

# Staveley Corridor Area Action Plan

Chesterfield Borough Council

## Brief

Chesterfield Borough Council required a development feasibility study to guide the future regeneration and development of a significant area of brownfield land in the Staveley area of Chesterfield. The study is to inform the preparation of Preferred Options for a proposed Area Action Plan, to be adopted as a formal Development Plan Document within the Council's emerging Local Development Framework.

The site, of approximately 150 ha, comprises a mix of operational and demolished industrial complexes. The two principal landowners are the Chatsworth Estate and St Gobain. Together these sites form a corridor of industrial land in the north of the Borough, running alongside the River Rother, and between the Chesterfield Canal to the south and Doncaster rail line to the north.

BE Group, together with Aecom, formed part of a multi-disciplinary team delivering the AAP. BE Group provided advice on the property market, identifying key development opportunities, providing a cost:benefit analysis and advising on project delivery and financial viability.



## Activities

- Site visits
- Consultation with public sector stakeholders
- Review of background literature, strategies, etc
- Review of property trends supply, demand, values, costs, etc, for residential, employment, retail, open space and local facilities
- Soft market testing
- Development appraisals
- Advice on delivery and viability of schemes.

## Outcome

Four development options were produced which would re-use 50-108 ha of brownfield land. The preferred option includes:

- Up to 122,307 sqm of new office/industrial space
- Up to 168,000 sqm of new housing
- A new central core containing retail, community and high density residential uses
- New road infrastructure
- New landscaping, water features and parkland.

Chesterfield Council is using the study findings to frame policy for the area. The landowners are now comprehensively addressing development rather than pursuing individual piecemeal schemes.

