



STAVELEY AREA ACTION PLAN  
 DEVELOPMENT PROPOSALS  
 Scale: 1:7000@A3  
 Reviewed by: GL

Job	drawing	rev
4455	3.2	-

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- 3.15 Planning policy emphasises the need to regenerate large scale brownfield areas around Staveley, associated with former mining operations and landfill. It cites Staveley in particular as an area to exploit this identified underused and vacant land whilst protecting 'green wedges' and the green belt from development. It promotes the enhancement of environmental quality and biodiversity; encourages woodland planting at specific locations (Plan 3.1); improvement of natural and cultural heritage and the strengthening of green infrastructure.
- 3.16 Land is designated across the AAP study area as Business and Industrial land, as set out in the Local Plan, and offers employment development opportunities. According to the East Midland Sub-Region Employment Land review (2008), land east of Works Road has the potential to deliver 33ha of employment. In contrast, the land review recommends that land also designated for Business and Industrial, west of Works Road, should be released for other uses, given existing poor accessibility to this land, which limits its viability for such employment uses.
- 3.17 Chesterfield Borough Council will consider the advice of this land review, following completion of the AAP feasibility study, which provides options for the future of the site. These options have been prepared in light of the land review but based on this robust baseline, and includes for example, the consideration of the site's physical constraints, local and wider economic factors; and site specific development opportunities, and as such, these options may justify a move away from the advice of the land review.
- 3.18 Wide ranging mixed use development opportunities exist across the site. At a national and regional level, policy encourages the diversification of the rural economy together with the provision of a housing mix to meet need and extend choice.
- 3.19 Movement and accessibility are key themes set out in planning policy. Of key importance at the local level is the Chesterfield-Staveley Regeneration Route, which should be implemented across the AAP Area, whilst minimising impact and capitalising on opportunities to enhance the River Rother Valley and Chesterfield Canal Corridor. Furthermore, a 20ha site allocated for future employment development in North Brimington has no road access, and planning policy will only approve development here following the completion of the Chesterfield – Staveley Regeneration by-pass to provide new connections into this site.
- 3.20 Opportunities also exist for reopening vacant railways, and local planning policy specifically, protects the reopening of the Clowne Branch railway between Cresswell and Seymour junction and the use of the existing freight lines to Chesterfield and Sheffield for passenger services.
- 3.21 Protection is afforded to sites which hold mineral extraction potential from development that would sterilise future exploitation; and safeguards sites suitable for facilities for the recycling, reprocessing and transfer of materials. Subsequently this may result in a competing aims for the area, led by potentially contradictory uses. This doesn't however, mean that these uses cannot be achieved and a unified vision for the area reached. Simply a strategic phasing approach may offer the potential to meet all aims of stakeholders, and the AAP will go some way to formulating this vision and strategy.
- 3.22 Planning constraints are also identified, including for example, barriers to specific development types due to flood risk, land contamination and hazard zones, where adequate mitigation measures cannot be put in place. Nonetheless, policy does promote measures to resolve these problems including managing flood risk, but the options should be given careful consideration as to the weighting of these constraints and the potential for overcoming them. In many cases, the real scale of the problem will only be clarified following detailed site investigations, which are not required at this stage of the development process, and are only likely following AAP feasibility preparation.
- 3.23 Local development proposals in the area (Plan 3.2) can offer opportunities associated with the regeneration of the Stately AAP study area, for example, the new canal extension and basin, providing tourism and recreation possibilities, whilst opening up access to the study area via the canal to the east. On the other hand, proposals such as the clay mineral extraction and waste facility; whilst offering employment prospects for the local population, reinforce the areas industrial/mineral stigma which has partly led to the area's lack of balanced investment in housing and mixed employment.



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