

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
Organisation:	Antony Aspbury Associates
Acting on behalf of (if Agent):	Omnivale Limited
Address:	20 Park Lane Business Centre Park Lane Basford Nottingham NG6 0DW
E-Mail:	████████████████████
Tel:	██████████

Consultation Response(s)

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

Which objective are you responding to?

Objective:	Connections Objectives
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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 portfolio from British Coal back in 1996 and extend in total to over 14 hectares.

Omnivale support the key connections objectives.

Development of the Omnivale landholdings within the Lagoon Character Area require a new road access being secured from the east and /or the west; potentially from the construction of the long safeguarded Chesterfield – Staveley Regeneration route or more likely from an alternative (downgraded) route through the Action Plan area. The availability of vehicular access to the Lagoon Character Area from the east is currently proposed to be subsequent to a coal extraction exercise in the Works Road Area which would delay any development start in the Lagoon Character Area. Omnivale have expressed concern in other representations that the absence of an agreed timetable for the coal extraction leads to uncertainties in delivery of this access from the Works Road Area. The Council have been made aware however that Omnivale with the adjoining landholder Saint Gobain, can secure alternative access to the Lagoon Character Area without requiring access across third party land subject to coal extraction proposals, and this option must not be discounted in the event that the coal extraction process continues to delay the delivery of this specific road connection.

The other area of uncertainty from a connections perspective is the delivery of a future Chesterfield-Staveley Regeneration Route linking in to the completed Phase I and programmed Phase II of the Staveley Northern Relief Road. Whilst the route remains an identified LTP project, it has neither a construction programme nor funding source which impacts on the certainty of development within the wider Rother Valley Corridor Area Action Plan (AAP).

Omnivale continue to support the principle of the CSRR, yet with no certainty of its delivery, they consider that alternative/ additional route options must also be explored to facilitate delivery of housing from this important site.

Signature:	M J DOWNES	Date:	07.02.13
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PLEASE RETURN THIS FORM BY

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