

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 8<sup>th</sup> FEBRUARY 2013**

**Your Details**

Name:	Mike Downes
Organisation:	Antony Aspbury Associates
Acting on behalf of (if Agent):	Omnivale Limited
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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?

<b>Objective:</b>	Housing 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. The greater proportion of their landholdings lie within the area identified for housing and strategic green infrastructure within the AAP illustrated at Figure 3 and Figure 6 on pages 25 and 33 respectively of the AAP.

Omnivale support all the Key Housing Objectives for the Area Action Plan. They also endorse the comments made in the supporting paragraph 4.8 identifying the limited type and tenure of existing housing in the surrounding area and the consequent aims of the Area Action Plan to expand the range and quality of the housing offer.

Aspirations for larger house types suitable for larger family and executive occupation within the AAP will tend overall towards lower housing densities. With a strategy of delivering up to 2000 dwellings within an area where flood risk and marginal ground conditions may well constrain development across certain parts of the site, it is important that the potential of the developable areas of the site are fully exploited and a viable balance between the development objectives of the AAP (housing and employment) and green objectives (ecology, leisure landscape quality) is secured that achieves delivery of the site without compromise to the wider objectives of the AAP and minimises the need for public / external funding where possible.

Omnivale consider that within the Lagoon Character Area where their land interests are located, the balance is heavily skewed in favour of strategic landscaping and green infrastructure at the expense of the housing. They acknowledge that the areas to the east and west of the proposed residential designation are environmentally or technically constrained and accept that the immediate river and canal corridors should be pleasant greenways for leisure and wildlife. Their concern relates to the excessive width of the strategic landscaping belt between the housing area and the Chesterfield Canal south of the proposed new spine route. This belt of largely immature scrub and self seeding tree species is in places well over 100 metres wide. Omnivale consider that a structural landscape belt of around 50 metres in this location will more than adequately deliver landscape and ecology objectives and retain a substantial green setting to the Chesterfield Canal. This could expand a potentially viable housing area south of the proposed spine road without materially compromising the essential vision and setting of the Lagoon Character Area or the wider AAP Objectives.

It is acknowledged that the Masterplan is indicative, yet Omnivale consider that some form of revision to the Masterplan Figures 3 and 6 and appropriate qualification within the supporting text is necessary to add clarification and allow greater flexibility within the housing area south of the proposed spine road.

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<b>Signature:</b>	M J DOWNES	<b>Date:</b>	07.02.13
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**PLEASE RETURN THIS FORM BY  
5PM ON FRIDAY 8<sup>th</sup> FEBRUARY 2013 TO:**  
Forward Planning, Chesterfield Borough Council, Town Hall, Rose Hill,  
Chesterfield, S40 1LP or by email to [forward.planning@chesterfield.gov.uk](mailto:forward.planning@chesterfield.gov.uk)