

Reference (for office use only):



**Chesterfield Borough Council
Staveley and Rother Valley Area Action Plan
Consultation Response Form**

**PLEASE RETURN RESPONSES TO CHESTERFIELD BOROUGH
COUNCIL BY 5PM FRIDAY 8th FEBRUARY 2013**

Your Details

Name:	Mike Downes
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Consultation Response(s)

Please fill in a separate form for each objective you are responding to.

Which objective are you responding to?

Objective:	The Lagoon Character Area
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Please provide comments below.

Omnivale Limited are freehold owners of two parcels of land within the centre of the Lagoon Character Area of the Staveley and Rother Valley Corridor Area Action Plan (AAP). These parcels were acquired as part of a land portfolio from British Coal back in 1996 and extend in total to over 14 hectares. The larger parcel extends southwards from the former Staveley Down Rail siding and takes in land either side of the River Rother. The smaller parcel extends northwards from the Chesterfield Canal to a well defined track which is the indicative route of the Chesterfield Staveley Regeneration Route. Between these two parcels in a central band across the site is the Saint Gobain ownership. Both Omnivale land ownerships fall within areas identified for residential development and strategic landscaping/ green infrastructure.

Omnivale support the Key Objectives for the Lagoon Character Area. They do however have concerns in respect of the indicative width of the strategic landscaping buffer between the proposed housing area and the Chesterfield Canal as shown at Figure 6 (P33) of the AAP. Although Figure 6 does not have a notified scale, the green buffer area as shown is, in places, well over 100 metres wide on the ground. This is a massive take-up of land and in our view far greater than is necessary to maintain a structural landscape setting to the northern side of the canal. To the south, a swathe of open countryside also maintains a substantial segregation from the urban edge of Brimington.

Figure 6 illustrates (albeit indicatively) a new spine route which corresponds to the currently safeguarded line of the Chesterfield - Staveley Regeneration Route. Whilst the future of this strategic route is in question, it is essential that some form of east- west access is constructed to service this area, and the current indicative line is optimal through the lagoon area bearing in mind physical constraints both east and west of the lagoon character area. The indicative line of the spine road route as shown on Figure 6 leaves only a narrow 'sliver' of residential development between the spine road and the green infrastructure buffer to the north of the Chesterfield Canal. Such outcome could render this particular area inefficient, unattractive and difficult to economically develop; a situation which could be avoided if a 'wider' development area is secured by reducing the structural landscape buffer to the Canal to a (still) generous 50m width.

Environmental benefits must be considered in the realm of the other development objectives of the AAP, and there are already substantial areas of green infrastructure creation and habitat enhancement that will be secured within the AAP boundaries as a whole. Moreover, with high costs of remediation and/or flood risk mitigation affecting much of the wider site this particular area is not at risk of flooding and is potentially economic to develop. With viability a key consideration in the realisation of this major regeneration opportunity, Omnivale are keen to ensure that any reasonable development opportunity is considered without prejudice to the wider strategy for the AAP. In this regard they would wish to see some revision to Figure 6 to reflect a more appropriate green infrastructure buffer to the Chesterfield Canal in this area and/or reference within the supporting text of the Lagoon Character Area to maintaining a minimum 50 metre green infrastructure buffer between the new road and the Chesterfield Canal.

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Signature:	M J DOWNES	Date:	07.02.13
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5PM ON FRIDAY 8th FEBRUARY 2013 TO:

Forward Planning, Chesterfield Borough Council, Town Hall, Rose Hill,
Chesterfield, S40 1LP or by email to forward.planning@chesterfield.gov.uk