

Implementation and Delivery



12. IMPLEMENTATION AND DELIVERY

Regeneration and development is a continuous process and this masterplan builds on previous work. In the same way this masterplan is not the 'final-word'. It is a strategic framework for the delivery of infrastructure and development that has been consulted upon and agreed by the key stakeholders in order that we all 'pull in the same direction'.

There are many varied opportunities for investment and development in the town centre as outlined above.

The Council alone can only deliver a small part of the masterplan and must work in partnership with the private sector. The Council will take the lead on the key enabling and infrastructure projects as set out below. Beneath this we set out a series of delivery principles which describes how we will work with the private sector to leverage investment and mobilise development.

The masterplan has been endorsed by the Council and will be a material consideration to inform future planning decisions in the town centre. It will also inform future reviews of the Local Plan.

12.1 ENABLING PROJECTS

The Council will take the lead on the implementation and delivery of key infrastructure projects, subject to identifying appropriate funding streams and drawing down financial contributions from new developments. The following sets out the priorities for action and some of the possible funding streams.

There is a limit to what the Council can do to implement development on privately held land, but by creating a high quality environment in the town centre and delivering timely infrastructure, this will improve viability and bring forward

development and regeneration via the market mechanism. As each piece of public realm and infrastructure is delivered and new development takes place on individual sites and schemes, the context for the next development site will change and improve.



1 - Hornsbridge Island "Growth", Melanie Jackson



12.2 DELIVERY PRINCIPLES

The purpose of this masterplan is not to be prescriptive and the delivery of future development and regeneration will be unique to the particular circumstances at the time.

The Council recognises that property development and regeneration is a complex, often risky process and projects often take a long time to be delivered – sometimes spanning multiple property cycles.

We want to hear from landowners, investors and developers with an interest in development and regeneration in Chesterfield.

To facilitate the dialogue, we have established the following delivery principles which are based on our experience of delivering successful regeneration projects.

These principles can be applied to all projects coming forward:

END USER FOCUS

End users are the focus for all developments. End users are the 'customers' of the development process. The measure for successful projects is their attractiveness to tenants, purchasers, occupiers and users. We will support projects with identified end users and/or robust market research to justify the 'need' for the development in the property market context.

SUSTAINABLE DESIGN

High quality design is integral to creating developments which will deliver economic, environmental and social returns over the long term. Chesterfield already has much to celebrate in terms of historic character and all new development must add to this local distinctiveness and character. Furthermore, high quality design improves the quality of life and well-being. Good-quality public

spaces help create healthy communities and desirable properties. Well-designed homes and neighbourhoods create better and healthier places to live and build strong communities. Similarly well-designed commercial buildings lead to a more valued and productive workforce and profitable premises.³⁹

LAND / SITE ASSEMBLY

We recognise that the value of development to landowners must be in excess of 'existing use value' in order for sites to be brought forward. We will encourage schemes where the developer has control over the land and we will consider the use of compulsory purchase powers where appropriate to deliver the proper planning of the town centre.

PLANNING POLICY AND PLANNING APPLICATIONS

The Council has an up-to-date Local Plan including relevant Conservation Area policies and town centre first policies to protect and enhance the town centre.⁴⁰

We will work creatively with developers and project manage complex planning applications (including the use of Planning Performance Agreements (PPAs)) to ensure that development which is sustainable and accords with the development plan is approved without delay. We recognise that planning is a significant financial risk on development and we will negotiate planning agreements 'in-the-round', having regard to the legislation, Local Plan Policy and the financial viability of a particular scheme.

FINANCIAL VIABILITY AND FUNDING

The Council understands that the financial viability and the availability of funding is key to the delivery of commercially viable projects. The Council is one of the partners who can add value and/or reduce cost/risk and/or assist in securing public and

private sector funding or other financial interventions.

DELIVERY MECHANISM

Projects should have a clear delivery mechanism and we like to incentivise agreements with all parties to align interests and deliver successful outcomes. Agreements which incentivise the delivery of development and regeneration over the long-term are preferred to short-termism.

COMMUNITY ENGAGEMENT

Development relies on support from the wider community and schemes should have the support of the community wherever possible.



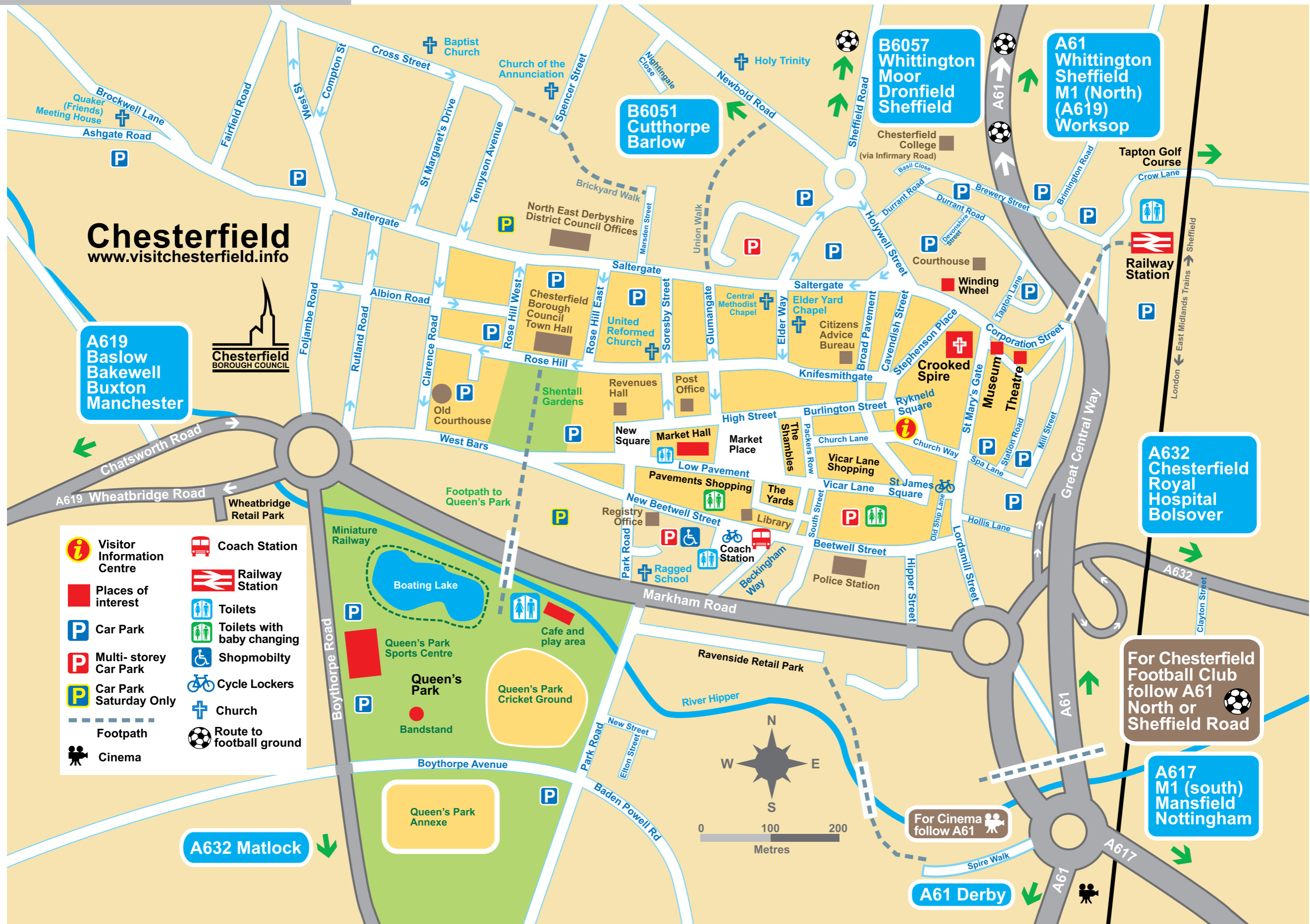
³⁹ <http://www.architecture.com/RIBA/Campaigns%20and%20issues/Thevalueofgooddesign.aspx>
⁴⁰ Chesterfield Local Plan Core Strategy – adopted July 2013 <http://www.chesterfield.gov.uk/Core-Strategy-629.html>

PROJECT	THEME	SHORT TERM/HIGH PRIORITY	MEDIUM TERM/MEDIUM PRIORITY	LONG TERM/LOW PRIORITY	DEPENDENCY /PHASING	NEXT STEPS	DELIVERY PARTNER
HISTORIC CORE							
Markets Management & possible reconfiguration	TC Management	◆				Agreement of funding and appointment of a Markets Consultant to explore options with market traders. Continue to build relationships with all town centre stakeholders.	CBC/Town Centre Forum/ Market traders sponsorship/ Business Improvement District (BID)/ Markets Budget
Internet and Mobile connectivity/Digital Media/ Variable Message Signage	TC Management	◆				Town Centre Forum/ CBC to lead on a Digital strategy to ensure town centre is 'enabled' to embrace new technology	CBC/LEP/Town Centre Forum/ Local Businesses sponsorship/BID
Other Town Centre Management revenue projects e.g. Lighting scheme, Trade Waste Strategy, Heritage Interpretation	TC Management		◆			Town Centre Forum and CBC to decide priorities for action	CBC/Town Centre Forum
Public transport routes/ Servicing Strategy/Extend the pedestrian zone	Public Realm	◆			Full scheme dependant on delivery of the Hollis Lane Link Road	Feasibility study required	CBC/LEP
Car parking capacity study	Public Realm	◆				CBC commission a car parking capacity study to determine the future parking needs of the town	CBC
Pavements Shopping Centre permeability & Civic Quarter permeability	Public Realm	◆				Work with key landowners to determine improvements	CBC/Town Centre Forum/ Private Sector Landlords
Former Co-op & The Victoria Centre	Big Changes/ Small Spaces	◆				Work with owners to facilitate refurbishment	Private sector

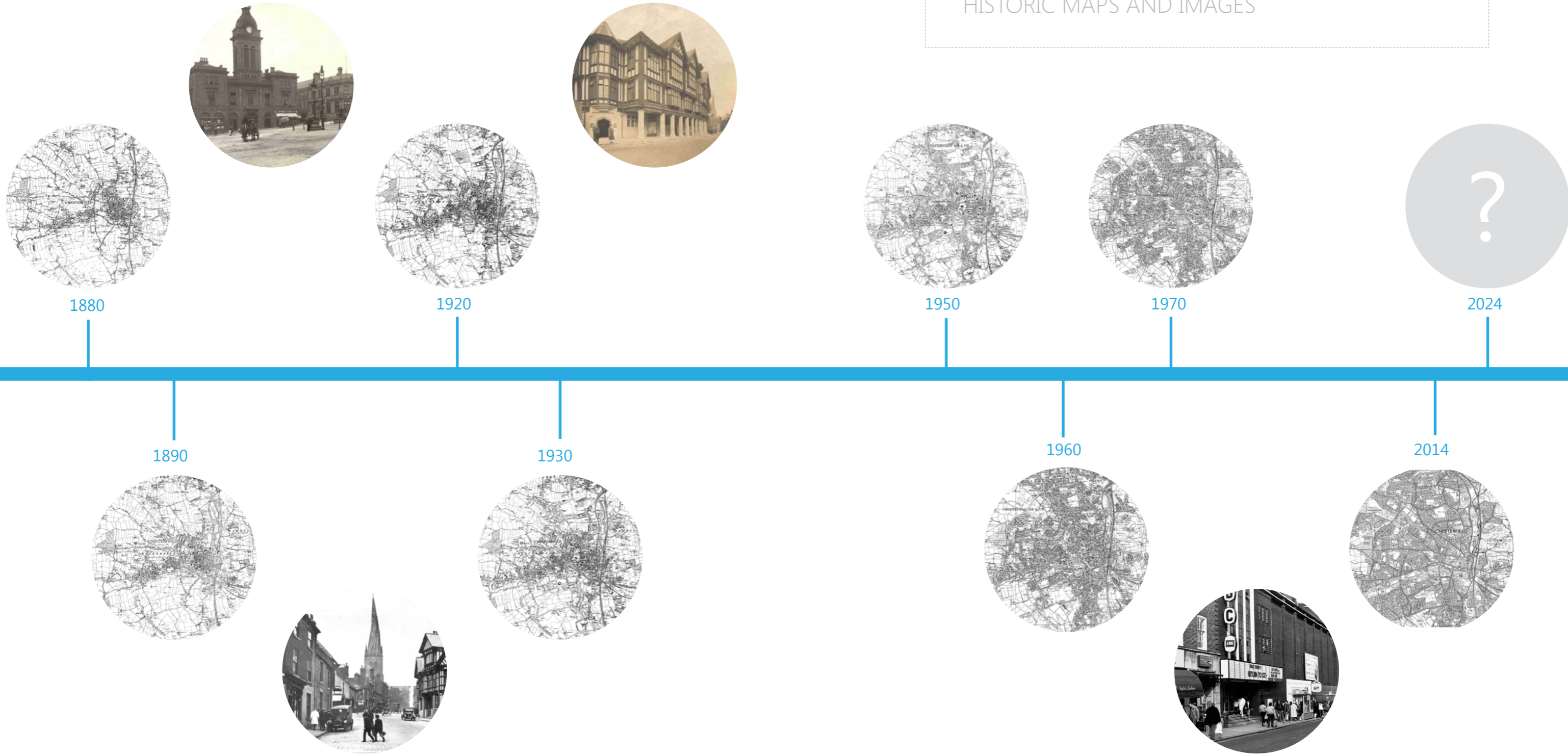
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STATION ARRIVAL							
Pedestrian Connectivity / Station Forecourt investment / Hollis Lane/ Malkin Street Link Road	Public Realm	◆				Carry out detailed feasibility study and technical design and traffic modelling work to develop strategy for comprehensive set of projects	CBC/LEP/ Network Rail/ Midland Mainline - Potential future SCRIF/CIL
Station operation including – taxi ranks, signage, facilities	TC Management		◆		Part of station forecourt investment		Network Rail/ Midland Mainline/ CBC
Station Gateway Developments	Major Projects/ Gateways		◆		Subject to delivery of Hollis Lane Link Rd		Public private partnership
Railway Terrace	Major Projects/ Gateways			◆	Subject to delivery of Hollis Lane Link Rd		Public private partnership
NORTHERN GATEWAY							
Northern Gateway	Major Projects/ Gateways	◆				CBC re-procure a development partner	Public private partnership
Saltergate realignment to Durrant Road/N-S pedestrian routes from the Education Quarter to the Historic Core/E-W connectivity	Public Realm		◆		Subject to delivery of Northern Gateway and Saltergate NHS site	Work with developer partners responsible for relevant sites to coordinate network of links	Public private partnership
Public event space	Public Realm		◆		Subject to delivery of Northern Quarter	Incorporate requirements into the revised development brief	Additional public open space to be funded out of development value off land receipt

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SPIRE NEIGHBOURHOOD							
Corporation Street	TC Management / Public Realm	◆				Work with landowners and key stakeholders (including offices, police, theatres) to agree activity and investment programme	Property owners and occupiers along frontages/ Town Centre Forum/CBC
Cowley Close College link improvements		◆				Design a landscaping scheme	CBC / College
Spire Neighbourhood/ Waterside links	* see Waterside *	/	/	/	/	/	/
Basil Close / Derbyshire Times	Big Changes/ Small Spaces	◆			Subject to market demand	Work with landowners to implement development proposals	Private sector
Council's Surface car parks (see car parking management strategy above)	Big Changes/ Small Spaces		◆		All subject to the preparation and agreement of an updated car parking management strategy and the delivery of the Hollis Lane Link Rd	CBC to prepare car parking management strategy and detailed feasibility study for the Hollis Lane Link Rd (see above)	(see above)
EDUCATION QUARTER							
Chesterfield College	Major Projects/ Gateways						Chesterfield College
University of Derby	Major Projects/ Gateways	◆					University of Derby/LEP funding secured from D2N2 Growth Deal for refurbishment
WATERSIDE							
Waterside	Major Projects/ Gateways			◆	Subject to a thriving town centre and market demand for growth of the town		Urbo/ Chesterfield Waterside Ltd
Tapton Lane bridge link	Public Realm			◆	Subject to delivery of Waterside		Developer contributions - Urbo/ Chesterfield Waterside Ltd

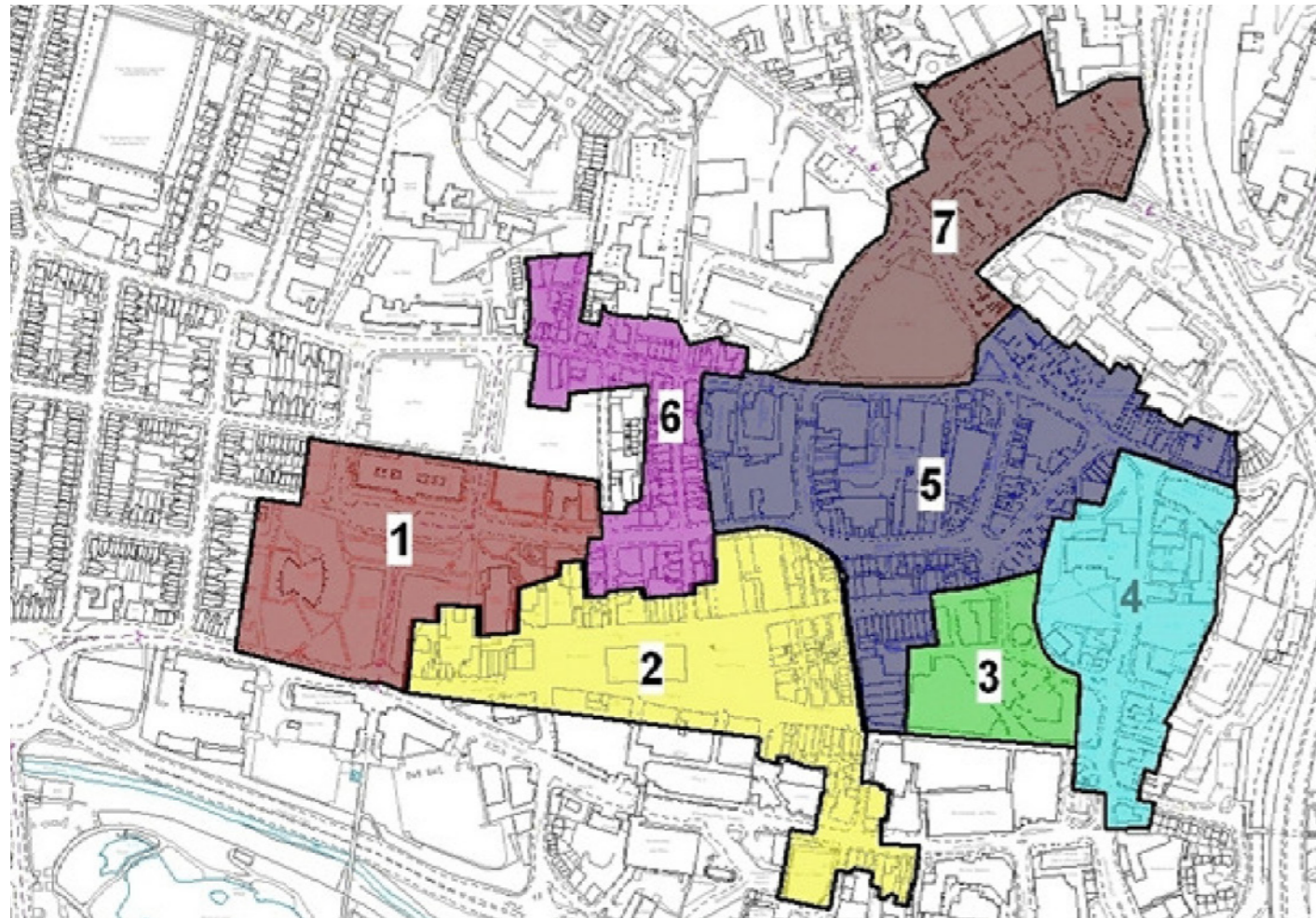
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CIVIC QUARTER							
Shentall Gardens Management	Public Realm / TC Management	◆				Review management	CBC/ CIL / Heritage Lottery Fund
Historic Core permeability (see above)	Public Realm		◆			(see above)	(see above)
Soresby Street / Rose Hill East car park	Major Projects / Gateways		◆		Subject to the preparation and agreement of an updated car parking management strategy	(see above)	(see above)
North East Derbyshire District Council Offices	Major Projects / Gateways	◆				About to be sold for development / investment	Private/public sector
The former Saltergate Medical Centre	Major Projects / Gateways	◆				Homes and Communities Agency to dispose of the site to a developer	HCA/ Private Sector
MARKHAM ROAD							
Beetwell Street Shared Surface / Markham Road Super Crossing / South Place Pedestrianisation / Beckingham Way Pocket Park	Public Realm		◆		Subject to a public transport/ highways/ landscaping feasibility study	Prepare a detailed feasibility study and consultation into the options for north-south linkages including the pocket park	CBC/Retail Landlords
Queen's Park Sports Centre	Major Projects / Gateways	◆				Commence construction	Chesterfield BC/ Sport England/ CIL
Queen's Park entrance	Major Projects / Gateways		◆			Feasibility and consultation	CBC/HLF
West Bars MSCP and Royal Mail depot / Lordsmill Street south	Major Projects / Gateways		◆			Subject to obsolescence of current uses	Private sector



HISTORIC MAPS AND IMAGES



TOWN CENTRE CONSERVATION AREA



- 1 - Shentall Garden
- 2 - The Market Place
- 3 - Vicar Lane
- 4 - St. Mary's Gate
- 5 - Stephenson Place
- 6 - Saltergate
- 7 - The Royal Hospital

THIS IS OUR **CHESTERFIELD**
THIS IS OUR **VISION**

Written and Designed by:



For:



With funding support from the European Regional Development Fund



Contact Economic Development
Lynda.Sharp@Chesterfield.gov.uk / 01246 345 256

