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## PROPOSED DEVELOPMENT AT FORMER STAVELEY WORKS, CHESTERFIELD

Harworth Group PLC are preparing an outline planning application for up to 590 dwellings with ancillary uses, including a Works Road Hub comprising a Restaurant/ Public House, Business Units and a Convenience Store; Open Space; Landscaping; and, Drainage Infrastructure. Harworth Group are also working alongside Derbyshire County Council and neighbouring landowners to facilitate the delivery of the Chesterfield to Staveley Regeneration Route.

## REVISED DEVELOPMENT PROPOSALS

The proposals will redevelop one of Chesterfield Borough Council's largest brownfield regeneration sites. Harworth Group have purchased the site and have taken on the current planning application (Ref. No: CHE/17/00644/OUT), which under the site's previous ownership had stalled. Harworth Group have developed revised proposals to share with the local community ahead of a revised submission to the Council.

Harworth Group is one of the largest land and property regeneration companies in the UK, owning and managing over 14,000 acres across 100 sites in the North of England and the Midlands.

Harworth Group transform land into new employment and residential developments – places where people want to be. The basis of their approach is to work with partners on sustainable projects which will strengthen local economies and improve the lives of those in the surrounding communities. Harworth Group's track record includes master planning and delivery of major employment and housing schemes.

## HOW CAN I MAKE MY VIEWS KNOWN?

In addition to the FREEPOST comments form attached to this leaflet, a project website has also been launched from **Monday 12th September 2022** which includes a comments feedback facility. The website address is:

[www.staveleyregeneration.co.uk](http://www.staveleyregeneration.co.uk)

All comments should be submitted by **Tuesday 11th October 2022.**

You can also make your views known and learn more about the proposals by attending our Public Consultation Event on **Tuesday 27th September 2022** at:

**The Hollingwood Hub, Works Road  
Chesterfield S43 2PF**

All thoughts, suggestions and feedback received will be carefully considered to help inform the proposals. We will report all comments to Chesterfield Borough Council as part of the planning application submission.

## WHAT HAPPENS NEXT?

Following the revised submission of a planning application, Chesterfield Borough Council will consult local residents and other interested parties before reaching a decision.

## THANK YOU FOR TAKING THE TIME TO LOOK AT THIS LEAFLET.



# STAVELEY

## REGENERATION

at the Former Staveley Works

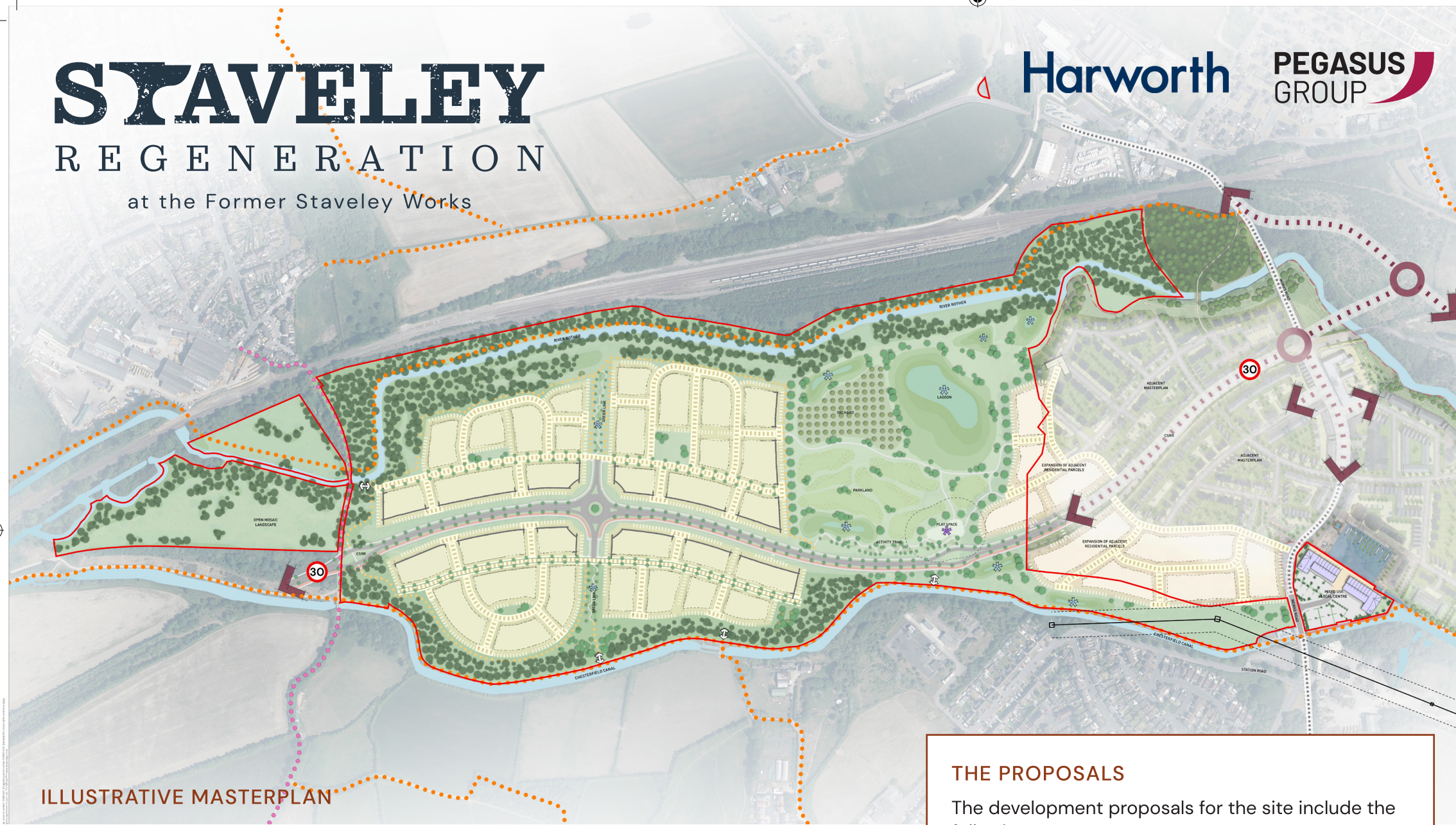
Harworth

PEGASUS  
GROUP

P22-0547 | Staveley Regeneration

PLEASE LET US KNOW YOUR  
THOUGHTS...

Your comments are important to us and form  
part of the public consultation process for the  
proposals.



ILLUSTRATIVE MASTERPLAN

- |                                   |                                  |                                   |   |
|-----------------------------------|----------------------------------|-----------------------------------|---|
| Site Boundary                     | Built Form                       | Existing Vegetation               | Existing Public Right of Way/ Cycle Route |
| Existing Water Bodies             | High Density Continuous Frontage | Play Space with Offest NEAP/ MUGA | Existing Bridleway                        |
| Proposed Attenuation Basins       | Activity Trail                   | Proposed Streets                  | Traffic Speed                             |
| Residential Development           | Site Topography                  | Proposed Private Drives           | Pedestrian Links                          |
| Mixed Use Local Centre Built Form | Proposed Trees                   | Proposed Pedestrian/ Cycle Routes |   |

### THE PROPOSALS

The development proposals for the site include the following:

- up to 590 dwellings;
- Landscaping;
- Open Space;
- Drainage Infrastructure;
- a Works Road Hub, comprising a Restaurant/ Public House, Business Units, and a Convenience Store.

