Implementation and Delivery

End User Focus

End users are the focus for all developments. They are the test takers of the development process. The measure for successful projects is that they are attractive to tenants, pedestrians, and users. We will support projects with identified end users and robust market research to justify the development in the property market context.

Delivery Mechanism

Delivery should be closely aligned with the property market context. Projects will be supported by a detailed and robust project plan and pre-construction agreements. This will ensure that key stakeholders, including the developer, contractor, and end users, are engaged in the procurement process from the outset.

Financial Viability and Funding

Financial viability and funding are crucial to the success of any project. We will support projects with a clear financial model and robust funding arrangements. This will ensure that projects are financially viable and can be delivered on time and on budget.

Planning Policy and Consents

Planning policy and consents are a key driver for successful development. We will support projects with a detailed and robust planning strategy, including strategic planning advice and support in navigating the planning process.

Sustainable Design

High quality design is integral to most developments and well-regarded by customers. Quality design and attention to detail are critical in creating lasting and attractive developments. We will support projects with a detailed and robust design strategy that considers the needs of the end-users and the environment.

Community Engagement

Community engagement is key to the success of any development. We will support projects with a detailed and robust community engagement strategy that involves local residents, businesses, and stakeholders in the development process.

Land/ Site Assembly

Land and site assembly are key to the success of any development. We will support projects with a detailed and robust site assembly strategy that identifies and acquires the necessary land and site for the development.

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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 in development and regeneration over the long term. 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.

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.

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.

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. 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.
## Enabling Projects

### PART IV | Enabling Projects

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>THEME</th>
<th>SHORT TERM/HIGH PRIORITY</th>
<th>MEDIUM TERM/MEDIUM PRIORITY</th>
<th>LONG TERM/LOW PRIORITY</th>
<th>DEPENDENCY/PHASING</th>
<th>NEXT STEPS</th>
<th>DELIVERY PARTNER</th>
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<tbody>
<tr>
<td><strong>HISTORIC CORE</strong></td>
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<td>Markets Management &amp; possible reconfiguration</td>
<td>TC Management</td>
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<td>Agreement of funding and appointment of a Markets Consultant to explore options with market traders. Continue to build relationships with all town centre stakeholders.</td>
<td>CBC/Town Centre Forum/ Market traders sponsorship/ Business Improvement District (BID)/ Markets Budget</td>
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<tr>
<td>Internet and Mobile connectivity/Digital Media/ Variable Message Signage</td>
<td>TC Management</td>
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<tr>
<td>Other Town Centre Management revenue projects e.g. Lighting scheme, Trade Waste Strategy, Heritage Interpretation</td>
<td>TC Management</td>
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<td>Public transport routes/ Servicing Strategy/Extend the pedestrian zone</td>
<td>Public Realm</td>
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<td>Full scheme dependent on delivery of the Hollis Lane Link Road. Feasibility study required</td>
<td>CBC/LEP</td>
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<tr>
<td><strong>INFORMATION</strong></td>
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<tr>
<td><strong>STATION ARRIVAL</strong></td>
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<tr>
<td>Pedestrian Connectivity / Station Forecourt investment / Hollis Lane/ Malkin Street Link Road</td>
<td>Public Realm</td>
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<tr>
<td>Station operation including – taxi ranks, signage, facilities</td>
<td>TC Management</td>
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<td></td>
<td>Part of station forecourt investment</td>
<td>Network Rail/ Midland Mainline/ CBC</td>
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<tr>
<td>Station Gateway Developments</td>
<td>Major Projects/ Gateways</td>
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<td>Subject to delivery of Hollis Lane Link Rd</td>
<td>Public private partnership</td>
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<tr>
<td>Railway Terrace</td>
<td>Major Projects/ Gateways</td>
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<td></td>
<td>Subject to delivery of Hollis Lane Link Rd</td>
<td>Public private partnership</td>
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<tr>
<td><strong>NORTHERN GATEWAY</strong></td>
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<tr>
<td>Northern Gateway</td>
<td>Major Projects/ Gateways</td>
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<tr>
<td>Saltergate realignment to Durrant Road/N-S pedestrian routes from the Education Quarter to the Historic Core/E-W connectivity</td>
<td>Public Realm</td>
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<td>Subject to delivery of Northern Gateway and Saltergate NHS site</td>
<td>Work with developer partners responsible for relevant sites to coordinate network of links</td>
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<tr>
<td>Public event space</td>
<td>Public Realm</td>
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**Notes:**
- Next steps and delivery partners are subject to further detailed feasibility and technical design work.
- Projects may be subject to other dependencies and requirements.
- Public private partnerships are subject to negotiation and implementation.
### PART 4 | ENABLING PROJECTS

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>THEME</th>
<th>SHORT TERM/ HIGH PRIORITY</th>
<th>MEDIUM TERM/ MEDIUM PRIORITY</th>
<th>LONG TERM/ LOW PRIORITY</th>
<th>DEPENDENCY/ PHASING</th>
<th>NEXT STEPS</th>
<th>DELIVERY PARTNER</th>
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<tbody>
<tr>
<td><strong>SPIRE NEIGHBOURHOOD</strong></td>
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<td>Corporation Street</td>
<td>TC Management / Public Realm</td>
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<tr>
<td>Cowley Close College link improvements</td>
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<tr>
<td>Spire Neighbourhood / Waterside links</td>
<td>* see Waterside *</td>
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<tr>
<td>Basil Close / Derbyshire Times</td>
<td>Big Changes/ Small Spaces</td>
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<tr>
<td>Councils Surface car parks (see car parking management strategy above)</td>
<td>Big Changes/ Small Spaces</td>
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<tr>
<td><strong>EDUCATION QUARTER</strong></td>
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<tr>
<td>Chesterfield College</td>
<td>Major Projects/ Gateways</td>
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<td>Chesterfield College</td>
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<tr>
<td>University of Derby</td>
<td>Major Projects/ Gateways</td>
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<td><strong>WATERSIDE</strong></td>
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<tr>
<td>Waterside</td>
<td>Major Projects/ Gateways</td>
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<tr>
<td>Tapton Lane bridge link</td>
<td>Public Realm</td>
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</table>

### NEXT STEPS

**EDUCATION QUARTER**

- Review management
- Subject to the preparation and agreement of an updated car parking management strategy
- About to be sold for development / investment
- Homes and Communities Agency to dispose of the site to a developer
- Prepare a detailed feasibility study and consultation into the options for north-south linkages including the pocket park

**WATERSIDE**

- Subject to delivery of Waterside
- Subject to a thriving town centre and market demand for growth of the town
- Subject to obsolescence of current uses

**SPIRE NEIGHBOURHOOD**

- 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
- Design a landscaping scheme
- CBC / College
- Work with landowners to implement development proposals
- Private sector
- CBC to prepare car parking management strategy and detailed feasibility study for the Hollis Lane Link Rd (see above)
- All subject to the preparation and agreement of an updated car parking management strategy and the delivery of the Hollis Lane Link Rd

**CIVIC QUARTER**

- Shentall Gardens Management
- Historic Core permeability (see above)
- Sonibury Street / Rose Hill East car park
- North East Derbyshire District Council Offices
- The former Sibutagate Medical Centre
- The former Saltergate Medical Centre
- The former Saltergate Medical Centre
- The former Saltergate Medical Centre
- About to be sold for development / investment
- Homes and Communities Agency to dispose of the site to a developer
- Prepare a detailed feasibility study and consultation into the options for north-south linkages including the pocket park

**MARKHAM ROAD**

- Basewell Street Shared Surface / Markham Road Super Crossing / South Place Pedestrianisation / Beckingham Way Pocket Park
- Queen's Park Sports Centre
- Queen's Park entrance
- West Bars MSCP and Royal Mail depot / Lordmill Street south
- Public Realm
- Commercial construction
- Feasibility and consultation
- Subject to obsolescence of current uses
- CBC / HLF
- CBC / HLF
- CBC / HLF
- Public Realm
- Private sector

**DEPENDENCY/ PHASING**

- Property owners and occupiers along frontages / Town Centre Forum / CBC
- CBC / College
- 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)
- All subject to the preparation and agreement of an updated car parking management strategy and the delivery of the Hollis Lane Link Rd
- About to be sold for development / investment
- Homes and Communities Agency to dispose of the site to a developer
- Prepare a detailed feasibility study and consultation into the options for north-south linkages including the pocket park
- Subject to delivery of Waterside
- Developer contributions - Urbis / Chesterfield Waterside Ltd
- Subject to obsolescence of current uses
- Private sector

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**Next Steps**

- 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
- Design a landscaping scheme
- CBC / College
- Work with landowners to implement development proposals
- Private sector
- CBC to prepare car parking management strategy and detailed feasibility study for the Hollis Lane Link Rd (see above)
- All subject to the preparation and agreement of an updated car parking management strategy and the delivery of the Hollis Lane Link Rd

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**Delivery Partner**

- CBC / CB / Heritage Lottery Fund
- (see above)
- (see above)
- Private / public sector
- HCA / Private Sector
- CBC / Retail Landlords
- Chesterfield BC / Sport England / CL
- CBC / HLF
- Private sector
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