



ENGLISH HERITAGE

EAST MIDLANDS

Mr R Bryant,
Principal Planner, Forward Planning
Chesterfield Borough Council
Town Hall
Rose Hill
Chesterfield, Derbyshire
S40 1LP

Our Ref: HD/P/5169/01/2

Your Ref:

Telephone: [REDACTED]

5th February 2013

Dear Mr Bryant,

CONSULTATION ON STAVELEY AND ROTHER VALLEY CORRIDOR AAP – PRESERRED OPTIONS

Thank you for your email of 19th November inviting comments on the Area Action Plan.

We have had involvement in the development of the Core Strategy, which is due to be examined shortly. Specifically, we made comment in relation to policy PS5 (Staveley and Rother Valley Corridor) regarding the lack of recognition of the historic environment within this strategic policy.

Following on from this, we note that the policy was amended with the addition of a further criterion relating to the historic environment, of which we have welcomed in our response to the focussed changes (subject to minor changes to the wording).

We are therefore concerned and disappointed to note that the AAP makes very little reference to the historic environment considerations of the site within the document. We note paragraph 1.3 which states “*the purpose of the action plan is to awaken the potential of the area by providing a framework for its redevelopment, identifying key areas which will need to be addressed to maximise the social, environmental and economic benefits*” however, in terms of the detailed historic environment considerations this document provides no such framework. We consider that lack of recognition of this would render the document to be unsound in terms of it not being effective and deliverable against the historic environment, and in terms of consistency with the NPPF.

The historic environment considerations for this strategic site allocation include:

- Barrow Hill Conservation Area - part of this is included within the site area as well as potential impacts on the setting of this as a whole.

44 DERNGATE, NORTHAMPTON, NN1 1UH

Telephone [REDACTED] Facsimile [REDACTED]
www.english-heritage.org.uk

Please note that English Heritage operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available



- Staveley Conservation Area - the setting of this is a key consideration. There are also a number of listed buildings within this area.
- Grade II listed Cavandish Place: 1,2 and 3 Barrow Hall - these fall within the site and were built for the works managers of the Staveley Ironworks, forming the earliest surviving components of the industrial settlement of Barrow Hill.
- Chesterfield Canal and its setting as a non-designated asset
- Potential for non-designated archaeology, particularly from the former industrial use of the site.

In terms of the specific chapters, we have the following detailed comments:

Introduction, Spatial Portrait and Vision and Objectives (Chapters 1-3)

We note and welcome reference to the history of the site and the surrounding area. This is touched upon through the introduction and spatial portrait, in terms of the industrial nature of the site and the adjacent settlements. Paragraphs 2.3, 2.5 and 2.7 are particularly welcome as they refer to the area, as well as Barrow Hill and the Chesterfield Canal.

We are, however, disappointed that this has not been translated through the general vision and objectives.

Key Issues (Chapter 4)

Economy

Whilst paragraph 4.12 recognises the contribution made to the Borough from tourism, and reference to the Core Strategy in terms of requirements to contribute to this further through the enhancement of the Chesterfield Canal, the Barrow Hill area and the Railway Roundhouse, we are disappointed that no further provision is made for how this can be achieved in the key objectives.

Connections

We note that one of the key objectives is to provide a central spine road with potential links to a future Chesterfield-Staveley Regeneration Route, however the SA for the Sites and Boundaries Consultation notes the adverse affect of the safeguarding this route on the Chesterfield Canal under the cultural heritage topic. This is something which ought to be further researched and addressed at this time, if possible.

Green Infrastructure

Consideration should be given to the preservation and/or enhancement of heritage assets through green infrastructure provision. This could include the setting of Barrow Hill and Staveley Conservation Areas, and other assets including listed buildings and archaeology.

Sustainable Design and Energy Efficiency

Whilst we support the objectives in terms of sustainable design and energy efficiency, there may need to be a balance against historic environment

44 DERNGATE, NORTHAMPTON, NN1 1UH

Telephone [REDACTED] Facsimile [REDACTED]
www.english-heritage.org.uk

Please note that English Heritage operates an access to information policy.
 Correspondence or information which you send us may therefore become publicly available



considerations – particularly in areas within or adjacent to conservation areas and designated heritage assets.

We are concerned that there is no separate topic within Chapter 4, relating to the historic environment and consider that this is essential, given the heritage assets within or adjacent to the site area and given the criterion relating to this within the Core Strategy.

Masterplan Proposals

Paragraph 4.38 references the extension to Barrow Hill and cites that this will help secure the future of the listed Barrow Hill Station Buildings. Nowhere in the document, however, makes reference to, or provides a framework for, how this is anticipated to be achieved.

Works Road Character Area

This character area includes part of the Barrow Hill Conservation area as well as the grade II listed Cavandish Place – no reference is made anywhere to these assets, nor is any reference made to the impacts on the wider setting of the conservation area where this is adjacent. We also note that figure 5 includes these assets within the ‘Barrow Hill Extension’ for residential development. We consider that this is a significant omission and requires addressing in order to form part of a comprehensive masterplan and area action plan for the site.

Hall Lane Character Area

Again no consideration is given to the setting of nearby designated heritage assets in Staveley in this character area. We are concerned that a large area of employment (use classes B1, B2 and B8) is proposed close to the settlement. Whilst historically this area has always been industrial in character, modern day development associated with these use classes will need to be carefully considered against the setting of these designated heritage assets, and reference to this is necessary here for compliance with the Core Strategy policy and NPPF.

Implementation

The need for studies relating to the historic environment – for example archaeological watching briefs – should be taken into account as part of the phasing and implementation of the scheme.

Appendices – Evidence Base Documents

We are particularly concerned that no documents relating to the historic environment have formed part of the evidence base. Paragraphs 169 and 170 of the NPPF are clear that planning authorities must have up to date evidence relating to the historic environment. This is a significant oversight and renders the area action plan unsound. Relevant sources of information should include information contained on

44 DERNGATE, NORTHAMPTON, NN1 1UH

Telephone [REDACTED] Facsimile [REDACTED]
www.english-heritage.org.uk

Please note that English Heritage operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available



the Historic Environment Record, Conservation Area Appraisals and their Management Plans, Historic Landscape Characterisation and other studies.

Overall we have concerns with regard to the Area Action Plan and do not consider this document to be sound as it is not justified, effective or consistent with national policy.

We also note the recent announcement for the preferred route for HS2 (Birmingham to Leeds branch) which proposes an infrastructure maintenance depot at Staveley. This may impact on the masterplan proposals and will need to be taken into account.

Please do not hesitate to contact me if you wish to discuss any of these comments.

Yours sincerely

[Redacted signature]

Claire Searson (Mrs)

Planning Adviser

E-mail: [Redacted email address]

44 DERNGATE, NORTHAMPTON, NN1 1UH

Telephone 01604 735 400 Facsimile 01604 735 401

www.english-heritage.org.uk

*Please note that English Heritage operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available*

