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Local Plan: Sites and Boundaries  
Issues and Options  
6 February 2013

Dear Sir

**Archaeological Consultation:  
Staveley and Rother Valley Corridor Area Action Plan**

Thank you for your consultation on the above Action Plan document.

The Action Plan document sets out some broad principles leading towards a Masterplan for redevelopment of the proposed Staveley and Rother Valley Corridor Area.

Because of the large-scale and complex industrial activity on the site over the last four centuries, I feel overall that the lack of reference to cultural heritage in the document is a missed opportunity. The key cultural heritage assets within the site are the former ironworking sites and Chesterfield Canal with its associated infrastructure. These assets offer opportunities for place-shaping which draw on the unique history and character of the study area; the canal in particular has potential to provide strong links between the history of the corridor and the leisure and tourism appeal of the redevelopment masterplan.

I therefore feel that the 'Vision and Objectives' at 3.2 should include a cultural heritage aim – something along the lines of 'Drawing on and enhancing the historic environment'. The 'Key Issues' at 4.0 could then include a brief statement on cultural heritage assets – with particular relationship to the canal, and the built heritage associated with the former ironworks sites – noting how heritage drivers could contribute towards place-shaping and economic regeneration.

Chapter 5: Character Areas: it would be useful to identify where historic environment constraints and opportunities exist within 'character areas'. Where might there be opportunities for re-use of historic industrial buildings?

Are there features associated with the Chesterfield Canal which could be better enjoyed and interpreted? The Chesterfield Canal Trust has undertaken extensive surveys of canal-related structures and archaeology and it would be useful to bring this baseline data to bear when allocating areas for development close to the canal/new wharves etc. This might also identify where historic features could be brought back into use.

Although cultural heritage could therefore play a more central role in underpinning the masterplanning process, I feel that the majority of archaeological interests within the site are capable of being dealt with through the planning process, with appropriate pre-application studies up to and including Environmental Impact Assessment where required, and conditioned investigation and recording in line with NPPF para 141. To this end I reproduce below the brief historic environment baseline for the site I produced in 2010, with particular reference to the final section on 'suggested archaeological requirement'. This approach should be used to guide potential developers towards an appropriately pro-active approach to cultural heritage studies.

Yours faithfully

Steve Baker  
Development Control Archaeologist  
for Chesterfield Borough Council

## Staveley Works site

Statutory designations within site:

1-3 Cavendish Place, Barrow Hill: Grade II Listed buildings, c1845

HER records within site:

HER 13036: sandstone staddle post, Mill Green, Staveley  
HER 99021: former Great Central Railway, Chesterfield Loop, 1892  
HER 13045: Staveley Works railway station, Troughbrook Road, 1892  
HER 13046: Staveley Works Railway house, Troughbrook Road, 1892  
HER 13048: Staveley Works office buildings, Troughbrook Road, early 20<sup>th</sup> century  
HER 13049: 1-3 Cavendish Place, Barrow Hill: 19<sup>th</sup> century housing  
HER 13060: Chesterfield Canal deviation, Staveley Iron Works, late 19<sup>th</sup> century  
HER 13004: 3<sup>rd</sup> century Roman coin found pre-1792  
HER 13033: Staveley Ironworks: 17<sup>th</sup>-20<sup>th</sup> century ironworks site  
HER 3998: Chesterfield Canal: late 18<sup>th</sup> century  
HER 13014: Staveley corn mill: remains of a post-medieval corn mill, possibly on an ancient site

Statutory designations within 500m:

90m: Barrow Hill Primary School: Grade II Listed Building, 1853-6  
140m: Garden walls of Staveley Hall: Grade II Listed, 17<sup>th</sup>-18<sup>th</sup> century  
220m: Engine shed, west of Campbell Drive: Grade II Listed Building, c1870  
220m: The Chantry: Grade II Listed Building, 13<sup>th</sup> century  
220m: The School, Church Street, Staveley: Grade II Listed, 1844  
230m: 34 and 36 High Street, Staveley, Grade II Listed, 1845  
240m: 38 and 40 High Street, Staveley, Grade II Listed, 1845  
240m: 42 and 44 High Street, Staveley, Grade II Listed, 1845  
240m: St John The Baptist's Church, Staveley, Grade I Listed, 13<sup>th</sup> century  
270m: St John's Church, churchyard cross, Grade II Listed, medieval  
280m: Staveley Hall (UDC offices), Grade II Listed, 17<sup>th</sup>-19<sup>th</sup> century  
280m: Staveley Hall, stables and coach-house, Grade II Listed 17<sup>th</sup> century  
280m: Porter Street, Staveley, Grade II Listed workers' cottages, 1860  
300m: 7 and 8 Church Street, Staveley, Grade II Listed, early 18<sup>th</sup> century

HER records within 500m:

20m: HER 13047: Barrow Hill Station, Staveley (site of)  
20m: HER 2507: Cabbin Close plague graves (site of), 17<sup>th</sup> century  
20m: HER 13044: Hollingwood Estate, early 20<sup>th</sup> century industrial housing  
30m: HER 31528: Wagon works, New Whittington, 19<sup>th</sup> century  
50m: HER 13050: Barrow Hill Memorial Club, 19<sup>th</sup> century  
50m: HER 13051: Barrow Hill model village, mid 19<sup>th</sup> century  
130m: HER 13053: Hartington Colliery, Staveley (site of)  
150m: HER 13052: Allport, Midland and Traffic Terraces, Barrow Hill, late 19<sup>th</sup> century  
170m: HER 13043: Barrow Hill Engine Shed, 19<sup>th</sup> century  
220m: HER 13025: The Chantry, High Street, Staveley, 13<sup>th</sup> century  
250m: HER 13009: Staveley Hall: 17<sup>th</sup>-19<sup>th</sup> century hall on medieval site  
260m: HER 13010: Staveley Hall coach house and stables, 17<sup>th</sup> century  
270m: HER 13012: Medieval stone cross, Staveley  
270m: HER 13013: St John the Baptist's church, Staveley, 13<sup>th</sup> century  
390m: HER 99052: Chesterfield to Worksop turnpike, 18<sup>th</sup> century

Historic land use:

- c1880: Staveley Works (Iron) shown in the central part of the site, with agricultural land in the Rother floodplain to east and west. The Staveley Works appears to be an integrated ironworks, with colliery and gasworks. A flour mill is shown on the Rother at Staveley, 'Dixon's Wharf' on the Chesterfield Canal may have been a trans-shipment wharf with a branch line to Whittington Station.
- c1900: Staveley Works has expanded to north and east, reducing the agricultural character of the Rother floodplain in the east of the site. A corn mill is still shown on the Rother at Staveley. To the west, the floodplain is still largely undeveloped, although the Great Central Railway Chesterfield Loop cuts across the south-western part of the site.

'Dixon's Wharf' no longer names, appears as an embankment just south of the GCR Loop.

- c1915: Further major expansion east of the Staveley Works, with extensive rail sidings and what looks like a new coking plant. Small remaining areas of floodplain adjacent to the Rother, with the Corn Mill still shown at Staveley. The western part of the site remains largely agricultural in character.
- 20<sup>th</sup> century: opencasting data shows that large parts of the site both east and west of the Staveley Works site have been subject to opencasting permissions. Major re-routing of the Rother has taken place since 1915.

#### Assessment of archaeological potential:

- Parts of the site have been subject to opencast coal extraction. The exact areas of extraction need to be confirmed as past permission boundaries can overestimate impact. Where opencast extraction has occurred there will be no potential for archaeological survival.
- In undisturbed areas of the site there is potential for palaeo-environmental deposits and/or archaeology of earlier periods associated with the Rother floodplain.
- The major archaeological interest in the site lies in the industrial period, with a major ironworking site originating in the 17<sup>th</sup> century. There is medium-high potential for below-ground archaeology associated with historic (17<sup>th</sup>-19<sup>th</sup> century) metal production and metalworking to survive within the site.
- There is also peripheral potential for below-ground archaeology associated with the canals and railways within the site, where undisturbed by later activity.
- The site as a whole has been subject to large-scale and varied industrial activity over the last four centuries. This has created a landscape of great potential complexity.

#### Suggested archaeological requirement

- Pre-determination: because of the scale and complexity of industrial activity on the site over the last four centuries, any potential developer should submit a detailed cultural heritage assessment of the site, providing:
  - A full archaeological desk-based assessment consulting all known archival sources;
  - Buildings appraisal of historic buildings assets on the site, listed and unlisted;
  - Detailed map regression, relating in particular to the Staveley Works site;
  - A detailed assessment of the actual extent of opencasting on the site;
  - Mapping of archaeological potential, to show undisturbed areas with potential for palaeo-environmental remains and early archaeology, and core areas of historic ironworking activity with potential for below-ground archaeology.
- Pre-determination: it is possible that pre-determination field evaluation (trial trenching) of some areas may be required. This will be indicated by the results of the cultural heritage assessment.
- Pre-determination: consideration to the setting of designated heritage assets within and in the close vicinity of the site should be given, and explicitly treated in application documents.
- Conditioned: It is likely that an extensive conditioned archaeological programme will also be required, possibly including building recording, field evaluation (trial trenching), archaeological watching brief, preservation in situ, and more extensive archaeological excavation. This will be indicated by the results of the cultural heritage assessment. Conditioned work should be timetabled to take place following outline consent but before detailed matters submissions.