



- 2.3 This Baseline Report therefore presents the first of a series of stages that will lead to a decision on the feasibility of the AAP. It guides options development and presents an in depth evidence base upon which to move forward and if necessary support the Area Action Plan through examination; for adoption anticipated July 2011.
- 2.4 This has been achieved through a detailed document review of national, regional and local planning policy in relation to the broad yet relevant range of existing and potential uses of the study area. This is complemented by a thorough understanding of place – surveys undertaken by planners, regeneration specialists, urban designers, landscape architects, transport specialists, sustainability experts and property specialists.
- 2.5 The findings of these different strands of research are set out in this report, identified through detailed site work, together with the more anecdotal evidence established through meetings, conversations and discussions with various key stakeholders. Its conclusions, and SWOT analysis offer a strong position to base the next stage of this commission, which is to develop realistic masterplan options for the area.
- 2.6 In parallel to this study, Taylor Young is progressing the Sustainability Appraisal that will support an AAP. The first stage of the Sustainability Appraisal is the Scoping Report, which has been based on the Scoping Report for the Core Strategy. The Scoping Report will be issued to the statutory consultees for the statutory 5 week period of consultation. An SA Group has been formed which includes members of the AAP steering group, to comment on the Scoping Report. The comments received will be fully taken into consideration in refining the SA framework that will emerge from the Scoping Report, as well as informing the next stage of the SA process. The SA and AAP processes will continue to inform one another as this study progresses.

Introduction

- 2.1 Taylor Young, in conjunction with BE Group and Faber Maunsell have been commissioned by Chesterfield Borough Council to prepare a Feasibility Study for the future regeneration and development of a large scale brownfield site in Staveley, to be taken forward and delivered as the Staveley Area Action Plan (AAP). This appointment will be undertaken fully in accordance with The Town and Country Planning (Local Development) (England) Regulations 2004, and (Amendment) Regulations 2008. It will form part of the Council's Local Development Framework (LDF) in accordance with their Local Development Scheme (LDS).
- 2.2 The Study tests the feasibility of regenerating the area, given known land constraints associated with flood risk, land contamination and unstable land, hazard zones, and competing stakeholder interests; and concludes whether an AAP should be prepared to guide future development across the area. This will be informed by masterplan options which will lead to a 'preferred option' for draft submission. Fundamentally, the study will ensure Chesterfield Borough Council is well informed to take a decision on the AAP's future.

Format of this report

2.7 This report is divided into ten sections. Each section provides a succinct overview of the evidence base, (a more detailed assessment is provided at the Appendices). The following section reviews the study area against its planning policy context to determine the development direction for the area based on national, regional and local policy. Section four provides a desk-top assessment of the study area's existing geo-technological position and primarily highlights the constraints on development. Section five, reviews the transport and connectivity of the Borough and local area to determine existing short falls in movement and accessibility, and opportunities to improve access to and across the study area. Section six, provides an overview from the detailed assessment of flood risk, identifying developable and non-developable areas. Section seven summarises the property market situation, indicating the scope for potential future uses for the study area. Section eight provides a comprehensive analysis of landscape and urban design. Constraints and Opportunities are determined and design principles are highlighted that inform future development. Section nine covers consultation undertaken to date outlines the recommended strategy for community and stakeholder in the ensuing stage of the AAP process. Finally, the report concludes with a SWOT analysis to inform the next stage of the commission - options development.

2.8 Staveley is a small industrial town in north east Derbyshire, located roughly 5 miles from Chesterfield town centre and within the Borough of Chesterfield. It is connected to the strategic road network via the A619 primary route which leads between Junction 30 of the M1 motorway to the east and Chesterfield to the west, as shown on Plan 2.1 (Wider Context).

2.9 Plan 2.2 (Local Context) shows the study area in its local context. Surrounding the site is a mix of residential uses in a green rural setting, together with areas of large scale brownfield land and some operational industrial sites. To the north is the small village of Barrow Hill, perched on a hill looking over the study area. To the east is open agricultural and industrial land, including mineral extraction and chemical works. Overlooking the site from the south is Staveley town centre. This small centre is in need of revitalising and a masterplan is currently being prepared on behalf of Staveley Town Council. To the South west are Middlecroft and Hollingwood – two large residential communities, with small local centres, schools and other local services. To the east is agricultural land through which the River Rother and Chesterfield Canal navigate.

2.10 This report does not consider land within the study boundary in isolation, and takes into consideration where relevant, the immediate and wider context.

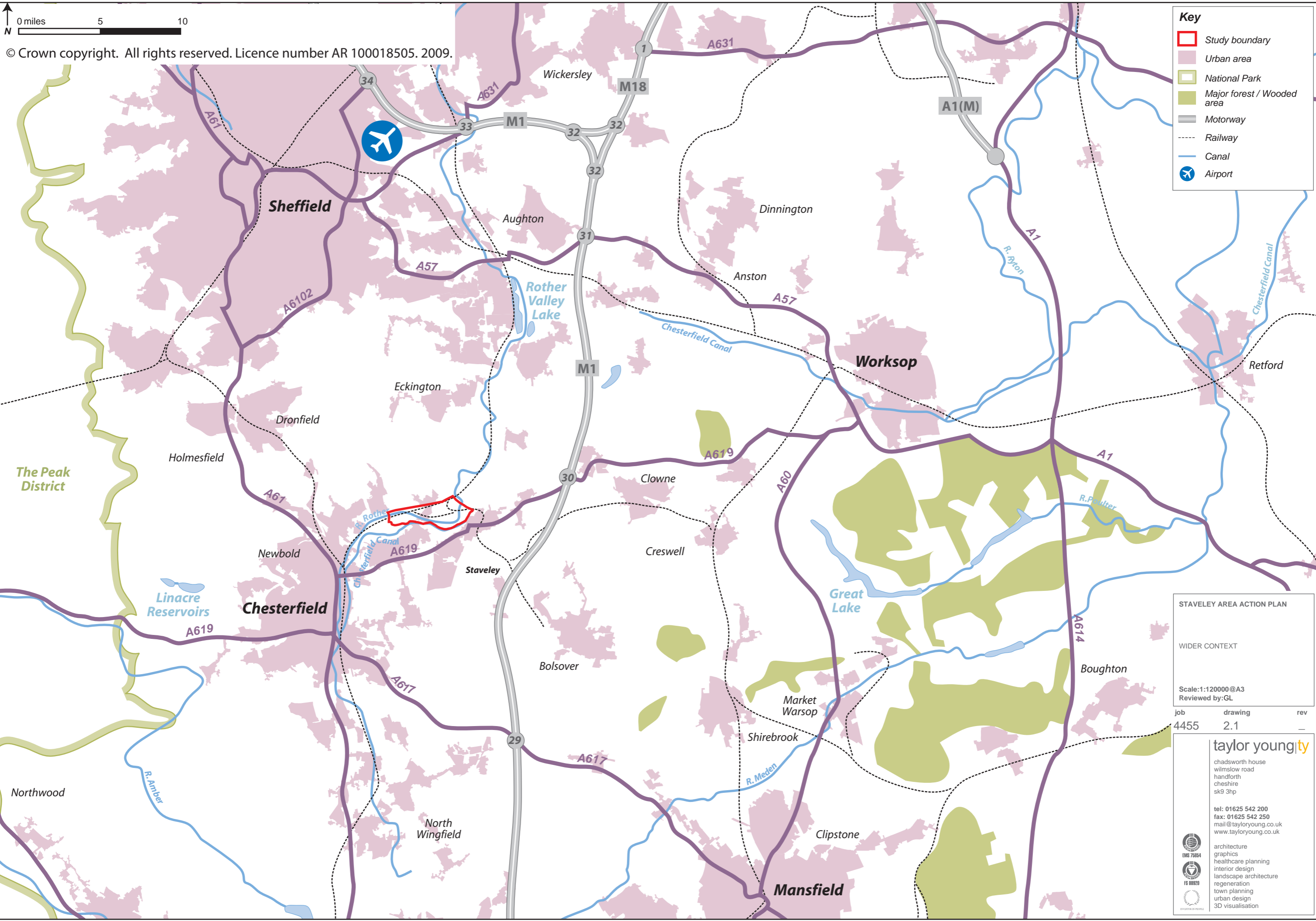




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Key

- Study boundary
- Urban area
- National Park
- Major forest / Wooded area
- Motorway
- Railway
- Canal
- ✈ Airport



STAVELEY AREA ACTION PLAN

WIDER CONTEXT

Scale: 1:120000@A3
Reviewed by: GL

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4455	2.1	-

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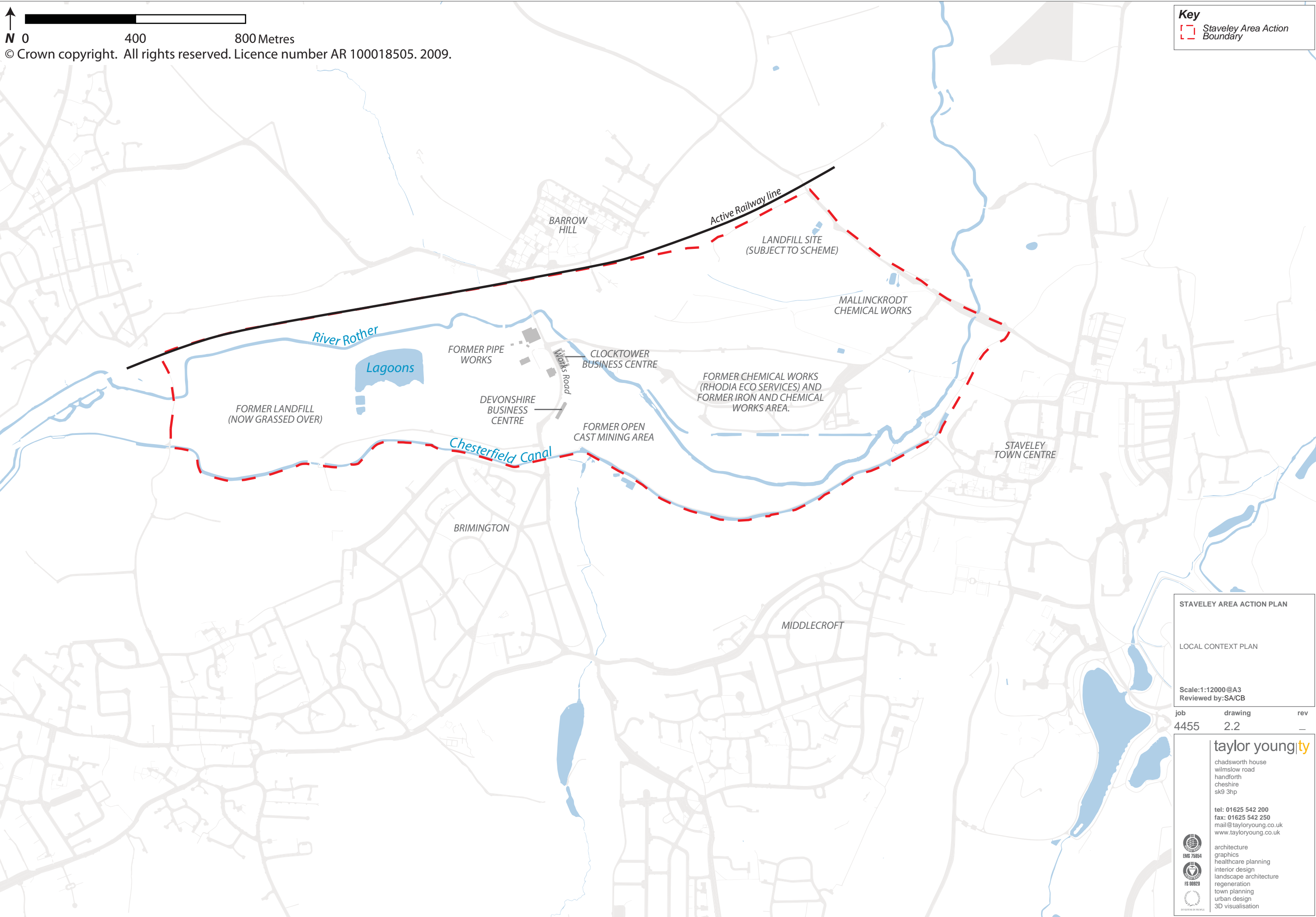
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- architecture
- graphics
- healthcare planning
- interior design
- landscape architecture
- regeneration
- town planning
- urban design
- 3D visualisation



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Key
 Staveley Area Action Boundary



STAVELEY AREA ACTION PLAN
 LOCAL CONTEXT PLAN
 Scale: 1:12000 @ A3
 Reviewed by: SACB

job	drawing	rev
4455	2.2	-

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