

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:	Robert Fletcher
Organisation:	Ian Baseley Associates
Acting on behalf of (if Agent):	Heath and Hardy Trust
Address:	The studios Church Farm Mansfield Road Edwinstowe Nottinghamshire NG21 INJ
E-Mail:	[REDACTED]
Tel:	[REDACTED]

Consultation Response(s)

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

Which objective are you responding to?

Objective:	Housing Key Objectives
-------------------	------------------------

Please provide comments below.

My clients wish to object in particular to the objective to deliver up to 2,000 dwellings in the Staveley and Rother Valley Corridor because, for reasons which were discussed fully in the Core Strategy Examination, it is not considered that this considerable number of houses can be delivered in this location in the plan period.

The primary reasons for this are market resistance to development in this part of the Borough in the sense that house builders will not want to develop here as there is no great demand from purchasers to live there and in this context evidence was given to demonstrate both that there is no tradition of migration from the western to the eastern side of the Borough and that sales in this locality have traditionally been low. Furthermore, the end values for the disposal of housing in this area were seriously questioned and this is coupled with the fact that because of the need for substantial remediation of the land which has been contaminated from its former industrial uses and the need for extensive flood mitigation works, there will be abnormal development costs. In simple terms houses here will be expensive to develop but will not command high end values especially as this is part of the low value part of the Borough that has been identified for CIL purposes. These are some of the reasons and others were discussed and formed part of the evidence base for the Core Strategy Examination.

In addition, in the second week of the Examination the HS2 proposals were announced and these generally impacted on the eastern side of the Borough and specifically on the Staveley Rother Valley Corridor. The line could rule out some of the housing which has been allocated more generally to the settlements in the eastern part of the Borough where this has been focussed once the fuller details and implications of the HS2 line are revealed.

More particularly, it was indicated by the agents acting for the Chatsworth Settlement Trustees that the proposed Maintenance Depot which is to be located within the Staveley Rother Valley Corridor boundary will take not only all of the employment area but also it was suggested the area which would have accommodated around 250 dwellings. Also, the line will take some of the land in the Markham Vale employment area.

As a result there will be a need for the allocation of more employment land on this side of the Borough and the logical location for it, as it has been historically, is within the Staveley Rother Valley Corridor.

Accordingly, it is considered that the anticipated housing element in the corridor should be substantially reduced and more of the land devoted to employment use to which it is better suited and would not involve such substantial costs in preparing it for development.

This would release some of the housing allocation to other parts of the Borough and in this respect it is considered that the land north of Dunston is a suitable location in order to provide a more appropriate balance between both the western and eastern sides of the Borough and between the use of brownfield and greenfield land, all of which would helpfully add to the choice of locations of housing that will be available in the plan period.

--

Signature:	Robert Fletcher DipTP MRTPI Partner	Date:	8 February 2013
-------------------	--	--------------	-----------------

**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