



HOW

HOW Planning LLP

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CASE STUDY

March 2010

Chesterfield Regeneration Scheme

Client: Chesterfield Waterside Ltd

Location: Chesterfield, Derbyshire



HOW Planning has secured outline planning approval for a £300 million mixed use regeneration scheme in Chesterfield, Derbyshire on behalf of Chesterfield Waterside Ltd, a Joint venture between Bolsterstone plc, Arnold Laver and Chesterfield Borough Council.

The site, known as Chesterfield Waterside, is made up of land within the A61 and Chesterfield Canal Corridor. The former industrial area has been specifically allocated as an Area of Major Change by the Council. An employment and residential led mixed-use regeneration scheme is proposed for the 25ha site which is expected to create approximately 2000 jobs.

The new waterside development opens up a huge area of redundant land which will be transformed into a thriving new district. Stretching along the A61 corridor on the edge of Chesterfield town centre, it already benefits from its proximity to the train station and major road networks. Much of the old industrial site has already been cleared paving the way for the new scheme.

In addition to new residential, retail and office accommodation the development will include a doctor's surgery, crèche, two hotels, a health & fitness facility, a nursing home and two, 6 storey multi-storey car parks as well as financial/professional services, restaurants, drinking and hot food establishments. All will be incorporated within seven distinct character areas, which will help to create a vibrant new community. A new canal link into the Chesterfield Canal



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will enhance the waterside environment and will be complemented by open space including a linear park and eco-park as well as high quality new public realm space.

HOW Planning prepared an extensive Environmental Impact Assessment Statement for the scheme, particularly taking into account water resources in relation to the new canal and flooding issues. All environmental work has been fed into the schemes masterplan, produced by EDAW, and has formed a fundamental aspect of how the plan has been put together.

HOW also carried out all planning and retail work for the application which has been submitted in outline with all matters reserved except for means of access.

