



Staveley Town Investment Plan

December 2020

Contents



A little something about our logo

Students at Springwell Community College were challenged to create a new logo to capture the spirit of this major opportunity to regenerate their town. Almost 70 young people submitted their designs to the Staveley Town Deal logo competition, which was launched in September for year seven students at the school.



Alex Atkinson was declared the overall winner for his design which incorporated some of Staveley's most well-known landmarks. The winning entry was picked by a judging panel which included the Chair of the Staveley Town Board, Ivan Fomin, and Staveley-based design company, Q2 Creative.

Alex then had the opportunity to work with Q2 Creative to turn his hand drawn design into a format that would be suitable for use on the official website and on banners and hoardings in and around Staveley.

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Foreword

In 1990 I moved to the Staveley area to work as a manufacturing engineer as part of the then Coalfield Regeneration Programme. The regeneration of England's former coal mining areas has been one of the biggest challenges of the last few decades. In the Staveley area, these challenges were compounded by the closure of chemical works and manufacturing sites that once saw thousands employed in skilled industry. Looking back, programmes like the Coalfield Regeneration Programme have achieved a massive amount. But there were gaps left, and there is still work to do: industrial land requiring remediation, historic buildings needing refurbishment, derelict waterways, worklessness, health inequalities, training and skills. This is the story of Staveley.

In all of this there are the communities, the families, the workers, and of course the young people progressing through local education and looking for their first job. All having to deal with the legacy of a failing industrial situation. It is against this background that the once-in-a-generation opportunity is presented by the Towns Fund. Our approach was to be open to all proposals that can be tied together by a 'golden thread' which links the various projects to drive long term economic and productivity growth.

As a local employer, I am acutely aware of the need to develop a higher skilled workforce not just to improve competitiveness and productivity, but also to meet the aspirations of local people to enhance their prospects and to grow their own lives and families. This is the only way that we can ensure the growth set to come to the area will be inclusive growth, benefiting Staveley people.

You will see in our bid that Staveley is well blessed by geography, as well as assets including land, heritage buildings and transport links, but these all need investment and local leadership to change

them into useful assets to push forward the growth and prosperity of the town. At a time when Covid-19 has re-energised the discussion about the use of outdoor space, we have a unique canal setting that has the potential to link Chesterfield and Staveley to the national canal network for the first time in 113 years. We know that local places, local services, local amenities have a huge role to play in a post-Covid world and Staveley must be ready to seize these opportunities.

We have consulted widely with local stakeholders, including residents via online sessions, direct surveys and local schools initiatives. There is a buzz in Staveley about the Towns Fund bid, and we are pleased that we have already been able to deliver some early success through the Accelerator Funding we received in October. This funding has been aimed at delivering early improvements to demonstrate to our community the difference we know the Towns Fund will make.

Our Town Investment Plan is built around a simple vision for Staveley as:

a place to start, a place to stay and a place to grow.

I have been fortunate through my own business to give people a start with their career, develop their skills as they choose to stay and see their ambitions and their families grow.

We know that many more people, employers, visitors and investors will want to come to Staveley, to start, stay and grow here. Following the announcement of the proposed HS2 depot in the area and HS2 services to nearby Chesterfield, we have seen momentum build. The Spanish rail manufacturer Talgo has announced its UK headquarters will be here in Barrow Hill where it will establish a new rail innovation centre. I am immensely proud that a nationally significant

facility like this will be built in the Staveley area, but it is no surprise to me. Our rich heritage has left a legacy of strong supply chains; at a recent 'meet the buyer' event, Talgo had over 200 local companies attending, all keen for their expertise to be utilised as it starts to build trains in the UK.

The innovation centre is just one of the projects set out in our investment plan, projects that will ensure we are ready to adapt and change as the role of towns evolves over the coming years. Whilst the projects are vital, it's also about the people and our local leadership. There is a deep and strong commitment from across the Town Deal Board to provide this for the people of Staveley.

The Town Deal Board has been an effective group of community leaders and representatives from the business, public and community sectors. The Board has worked hard throughout the development of our bid to ensure that the projects put forward will stand the rigour of scrutiny and can be successfully implemented once funding is in place. I would like to thank all the members of the Board as well as our advisors and colleagues for the continued hard work and guidance in putting together our investment plan.

As Chair of the Board I am delighted to present the Staveley Town Investment Plan, one that I know will bring renewed hope to our communities and ensure a bright future for Staveley.



Ivan Fomin
Staveley Towns Fund
Board Chair

A place to
START
STAY
GROW



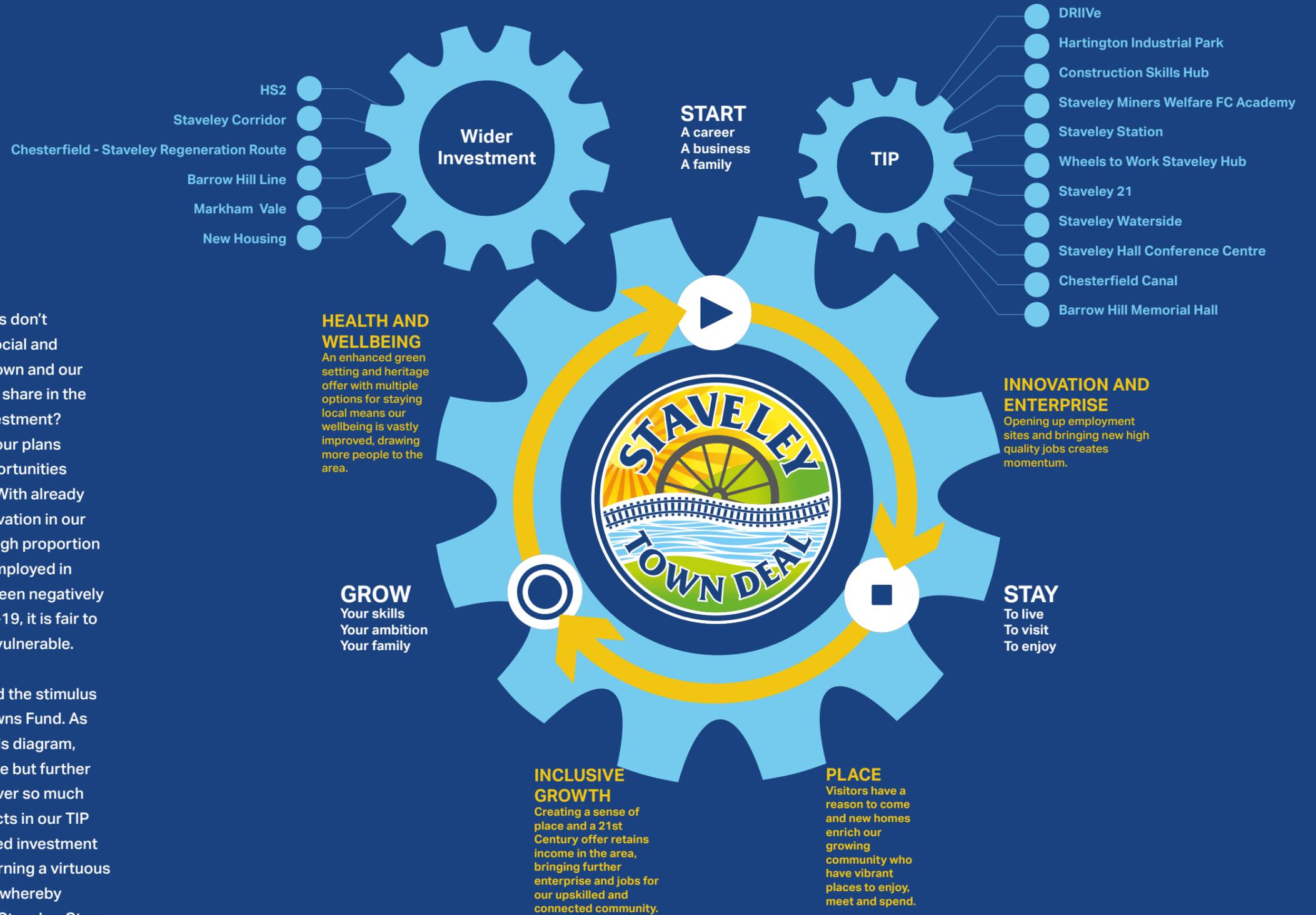

Executive Summary

The Staveley Town Investment Plan covers the town of Staveley and the surrounding villages of our parish. We are perhaps one of the smaller settlements within the Towns Fund but the relative scale of planned investment is extraordinary. HS2 has created momentum and now long standing plans are becoming a reality – applications are being made, investors are coming, business cases being developed. We have a £1 billion plus plan to deliver over the next 15 years, which will see our population grow by more than 15%, 100 hectares of brownfield land are to be remediated and in excess of 2,000 new jobs created.

Staveley will be a great place to start on the housing ladder, your career, a family, your business; a great place to stay to visit, and not pass through, to have fun and enjoy, to live your life and a great place to grow your skills, your family, your opportunities, your business, your ambition and you.

But what if incomers don't contribute to the social and economic life of our town and our community doesn't share in the benefits of this investment? Worse still, what if our plans stall and these opportunities fail to materialise? With already high levels of deprivation in our community and a high proportion of our workforce employed in sectors that have been negatively impacted by Covid-19, it is fair to say our position is vulnerable.

That is why we need the stimulus provided by the Towns Fund. As demonstrated in this diagram, the cogs are in place but further leverage could deliver so much more. The 11 projects in our TIP complement planned investment and are aimed at turning a virtuous cycle of prosperity whereby people Start out in Staveley, Stay and Grow and with them new generations in Staveley contribute to this process.



Sitting beneath our vision is a focus on the thematic pillars of Business and Skills and Leisure and Living, areas that we know we have to focus on to repurpose Staveley for the future.

Building on these themes we have defined four objectives, which provide the framework for the 11 projects within our TIP. Our projects work together,

Innovation and Enterprise	Inclusive Growth	Place	Health and Wellbeing
<p>DRIIve – a nationally significant rail innovation and training centre that brings skills and training, businesses and research and development together under one roof, ensuring that learners, businesses, employers and ultimately the wider rail sector, can benefit from the collaborations and relationships that are developed.</p> <p>Hartington Industrial Park – a rail connected employment park adjacent to the proposed HS2 maintenance hub, within minutes of Markham Vale, one of the most successful employment locations in Derbyshire.</p>	<p>Construction Skills Hub - an on-site construction training centre that will develop a pipeline of skilled workers, creating employment opportunities arising from Staveley’s significant development pipeline.</p> <p>Staveley Miners Welfare Football Academy – broadening opportunities for our young people by combining a passion for football with a full-time education and nationally recognised qualification in sport.</p> <p>Staveley Station – reconnecting our town to the national rail network after more than half a century without a railway station.</p> <p>Wheels to Work Staveley Hub – providing demand responsive and low carbon transport options to employment and training opportunities.</p>	<p>Staveley 21 - a regeneration programme for our town centre area, ensuring it is fit for the 21st Century and becomes a valued place to visit, shop, work and relax for our growing community.</p> <p>Staveley Waterside – delivering the first phase of canalside commercial and visitor development around our newly created canal basin.</p> <p>Staveley Hall Conference Centre - an extension to our historic Grade II listed Staveley Hall, creating a high-quality events venue.</p>	<p>Chesterfield Canal – reinstating lost sections of our canal to eventually relink the Chesterfield Canal to the national canal network.</p> <p>Barrow Hill Memorial Hall – regenerating a rundown social club into a 21st Century Community Hub.</p>

complementing each other to make our intentions a reality. The surrounding area already provides the right backdrop to drive a high quality of life, we need to capitalise on it and ensure we have the right ingredients in place.

Our 11 projects are:

Staveley TIP Thematic Framework



Introduction



Introducing Staveley

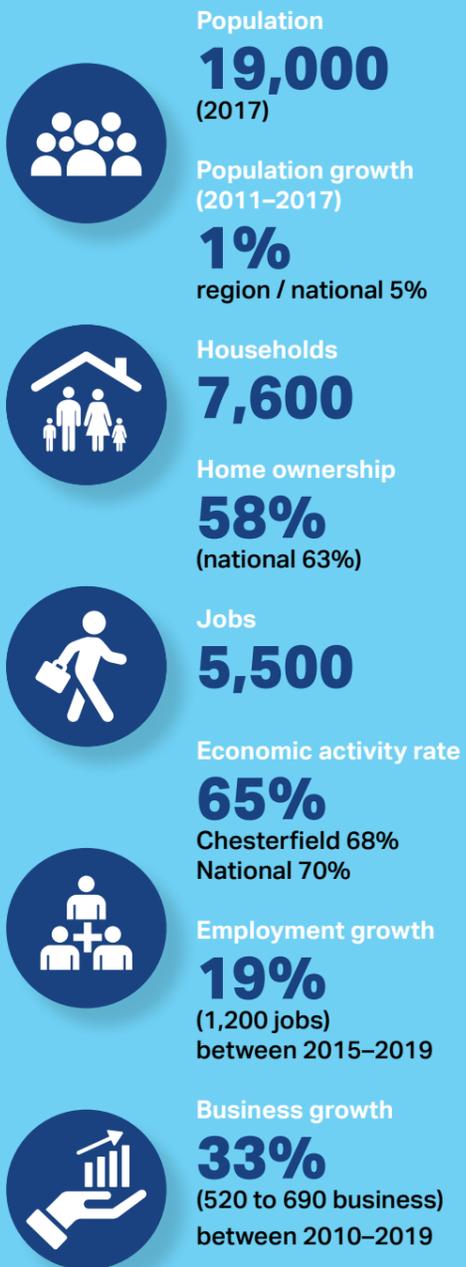
Staveley is a small town in northern Derbyshire within the borough of Chesterfield. The town has a long history stretching back to at least Saxon times. Archaeological digs have revealed evidence of buildings constructed on the site of Staveley Hall as early as 900AD. The earliest records of the community can be found in the Domesday Book of 1086.

The Industrial Revolution saw the mass expansion of Staveley including the exploitation of coal and iron resources, the development of Iron Smelting and Casting Works and the construction of the canal and railway. Staveley was a centre for mining, steelworks and chemical manufacturing led by the Staveley Coal and Iron Co (later Staveley Industries), which put our name firmly within Britain's industrial landscape.

As these industries declined so did the fortunes of our town. Today levels of deprivation and unemployment are unfortunately high but we are working hard to reverse this trend. Opportunities are improving through investment in new strategic employment sites such as Markham Vale, over a decade's worth of work to regenerate the former Staveley Works site into a new Garden Village and the proposed HS2 Infrastructure Maintenance Depot at Staveley.

The legacy of the first industrial age, the railways, canals and works are now being re-imagined to seed a new industrial landscape for the twenty first century. We are a small town with big plans and a range of infrastructure, development and skills initiatives currently in progress to deliver a new era of prosperity for our citizens. Staveley's best days are yet to come and we believe it can become a place where people will "start, stay and grow."

Staveley in Numbers



National and Sub-Regional Context



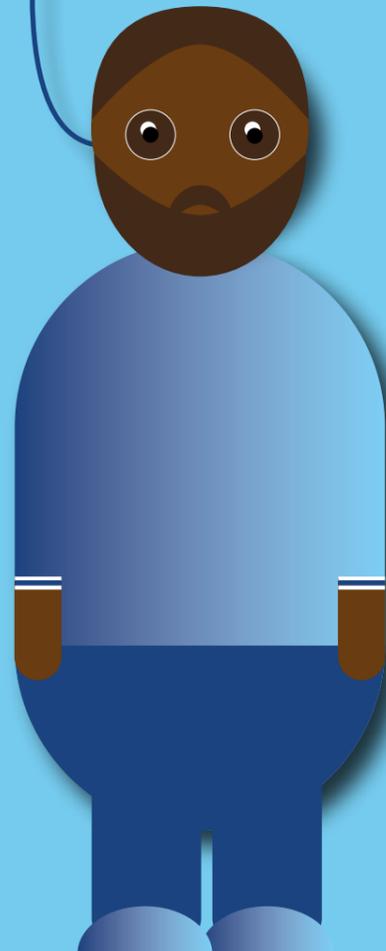
Our People

We'd like to introduce you to four people who are going to help tell our story. These are fictional characters that we hope bring to life the positive outcomes we want to achieve. They will tell you about where we are now and where we want to be. They will also convey the messages from real life people who we have engaged with. The "quotations" within the TIP are from real life people captured who we have engaged with during the Consultations, Focus Groups and MyTown portal.

I'm Kamala, I'm 45 and I live in Middlecroft. I work in the rail industry in Derby. I'm frustrated with my current job and think it is time to move on. I'm considering starting my own business.



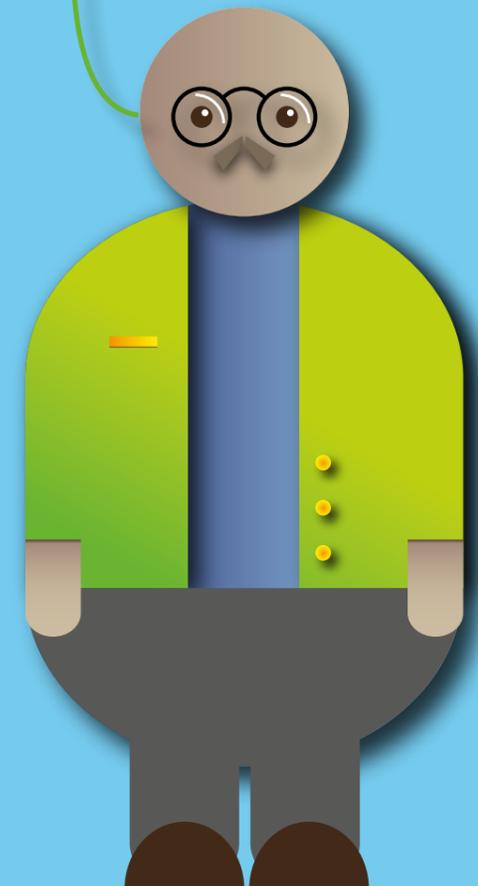
I'm Jacob, I'm 32 and I live in Sheffield where I went to university. I've been working in digital marketing for a learning provider in Chesterfield for two years. For now I'm going to stay in Sheffield where my friends are and continue commuting to Chesterfield.



I'm Ashley, I'm 15 and I live in Hollingwood. I'm doing my GCSEs at Springwell Community College. I like being outside and being active, I'd hate to sit at a desk all day.



I'm Chris, I'm 67 and I'm from Barrow Hill. Back in the day I worked in the mines and I was then a taxi driver for 27 years. I've just given up work because my eye sight isn't too good.



Our Potential

Staveley is a small town but in terms of potential it punches well above its weight. The Chesterfield Borough Local Plan 2018–2035 (adopted July 2020) identifies Staveley as a major focus for growth and over the next 15 years there will be **investment totalling over £1bn** in employment and housing development and infrastructure.

The Staveley Corridor is the largest regeneration opportunity within Chesterfield Borough (covering approximately 150 ha) and its regeneration has major implications for the Borough as a whole in terms of its ability to deliver new housing, employment and an improved environment.

The eastern villages of Barrow Hill, Duckmanton, Mastin Moor and Poolsbrook sit within the wider Staveley geography and are also identified as Regeneration Priority Areas.

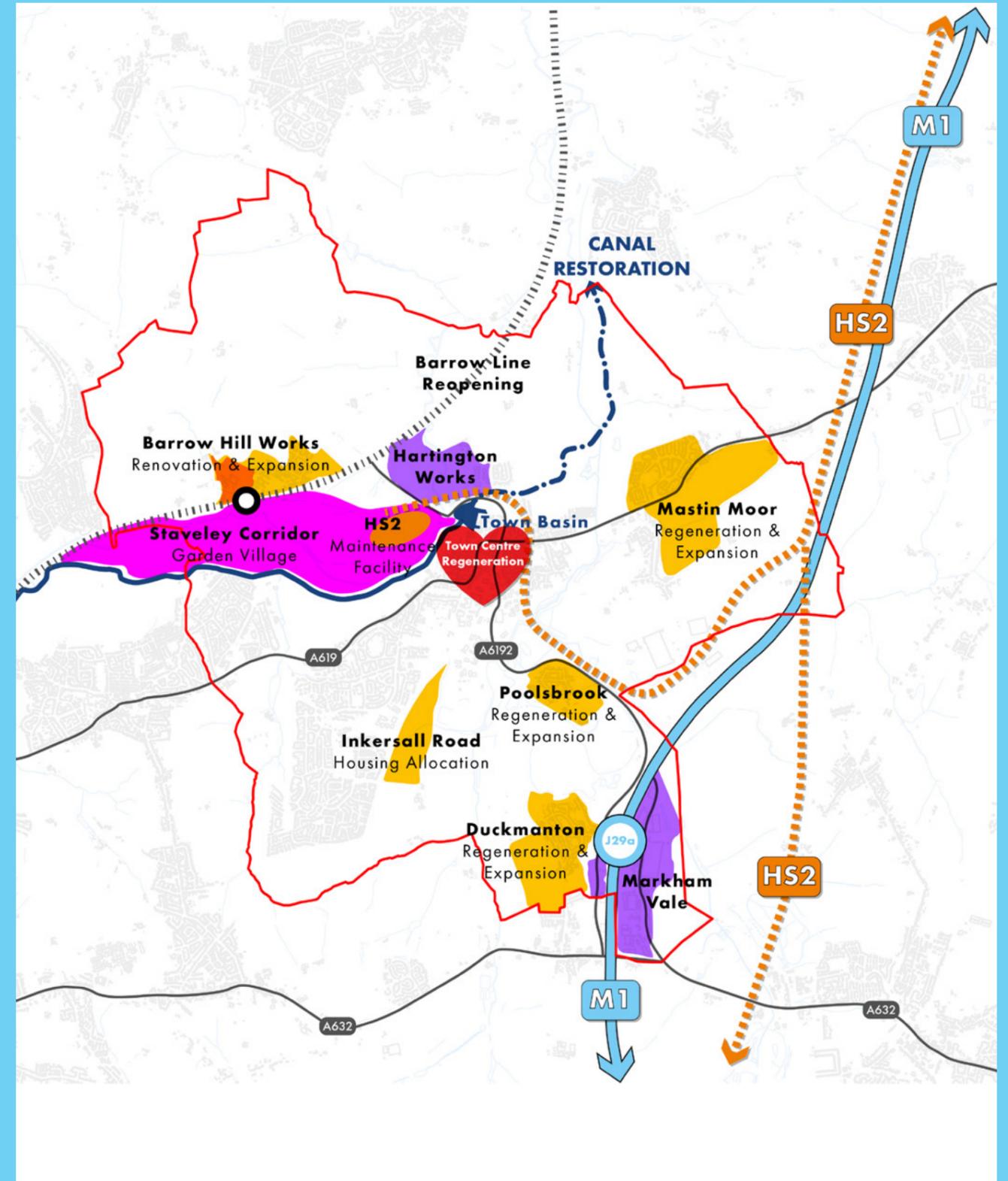
Staveley town centre, located at the heart of this investment, will have an increasingly important role as a centre in terms of supporting this growth.

"[Staveley] is full of diverse people with a heart for where they live. Just needing an opportunity to make the whole area great!"

Staveley's Growth Plans



Investment Context Plan



Investment Context

The following table summarises some of the wider investments that are currently being progressed in Staveley. They provide context to the Town Investment Plan and our plans to build on this progress.

1. HS2

An Infrastructure Maintenance Depot serving the eastern spur of HS2 is proposed within the Staveley Corridor. The site is to house a secure compound connected to the main line via a former minerals track. It will support 200 to 250 high skilled jobs.

2. Staveley Corridor

Historically this was a site of heavy industry, and although economic activity on the site is much reduced, the corridor is in an excellent location. The scale of the site and its location provide a unique opportunity in the Borough for large-scale regeneration that can tackle both the physical and environmental issues of the site. The main landowners – The Devonshire Group (Chatsworth Estate) and St Gobain – are planning to create a new garden village comprising 1,500 new homes supported by its own local centre and primary school.

3. Chesterfield to Staveley Regeneration Route (CSRR)

The development potential of the Staveley Corridor is directly linked to proposals for the CSRR, which will create a new 5.7km road connecting Chesterfield town centre to Staveley, supporting new jobs and homes, providing new crossings for pedestrians and cyclists, and making five regular bus services that use the existing A619 more reliable. Capacity funding from DFT has been awarded to fund the detailed design and a full business case, which will lead to a planning application.

4. Barrow Hill – Sheffield Railway Line

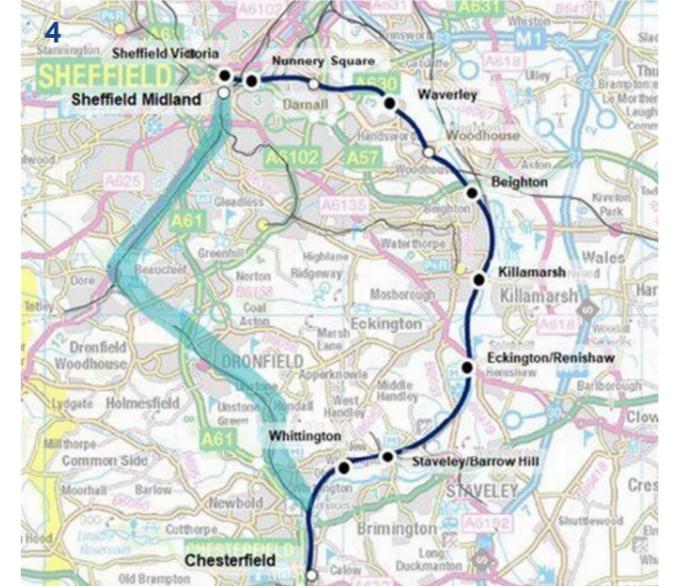
Sheffield City Region Combined Authority has been successful in its bid to the Restoring Your Railway Fund to prepare a business case for the reopening of passenger services between Sheffield and Chesterfield via the freight-only Barrow Hill line, which lost its passenger service in 1963. As well as providing a second route between Chesterfield and Sheffield with up to two trains an hour, the operational railway would provide Staveley with a railway station at Barrow Hill and a link to the HS2 network via Chesterfield.

5. Markham Vale

Markham Vale is a 127 hectare employment site, two thirds of which is located in the Staveley area. The site's regeneration is a key part of the area's response to the loss of the mining industry. Development has taken shape around the new M1 motorway junction at 29A.

6. New Housing

Nearly 3,500 new homes are proposed for development across the Staveley area. The Devonshire Group (Chatsworth Estate) are bringing forward a residential development of up to 650 dwellings including an Extra Care facility and a Local Centre providing health retail and other community facilities. New homes will help support local services and could bring about the enhancement of existing facilities and the provision of new facilities.



Staveley Accelerator Fund

In October 2020 we were successful in our bid to the Towns Fund for £500,000 of Accelerator Funding. The projects were put forward because we knew delivery could begin straight away. This has been important to demonstrate to our communities the difference we know the Town Deal will make. They were also selected

as projects that would fit well with our emerging needs and opportunities and would pave the way for the bigger projects set out in this plan. The details of these projects are set out in the following table.

The details of our bid are set out here.

1. Staveley Town Centre

CCTV upgrade and enhancement project for Staveley town centre and surrounding villages. This early investment in new cameras and up to date technology will give renewed confidence to business owners and the public.

2. DRIIVe (Derbyshire Rail Innovation Industry Vehicle)

Funding to support land purchase, site clearance and remediation at the site at Barrow Hill. This will enable the future accelerated delivery of this critical growth project with a focus on developing high quality jobs and level 2 to level 7 skills development and research opportunities within the rail industry.

3. King George V Playing Field

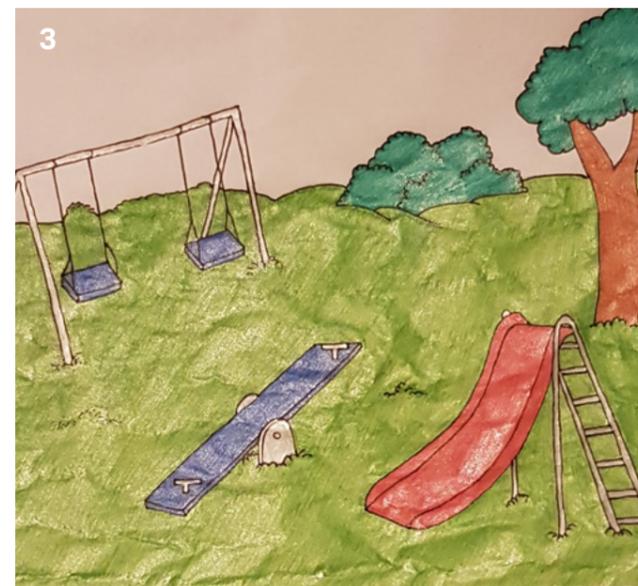
To provide play spaces and outdoor gym equipment play spaces to improve the health and well-being of children, young people and families living in Staveley.

4. Springwell Community College

Installation of a 3G all-weather sports pitch to improve the quality of sports provision alongside community engagement, skills and training facilities; all aspects which will complement the planned TIP for Staveley and contribute to improving the health and well-being of Staveley's communities.

5. Staveley Miners Welfare Football Club Ltd

To provide drainage for three pitches to improve the quality of sports provision alongside community engagement, leading to new skills and training facilities.



Wider Opportunities

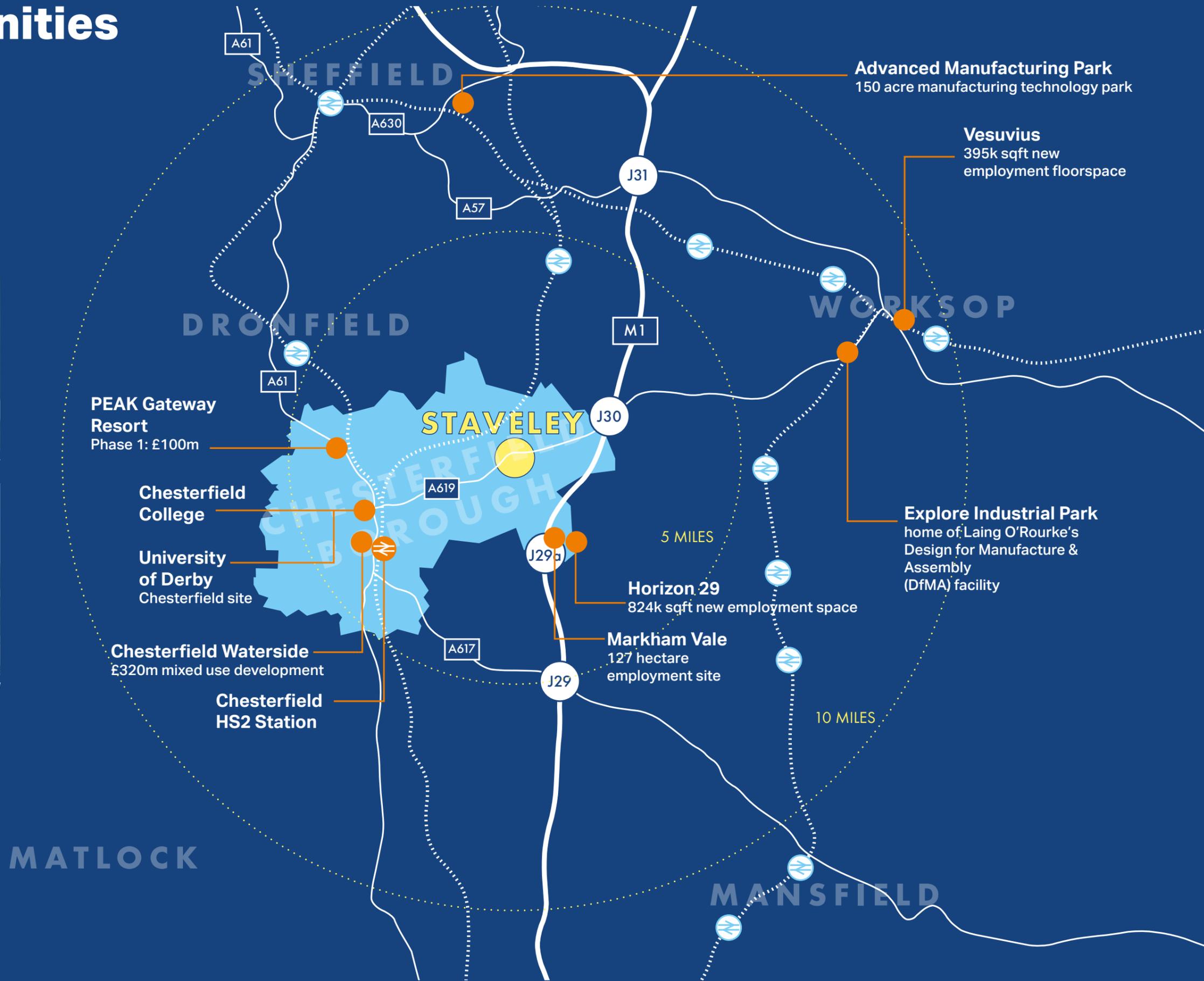
Notwithstanding the incoming investment to Staveley itself, the town sits in a wider geography of opportunity including investments from D2N2 and Sheffield City Region.



Indoor Activity Centre @Peak



HS2 Chesterfield



Advanced Manufacturing Park
150 acre manufacturing technology park

Vesuvius
395k sqft new employment floorspace

PEAK Gateway Resort
Phase 1: £100m

Chesterfield College

University of Derby
Chesterfield site

Chesterfield Waterside
£320m mixed use development

Chesterfield HS2 Station

Horizon 29
824k sqft new employment space

Markham Vale
127 hectare employment site

Explore Industrial Park
home of Laing O'Rourke's Design for Manufacture & Assembly (DfMA) facility

5 MILES

10 MILES



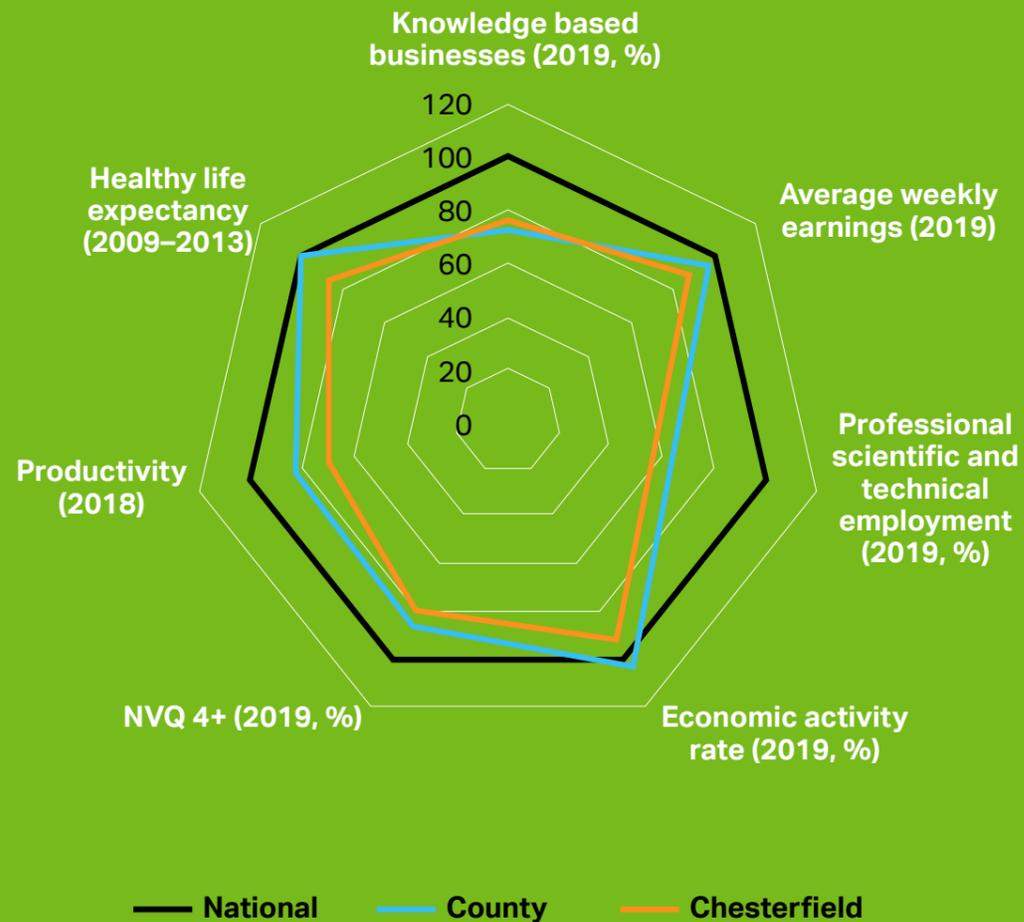
Context Analysis



Evidence of Need

Staveley is strongly positioned towards a more prosperous future, but this future is not guaranteed. If we are to fully capitalise on our potential there are many barriers that we must overcome. Unfortunately, the results of being a post-industrial town are clear to see, a struggling town centre and scarred landscape whilst the potential is invisible and not yet understood by many. With targeted investment focused on our assets and opportunities, Staveley can be reborn as a vibrant and attractive place to live and work.

The figure below highlights key socio-economic differences between Chesterfield and the county and national. It clearly illustrates that Chesterfield is behind in a number of statistics when compared to the national level. A similar picture is also replicated in Staveley, evidencing an even greater need for levelling-up and the opportunity for the Towns Fund to provide a well-needed boost to the area.



In this section we set out the case for investment focused around four areas:

- 1. Innovation and Enterprise**
- 2. Inclusive Growth**
- 3. Place**
- 4. Health and Wellbeing**

Innovation and Enterprise

Strengths

Markham Vale is Derbyshire's flagship regeneration scheme. It comprises a 200-acre business park with direct access to the M1 motorway via a dedicated junction, J29a. It also accommodates an Environment Centre (home to a range of firms from the environmental technology related sector). This prime development site is now approaching capacity with work to build two large new industrial units having recently started, signalling confidence in North Derbyshire's future economic prospects.

The iconic Barrow Hill Roundhouse – the last surviving operational railway roundhouse in the UK – is home to a railway museum and a modern rail maintenance facility. Staveley and Chesterfield are uniquely positioned geographically being at the centre of two significant rail clusters with nearly three times as many businesses in the manufacture of railway locomotives than in England and a higher share of businesses in maintenance / repair of transport equipment than in England.

There are a number of places in Staveley that offer employment space for small businesses including Barrow Hill, Staveley Hall and the Clocktower Centre. These are all very well let and show the strength in demand for both small and large business space in Staveley.

Industrial property has been the most active sector within the commercial property market for some time now. It has also proved to be the most robust sector in the face of the COVID-19 pandemic with take up of industrial premises by occupiers increasing with the likelihood that 2020 will be a record year for sales and lettings of premises across the UK.

Staveley is well located and has already established itself as a key industrial and distribution location given the success of Markham Vale. There is strong occupier and funder demand for 'oven-ready' industrial development in the area provided the available sites can be readied for development.



Opportunities

Staveley is expectant in relation to the opportunities that HS2 will bring with the eastern spur of HS2 proposed to deliver a rail maintenance depot in the Staveley Corridor. There is also a huge opportunity for Staveley to benefit from the continued growth and investment in the rail sector with UK rail operators seeking to procure approximately £35 billion of new equipment and services over the next 15 years.

According to Global Railway Review, to achieve this, the supply chain industry must expand by 140 per cent. Further opportunities lie in being able to complement and partner with key suppliers, giving the chance to identify supply chain gaps or manufacturing deficits, or introduce new technologies that can benefit the rail industry.

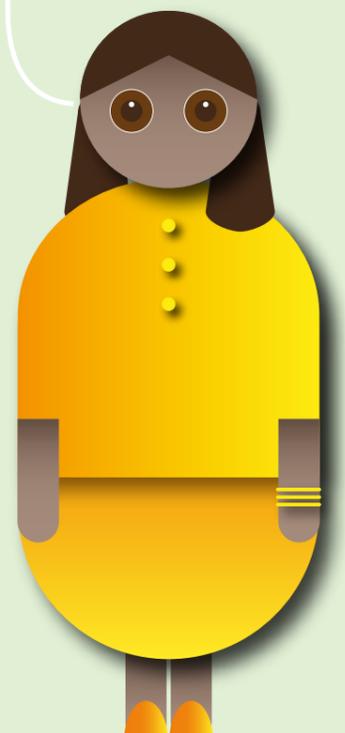
To this end Chesterfield Borough Council is working with Talgo UK to bring advanced rail skills and technology to the town. Talgo UK recently established a Head Office at Barrow Hill in Staveley and together the partners have ambitions to develop an 'Innovation Centre' at Barrow Hill Roundhouse.

The former Hartington Colliery site immediately adjacent to the proposed HS2 Maintenance Depot is undergoing considerable remediation and will offer the opportunity for major scale industrial development with the potential for direct access to the UK mainline rail network via an existing railway spur.

Given the strength of occupier demand for industrial development highlighted earlier, the industrial sites within the TIP provide a significant opportunity for job creation utilising the established skills of the local population, whilst also generating new high-quality employment in areas such as technology and digital.

I see lots of potential in Artificial intelligence as an enabler for innovation in the rail industry.

An ex-colleague and I are currently in discussion with a financial backer to develop our idea. It would be great if we could rent some flexible space with other start-ups in the industry.



Challenges

Formally a thriving industrial area and ex-mining town Staveley is similar to many post-industrial towns having experience a gradual decline in prosperity over the past few decades. At present, a wide productivity gap exists between Chesterfield and the national figure; the national productivity figure is £61,220 (2018), while Chesterfield's is £45,585 (2018). These numbers reflect the composition of sectors in the area. Both Chesterfield and Staveley have a lower proportion of professional, scientific and technical businesses and information and communication, which are both generally associated with higher productivity levels. Only 16% of businesses in Staveley and Norbriggs are classified as knowledge-based, this number is 29% nation-wide. Attracting knowledge-based businesses will play a key role in attracting investment into the area.

The business start-up landscape has been mixed, showing promising signs of growth between 2013 and 2015, a period which saw the business start-up growth rate on a par with the national average. Following this period, Chesterfield saw a marked decline, which has since not recovered. However, encouragingly, the 3, 4 and 5-year survival rates for the area remain relatively strong compared to the national average. The 5-year business survival rate for Chesterfield is 44% compared to 42% at a national level.

Staveley faces several socio-economic challenges. The sectorial composition of employment and businesses is skewed towards industries that have been severely impacted by Covid-19. The clear exception is the health sector. However, construction, retail and food and accommodation, which comprise of over a third of total employment in the area are furlough hotspots and therefore remains highly vulnerable as furlough comes to an end.

A particular challenge is transforming Staveley into a place that people want to live and work. Although still hosting a number of manufacturing businesses, the decline of manufacturing over the years has left a legacy of economic and social problems in the surrounding areas. Now that retail is also declining, regeneration is key to ensuring that further declines to the socioeconomics of the place are prevented and even reversed.



Inclusive Growth

Strengths

Ensuring that local people are able to benefit from the growth that has been seen across the wider area has been a long-standing priority for the council and its partners. For example, in every major planning application the local planning authority include a local labour clause. A local labour clause requires developers to provide a strategy that promotes the local supply chain and the employment of local people. Through the clause many local people have been employed as apprentices and workers.

Chesterfield has become the first town in the UK to declare itself an 'Apprentice Town', demonstrating its commitment to growing the future and careers of young people alongside business and the economy. Chesterfield College has over 7,400 students and apprentices and in 2019 was ranked joint fifth best college in the country. Through its employer engagement arm, in the past two years it has have provided apprenticeships and other work-based training to Nestle, Bombardier, Royal Mail, the NHS, Balfour Beatty and Tarmac. The University of Derby has also established a campus in Chesterfield specialising in nursing and providing a Centre of Excellence for Health and Social Care. In 2020 it was rated the University of the Year for social mobility.

My Future is an online platform developed by Chesterfield Council and Oasis Studios in partnership with D2N2 North Derbyshire Careers Hub and Destination Chesterfield. The platform provides access to high-quality careers advice, employment support, skills and educational programmes all under one virtual roof. Students from Staveley, their parents and local career leaders have access to around 100 virtual exhibition pods across 11 sector zones where they can explore progression routes and enjoy meaningful encounters with local employers.

Markham Vale has been instrumental in improving access to Staveley. A new junction on the M1 (J29A) and the Staveley Loop Road provide direct access from Hall Lane in Staveley to the motorway network. This also provides direct road connectivity to the growing number of employment and training opportunities at Markham Vale.



Opportunities

Staveley is a place with a lot of opportunities if new programmes and investments are harnessed strategically but the town lacks the sufficient skill base to enable residents to obtain higher skilled and higher paid jobs, this opportunity could be lost. There is a need to provide the necessary training and reskilling to raise the ambitions of the local population and meet the expected growth in key sectors including rail and construction.

As well as particular skills gaps in the rail sector, there is a need for workers to deliver HS2 itself. Indeed, with over 3,500 homes proposed as well as other infrastructure including the CSRR, there is scope to develop a pipeline of skilled workers locally through a complete pathway of on-site training interventions from entry through to higher level.

Restoring some of Staveley's transport links will be a key to kick-starting and transforming it into a vibrant area. Good connections to key employment areas such as Chesterfield town centre and Markham Vale will increase employment opportunities for local people and may help to attract new people to live in the town.

A major opportunity to improve physical connectivity to wider employment opportunities is the proposed re-opening of passenger services on the current freight route between the Sheffield-Worksop-Lincoln Line and the Midland Main Line. A station serving Staveley is proposed at Barrow Hill and will provide a link between existing communities with limited public transport to key employment hubs in Chesterfield and Sheffield as well as supporting the development of strategic sites such as the Staveley Corridor.

The proposed CSRR has been identified as a key infrastructure project in Derbyshire County Council's Local Transport Plan and the Sheffield City Region Infrastructure Investment Plan (SCRIP). A full business case for the CSRR and design leading to a planning application is currently being prepared by AECOM on behalf of Derbyshire County Council. The CSRR is also currently the subject of a bid to the Large Local Majors Transport Programme. If this bid is successful, this could see the first phases of the CSRR, from Rother Way to Bilby Lane, completed by the mid-2020s.

With all this development happening I wonder if there will be lots of jobs? I'd quite like to do an apprenticeship and learn a trade.



Challenges

A vital area for strategic enhancement is Staveley's employment and skills base. Staveley and its surrounding areas suffer from high unemployment rates and claimant counts, particularly among the younger population. As of March 2020, Staveley's youth unemployment was circa 9.8%, significantly higher than the overall unemployment rate of 5.7%. The gradual decline in the working-age population in Chesterfield may suggest there are fewer job opportunities for younger people and that they may be leaving in search for better opportunities. At the same time, the population of over 65+ has been steadily increasing, emphasising the potential to help support the town with retaining the young and highly skilled with new and stimulating projects.

As with the rest of the UK, unemployment in Staveley has risen since the Covid-19 pandemic and is continuing to increase, going from 3.1% in March to 5.7% in May 2020. Although a smaller increase than the national figure, Staveley's workforce is less skilled than the national average. Lower skills can contribute to the difficulty of finding job opportunities within an already constrained job market. The population of over 65+ has been steadily increasing, intensifying the challenge the area faces with retaining the young and highly skilled in the area.

There is a unique opportunity to improve the skills base for the area, particularly at the higher levels. At the highest level (NVQ4+), Chesterfield has a lower level of attainment than the national figure. 40% of the national working age population have obtained an NVQ4+ qualification, this number falls to 31% in Chesterfield. The lower proportion of higher qualifications achieved reinforces the awareness that the working age population is characterised by a lower skilled workforce who equally work in lower skilled and paid jobs. The average weekly earnings for residents in 2019 for Chesterfield was £76 lower than the national average.

The differences in average weekly resident earnings can be partially explained by employment sector concentrations across the area. Employment in Staveley is most concentrated in the health sector, it accounts for 20% of all employment. However, a large proportion are also employed in the Construction, Education, Accommodation and Food and Retail sectors, several of which have been significantly negatively impacted by Covid-19.

Staveley has a strong potential for creating links between surrounding areas. It is in close proximity to Chesterfield and the major city of Sheffield. However, Staveley is not currently served by a railway station, which means that the closest access to the local and national network is in Chesterfield. Staveley's connectivity issues are not only linked to public transport, however private car ownership in parts of Staveley is lower than the national average, there are areas where 41% of households do not have a car or a van, this compares to 25% for the national average. Lower car ownership suggests that out of town higher density employment locations such as Markham Vale, as well as interconnectivity between settlements may be difficult to reach, both physically and financially due to the transport connections and cost.



Place

Strengths

As the post-industrial landscape has regenerated the greenness of Staveley's setting is becoming more self-evident and appreciated by the people of Staveley. At 165 acres, Poolsbrook Country Park within Staveley Parish is the Borough's largest park offering miles of trails, extensive woodland plantations, meadows, lakes, children's play areas and wildlife habitats as well as a busy caravan site.

The Chesterfield Canal is another distinctive element of Staveley's post-industrial heritage and now a recreation asset and tourist attraction. Since 1989 the canal has been restored as far as the Staveley Town Basin along which runs the Trans Pennine Trail cycle and walking route, creating a sustainable transport corridor.

The northern half of Staveley town centre is designated a Conservation Area and the concentration of buildings of heritage merit adds interest and distinctiveness to the built environment. One of the prime assets is the Grade II listed Staveley Hall, built in 1604 and fully restored in 2016. This project included creating office space for let and structural improvements following an earlier project to refurbish the associated stable block for business accommodation.

Within the town centre, the Morrisons supermarket acts as a draw for visitors, creating footfall and potential business for other traders including those in High Street. However, the current lack of connectivity between Morrisons and High Street frustrates this opportunity.



“Turn the shops in Market Place round to open it to view from Morrisons. Everybody wins lovely plaza to sit in, revitalise shopping and inject energy into town centre.”

Opportunities

There are plans to construct almost 3,500 homes in the Parish of Staveley, contributing to a rise in not only supply but also the quality of housing available. Of most significance will be the development of the Staveley Corridor, the largest regeneration opportunity in the Borough, which will be a new sustainable community to the west of Staveley town centre comprising of 1,500 homes. Barrow Hill, Duckmanton, Mastin Moor and Poolsbrook are identified as Regeneration Priority Areas with allocations for over 1,000 homes. It is expected that these additional homes will equate to a 15% increase in the local population.

With a growing population and more people working in Staveley, there is scope to drive more footfall into the town centre. Building on the character of the conservation area and with opportunities to redevelop tired 1960s buildings there are opportunities to upgrade the retail offer and bring in alternative uses. The regeneration of the town centre will be key to attracting a new demographic to the area and a vibrant and well-connected town centre will be imperative to capturing footfall. There is evidence of demand for further retail and business space within the town centre which the current property stock is incapable of addressing but which could be unlocked by new development.

The Staveley Town Basin is an unmet development opportunity with potential for business activities associated with the increased use of the canal corridor for recreation and waterside housing development. The basin site has also become well established in the canal community where every two years, the local volunteer group host a canal festival over a summer weekend. This event traditionally attracts over 10,000 recorded visitors to the site with the obvious spin-offs for the local area.



Challenges

Improving the town centre was the number one issue identified in the recent community and stakeholder consultation. 86% of respondents cited an improved town centre as an opportunity for the Town Deal. Specifically, people identified issues such as the poor quality of some of the urban realm and the retail offer as well as the failure to provide a focal point or reason to visit for the local community. However, it also indicated the potential of the town centre to play a vital future role.

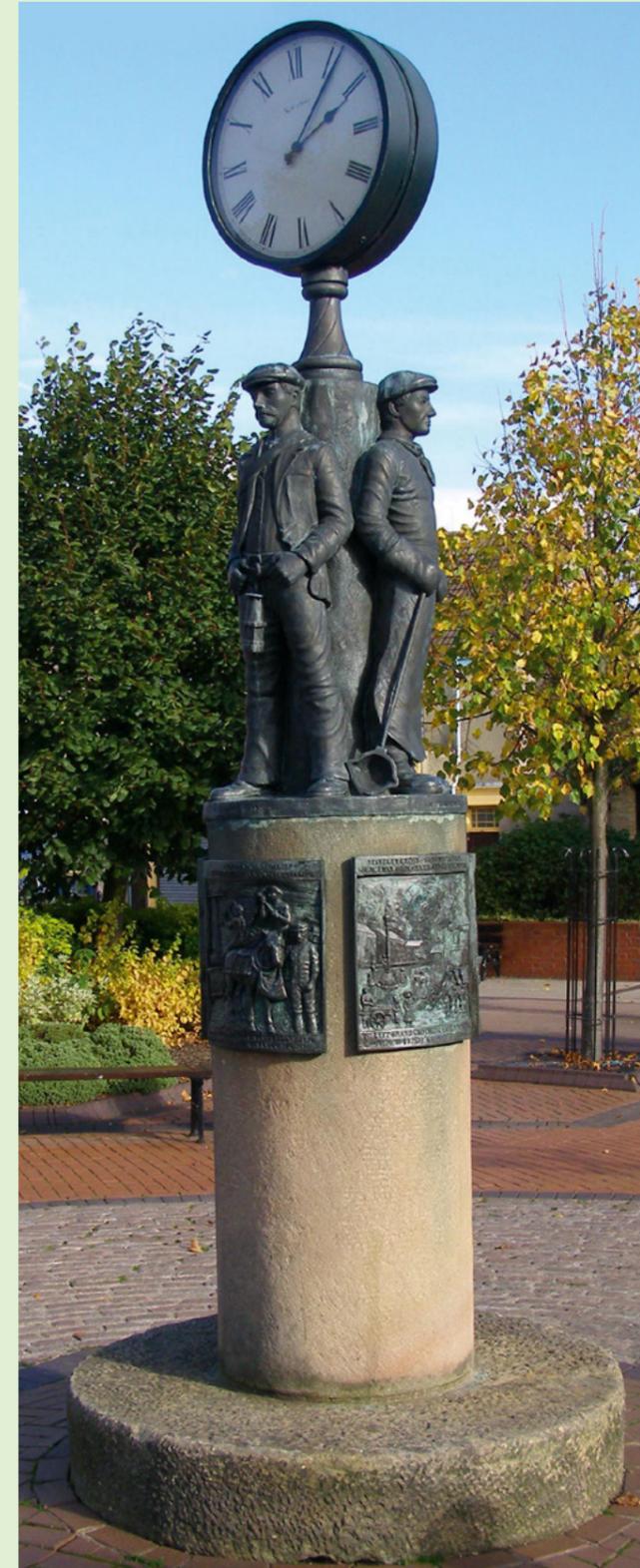
Staveley is a traditional town with a strong sense of community but lacking a sense of place. A masterplan for the town centre was produced in 2009, however delivery was frustrated by the recession. With tightened access to public funding for urban regeneration the ability for the local authority to provide public assistance was also reduced.

Over the past decade town centres have had to face up to considerable challenges that threaten their future vitality and viability. Retailers are being hit hard by online competition, increasing rent prices, and high maintenance costs, and as a consequence, many town centres are suffering from falling retail sales, reduced footfall and rising vacancies. More recently, the COVID-19 pandemic has introduced potentially permanent effects on society and the economy, the long term impact of which is yet unknown.

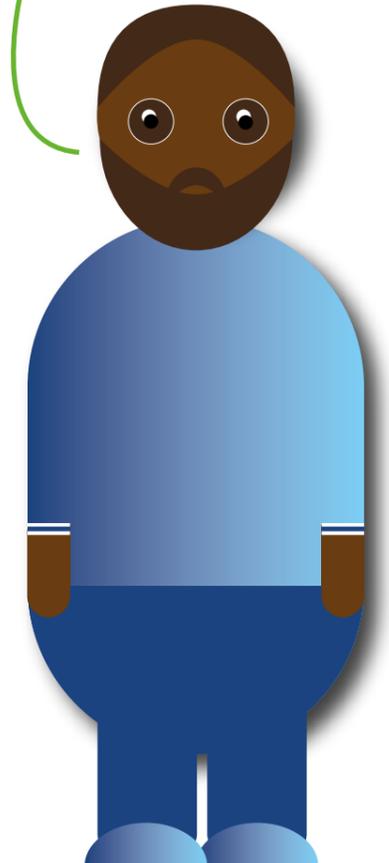
The expectations of town centres is increasing and those that don't have the quality and broader diversity of attractions that customers now expect are increasingly falling off the map. Faced with these pressures, there is a need for town centres such as Staveley to adapt to the massive changes in shopping habits, global trends, and the dynamics that attract people to town centres.

Looking beyond the town centre, Staveley's industrial past has left a legacy of contaminated land that requires restoration and new infrastructure to unlock its future potential. These challenges have meant that significant opportunity sites have sat derelict for many decades and have only recently started to come forward, albeit still at a slow pace.

"The conservation area end of the High Street is lovely, from the Porter Street junction towards the market needs massive investment and some sensitive consideration. People find it hard to be proud of something that's embarrassing to look at."



I'm getting fed up with the daily commute to Chesterfield every day. Better transport linkages between Sheffield and Chesterfield would make life easier. I would even consider moving to Chesterfield if I found the right place.



Health and Wellbeing

Strengths

The Chesterfield Canal, Poolsbrook Country Park and adjacent Trans Pennine Trail are assets made more indispensable since the onset of the COVID-19 pandemic with the use of parks, recreation and active travel remaining high. It seems likely that public realm and access to greenspace will become more valued for the health benefits they bring.

Staveley's Healthy Living Centre is a modern landmark in the town centre offering top class health, swimming, sport and leisure opportunities for the residents of Staveley. Staveley Miners Welfare Football Club located just south of the town centre have recently completed a £850,000 upgrade of their ground including a state of the art Football Foundation Grant 3G Surface, drainage and new floodlights.

The Staveley Accelerator Fund will bring forward a number of projects that will benefit the health and wellbeing of residents and businesses. The upgrade of CCTV in the town centre and Staveley settlements will give renewed confidence to business owners and the public, helping to address issues of crime and fear of crime. New play spaces and outdoor gym equipment at the King George V Playing Field are aimed at improving the health and well-being of children, young people and families living in Staveley. The installation of a 3G all-weather sports pitch will also improve the quality of sports provision alongside community engagement, skills and training facilities for Springwell College.

"The thing I like about living in the area is that we still have a few wild spaces left to explore when feeling mentally challenged. It's so relaxing to be out in nature by one's self every now and again."

Probably the greatest asset to Staveley, however, are its people including several community and neighbourhood organisations and local businesses keen to invest their time and resources in improving their town.

Opportunities

The rural setting around Staveley is seen by its community as a great asset and one that provides many opportunities to improve people's health and wellbeing. The canal, Poolsbrook Country Park and the River Rother all provide settings where the community and visitors could spend more time to the benefit of their health and wellbeing. The proximity to the Peak District, Bolsover Castle, Hardwick Hall and other heritage properties; further enhances these opportunities provided that people are able to easily travel to and access this world class space.

PEAK Resort is a £400 million development less than 4 miles from the centre of Staveley. PEAK Resort has big

ambitions to be an all year leisure, education, wellness and entertainment destination set in 300 acres of reclaimed parkland on the edge of the Peak District National Park. The development will bring further opportunities to improve the health and wellbeing of our people as well as job creation and green technology.

At the core of the Climate Change agenda and Covid-19 recovery plans is active transport. The UK is investing in the improvement of cycle and walking paths and infrastructure to encourage lower emissions and social distancing. Staveley could benefit from better provision for cyclists and may encourage higher levels of active transport in the area. Higher levels of active transport may improve the health statistics in the area. Chesterfield has a very high under 75 mortality rate of 383 per 100,000, this compares to 330 nationally.



Challenges

Parts of Staveley are characterised by very high levels of deprivation, indicated by the Index of Multiple Deprivation (IMD), with over half of the Lower layer Super Output Areas (LSOAs) among the 20% most deprived in the country. IMD provides an indication of quality of life, and so the data suggests that there is substantial scope for enhancement in this area.

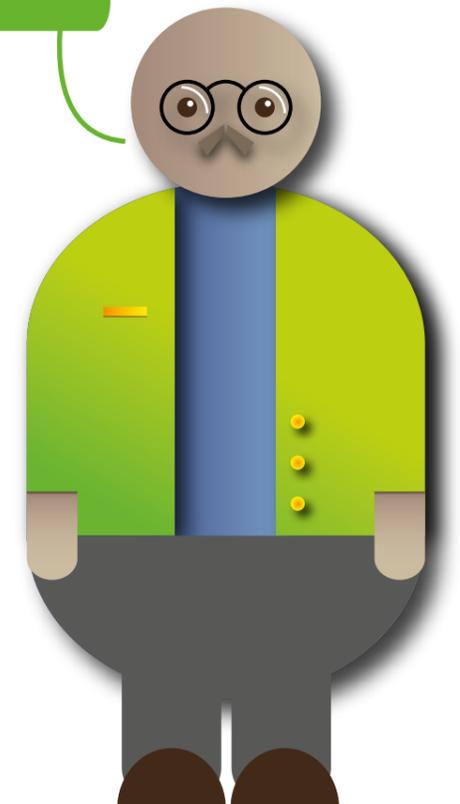
A part of improving the quality of life is ensuring that residents have a place suitable to live. The borough of Chesterfield is relatively affordable place to live, however within the borough there are large areas of social housing, particularly in Staveley. Net additional dwellings growth over the years has been comparatively low, however almost half of the 7,600 new dwellings to be built in Chesterfield will be in Staveley. The average cost of a house in Chesterfield is £161,868, this compares to the national average of £251,973.

One of the other measures of quality of life is healthy life expectancy. Staveley will need to work towards improving healthy life expectancy for its residents. Healthy life expectancy is notably lower than the national average. The average healthy life expectancy in Staveley and Norbriggs is 55, while nationally it is 64 years old.

In relation to the Climate Change agenda, the UK government is aiming to achieve net-zero by 2050 and is actively seeking ways to reduce carbon emissions. As such, cycling and walking infrastructure provision, is a key priority for the government. Currently, Staveley is very well connected to the National Cycle Network route 67 to the north, south and west, providing a good quality of off-road provision for trips to Chesterfield and Sheffield.



Now I'm retired I don't really know what to do with myself. Doctor says I need to get out and about but there isn't really anywhere to go!



Conclusion

Strengths



Staveley has significant sector strengths in health, construction, education and accommodation and food and drink manufacturing.



A lower proportion of the working age population in Chesterfield are registered as having no qualifications compared to both Derbyshire and Great Britain.



Chesterfield's carbon emissions per capita have steadily fallen over time and is lower than the national and county levels.



Staveley has high levels of employment in the health sector, which has become increasingly more important since Covid-19.



Chesterfield's average house prices are well below the national average.



Business survival rates across Chesterfield are strong.

Weaknesses



Staveley has high employment levels in several sectors that have been heavily impacted by Covid-19, such as accommodation and food services.



Chesterfield has a sizeable deficit of higher skills compared to the national average. Only 31% of the working age population have obtained an NVQ4+ qualification, in comparison to the 40% nationally.



Low levels of employment in higher productive industries has translated into lower average wages for the residents in Chesterfield. The average weekly pay is £511 pounds in Chesterfield compared to £587 in Great Britain.



Both unemployment and youth unemployment in Staveley are on the rise. Youth unemployment has risen to 9.8% from 5.7%. Overall unemployment has risen from 3.1% to 5.7%.



Often lower skillset bases manifest in certain types of employment, a fewer proportion of people in Chesterfield are employed in management positions and professional occupations and a significantly higher proportion in sales and customer service and in caring and leisure occupations.



The rate of new business start-ups in Chesterfield is lagging the national figure. Compared to 2013's figure, the rate is approx. 20% down.



The data presents a mixed view of deprivation around Staveley, however high levels of deprivation are prevalent in over half of the Lower Super Output Areas (LSOAs).



Staveley and Norbrigg's knowledge economy presence is relatively small at 16%, in contrast to 29% at the national level.



Digital coverage in Chesterfield is reasonable at lower fixed broadband download speeds but behind at higher levels of speed.

Opportunities



Due to lower house prices than the national average, the area could attract residents from nearby cities seeking greater affordability. The average house price in Chesterfield is £161,868 in contrast to £251,973 nationally.



There has been an increase in the use of parks and active travel modes, upgrades to the cycling and walking infrastructure may further encourage this activity.



Chesterfield College consists of a number of campuses located throughout Chesterfield. The college hosts a University Centre providing a variety of courses at university level. This presents an opportunity for the lower skilled residents to upskill and narrow the skills deficit of the area.



Strong potential for creating better links between surrounding areas and cities.



There are large areas of social housing in Staveley, some of which is considered as low quality, but almost half of all new dwellings to be built in the wider Borough will be in Staveley, suggesting an overall improvement in the quality of homes.



The construction industry is one of Staveley's key sectors of employment, there is an opportunity for those employed in the sector to upskill and improve the sector's overall productivity, ultimately leading to increased productivity in the area.



The canal has the potential as a transport link, Active Travel route and tourism attraction to complement the Town Canal Basin and town centre.

Challenges



Covid-19 is likely to impact some of Staveley's key sectors of employment (construction, accommodation and food services and retail) in a significant way. These sectors reflect much of the areas employment and so a downturn in these sectors could pose a significant threat to the local economy.



Skills are indicatively an issue in Staveley. The workforce needs to be trained to prepare for industrial changes – end of the furlough scheme could be major challenge.



The transition away from fossil fuels to renewables to meet local and national net zero greenhouse gas emissions targets will be important to safeguard this employment through skills and industry adaptation.



A national level decline in the retail sector was anticipated pre- Covid-19. This may be exacerbated further.

Retail services made up the largest component of units in Staveley town centre, leaving the town centre vulnerable to higher levels of vacancy post Covid-19.



Markham Vale is a key source of employment but has been described as difficult to reach. Improvements and upgrades to transport infrastructure will be central to providing greater access to places of employment.



The proportion of people over the age of 65+ has been steadily increasing whilst the size of working age population has been declining, mirroring the national trend but at a faster rate.



Strategic Plan



Context

Staveley is a former mining town and all the challenges of any post-industrial community. However, it also boasts some fantastic potential which, if realised, can be transformational for the existing residents and bring much needed investment and newcomers into the area. The Towns Fund requires that Staveley develops a vision, but it needs a shared view of what the place can become beyond that needed for this funding opportunity; it intends to be place not funding pot focussed. Staveley has a scale of opportunity disproportionate to what the Towns Fund can help realise; its ambition must not be limited by a vision purely related to the Towns Fund.

Thematic Pillars

Recent months have seen a considerable amount of desk research and engagement with key players within Staveley and who have influence over its future. This vision builds on much previous work rather than 're-inventing the wheel' but sets out two thematic areas of focus and a central idea at the heart of a forward-looking Staveley. This vision isn't just for the Towns Fund but the place and there will be many other interventions and funding opportunities that will bring it to life for the benefit of the whole community.

The thematic areas are pillars of the vision and represent what Staveley needs to focus on to repurpose itself as a place. They are not fully in place but provide a direction of travel and distinctiveness for the town.

*Be inspired
to invest
and work
in Staveley*

Business and Skills

Staveley is a community created from industry; coal, iron and chemicals previously provided readily available work and shaped the DNA of the place. These have all long gone and the place has repurposed around initiatives such as the Markham Vale Enterprise Zone sitting next to the M1 where this 200 acre site is home to leading businesses in logistics, food services and technology to name just a few. The intention is to ensure that it can be accessed more easily and safely by the population of Staveley.

There are even more exciting projects on the table which will transform the local economy and lives of Staveley people. There are advanced plans for a significant HS2 Maintenance Depot and investment from Talgo a leading rolling stock engineering company investing in the area.

Hartington Industrial Park will offer the opportunity for major scale industrial development with direct access to the UK mainline rail network. The potential DRIVe development at the Barrow Hill engine shed site will create a facility for businesses operating in the rail

sector incorporating laboratories and training to support research and innovation. This will be highly fitting as it will share a site with an example of innovation from times gone by as the Barrow Hill Roundhouse with operational turntable is the last surviving in the UK. Along with the Chesterfield to Staveley Regeneration Route (CSRR) which will greatly ease congestion and attract more investment opportunities this is the right time to consider Staveley for commercial investment and to upskill to take advantage of the potential employment on offer.

As the town centre changes and evolves there is clearly a fantastic opportunity to bring businesses into the centre with a repurposing of buildings and the provision of support services for start-ups. This will bring commercial activity, people and life into the town centre giving it a different focus and opening up opportunities for local people and newcomers alike. It is vital that local people especially the young are connected to the role models and work options that can shape their future whether self-employed or as part of the new industries of Staveley.



Leisure and Living

In what is a surprise to many, Staveley benefits from access to an incredible amount of countryside and rurality appreciated by residents and visitors alike. Poolsbrook Country Park has miles of walks, woodlands, lakes for fishing and play areas along with a very busy and popular Caravan Park.

Whilst this is a local gem, people are using Staveley more and more as a hub to enjoy the Peak District, Rother Valley, Hardwick Hall and Cresswell Crag amongst many other destinations. This is an important role for the place and an aspect of the economy that can be built upon especially if leisure facilities are developed in the town to keep their spend local in an experience they want to enjoy.

*In Staveley
you will
be happy,
healthy and
have fun.*

As Staveley looks to attract people to live in the area the countryside and surrounding assets are real attractors if you're thinking of growing a family in a great value location which is why new homes will be appearing on the skyline. This is a place to get on the housing ladder whilst having a great quality of life with the city of Sheffield on the doorstep along with fantastic connectivity linking you with the rest of the UK. The plans to develop the canal basin with leisure space and high-quality places to live will bring people flocking to Staveley and move the orientation of the town centre to what will be a waterside gem. Who doesn't want to spend time next to water with the added opportunity of being able to walk or cycle along the towpath to Chesterfield!

This initiative can support the development of the conservation area within the existing town centre as a food and drink hub which will benefit existing residents as well as newcomers who can walk or cycle up safe and well lit routeways from the canal. This will re-enforce the role of the centre as a place where the community can come together and enjoy some down time whether they have been there for 30 years or have just arrived. Staveley already has a much used and highly rated Health and Well Being Centre and the town is somewhere that can help with mental health and healthy living with all the open space and beautiful landscapes nearby. Walking and cycling will be encouraged opening up access to a whole range of spaces and environments to breathe in, relax and enjoy.



Our Vision and Objectives

Sitting above these thematic areas is a 'big idea' for Staveley which is more of a statement of intent, an emotive call to action. It is designed to counter some of the challenges the place faces, to change perceptions of it, to inspire local people and attract new.

As we've seen Staveley will be a great place to start on the housing ladder, your career, a family, your business; a great place to stay to visit, and not pass through, to have fun and enjoy, to live your life and a great place to grow your skills, your family, your opportunities, your business, your ambition and you.

Objectives

Building on the vision and two thematic pillars, the following objectives are defined.

Innovation and Enterprise

Attract new jobs and investment, building on the strengths and assets of Staveley, in particular manufacturing, construction and rail to deliver sustainable and inclusive economic growth.

Inclusive Growth

Improve the ability of Staveley's communities to take advantage of future job opportunities and build resilience to challenges through improved access to skills and enhanced transport.

Place

Rejuvenate the physical character of Staveley, in particular its town centre, building on its sense of place and rich heritage, to become a distinctive and vibrant destination that is well connected to existing and new communities and attracts new residents.

Health and Wellbeing

Maximise opportunities to enhance health and wellbeing, attract visitors and address climate change, making the most of and improving access to Staveley's green setting and rural assets.

*Staveley:
a place to start
a place to stay
a place to grow*



The Staveley Project Package

We have established an overall project package that is responsive to the challenges and opportunities of Staveley and will make the biggest impact over the next five years. The project prioritisation process began with an initial long list of 19 projects which were individually assessed and RAG (Red-Amber-Green) rated against the assessment criteria in the table below.

Strategic Alignment: with our vision and objectives;
Evidence of Need: drawing insights from the evidence base assessment;
Impact: as per previous experience and available project information;
Estimated Costs: based on a rough order of magnitude of costs;
Deliverability: reviewing expected difficulties with project development and delivery;
Timeline: as per the length of the delivery profile;
Risk: including risk to value for money and delivery (including Covid-19 impacts); and
Covid-19: looking at the project's contribution to economic recovery and ability to exploit new opportunities.

Our first filter was a 'gateway check'. This meant projects needed to align with both the strategic context and the evidence of need in order to be taken forward. Of the 19 long listed projects, 13 projects passed the gateway check and were then assessed against the other criteria, scored and ranked.

These 13 projects were then reviewed by the Board to agree a cohesive package that best met the needs and opportunities of Staveley. Two projects were discounted, which has resulted in 11 projects (within four complementary packages) forming our TIP.

The projects (described in full in part two) were subject to further refinement prior to being submitted with reviews from the independent consultant team as well as officers from the county and borough councils. In particular we have sought assurances from Project Sponsors with regards to delivery and maximising match funding. We are down to the minimum funding asks that deliver the outcomes the town needs and maximise the total leverage of the Towns Fund.

The diagram on the top right presents the overall thematic framework for the TIP, illustrating the logic behind our TIP asks and how they link to our vision, objectives and current investment in Staveley. There are 11 projects described in four project packages that align with the thematic objectives of the plan. Digital Connectivity and Clean Growth are identified as cross cutting themes, with a range of proposals related to digital infrastructure and the 10 Point Plan for a Green Revolution within each project package.

The second diagram shows how our TIP projects align with the Intervention Themes of the Towns Fund.

Staveley TIP Thematic Framework



Alignment with Towns Fund Intervention Themes



Project Package 1

Innovation and Enterprise

The Projects

Project 1: DRIVe (Derbyshire Rail Industry Innovation Vehicle) is a proposed rail innovation and training centre that will enhance an already thriving centre of railway maintenance and engineering at Barrow Hill and further flourishing of rail related activity following the announcement of the proposed HS2 Maintenance Facility in Staveley and a stop at Chesterfield station. DRIVe will provide a suite of specialist rail research development laboratories, training and education facilities and commercial rail engineering workshop spaces to facilitate growth in training and jobs across the wider rail sector. The project has been developed with Barrow Hill Engine Shed Society, Chesterfield Borough Council, Chesterfield College (who will provide training specifically for rail technology entry level training level 1 diploma through levels 2-4 to level 5 BTEC HNC), University of Derby (who will establish a Digital Lab to

monitor and interrogate the laboratories, tracks and live vehicles and can provide relevant education at degree level), Newcastle University NewRail (who will undertake research in collaboration with industry partners and provide post graduate education leading to masters and PHD degrees) and Talgo.

Project 2: Hartington Industrial Park is a 20 hectare brownfield site adjacent to the proposed HS2 Maintenance Facility. It has outline planning permission for industrial and warehouse development and benefits from the potential for a direct rail connection. Significant works are currently underway to decontaminate this brownfield site, which has been derelict for decades. The Towns Fund allocation will kick-start the scheme by contributing towards the considerable initial infrastructure costs and enabling works required to bring the site to the point it is capable of development.

Rationale

DRIVe initially began as a result of an inward investment enquiry from Spanish Train manufacturer Talgo who have identified Barrow Hill from a short list of 30 locations to establish an innovation centre to support the company's 'All Britain Strategy'.

The rail industry is facing a growing skills gap, an ageing workforce, there are difficulties in attracting talent and a shortage of trainers and lecturers. Key points to note of particular relevance to this project include:

- By 2033 the rail industry will have potentially lost approximately 50,000 members of staff due to retirement.
- The Rail Supply Group's 2016 strategy for productivity and growth in the UK rail supply chain – Fast Track. to The Future – found that over 3,000 new rail engineering level 3 graduates (A level equivalent) are

required just to maintain current skills.

- At least 7,000 more level 4 advanced technicians will be required across the sector.
- HS2 alone is forecast to require 600 advanced rail technicians (level 4 – 6) each year from 2019 onwards.

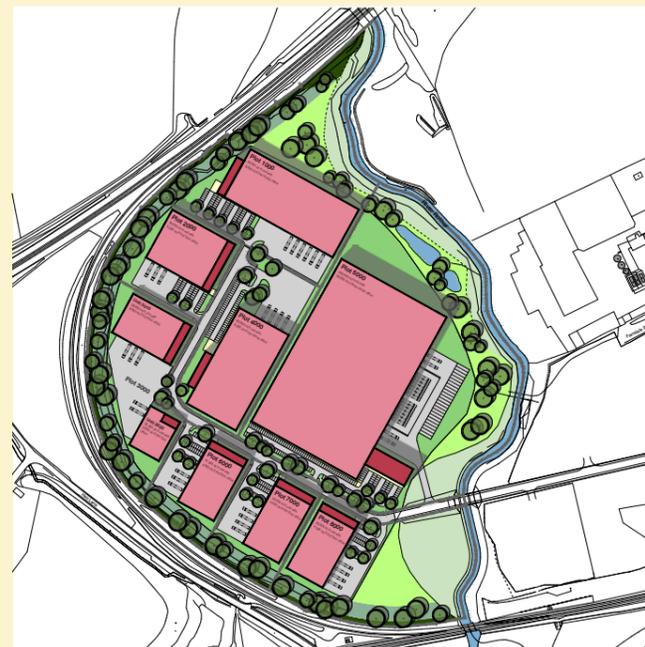
The Government's Industrial Strategy Rail Sector Deal report leaves little doubt that something needs to be done to support the skills gaps in the rail sector at a National Level. DRIVe will help to address this gap.

Markham Vale, Derbyshire's flagship business park, is now approaching capacity. At 20 hectares (gross) Hartington Industrial Park is the most significant employment development opportunity not only in Staveley, but the Borough as a whole. The site has good access to the motorway network via the new Junction 21a and Staveley loop road. It also has the ability to accommodate the rail spur that borders the site and is adjacent to the proposed HS2 Maintenance Facility.

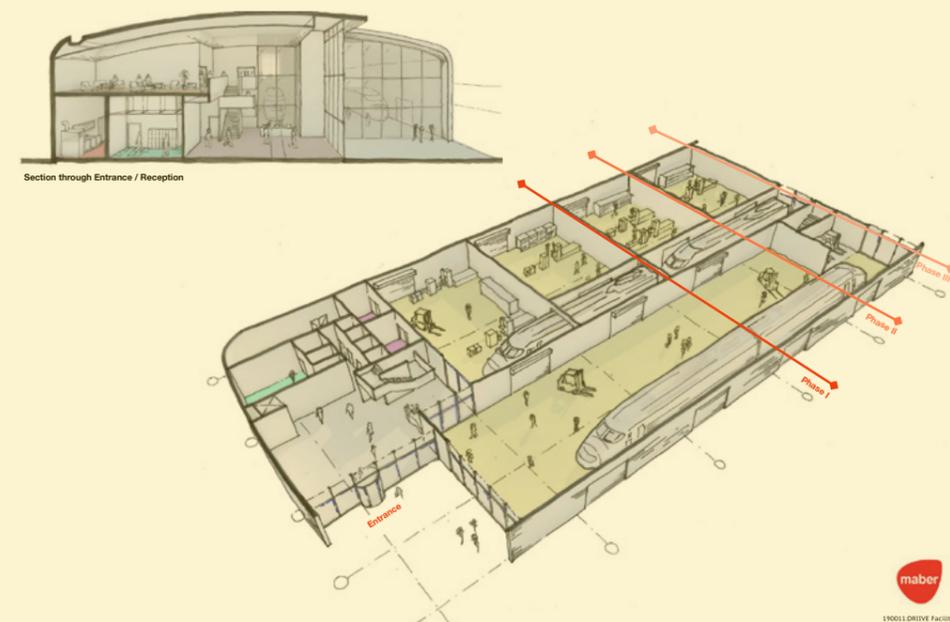
Announcement of Talgo and CBC's partnership
28 January 2020



Hartington Industrial Park masterplan



DRIVe Innovation Centre



Impact

The combined impact of DRIIVe and Hartington Industrial Park will significantly accelerate the potential of a burgeoning rail and advanced manufacturing sector, creating an enterprise eco-system including training, research and commercial space for start-ups to large scale manufacturing, helping to attract new knowledge-led businesses.

Outputs



Floorspace
73,500sqm



Direct Jobs
1,494



GVA uplift
£65M p.a



Learners
90 p.a
270 p.a. by Year 5

Towns Fund Ask

- DRIIVe £4 million ask of a total cost of £16.6 million.
- Hartington Industrial Park £2.3 million of a total cost of £70 million.

In 2024 I started renting a space at DRIIVe with an ex-colleague. Our fledgling company Soundsense is developing systems for the early detection of mechanical malfunctions and predictive maintenance. We have just won our first major rail signalling contract.

In 2028 we moved to a new 20,000 sq ft hybrid unit at Hartington Industrial Park. Our company now employs 35 people and we are utilising our technology in other markets such as power and automotive.



Digital Connectivity

DRIIVe: Digital technology is at the centre of the Rail Sector Deal – digital signalling and traffic management systems are the core components for resolving the capacity problems on the current network. The University of Derby will establish a Digital Lab which will monitor experiments and technologies in the other labs but also on the vehicles in the innovation centre. It will support research and development in the area of rail data analytics and artificial intelligence. This area also includes “data visualisation applications” using virtual reality, augmented reality and mixed reality and can be broadened to include wider computer science application support.



Clean Growth

Driving the Growth of Low Carbon Hydrogen: There is an opportunity for a refuelling station at Hartington.

Greener Buildings: DRIIVe will be designed and delivered to achieve a BREEAM Excellence standard.

Green Public Transport, Cycling and Walking: Innovation at DRIIVe will be targeted at increasing the energy efficiency of rail travel, drawing on local expertise in ‘lightweighting.’

Protecting Our Natural Environment: As part of the land reclamation works at Hartington, 8.5 hectares of land will be provided as new natural habitat.

Linkage with wider investments and match funding



Accelerator Fund – supports land purchase, site clearance and remediation for DRIIVe

Barrow Hill – Sheffield railway – DfT investment will improve access to key employment opportunities

Chesterfield College / University of Derby / Newcastle University – confirmed learning partners for DRIIVe

CSRR – improving access to Barrow Hill from motorway network and to Chesterfield

HS2 – the proposed Maintenance Facility in the Staveley Corridor is expected to employ 200-250 people. This investment will help to increase the profile of Staveley as a centre for rail.

SUON / Chatsworth Estate – investing in site remediation and development of Hartington Industrial Park

Talgo – confirmed UK HQ at Barrow Hill

Project Package 2

Inclusive Growth

The Projects

Project 3: Construction Skills Hub (CSH) is a proposed on-site construction training hub that will serve to develop a pipeline of skilled construction workers locally through a complete pathway of on-site training interventions from entry through to higher level. The project is being led by Chesterfield Borough Council in partnership with Chesterfield College and The Devonshire Group (Chatsworth Estate) will consist of a number of semi-covered workshops that will sit in a compound within a development site, providing practical training and experience with access to employers offering a wide range of occupations including joinery, brickwork, groundworks, roofing and electrical installation.

Project 4: Staveley Miners Welfare FC Academy develops on recent investments grant funded by the Football Foundation to enable SMWFC to deliver BTEC in Sport courses. The proposal includes the development of two classrooms above the existing club house and car parking improvements for the benefit of the club and Poolsbrook Country Park.

Scarborough Construction Village – a model for Staveley



Project 5: Staveley Station is the proposed train station for Staveley located at Barrow Hill. This relates to a wider project led by the Sheffield City Region and DfT to reinstate passenger services on the Barrow Hill to Sheffield line, providing a rail connection in Staveley to Chesterfield, Sheffield and the wider national network.

Project 6: Wheels to Work Staveley Hub is a proposed local mobility facility with a specific focus on improving access to employment and training opportunities in the form of lending cycles and scooters to people whom mobility might otherwise be a barrier. Hosted by Rural Action Derbyshire in partnership with Derbyshire County Council the hub is proposed in Staveley town centre and would comprise a fleet of bicycles, motor scooters and a car club with electric charging points and real-time bus passenger information screens.

Staveley Miners Welfare FC



Rationale

The D2N2 Strategic Economic Plan identifies that the skill supply is unlikely to satisfy the demand in the construction sector. The Construction Industry Training Board report for D2N2 highlights occupations with highest risk of skills shortfall: Civil Engineering, Plastering and Drylining, Scaffolding, Roofing, Bricklaying and Wood trades. With a significant development pipeline there is an opportunity for this to support local people into new apprenticeships and jobs as well as technical / professional occupations and modern methods of construction. Unemployment in Staveley is rising, haven risen from 3.1% in March to 5.7% in May 2020. Staveley's workforce is less skilled than the national average, which can contribute to the difficulty of finding job opportunities within an already constrained job market.

As of March 2020, Staveley's youth unemployment was circa 9.8%, significantly higher than the overall unemployment rate of 5.7%. Both the CSH and SMWFC proposals will provide opportunities for young people and set them on the path to establishing themselves within industry. The BTEC in Sport combines the passion for football with a full-time education and development programme. Applicants will study a nationally recognised

Former station at Barrow Hill (closed 1950s)



qualification and following successful completion will be eligible to apply for university, an apprenticeship within the sport and leisure industry or play professional or non-professional football.

Staveley has a high percentage of households without access to a car, a train station will enable existing communities with limited connectivity to access employment and social opportunities and will support the development of the Garden Village. The station will also create increased demand for access to Barrow Hill, helping to stimulate improved transport links to this currently isolated community.

Government figures estimate that 51% of the rural population are living in areas that have insufficient transport networks, compared to just 2% of those in urban areas, making it difficult to find work or receive training to increase employability. The Coronavirus pandemic has made this difficult situation even more challenging, as people are encouraged to avoid using the limited public transport available unless absolutely necessary. By providing access to methods of travel including mopeds and bicycles, Wheels to Work aims to ensure that a lack of public transport does not equate to a lack of opportunity.

Wheels to Work



Impact

This project package capitalises on current and future investments to improve opportunities for a diverse range of people, including those that currently live or work in Staveley or will do in the future, long time and young unemployment people and those who are physically isolated.

Outputs



**Direct Jobs
14**



**GVA uplift
£0.6M p.a**



**Learners
410 p.a.
by Year 4**

Towns Fund Ask

- Construction Skills Hub £0.5 million ask of £1.291 million (£0.28M revenue).
- Staveley Station £1 million ask of £113.8 million.
- Staveley Miners Welfare FC £0.55 million ask of £0.6 million.
- Wheels to Work £0.125 ask of £0.51 million.

In 2022 I enrolled onto a Construction Skills course and completed work experience on a new housing development in Mastin Moor. Through the Wheels to Work programme I could rent a bicycle and cycle to work along the Chesterfield Canal.

In 2023 I got an apprenticeship with Stavingtons Builders and Joiners and completed my NVQ Level 2 Apprenticeship in Joinery. I'm now working for Barrow Hill Community Trust on a modular housing development, helping train local people to build their own homes.



Digital Connectivity

Staveley Station: Towns Fund investment offers us the opportunity to ensure that the new station is more than a platform for trains, but a platform for connecting people. We envisage a 'Living Station' acting as a mobility hub with enhanced connections to the rest of Staveley interoperable with the on-demand choices and mobility service providers of the future.



Clean Growth

Accelerating the Shift to Zero Emission Vehicles: The Wheels to Work Hub will offer a range of zero emission vehicles (bicycles, e-scooters and electric vehicles).

Greener Buildings: The Construction Skills Hub will equip students and employees to respond and adapt to modern and sustainable construction methods.

Green Public Transport, Cycling and Walking: Staveley Station will encourage a shift from car born commuting and socialising to public transport ensuring sustainable travel is embedded into the development of Staveley.

Linkage with wider investments and match funding



Barrow Hill – Sheffield railway – DfT investment in rail links will reconnect Staveley to the national rail network

Chatsworth Estate – confirmed development partner for first CSH site

Chesterfield College – CSH learning partner

Derbyshire County Council – investment in Wheels to Work

SMWFC – the club has already secured grants of £720,000 from the Football Foundation / FSIA / Viridor for a 3G pitch / floodlighting / car parks plus Accelerator Funding for drainage improvements

Town growth – construction of 3,500 homes, new employment and infrastructure over next 15 years will be a considerable boost to the local construction industry

Project Package 3 Place

The Projects

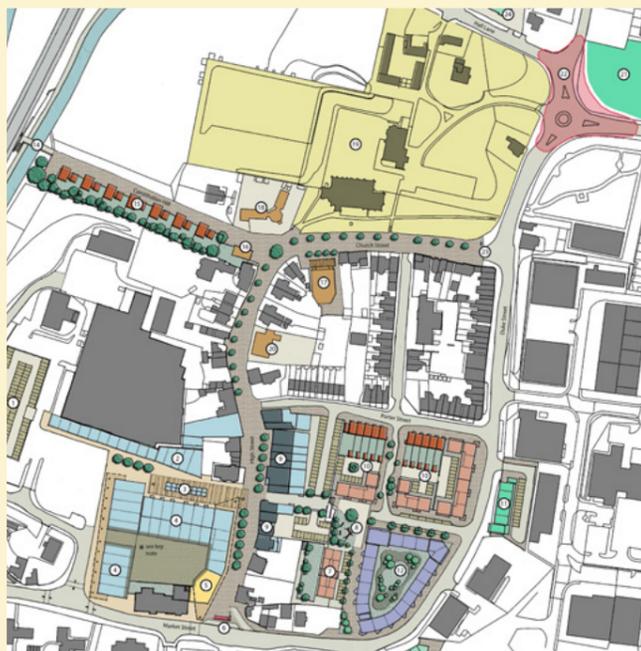
Project 7: Staveley 21 is a programme of interventions led by Chesterfield Borough Council to revive Staveley town centre into a 21st century market town that is a valued place to visit, shop, work and relax for the local community. By taking a programme approach, led by a revised masterplan, it will be possible to deliver a series of projects that complement the wider Town Deal and re-position the town centre as future demands and opportunities become clear. The initial proposals include:

- Town centre wifi
- A reshaped retail offer focused on the Market Place
- A contemporary service hub bringing local public services together
- A cinema / leisure offer
- Enhanced public realm and connectivity.

Project 8: Staveley Waterside is the proposed first phase of a mixed business and residential development centred on Staveley's canal basin. The project, led by Derbyshire County Council, includes an access road and paths to open up the site, pontoon decks and electric / water points for moorings and a waterside hub that will comprise a café and flexible office and workshop units for start-up businesses.

Project 9: Staveley Hall Conference Centre is a proposed extension to the historic Staveley Hall to create a high-quality events venue led by Staveley Town Council. The development consists of an extension to the existing café with a new entrance and reception for welcoming guests and two multi-purpose halls (one at the lower level, and one at the upper level), both of which will be flexible so that they can accommodate a wide variety of formal and informal events and activities such as corporate, public sector and charity conferences and meetings, weddings and banquets, music and theatre productions, community and sporting events.

Staveley Town Centre Masterplan



Staveley Town Basin Masterplan



Rationale

Staveley town centre has the potential to have an increasingly important role as a service centre, providing a focus for existing and new communities but currently it makes a poor contribution to the overall liveability of Staveley and it poorly serves the area in terms of driving economic activity and attracting visitors. From recent community engagement the town centre was identified as the number one issue in need of addressing through the Town Deal.

Advances in technology, changes in consumer behaviour and the impact of COVID-19 are having a dramatic impact on the nature and purpose of town centres (e.g., the shift in retail from bricks to clicks). Staveley needs to diversify in order to attract new footfall. The town centre programme seeks to re-imagine the town centre, focusing on a relevant retail offer and opportunities for new leisure and community uses as well as a complementary evening economy.

Proposed Staveley Hall Conference Centre



"When I visited Staveley Hall, I was astounded by its beautiful architecture and features, the cute cafe, meeting rooms and great outdoor space."

Staveley Waterside will create a new destination hub for tourists and water-based leisure enthusiasts as well as creating employment opportunities for the local community all in an attractive waterside setting on the fringe of the town centre. Some 55-60,000 visitors pass through the town basin each year but with no parking or 'service' facilities on site, most do not stop to rest, eat or drink. The Waterside Hub with café / restaurant facilities and bike / car parking will address these needs and create the future opportunity for public parking and overnight water-based stays allowing greater numbers of tourists and visitors alike to begin and end their day in Staveley.

Staveley Hall Conference Centre will address the lack of high-quality dedicated events space in North Derbyshire. The new venue will build on the success of the Air Hall. The Air Hall has shown that – from a 'standing start' – there is a market for various events and functions at Staveley Hall. The new venue will be an exciting new entertainment, business and cultural asset for Staveley. The events and activities within the new venue will enhance the quality of life for local residents.

Impact

This project package will build on Staveley's character and optimise the potential for new social and economic activities that drive up footfall and vibrancy, generate jobs and improve the overall image and pride of our town.

Outputs



**Floorspace
6,700 sqm**



**Direct Jobs
140**



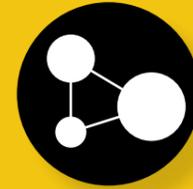
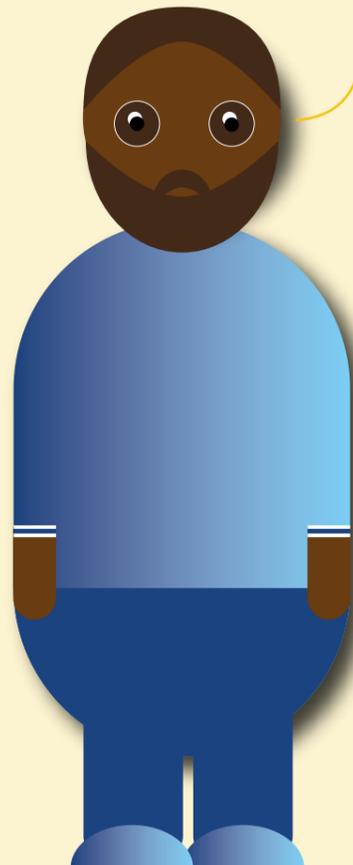
**GVA uplift
£5M p.a**

Towns Fund Ask

- Staveley 21 £5.2 million ask of £10 million.
- Staveley Waterside £2.853 million ask of £3.253 million
- Staveley Hall Conference Centre £2.95 million ask of £3.1 million.

In 2024 I went to a wedding at Staveley Hall where I met my partner. I was getting fed up commuting every day and we decided to move in together in Chesterfield.

In 2027 we bought a new build home in the Staveley Garden Village. We like having more space and being close to the countryside and town centre. A friend has recently opened a craft brewery at the town basin and we love to go for a long walk with the dogs and spend a Sunday afternoon at the marina.



Digital Connectivity

Staveley 21: The proposals for the town centre will tie in with Derbyshire County Council's 'Smart County' wifi initiative which aims to improve digital connectivity across town centres in Derbyshire. The aim of the project is to enhance the digital, retail and visitor offer of Staveley town centre, supporting diversification and broadening of the town centre offer. Wifi enabling will provide Staveley town centre with the digital infrastructure and connectivity and consumer intelligence which will enhance business viability. Wifi enabling the town centre provides the means to support market town businesses to become more resilient, not just to survive but to be more competitive and profitable.



Clean Growth

Accelerating the Shift to Zero Emission Vehicles: A proportion of electric vehicle charging points will be included with all development schemes.

Greener Buildings: The Waterside Hub and Public Service Hub will be designed and delivered to achieve BREEAM Excellence standard.

Green Public Transport, Cycling and Walking: Improvements to the public realm will aim to create a more convivial environment for walking and cycling, including enhanced connections to the Canal. A stronger town centre will also reduce the need for residents to travel further afield.

Linkage with wider investments and match funding



- Accelerator Fund** – town centre CCTV
- Chesterfield Borough Council** – will commission a revised town centre masterplan in 2021
- Derbyshire County Council** – investment in Wheels to Work Hub in Staveley town centre
- Private investment** – positive discussions with retail and leisure operators
- Town growth** – construction of 3,500 homes, new employment and infrastructure over next 15 years will raise the role of Staveley town centre. Discussions are underway with Homes England to ensure support for the new housing from the National Homebuilding Fund

Project Package 4 Health and Wellbeing

The Projects

Project 10: Chesterfield Canal is the proposed restoration of the final stretch of the canal to the borough boundary, led by Chesterfield Canal Trust who have restored over 19 km of canal since 1989. The scheme works include the reconstruction of 2.6km of canal channel, a new aqueduct over the river Doe Lea, bridges, a new lock and 3km of footpath improvements along the towpath and connecting routes to multi-user trails. On the other side of the county border at Renishaw, the Chesterfield Canal Trust is just about to commence a £0.5 million project to restore another 1.4km of canal that will complement and extend the project carried out in the Staveley Town area.

Project 11: Barrow Hill Memorial Hall is the proposed renovation of this building to create a twenty first century community hub, led by Barrow Hill Community Trust. Funding for the first three phases of development will deliver a sports / youth zone including indoor space for team sports and classes, an early year's nursery, a jobs / skills / learning space where local people who are needing to seek work or start new businesses can do so socially, healthcare facilities and a café / pub to bring people in the village together for mutual support and social activities.

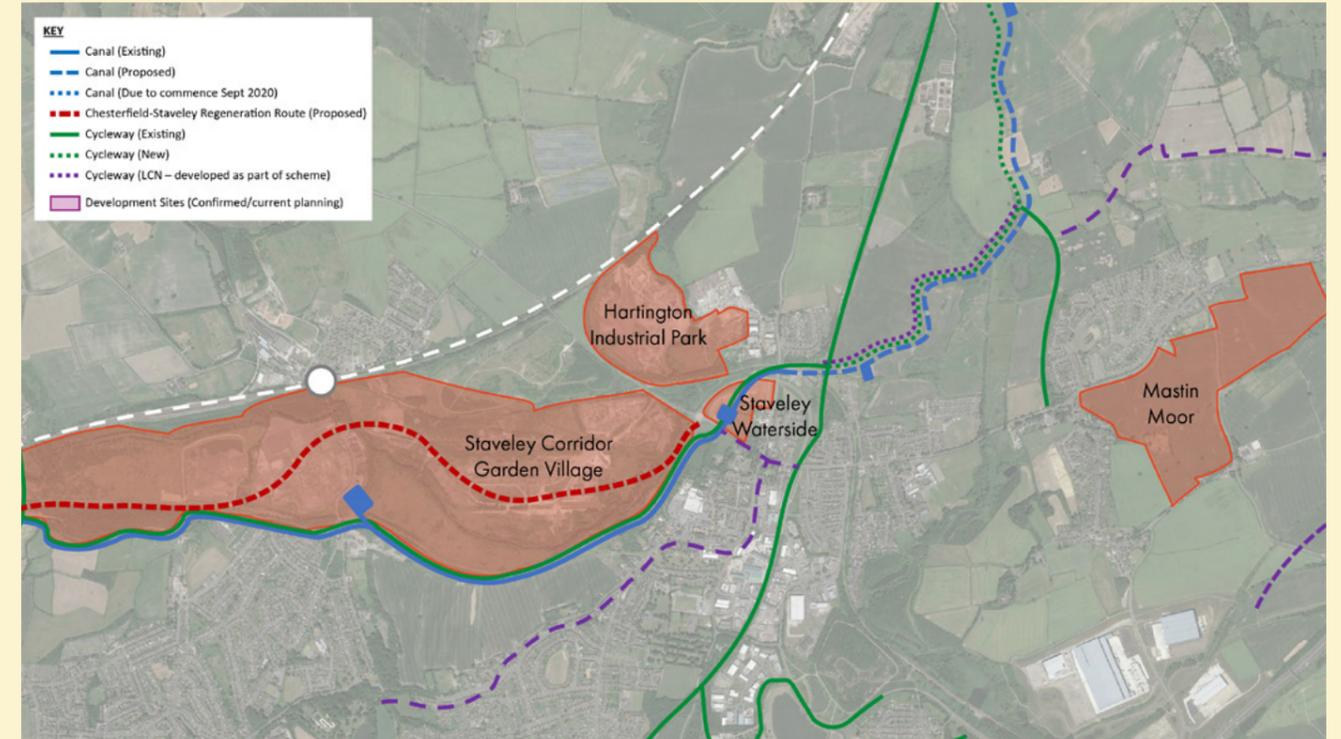
Rationale

The Covid crisis has seen a significant increase in visitors to green spaces and the value that local people place on their local environment. As well as becoming a revitalised, accessible green space in its own right, the restoration of the canal provides a fully accessible route from Staveley to other green spaces such as Norbriggs Flash Local Nature Reserve. Over 50,000 users were recorded on the Trans-Pennine Trail in 2019, the canal provides additional capacity and variance of route options creating a new fully accessible off-road route from Mastin Moor (which is undergoing expansion) to Staveley and Chesterfield– creating sustainable travel opportunities for leisure and commuting.

A thriving waterway is necessary to achieve the full benefit of the Staveley Town Basin and the regeneration sites at Chesterfield Waterside and the Garden Village. When canal restoration is complete, Staveley Waterside will be the stopping point for visiting boaters to explore the area, with limited visitor moorings available between Staveley and Chesterfield.

Barrow Hill is in the top 8% most deprived areas in the country overall. For health it is in the 3% most deprived areas in the country and for children it is in the top 2% most deprived areas in the country (previously top 4% in 2015). The regeneration of the Barrow Hill Memorial Hall is a community-led application to provide the services that have been lost from the village. In the last 10 years these include two churches, the community centre, the takeaway, the pub, the social club and the GP surgery. Barrow Hill is highly isolated, with one unreliable bus service, high levels of financial deprivation and low levels of car ownership. The development will restore local facilities and contribute to the social and economic wellbeing of this deprived community.

Proposed Chesterfield Canal extension



Proposed works to Barrow Hill Memorial Hall



Impact

The restoration of the canal is a project of regional significance, the impact of which will be felt not only within Staveley but along the whole length of the canal. The Memorial Hall project complements other projects such as DRIVe and Staveley Station to improve the life chances of Barrow Hill residents.

Outputs



**Floorspace
1,170 sqm**



**Direct Jobs
17**



**GVA uplift
£0.7M p.a**



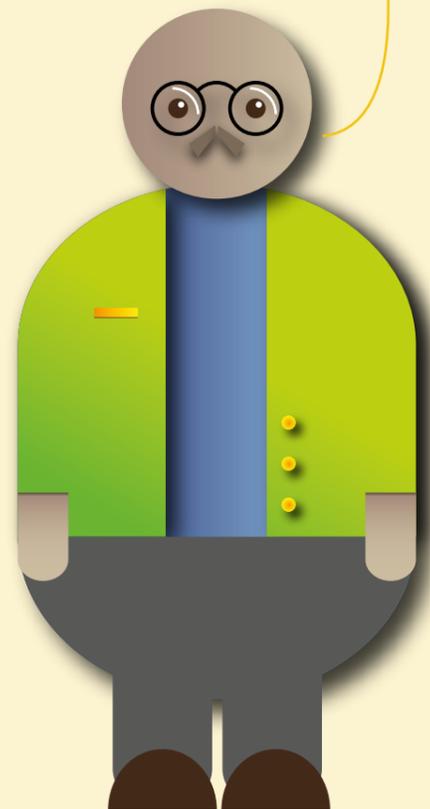
**Learners
20 p.a.**

Towns Fund Ask

- Chesterfield Canal Restoration £5.68 million ask of £10.768 million.
- Barrow Hill Memorial Hall £1.4 million ask of £2.51 million.

In 2023 when they reopened the Memorial Hall I thought I'd go down and take a look. Its amazing what they have done with the place. I now go down every week to meet up with mates for a drink. I also use the doctors there.

In 2025 we started a walking group. We walk along the Chesterfield Canal. It's a 5 mile round trip with a well earned break at the basin on the way back.



Digital Connectivity

Barrow Hill Memorial Hall: Includes two offers that will widen digital connectivity and inclusion. The proposed Workspace will include hot / flex / resident desks with fast internet connectivity that can be used by visiting service providers and local SMEs looking for a first step from the home office. The building will also have free publicly accessible wifi and a café space for social internet usage and informal work / meetings. The second part of the offer will be the provision of infrastructure (broadband, wifi, hardware) and a training offer to help local residents connect to the internet and go online. This will help people use the internet and gain confidence (e.g. fear of online crime), motivation (understanding why the internet is relevant and helpful) and awareness (e.g. digital services and products).



Clean Growth

Greener Buildings: The renovation of the Memorial Hall will enhance the thermal performance and energy efficiency of an existing historic building that is currently in a poor state of repair.

Green Public Transport, Cycling and Walking: The expansion of the canal and associated towpath will extend walking and cycling connectivity through the town, including linkages to Mastin Moor.

Protecting Our Natural Environment: The extended canal and towpaths will help to support a large variety of wildlife.

Linkage with wider investments and match funding



Barrow Hill – Sheffield railway – DfT investment will improve access to Barrow Hill and provide footfall for the Barrow Hill Memorial Hall

Chesterfield Canal – private landowner confirmed contribution to canal building material

Housing - plans for new housing will aim for high standard of energy efficiency and design in order to ensure warm, safe and cost-effective new homes

Peak Resort - less than 4 miles from Staveley is PEAK Resort, a £400 million development that will include the UK's first health and wellness park, specialising in rehabilitation.

“When the canal is open then boats will be visiting, bringing visitors to the area...[it] will generate income and employment to the local area. I believe the canal will regenerate Staveley for the better and bring prosperity to the area”

Theory of Change

Context	Objectives	Inputs	Activities	Intended Outputs	Intended Net Impacts and Outcomes
<ul style="list-style-type: none"> Decreasing Working Age Population since 2011 providing challenges for economic growth. Low levels of economic activity, with just 72% of Chesterfield's working population being economically active compared to 80% for the UK. High unemployment compared to national levels, with Staveley's youth unemployment a concern, at just under 10%. Low levels of Knowledge Intensive Businesses. Only 16% of businesses in Staveley are classified as knowledge-based, compared with 29% for the UK. Marked decline in the number of businesses in Staveley since 2015, although 5-year business survival rate is above the UK average (44% compared to 42%). Low relative skill levels, with just 31% of wider Chesterfield residents having gained an NVQ4+ qualification compared with 40% nationally. Large Productivity gap. Chesterfield has a GVA per worker of c.£46k compared to the national figure of c. £61k. Poor underlying health. The healthy life expectancy in Staveley is 55 compared with 64 for the UK. High levels of deprivation. Over half of the wards in Staveley are in the top 20% most deprived areas in England. Strong potential for green connectivity. There are extant active travel routes but in need of upgrade, particularly with low levels of car ownership. Additionally, broadband speed slower relative to wider UK. Domestic emissions are just above the national average, while emissions from industry and transport are below average. Staveley has good access to the countryside and a rich industrial heritage. 	<ul style="list-style-type: none"> Attract new jobs and investment, building on the strengths and assets of Staveley, in particular manufacturing, construction and rail to deliver sustainable and inclusive economic growth. Improve the ability of Staveley's communities to take advantage of future job opportunities and build resilience to challenges through improved access to skills and enhanced transport. Rejuvenate the physical character of Staveley, in particular its town centre, building on its sense of place and rich heritage, to become a distinctive and vibrant destination that is well connected to existing and new communities and attracts new residents. Maximise opportunities to enhance health and wellbeing, attract visitors and address climate change, making the most of and improving access to Staveley's green setting and rural assets. 	<ul style="list-style-type: none"> £26.558 million Towns Fund investment. £21.365 million other public sector funding – reliance on other sources. £83.6 million Leveraged private sector investment Chesterfield Borough Council led. collaboration between key stakeholders and public and private sector partners. 	<p>Project Package 1. Innovation and Enterprise</p> <ol style="list-style-type: none"> DRIVE – a rail innovation and training centre. Hartington Industrial Park – a rail connected industrial and warehouse development. <p>Project Package 2. Inclusive Growth</p> <ol style="list-style-type: none"> Construction Skills Hub (CSH) – a construction training hub. Staveley Miners Welfare FC Academy – development of a BTEC in Sport offer. Staveley Station – new station on reopened line. Wheels to Work Staveley Hub – provide bikes / scooters for those to access work, training and education. <p>Project Package 3. Place</p> <ol style="list-style-type: none"> Staveley 21 – a programme of town centre regeneration. Staveley Waterside – a canalside destination hub. Staveley Hall Conference Centre – a high quality events venue. <p>Project Package 4. Health and Wellbeing</p> <ol style="list-style-type: none"> Chesterfield Canal – restoration of a leisure and active travel route. Barrow Hill Memorial Hall – renovation of the historic hall to create a twenty first century community hub. 	<ul style="list-style-type: none"> Increase in commercial floorspace of up to 81,336 sqm Enhanced skills/training for c700 people per annum in construction, rail innovation and Sport Science Courses (Year 5). Increase navigable canal by 2.6km and enhance and extend active travel routes. 1,800 sqm of community buildings for public and use as venues. Increased availability of low carbon travel modes (15 electric scooters/bikes). 	<p>(All relative to baseline 'no Towns Fund' scenario):</p> <ul style="list-style-type: none"> GVA uplift of £71.3 million per annum from Gross direct job creation of 1,665. Land Value Uplift and enhanced desirability of Staveley as a place for investment. Stronger visitor economy with 15% increase in visitors per annum. Additional footfall in Staveley town drawn by additional and improved heritage venues. A stronger and more resilient economy built around an improved town centre and developing expertise in construction and rail industry innovation. Uplift in skill levels in Staveley, producing over 320 highly qualified construction and rail innovation graduates per annum. Improved inclusivity by providing fast and comprehensive physical and digital connectivity and providing pathways for residents to access training programmes to upskill in growth industries. Improved health and wellbeing through increasing use of active travel modes and participation in active leisure activities.

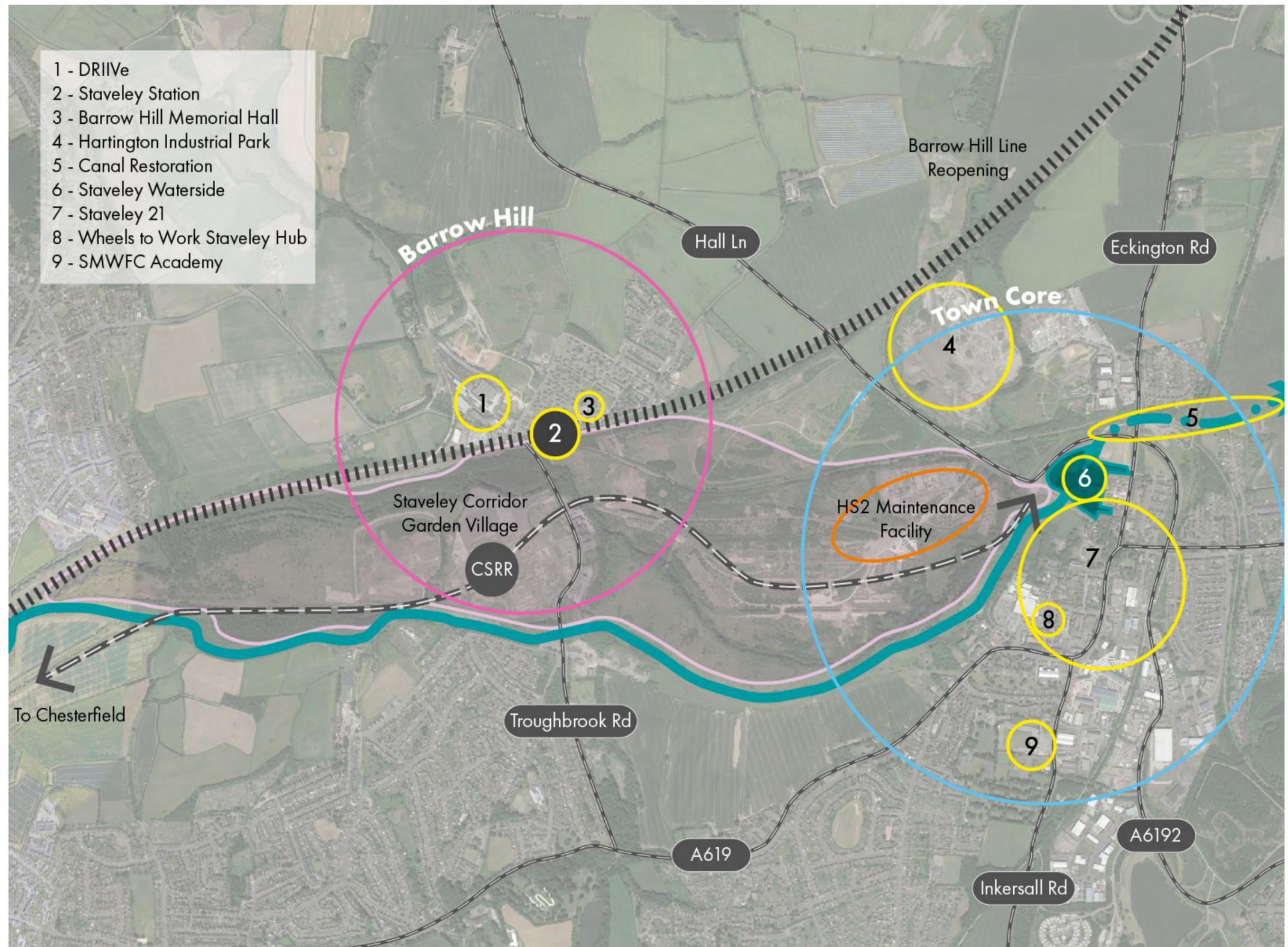
Spatial Strategy

Our plans for Staveley recognise the opportunities for the regeneration and expansion of the eastern villages, the remediation and reuse of substantial areas of brownfield land at the core of the parish, as well as the potential to maximise existing and enhanced infrastructure corridors to open up new development opportunities. The recently adopted Local Plan provides the overall planning framework and work is well underway to deliver many of the key components with the most significant being the delivery of the Staveley Corridor and CSRR.

This major 150 hectare mixed use development at the heart of the Parish provides a focus for the Staveley of the future and the linking element between two focal points that form the basis of our Town Deal ask.

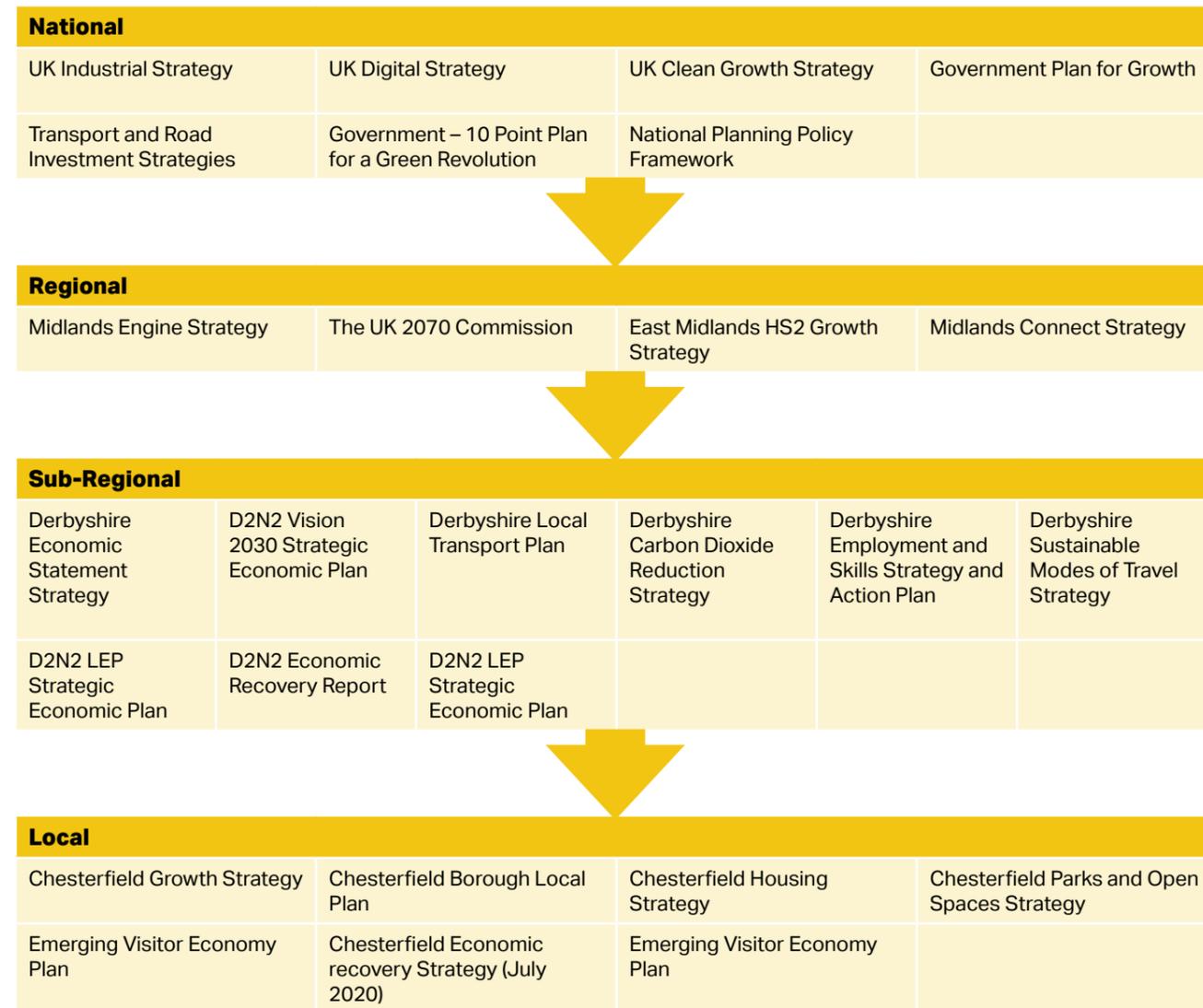
Town Core – centred on creating a stronger and more relevant town centre through the Staveley 21 project, the adjacent Staveley Hall Conference Centre and connections to Staveley Waterside via the Chesterfield Canal. The town centre is also the home of the proposed Wheels to Work Hub and the SMWFC Academy lies just to the south of the town's Healthy Living Centre. Hartington Industrial Park and the HS2 Maintenance Facility lie to the north and west of the town centre, with the CSRR and Chesterfield Canal providing connections to Barrow Hill, the Garden Village and Chesterfield.

Barrow Hill – focused on reimagining heritage assets to create new opportunities for the future through the DRIVe innovation centre at Barrow Hill Roadhouse, the upgrade of the Barrow Hill Memorial Hall and the return of rail services at Barrow Hill. Barrow Hill sits adjacent to the Garden Village and the CSRR and canal provide connections back to the Town Core.



Strategic Context

Our Town Investment Plan is underpinned by a hierarchy of strategies.



National	Strategy	Ambition	Town Investment Plan Alignment
	UK Industrial Strategy and Sector Deals, 2017	Raising productivity and improving the competitiveness of the UK's economy, through the five pillars of productivity (Ideas, People, Infrastructure, Business Environment and Place).	<ul style="list-style-type: none"> Attract new jobs and investment Improved access to skills and enhanced transport and digital connectivity Building on the strengths and assets of Staveley, in particular manufacturing, construction and rail Sustainable and inclusive economic growth Improve the ability of Staveley's communities to take advantage of future job opportunities and build resilience
	UK Digital Strategy, 2017	Positioning the UK at the cutting edge of global digital innovation breakthroughs, and support businesses across the digital economy nationally.	<ul style="list-style-type: none"> Attract new jobs and investment Improved access to skills and enhanced transport and digital connectivity Improve the ability of Staveley's communities to take advantage of future job opportunities and build resilience
	UK Clean Growth Strategy, 2017	Reducing emissions and reaching Net Zero greenhouse gas emissions by 2050, whilst still creating jobs, growth and raising productivity by growing the Low Carbon economy.	<ul style="list-style-type: none"> Maximise opportunities to enhance health and wellbeing, attract visitors and address climate change Making the most of and improving access to Staveley's green setting and rural assets Sustainable and inclusive economic growth
	Transport and Road Investment Strategies, 2017 and 2020-2025	The creation of a more reliable, less congested and better-connected transport network. To ensure that the strategic road network is 'future ready'.	<ul style="list-style-type: none"> Improved access to skills and enhanced transport and digital connectivity. To become a distinctive and vibrant destination that is well connected to existing and new communities and attracts new residents Building on the strengths and assets of Staveley, in particular manufacturing, construction and rail
	Government Plan for Growth, 2011	Improving the UK infrastructure, cutting red tape, root and branch reform of the planning system and boosting trade and inward investment to equip the UK to compete in the global race.	<ul style="list-style-type: none"> Improved access to skills and enhanced transport and digital connectivity Attract new jobs and investment Improve the ability of Staveley's communities to take advantage of future job opportunities and build resilience
	Government – 10 Point Plan for a Green Revolution, 2020	Building back better, supporting green jobs, and accelerating our path to net zero	<ul style="list-style-type: none"> Attract new jobs and investment Sustainable and inclusive economic growth Maximise opportunities to enhance health and wellbeing, attract visitors and address climate change Making the most of and improving access to Staveley's green setting and rural assets
	National Planning Policy Framework, 2020	Provides a framework development plans so that housing and other development contributes to the achievement of sustainable development	<ul style="list-style-type: none"> Sustainable and inclusive economic growth Maximise opportunities to enhance health and wellbeing, attract visitors and address climate change To become a distinctive and vibrant destination that is well connected to existing and new communities and attracts new residents Rejuvenate the physical character of Staveley, in particular its town centre, building on its sense of place and rich heritage

Regional	Strategy	Ambition	Town Investment Plan Alignment
	Midlands Engine Strategy, 2017	Focus on improving connectivity, strengthening skills, supporting enterprise and innovation, promoting the Midlands and enhancing the quality of life in the Midlands.	<ul style="list-style-type: none"> • Attract new jobs and investment • Improved access to skills and enhanced transport and digital connectivity • Sustainable and inclusive economic growth
	The UK 2070 Commission, 2019	Rebalancing the national economy by addressing regional inequalities across the UK.	<ul style="list-style-type: none"> • Attract new jobs and investment • To become a distinctive and vibrant destination that is well connected to existing and new communities and attracts new residents • Improve the ability of Staveley's communities to take advantage of future job opportunities and build resilience • Sustainable and inclusive economic growth
	East Midlands, HS2, Growth Strategy, 2017	A focus on people, place and connectivity, using HS2 to create jobs that local communities and businesses can benefit from.	<ul style="list-style-type: none"> • To become a distinctive and vibrant destination that is well connected to existing and new communities and attracts new residents • Attract new jobs and investment • Improved access to skills and enhanced transport and digital connectivity • Building on the strengths and assets of Staveley, in particular manufacturing, construction and rail • Improve the ability of Staveley's communities to take advantage of future job opportunities and build resilience
	Midlands Connect Strategy, 2017	Improve transport connectivity between towns and cities within the Midlands and with key centres to boost economic growth in the Midlands and UK.	<ul style="list-style-type: none"> • To become a distinctive and vibrant destination that is well connected to existing and new communities and attracts new residents • Attract new jobs and investment • Improved access to skills and enhanced transport and digital connectivity • Building on the strengths and assets of Staveley, in particular manufacturing, construction and rail • Improve the ability of Staveley's communities to take advantage of future job opportunities and build resilience

Sub Regional	Strategy	Ambition	Town Investment Plan Alignment
	D2N2 LEP Strategic Economic Plan, 2019	D2N2 will have a transformed high-value economy; which is prosperous, healthy and inclusive, and one of the most productive in Europe.	<ul style="list-style-type: none"> • Attract new jobs and investment • Sustainable and inclusive economic growth • Maximise opportunities to enhance health and wellbeing, attract visitors and address climate change
	Derbyshire Employment and Skills Strategy and Action plan, 2019-2023	To enable the residents and employers of Derbyshire to secure the skills and employment needed for economic success and prosperity.	<ul style="list-style-type: none"> • Attract new jobs and investment • Improve the ability of Staveley's communities to take advantage of future job opportunities and build resilience • Improved access to skills and enhanced transport and digital connectivity
Local	Strategy	Ambition	Town Investment Plan Alignment
	Chesterfield Growth Strategy, 2019-2023	Secure the long-term growth of the borough, supporting new job creation and ensuring local people have the right skills to access future employment opportunities.	<ul style="list-style-type: none"> • Rejuvenate the physical character of Staveley, in particular its town centre, building on its sense of place and rich heritage • Making the most of and improving access to Staveley's green setting and rural assets • Attract new jobs and investment
	Chesterfield Borough Local Plan, 2018-2035	Focusing on jobs, training and support as well as a clean, green and attractive place with open spaces and where built heritage is valued. Health, safety and access to affordable homes are also central to the Borough's vision.	<ul style="list-style-type: none"> • Attract new jobs and investment • Rejuvenate the physical character of Staveley, in particular its town centre, building on its sense of place and rich heritage • Making the most of and improving access to Staveley's green setting and rural assets • Maximise opportunities to enhance health and wellbeing, attract visitors and address climate change
	Chesterfield's Housing Strategy, 2019-2023	To enhance Chesterfield's housing offer so that people of all ages of life can find, and live in a quality home they can afford.	<ul style="list-style-type: none"> • Sustainable and inclusive economic growth
	Chesterfield Parks and Open Spaces Strategy, 2015-2024	To ensure that Chesterfield has an accessible network of high-quality parks and open spaces which puts good health and an excellent quality of life within reach of everyone who lives in and visits Chesterfield.	<ul style="list-style-type: none"> • Making the most of and improving access to Staveley's green setting and rural assets

Engagement and Delivery



The Staveley Town Board

The development of our Town Investment Plan is being overseen by our Town Deal Board. The Board was established in January 2020 and is responsible for developing the vision, strategy and delivery, in consultation and collaboration with the stakeholders,

community and investors. Drawing on existing partnerships, Town Board member organisations and specialist Place Vision Consultants, robust consultation and engagement has been developed.



The Town Board members selection process adhered to the Town Deal requirements to ensure the widest representation. Senior representatives from each organisation were invited to become a Board member. As the TIP develops we will continuously review membership to ensure specialists and representative groups are involved. Each Board member has specialist networks to draw upon and we embed local representation as shown in the table below. Biographies can be found via the website link on the Board Member information.

Barrow Hill Engine Shed Society	Nominated Community Representative – liaises with and is the voice for the communities of Staveley.
Chesterfield Canal Trust	Assists in natural capital engagement and restoration of canal.
D2N2 LEP	Draw upon wider strategies and work flows to raise profile of the Town Deal, co-ordinate a LEP wide Town Deal group to share good practice.
Springwell Community College	Nominated Staveley schools liaison link to Board.
University of Derby	Strategic skills partner and sits on a number of wider groups – around future skills and reskilling, Derbyshire’s Economic Recovery Planning, linking the National Park and Clean Growth Agenda, Vice Chair of Business Peak District.
Representative MPs	Connections with strategic opportunities such as the Staveley / Barrow Hill Railway Station and engaged with their constituents and local communities.
Local Authorities Derbyshire County Council Chesterfield Borough Council Staveley Town Council	Statutory roles and engagement with a wide range of business, developer, community and social groups to engage and develop the TIP.
Support Agencies Dept of work and pensions Derbyshire Constabulary	Supports the community safety engagement for the Board.
Chesterfield College	Strategic skills partner and engagement of students.



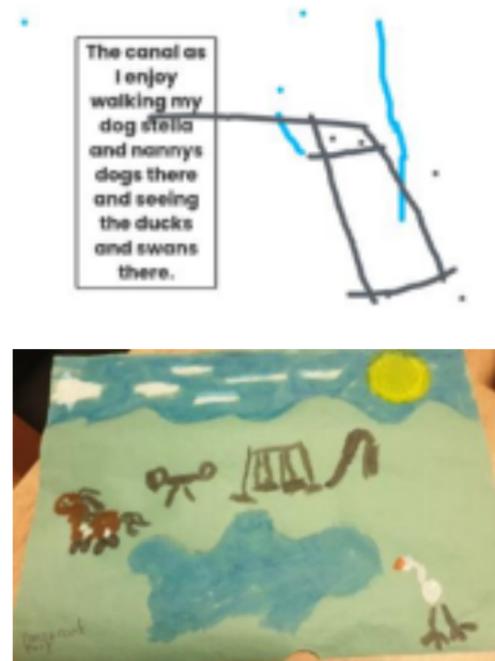
Local Community Buy-In

Although engagement and consultation has been challenging as we adapt to COVID restrictions, we have gathered meaningful insights that have fed into the development of our plan. We ran an online consultation drawing 130 responses, further enhanced by Focus Groups, one to one interviews and engagement events in the Market Place of Staveley prior to the plans' submission. We have successfully engaged with the private sector to understand support needs to facilitate development, exploring Housing and Construction; Manufacturing, Rail and Engineering and Transport/multi-model transportation routes. A Stakeholder Engagement Plan to accompany the Town Investment Plan has been developed which confirms our commitment to ongoing involvement of the wide range of stakeholders that will ensure implementation of

our Plan truly reflects the needs of our communities and delivers lasting sustainable change for Staveley.

Local people strongly favoured the restoration of the Chesterfield Canal as an opportunity, citing health and wellbeing benefits, Staveley's heritage and access to green space. Other ideas that were popular improved sports and children's play facilities, which we have been able to address through the Accelerator Funding. The town centre was identified as a key focus for the TIP, with 33% of respondents stating that funding should be spent here. Improving the quality of the environment was also popular with respondents, indeed, access to countryside and the history and heritage of Staveley were identified as key assets.

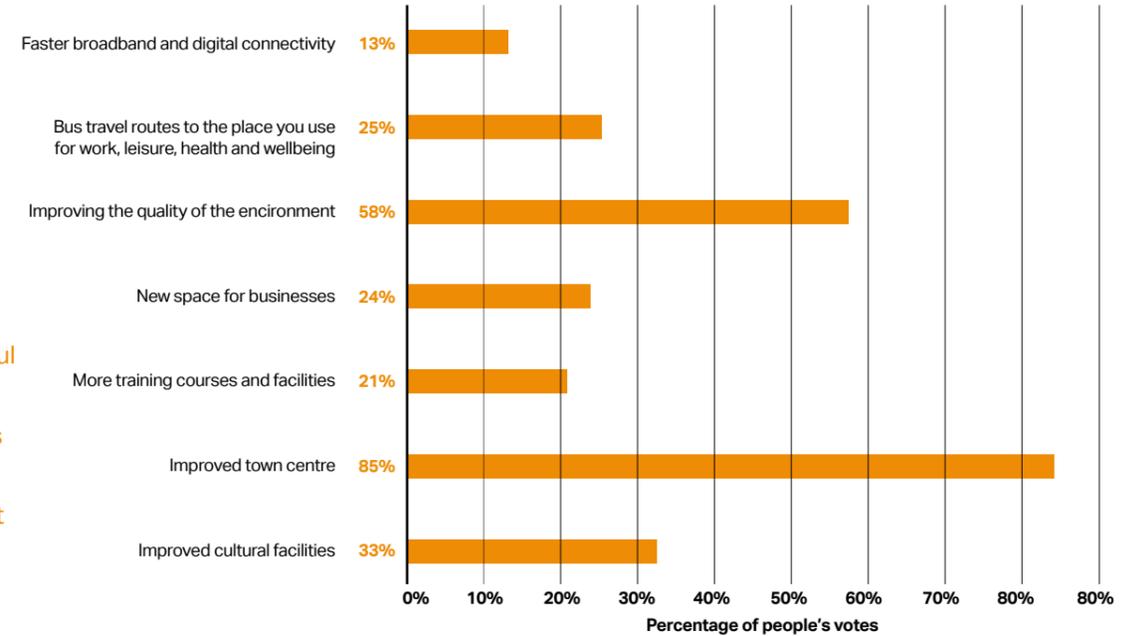
My favourite place in Staveley is....



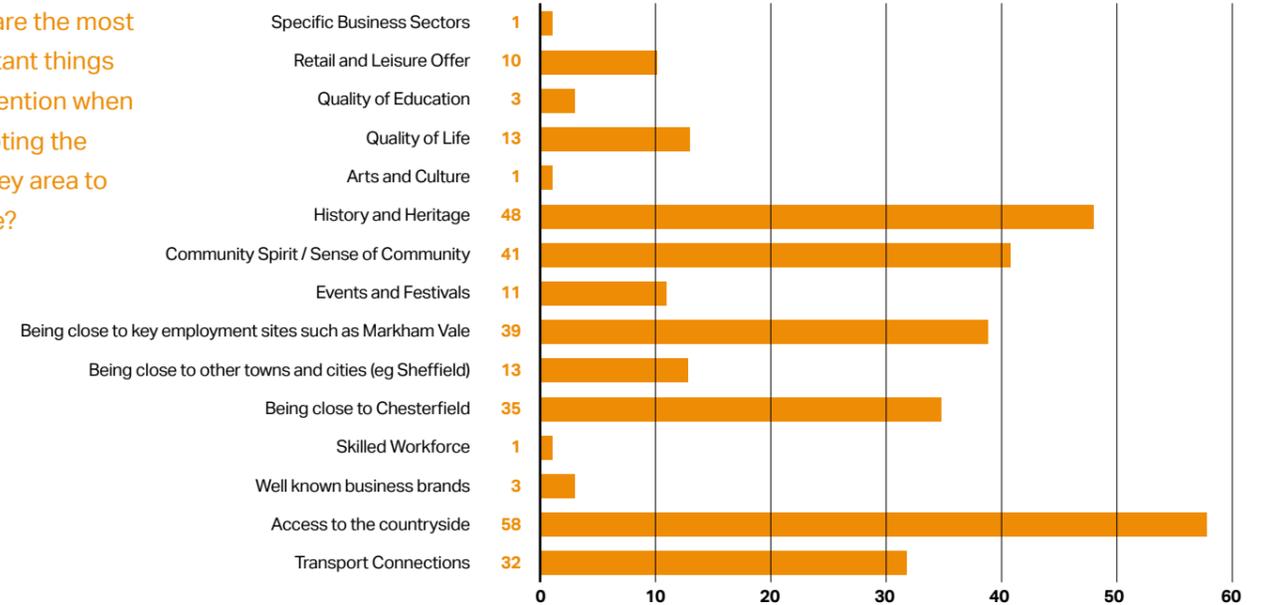
This 'Wordle' summarises the key words that people used to describe Staveley.



If we are successful in getting money through the Towns Fund for Staveley, how do you think it should be spent?



What are the most important things you mention when promoting the Staveley area to people?



The following table further outlines stakeholder engagement activities and outcomes.

Audience and Method of Communication	Outcome
TIP Theme - Innovation and Enterprise	
One to One with Nuclear AMRC and Focus Group contributor, CBC and Growth Hub Business Advisor, Markham Vale and Business Network Co-ordinator, UKRI, Innovate UK - Regional Manager East and South East Midlands	Explore connections with AMRC Rotherham (Staveley Rail line connects AMRC and DRIIve Project); Develop Business Support Package.
Engagement with D2N2 Town Deal Group (8 across LEP area)	Share best practice
Stakeholder Focus Groups in three themes: Manufacturing, Rail and Engineering	Develop project proposals
TIP Theme - Inclusive Growth	
School consultation - June 2019	Key finding: "all three schools felt there to be a general problem with getting from the Staveley / Mastin Moor area to travel to activities. It can be a lengthy journey because, it may take at least two bus journeys to get there, with the buses not being frequent. Most youngsters rely on people to give them lifts to get to activities. After conversations in all the schools this point has been discussed and is a barrier."
One to One with D2N2 Enterprise Co-ordinator	To link enterprise within the school curriculum and engage businesses.
March 2019 – findings from a consultation review	Reducing social isolation in Staveley through physical activity. Car ownership is low and isolation and loneliness evident across the area.
TIP Theme - Place	
Local Plan (See Annex 1) The Chesterfield Local Plan was adopted on 15th July 2020	Planning evidence base and consultations drawn upon for TIP development.
One to One with Historic England, D2N2 Capital Projects Manager, Nottingham Trent University – Construction School and Innovation techniques (MMC), Homes England, Destination Chesterfield Manager, Midlands Connect	To identify and develop elements of our projects and support for project assessments.
Stakeholder Focus Groups in three themes: Manufacturing, Rail and Engineering; Housing and Construction and Transport/multi-modal transportation routes.	Direct evidence base for project development.

Audience and Method of Communication	Outcome
TIP Theme - Health and Wellbeing	
February – April 2019 – consultation with children and older residents of Staveley	Evidence of need
Cross Cutting Theme - Digital Connectivity	
One to One with D2N2 LEP: Skills Manager	Ensuring skills infrastructure builds in digital capacity
One to One with Digital Derbyshire (DCC)	To ensure digital infrastructure is embedded within Staveley
Each Project appraised and given regard to digital connectivity applications	Stronger digital elements and links in and between projects
Cross Cutting Theme - Clean Growth	
One to One with Midlands Engine, Energy Strategy lead and D2N2 Project Manager	To raise profile for any pilot project opportunities for Staveley to engage with and part of the project "Check and Challenge" to strengthen each project.
One to One with Canal and River Trust – Yorkshire	To engage and share best practice on reporting clean growth, economic and health benefits to the TIP and key projects.
One to One with Environment Agency	To engage and share best practice and evidence of economic impact within environmental projects.
Contributions to TIP project information CBC - Climate Change Manager	To raise profile for connection with wider clean growth Borough wide activity and to engage with and be part of the project "Check and Challenge" to strengthen each project.

Forward Plan for Further Engagement

A Stakeholder Engagement Plan to accompany the Town Investment Plan has been developed which confirms our commitment to ongoing involvement of the wide range of stakeholders that will ensure implementation of our Plan truly reflects the needs of our communities and delivers lasting sustainable change for Staveley.

Objectives

To raise awareness of the Staveley Town Deal and its scope so that at least 1 in 5 residents is aware of the funding and we generate at least 4,000 responses to ongoing consultations from varying audiences, to help shape the Staveley Town Deal to re-imagine the town's future development.

These will help us assess priorities and potential future projects, taking into account factors that mean most to our residents, investors and stakeholders.

A successful outcome by the end of the investment period, is that Staveley has an improved sense of pride, evidenced through annual Place Vision consultations throughout the Town Deal.

Audiences

- Residents in Staveley area, irrespective of age, gender or stage in life.
- Residents further afield across the borough, to take into account the view point of a visitor coming to Staveley.
- New residents as new homes are built and occupied.
- Local businesses (both new and established).
- Local, regional and national support agencies (i.e. Canal and River Trust, Environment Agency, AMRC Nuclear, Universities and Innovate UK).
- Local community and voluntary sector
- From Place Vision – establish a residents' panel, Themed Focus Groups and Sub Groups to the Board.

Methods of Consultation

- My Towns website.
- Further community consultation activity.
- CBC and Destination Chesterfield digital media – CBC Staveley Town Deal web pages; Press releases to local media, Social media posts– Facebook, Twitter, Instagram and LinkedIn, radio and TV interviews.
- 'Virtual' attendance at Markham Vale business networking events.
- Engaging with local and influential local business owners.
- Engaging with local primary and secondary schools.
- Engaging with Chesterfield College.
- Face to face engagement with Police Consultation Events.
- Police, health, housing and social care networks to engage the more hard to reach; vulnerable and socially isolated

Measures

- Ensure methods capture the range of audience types and attract a diversity of people and organisational views.
- Success of the campaign ultimately measured by amount of survey responses.
- Additionally, media coverage can be measured in terms of press releases picked up and published, prominence of print coverage. Social media engagement can be measured via number of comments, likes and shares. Social media engagement can also be measured and broken down into age group, gender and geographical location to highlight any groups missed which may need targeting another way.

By adopting the methods established during Phase I and the contacts developed, more details about the TIP and explanation as to how the projects deliver the community and stakeholder "asks" will be articulated over the course of 2021. Following up on the range of consultations carried out as part of the Place Vision; work will be underway on a "You Said, We did" Campaign to report back to key groups and consultees and continue engagement.

Further profile raising will be generated by the Accelerator Fund projects. The Staveley Town Deal logo and associated branding will help to facilitate clear communication and ownership of the Town Deal. Hoardings / banners will be required to show the Staveley Town Deal logo and project partners will be required to promote their projects and reference the Town Deal.

The Staveley 21 Town Centre project will be subject to consultation and engagement building upon the 2009 Masterplan, reflecting changing uses and needs for the High Street and town centre living and reflecting aspirations from the Locality Review being undertaken by Derbyshire County Council and asset audit and review through the One Public Estate Programme. The timeframe for these matches well with the TIP for Staveley, enabling resources and plans to be dovetailed and opportunities maximised.

We will inform stakeholders and the local community about the outcome of the TIP development and how they can participate in delivering the TIP through the measures set out in the adjacent table.

Date	Method	Detail of Engagement / communication / consultation	Outcome
Jan – December 2021	Strategic Overview	Town Board Meetings to guide and develop the TIP	Ensuring strong TIP and delivery
Feb – December 2021	Strategic Support	Establish Sub Groups and Focus Groups to report on themes to Town Board	Pulling in additional expertise to scrutinise project development
Begin March 2021	Promotional Campaign	Develop a promotional campaign (a town deal coming soon to Staveley...)	
	Awareness raising to residents and stakeholders		
April 2021 and ongoing	Focus Group	Draw upon the respondents of the online survey (Sept 2020) to create a Residents Panel to participate in the TIP	Consultation mechanism
March – June 2021	Competition	A photography competition with gabion filled baskets to mount photography located around the area, sponsored by a local construction firm / developer. With the logo, a bit of information about the Town Deal and the photo around the area, it would be physical and visual promotion in and around the local community.	Awareness raising to residents and stakeholders
April – December 2021	Cultural Engagement	Work with a local theatre company to deliver a performance programme on Staveley's history, which would be linked to town centre consultation activity.	Engagement to inform project development
March 2021	Engagement and Communications	Establish an Engagement and Communications Sub Group to develop and implement appropriate plans and check and challenge effective communications	Oversight of Engagement Effectiveness
Ongoing	Media Releases and Social Media	Updates of the Town Deal progress – utilising our well-developed media links, SM platforms / channels and relationships with partners	Awareness raising to residents and stakeholders
Annually	Surveys face to face and online	Annual Place Vision perception surveys and consultations throughout the Town Deal.	Assess change in attitudes

Private Sector Buy-in

We have successfully engaged with the private sector to understand support needs to facilitate development, exploring Housing and Construction; Manufacturing, Rail and Engineering and Transport / Multi-model transportation routes. Developers and Project Sponsors are fully committed; our private sector Chairman is committed to the area and has his premises on Markham Vale Business Park. Through a developing range of business networks and events, including future work with the D2N2 Growth Hub and East Midlands Chamber (who's HQ is in Chesterfield); we have many methods to engage and support the private sector, which in turn ensures a strong Town Deal for Staveley.

Private Sector Buy In and Consultation	
Private Sector Chairman (Board Member)	Based at Markham Vale and a member of Destination Chesterfield business networks
The Devonshire Group	A key partner in the Construction Skills Hub and DRIIve projects and fully committed to the area and Town Deal plans
Talgo	A key partner in the DRIIve Project and developments in innovation, jobs and skills
D2N2 LEP	Strong connections with many and diverse businesses and partners in the network
D2N2 Growth Hub	Connections with business support to facilitate improved access to advice and guidance
Developers and House Builders	Engagement through site development and Skills Plans to increase skills and employment for the area
Markham Vale Business Network	Many opportunities to
University of Derby	Strategic links with employers on skills and business development agenda
Chesterfield College	Strategic links with employers on skills agenda
Q2 Creative Ltd	Engaged local design company Q2 Creative Ltd to work with the student to complete the digital design
Rail Forum Midlands	Representing over 200 rail supply companies, the Forum is a key partner in developing our proposals for rail-related growth in the Staveley area
Destination Chesterfield	Campaigning to bring investment to the Chesterfield area, this business led partnership has taken an active role in shaping the Town Deal proposals

A mix of private and public sector funding sources are either committed or planned with all of our Project Sponsors committing to a minimum of 5% match funding as shown in the table below.

Project	TF Ask	Private match	Public match	Total
DRIIve	£4,000,000	£7,996,548	£4,670,000	£16,666,548
Hartington Industrial Park	£2,300,000	£67,700,000		£70,000,000
Construction Skills Hub	£500,000		£791,500	£1,291,500
Staveley Miners Welfare FC Academy	£550,000	£50,000		£600,000
Staveley Station	£1,000,000		£112,800,000	£113,800,000
Wheels to Work	£125,000	£135,000	£250,000	£510,000
Staveley 21 (town centre)	£5,200,000	£4,800,000		£10,000,000
Staveley Waterside	£2,853,000		£400,000	£3,253,000
Staveley Hall Conference Centre	£2,950,000		£150,000	£3,100,000
Chesterfield Canal Restoration	£5,680,000	£2,920,000	£2,198,000	£10,798,000
Barrow Hill Memorial Hall	£1,400,000		£1,180,000	£2,580,000
TOTAL	£26,558,000	£83,601,548	£122,439,500	£232,599,048

The potential for our TIP to lever in private sector funding is illustrated in this second table.

DRIIve	Awaiting confirmation from Talgo for £8 million of match funding (48% of total).
Hartington Industrial Park	Led by Tawnywood Ltd who will privately finance the development. Their project experience includes the development of Bermuda Park in Nuneaton, originally a colliery, and now a 220 acre multi-use park. At Hartington, once the land is remediated and utilities/services are provided, the development is capable of being privately funded given the weight of capital currently seeking to be invested in the industrial property sector.
Construction Skills Hub	Devonshire Group who are developing the site at Mastin Moor are committed to working with CBC to deliver the CSH with the very strong hope of moving it to the Garden Village site for the duration of that scheme's development.
Wheels To Work	BP Chargemaster (now BP Pulse) is the UK's biggest name in electric vehicle charging. A partnership is being formed with the borough council to provide charging infrastructure in the Staveley Area. This will enhance the Wheels To Work offer and ensure further connectivity between our key Town Deal project sites.
Staveley Miners Welfare FC Academy	The chairman of SMWFC is a local businessman (H-K-L Specialists Ltd and HKL Special Projects Ltd) and will contribute to the project through loan finance.
Staveley 21	Soft market testing has shown keen interest from a number of retail and leisure operators in having representation within the development. This interest creates the opportunity for land sales (early cash flow) or sales/lettings of the completed buildings generating delayed (but contracted) capital or revenue receipts. We envisage approximately £4-5 million in private investment as co-funding for this programme.
Chesterfield Canal	£2.920 million of funding has already been secured in the form of materials required for the restoration, granted to the Chesterfield Canal Trust (CCT) by a local landowner.

Business Case Development Plan

Here is our high-level plan for future business case development and project appraisal work to take our projects forward to full 5 case business cases. The accountable body for the Staveley TIP will be Chesterfield Borough Council.

Tasks	Requirements	Key Actions/Timelines
Submit the Town Investment Plan		Mid December 2020
Decision Gateway One: Reviewing Town Investment Plans (Project Assessment and Heads of Terms)		TBC
Developing Detailed Projects		1 year following Heads of Terms Agreement
Remaining project delivery development work	Including looking at different delivery models and building / space operation and management, deciding on delivery models, building / space operation and management and securing private sector funding partners	Technical work across the 11 projects. To include selection of developers for each scheme. To be completed by August 2021
Finalising outputs, outcomes and impacts	Finalising outputs, outcome and impacts as a result of chosen delivery model, translating this into a Value for Money assessment of each project through cost benefit analysis calculations	Agreement and sign-off of all outputs from each project. Outputs to be used in Value for Money assessment by October 2021
Developing Full Project Business Cases		1 year following Heads of Terms Agreement
Strategic Case Development	To demonstrate the proposal offers strategic fit and is predicated upon an evidence-based theory of change or logic model. It should also set clearly defined SMART objectives.	Largely completed through Town Investment Plan development work.
Economic Case Development	To demonstrate the proposal offers additionality and value for money to the public sector. It identifies a wide range of options and assesses these against how well they meet objectives. It should complete cost benefit analysis on shortlisted options and identify a preferred way forward.	To be completed following submission of the TIP and based on the agreed upon outputs, outcomes and impacts
Commercial Case Development	To demonstrate the preferred option will result in a well-structured deal with viable procurement and is attractive to private sector partners.	Expand on the market insights gained through production of the TIP to demonstrate the deliverability of the scheme
Financial Case Development	To demonstrate the preferred option results in a fundable and affordable project.	Draft financial calculations produced for this TIP to be confirmed and expanded to determine precise costings
Management Case Development	To demonstrate the preferred option is capable of being delivered successfully, to identify risks, and to set out arrangements for post implementation monitoring and evaluation.	In depth delivery and management processes and a clear governance framework for individual projects and the TIP as a whole
Producing a Town Deal Summary Document		1 year following Heads of Terms Agreement
Decision Gateway Two: Funding Release and Implementation		TBC
Monitoring and Evaluation	Lead Council to provide monitoring reports at least every 6 months following funding release, relating to each Town Deal project, including both total and forecast spend, and output metrics.	Every 6 months following funding release

Delivery Plan

Each project is led by a credible delivery partner and in some cases significant delivery milestones have already been reached which mitigate early stage development risks:

- At Hartington Industrial Park large-scale land remediation is underway. At Barrow Hill Memorial Hall works to stabilise the existing building are nearly complete.
- Most projects have consulted with the planning authority and in many cases formal support has been provided by planning officers.
- On those sites likely to require them, archaeological surveys have been undertaken. At DRIIVe, Phase 1 geo-environmental surveys have been undertaken.
- Land assembly / control is complete in all cases except Staveley 21 (land ownerships identified / initial discussions held) and DRIIVe (Heads of Terms prepared).
- Several projects have undertaken detailed income/ revenue/competition forecasting as part of their business plan preparations.
- In some cases, initial funding has already been obtained. At Barrow Hill Memorial Hall funding of the roof works and at Hartington for the site remediation.

The next stage of the TIP process will see detailed business and delivery plans developed and refined to further align with the agreed TIP objectives and to ensure delivery and completion of each of the projects in line with an agreed programme. Each plan will reflect the progress made to date. The Plans will aim to ensure that the funding requirements for each project (excluding TIP monies) is likely to be able to be fully generated. Discussions have already been held with individual project teams regarding improving the efficiency of each scheme. These have been welcomed in each case, for example at Hartington Industrial Park where the developer was willing to include units suitable for smaller businesses to provide grow on space from DRIIVe.

Delivery Programme

	2021	2022	2023	2024	2025
DRIIVe					
Hartington Industrial Park					
Construction Skills Hub					
Staveley Miners Welfare FC Academy					
Staveley Station					
Wheels to Work Staveley Hub					
Staveley 21					
Staveley Waterside					
Staveley Hall Conference Centre					
Chesterfield Canal					
Barrow Hill Memorial Hall					



