

An aerial photograph of an industrial facility, possibly a refinery or chemical plant, with various structures, pipes, and storage tanks. The facility is surrounded by green fields and trees. In the background, there are rolling hills under a bright sky. A large, stylized sunburst graphic with rays of light is overlaid on the top half of the image, creating a bright, glowing effect.

Staveley Corridor

Area Action Plan Feasibility Study

Baseline Report

May 2009

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Executive Summary

- 1.1 This report represents a summary of the key findings of the baseline analysis. It presents the main messages pertinent to developing master plan options for the future development of the Staveley Works Corridor; and is a key element of the Evidence Base.
 - 1.2 Clearly the site, largely former industrial land with some functioning industrial uses is in need of regeneration. However, rather than just seeing industrial decline and dereliction, there is a real opportunity to sustainably regenerate and redevelop the area to the benefit of the surrounding communities and the region as a whole and for this to be done with respect to the area's proud history and emerging wildlife and ecology.
 - 1.3 There is an opportunity to "create something special"; to establish a "sustainable urban extension within a landscaped setting".
- Key challenges will have to be overcome. Namely:
- Solve the restricted access into and through the site, both for vehicles, pedestrians and cyclists;
 - respond to flood risk constraints present on the site;
 - Reclaim land in order to render more land developable and find appropriate land uses;
- Create a supply-led market for a mixed use development;
 - Solve the isolation of surrounding communities so that both new and old communities are thoroughly integrated;
 - Enhance emerging ecology within varying landscape character areas; and
 - Combat the negative image associated with the former mining industry
- 1.4 The recommendation is therefore to continue the process of developing an Area Action Plan for the Staveley Works Corridor, in line with the Local Development Plan process so that an agreed strategic direction will guide the future regeneration of the area.
 - 1.5 This report is a non-technical summary of extensive research and analysis. A separate but full technical report has been presented to Chesterfield Borough Council that forms the appendices and should be used as a detailed reference point.



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