

Staveley Corridor Area Action Plan

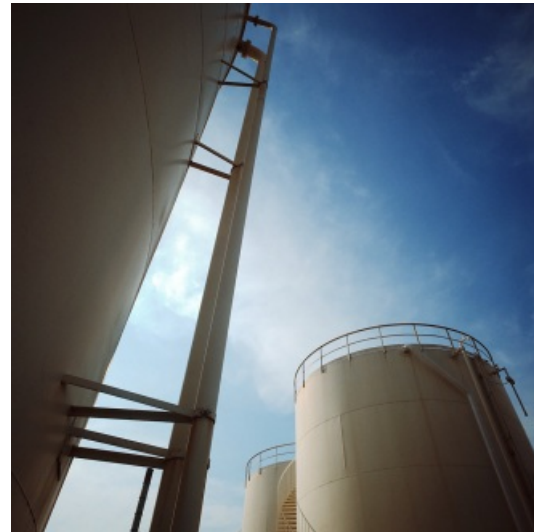
Chesterfield Borough Council

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 informed the preparation of Preferred Options for a proposed Area Action Plan, which will be adopted as a formal Development Plan Document within the Council's emerging Local Development Framework.

The site covers approximately 150 ha and consists of four main parcels of land: Staveley Chemical Works, Troughbrook Works, St Gobain Pipeworks, and North Brimington. 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 worked as part of a multi-disciplinary team which included urban designers and transport planners. 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
- Survey of businesses
- Site grading
- Development appraisals
- Advice on delivery and viability of schemes.

Outcome

The Area Action Plan has identified four options which would re-use 50-108 ha of brownfield land. Opportunities identified include:

- 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.

