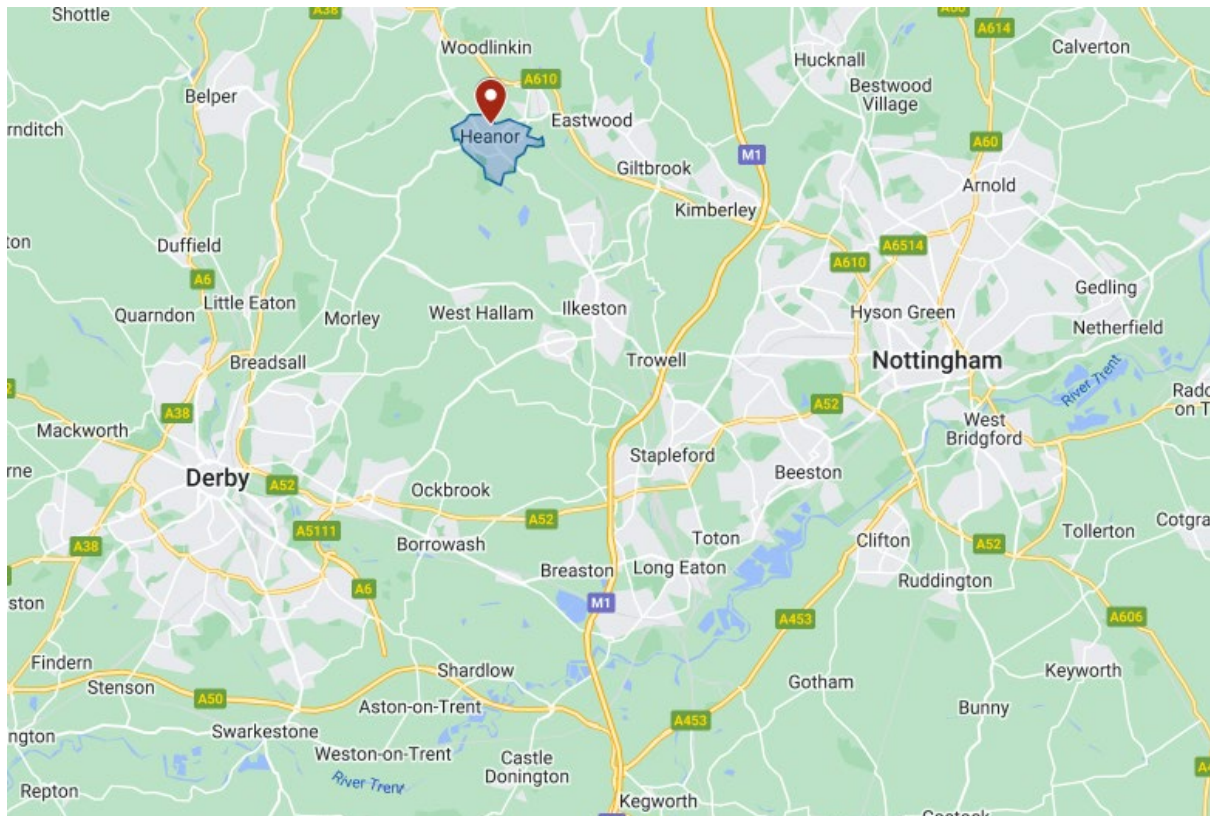
Residential Development Opportunity

Amber Valley Borough Council are inviting offers for 4 residential development plots in Heanor Town Centre accessed from Fletcher Street/Whysall Street. Heanor has recently benefited from securing £8.59m from the Future High Street Fund as part of a £17.8m initiative to kickstart town centre regeneration. Consequentially, the Council sees these plots of land as being an integral part of the regeneration of the Town Centre.



- Approximately 2.77 acres (1.12 ha)
- Offers invited on two parcels of 2 plots each - Parcel 1 (plots 1 & 2) and Parcel 2 (plots 3 & 4)

Site Location and Description



Heanor lies between Nottingham and Derby; located within the city travel to work zones and with good access via road and public transport. It is circa 6 miles west of the M1 and just over 1 mile away from the A610 and 1 mile from Langley Mill rail station.



The Whysall Street land is situated to the north of Market Street, Heanor within the centre of town.

The land available is across 4 separate plots amounting to approximately 1.12 ha.

Parcel 1 comprises the Whysall Street East and West car parks (Plots 1 & 2), plus an area of vacant land.

Parcel 2 is in two separate plots (nos, 3 & 4) which are physically separated by a

third-party ownership. The disposal of Parcel 2 will be subject to the acquisition of the separate ownership to combine these sites.

Due to the elevated position of the sites, they benefit from far reaching views to the north. Pedestrian links exist to Market Street and Retail Park, and it is important that these are maintained. The Town enjoys a variety of shops which include a range of independents, a Tesco supermarket and retail park which includes an Aldi supermarket and Costa Coffee. The Future High Streets Fund will deliver a revitalised Market Square and regenerate a central heritage building for business and community use, generating economic benefit and community facilities.



The Council's priority is to advance the development of Parcel 1 (plots 1 and 2) which lies to the east of Fletcher Street and comprise 'Whysall Street east and west car parking'; to which the target date for planning application of January 2024 will apply. The land to the west of Fletcher Street disposal is subject to the potential acquisition of third-party land to create a larger development opportunity with access across the site.

Planning & Design

It is anticipated that a relatively high housing density will be achieved. Ideally a minimum of 42 homes are anticipated on Parcel 1. The Council would also like to see a scheme that recognises the topography of the site, maximising the benefit of the attractive views to the north, whilst sensitively accommodating the substantial change in levels between the Market Street and Whysall Street. Access arrangements will also need to be maintained to some of the commercial buildings which front onto Market Street and recognise the need for strong connectivity of the public realm to the main high street, market place and retail park.

The Council does not wish to be prescriptive as to the housing tenures sought, but encourages affordable housing. The development should be policy compliant in terms of numbers of affordable homes, with an appropriate mix of tenures. The key policy terms can be seen below:

Amber Valley Borough Council Housing Strategy 2019 – 2024 (Section 3.4.3) – 15 or more dwellings or larger than 0.5 hectares must contain 30% affordable housing. The affordable housing should include 90% social rented housing and 10% intermediate housing. This is supported by **Policy H10** from the Local Plan.

Relevant Supplementary Planning Documents (SPDs)

- **Residential development** – The residential development SPD makes available detailed guidance in order to create and maintain high quality housing development. This includes guidance in respect of new housing developments, extensions, conversions and alterations.
- **The provision of affordable housing through the development process** – This SPD supplements the policies of the adopted Amber Valley Borough Local Plan relating to affordable housing and enable the borough council to set out in more detail the requirements for affordable housing within development sites or mixed-use sites that have a housing element and add weight to policies H10-H11 of the adopted Local Plan in the consideration of planning applications for housing development.
- **Design for community safety** – The design for community safety SPD makes available detailed guidance in order to create and maintain safer communities.
- **Listed buildings and buildings in conservation areas** – The objectives of this document are to supplement the policies of the adopted Amber Valley Borough Local Plan by providing advice to owners and occupiers of listed buildings and buildings in conservation areas.
- **Development and recreational open space** – The development and recreational open space SPD makes available detailed guidance on the processes and measures the council will adopt to establish the amount, type and size of out-door playing spaces and children's play areas within the borough. It also ensures that open spaces to be provided by developers reflects the needs of the area in which they are situated and are in accordance with the policies of the Adopted Amber Valley Local Plan.

The Local Plan

- **Policy LS5 (S106)** – The Borough Council may seek to negotiate Section 106 Agreements with developers to make adequate provision for infrastructure requirements and/or community facilities, the need for which arises directly as a consequence of that development.
- **Policy H3 (Housing Developments within urban areas)** – Identifies that planning permission will be granted for housing developments within the built framework for Heanor.
- **Policy H10 (Quality and Design)** – The Borough Council will require all new housing developments to be at a minimum net density of 30 dwellings per hectare, unless it can be demonstrated that there are significant constraints to development.
- **Policy TP3 (Walking and Cycling)** – The Borough Council will seek to enter into Section 106 Agreements with developers to secure enhancement of the footpaths, bridleways and cycleways, or a contribution towards enhancement as appropriate, where the proposals would provide an opportunity, or create a need, related to the development proposed.
- **Policy EN16 (Pollution)** – Planning permission will not be granted for development that would be likely to lead to a material increase in the levels of air, water, noise, light or other consultees in the application process.

- **Policy LC1** (Outdoor playing space) – The Borough Council will seek to secure, through Section 106 Agreements, the provision of or financial contributions towards outdoor playing space in all new housing developments.

A 100% affordable scheme will also be considered acceptable. There should also be a substantial element of family homes, with no flats being anticipated in the development of the land to the east of Bircumshaw Road.

The land has been submitted for consideration as a housing growth site for the emerging Amber Valley Local Plan and is currently the subject of further public consultation [SHELAA Interactive Map \(ambervalley.gov.uk\)](https://ambervalley.gov.uk/shelaa-interactive-map)

Site Considerations

Parcel 1 (plots 1 & 2) – Land at Whysall Street, Heanor DE75 7PZ

It is known that at least some of the land has been used for mine workings, which requires remediation or non-standard foundations. Old mine entries are also known to exist on Plots 1 & 2.

In support of generating new homes, the Council has secured just over £1m of Brownfield Housing Land Release Funding in order to undertake remediation site works to Parcel 1. Preliminary investigation works have been activated and it is anticipated that this land will be remediated during 2023/24 in order to provide the purchaser with these constraints addressed. Bidders will be kept informed of any further site investigation information as it becomes available.

Access for delivery goods vehicles to the loading areas to the rear of the commercial shops that currently adjoin the Whysall St East car park, will need to be maintained during and following the housing development.

Parcel 2 (plots 3&4) – Land West of Fletcher Street, Heanor DE75 7PZ

Plots 3 and 4 are separated by a third-party ownership (the Labour Club car park). We understand that the Labour Club, may be willing to dispose of its car park, however, it will be for the purchaser of the land to negotiate directly with the Labour Club, should they so wish.

Supporting information

The Council has previously obtained a number of reports relating to the land, which will be made available. However, the Council provides no guarantees as to the accuracy of the information and companies wishing to bid to purchase the land must rely upon their own searches.

The reports include:

- Numbered Site Plan
- Utilities Search Report
- Coal Mining Risk Assessment

Additional information

Prospective purchasers must satisfy themselves as to the requirements of the Local Planning Authority and make their own enquiries as to the suitability of the site for their purposes.

Tenure

Freehold with vacant possession upon completion.

Fees & VAT

Each party to bear their own costs in terms of the transaction. The Council reserves the right not to accept any offer.

Offer Procedure

Separate offers are invited for the freehold interests for the two packages. The bidder will make their own assumptions in respect of costs to acquire third party land in respect of Parcel 2.

For clarity offers for Parcel 1, without Parcel 2 will be considered.

Interested parties should **complete the attached offer form** to clarify the assumptions in their bids.

Offers should be submitted by Friday 9th June 2023 at 12.00pm to democratic.services@ambervalley.gov.uk and leigh.turner@ambervalley.gov.uk

Further information and viewing

The sites can be viewed from Whysall Street and Fletcher Street. AspinallVerdi and Amber Valley Borough Council cannot be held responsible for any damage or injury sustained by any person(s) viewing or carrying out inspections or investigations on site.

The information provided is for guidance only and is provided on a without prejudice basis and does not obviate the need for independent consideration of town planning requirements for the site.

Further information is available upon request.

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Important notice

The particulars and any documentation are provided for the guidance only of potential purchasers or developers and will not form part of any contract which may be entered into. No representation or warranty is made or given in relation to the condition of or suitability of any services. All proposals made will be subject to further detailed negotiations and subject to contract, and the Council may decide not to pursue negotiations in relation to all or any of the proposals which it may receive or may decide to invite other proposals. The Council will not be liable for any inaccuracy in these particulars or in any other documents or for any costs, fees and expenses incurred in viewing the sites, in preparing and submitting proposals or in undertaking any negotiations with the Council. None of the matters in these particulars or in any other documents or in any proposals which may be made will constitute an agreement or collateral contract with the Council.