



Agenda Item

**FOR PUBLICATION**

**DERBYSHIRE COUNTY COUNCIL**

**CABINET**

**14 October 2021**

**Report of the Executive Director - Place**

**Markham Vale Progress  
(Clean Growth and Regeneration)**

**1. Divisions Affected**

- 1.1 Barlborough and Clowne, Bolsover North, Staveley, Staveley North and Whittington, and Sutton.

**2. Key Decision**

- 2.1 This is a key decision because it is likely to result in the Council incurring expenditure which is, or savings which are significant having regard to the budget for the service or function concerned (this is currently defined as £500,000) and is likely to be significant in terms of its effect on communities living or working in an area comprising two or more electoral areas in the County.

**3. Purpose**

- 3.1 The purpose of this report is to inform Cabinet of the continuing success and progress being made at Markham Vale and to provide an overview of economic development activity over the period March 2020 to September 2021.

3.2 Cabinet is asked to:

- a) Note the continued success and progress in redeveloping Markham Vale and the scale and nature of work required to be undertaken over the coming years to complete the project.

**4. Information and Analysis**

- 4.1 Markham Vale is the Council's flagship regeneration project and was set up to create an attractive and accessible business park over 85 hectares (200 acres). Centred around the former Markham Colliery site located between Staveley and Bolsover in the north of the County, the project was set up in 2006 to create up to 4,100 jobs, improve existing/build new roads, bring in around £170 million of private sector investment and develop over 3 million ft<sup>2</sup> of commercial floor space.
- 4.2 In short, Markham Vale was established as a catalyst for regeneration in a deprived former coalfield area of Derbyshire and to generate business rates income for re-investment in the Derbyshire economy over the long term. Progress on developments at Markham Vale was last considered by Cabinet on 4 June 2020 (Minute No.100/20 refers).
- 4.3 **Overview**  
To date, the Markham Vale project has brought forward 173 of the 200 acres available for development. Of the 173 acres created, 151 acres are now either fully developed or have buildings under construction.
- 4.4 To assess progress against one of the key indicators on job creation, an annual survey is undertaken during March each year. In March 2019, 2,236 full time jobs were recorded as having been created; the survey planned for March 2020 was temporarily suspended as the first wave of COVID-19 hit the country creating uncertainty and changing priorities for many organisations and businesses – including those at Markham Vale. The survey was subsequently completed in September 2020, recording a small drop in the number of people employed at the site (2,101 employed – a reduction of 135 over the 18 month period from March 2019). To re-align to the annual cycle of assessment, a full jobs survey was completed in March 2021 and recorded 2,232 people in full time equivalent jobs; this is considered a remarkable achievement by the Markham Vale businesses, given that the country was still in COVID-19 lockdown.
- 4.5 The significant progress made in relation to bringing forward development sites and construction of new buildings is summarised below:

**4.6 Markham Vale East**

Refer to Appendix 2 Drawing 1408D Dev Land use and availability WEST & EAST – Note that the red shaded areas indicate the plots that currently are either unprepared or undeveloped.

**4.7 Plot 1 North**

Works have commenced to start levelling The Sidings plot for future development, subject to securing full title ownership and the necessary planning approval. These works also include the demolition of the redundant North Tip bridge which is suffering from severe structural cracks and is partially clad in asbestos sheeting.

**4.8 Plot 2 South**

The building previously occupied by Andrew Page Ltd is currently leased to X-Bite Ltd an internet-based retail company which has expanded from, but still retains, its headquarters in nearby Barlborough.

**4.9 Plot 5**

Following the successful completion of the speculative development at Wilson Business Park, where all 13 units were sold, Priority Space Ltd constructed a second speculative workshop development on 1.1 acres of land. This 15,000ft<sup>2</sup> unit is now currently occupied by Blue Whale Spa a leading UK owned hot tub supplier and installer.

**4.10 The remaining 1.5 acres on Plot 5 was sold to Derbyshire-based Transcare Ltd. Following a 12-month construction programme, the company, which specialises in HGV fleet servicing, is fully operational.**

**4.11 Squadron Medical which operated from a 40,000ft<sup>2</sup> facility on Plot 5 took the decision to centralise its operations elsewhere in the UK and closed its Markham Vale operations at the end of 2020. The ownership of the building has changed hands and is in the process of being leased to a new occupier.**

**4.12 Plot 9a**

Continues to be marketed for a range of commercial and industrial uses.

**4.13 Markham Vale West**

Refer to Appendix 2 Drawing 1408E Dev Land use and availability WEST & EAST – Note that the red shaded areas indicate the plots that are either unprepared or undeveloped.

- 4.14 Plot 6  
The Council's development partner, Henry Boots Development (HBD) developed a speculative 55,000ft<sup>2</sup> building on Plot 6. Branded MV55, the building was completed at the beginning of 2020 and subsequently leased to Daher International, a French owned aerospace company which is a major supplier to Alstom (formerly Bombardier) in Derby.
- 4.15 The four remaining development sites on Plot 6 are currently being marketed.
- 4.16 Plot 7  
One of the two remaining development opportunities on the Plot 7 'services site' has recently been sold to Chesterfield-based Chesters Ltd which has secured planning approval for a family restaurant; construction is due to commence in September 2021. The remaining plot is currently being marketed with potential for a drive-thru restaurant.
- 4.17 Discussions for a high-profile development on part of Plot 7 west continue; heads of terms have been agreed subject to the company securing all the necessary regulatory and private sector investment approvals.
- 4.18 The work programme for the coming year will be focused on preparing the remaining un-reclaimed parts of the site ready for development and providing the access infrastructure as new built developments come on stream.
- 4.19 **Markham Vale North**  
Refer to Appendix 3 Drawing 1408E Dev Land use and availability NORTH.
- 4.20 Plot 13  
There are three development sites on Plot 13; the final plot was developed for Protec International, a manufacturer and distributor of fire prevention products for the construction industry. The company took possession of the 52,500ft<sup>2</sup> factory and offices in January 2020 and, following a six-month fit-out period, the business is now fully operational. This company has an option to double the size of the current factory building on the 5.4 acres site.
- 4.21 Plot 15  
Construction works commenced in July 2020 on the speculative development of two industrial buildings on the 15 acre Plot 15 for Aver, an investment company. Completion of construction works was achieved in April 2021. The built development comprises two buildings



branded Orion; Orion 1 comprises a 221,518ft<sup>2</sup> building and Orion 2 is a 75,500ft<sup>2</sup> building, both include two storey office accommodation. The developer has indicated that discussions with a potential occupier for Orion 1 are at an advanced stage.

4.22 Plot 16

Gist has started construction works to extend its facility on land acquired from the Council for its future growth requirements.

4.23 Of the above developments that have been completed, the private sector investment secured at the site to date is estimated at almost £250m.

4.24 Marketing of the remaining development plots continues and it is likely that additional infrastructure will be required for each new development to meet occupier and business needs. Two further, large development plots (circa 11 acres) remain to be remediated on the site and discussions are underway to resolve outstanding land and planning matters.

4.25 In conjunction with local planning officers, a Masterplan (Appendix 4 Staveley Town Basin Masterplan) has been prepared for a mixed-use development on Markham Vale Estate land at Staveley Town Basin. A funding bid has been submitted to the Staveley Town Deal for Staveley Waterside, the first phase of the development, which has been provisionally approved. Initial designs have been completed and a Business Case is being prepared. This development proposal will be subject of a separate report to Cabinet.

4.26 One of the original concepts for the Markham Vale project was to facilitate sustainable travel options for both home-to-work routes and for the benefit of the local community to access and enjoy the newly restored and landscaped areas. Several routes to, from and through the site have already been constructed but some phases remain to be completed. One such route runs parallel with the A632 connecting Markham Vale with Bolsover Business Park where it meets the current end of the Stockley Trail. Grant funding of £357,000 was secured from Sustrans via Bolsover District Council towards the £441,000 cost of constructing the 1.1km long walking/cycling route. Construction works started earlier this year and are anticipated to be completed in October 2021.

4.27 **Planning and Environmental Quality**

The Council continues to work closely with the district/borough planning authorities in the preparation and submission of planning applications

for either new, individual development proposals and/or the discharge of the outstanding conditions relating to the various phases of the overall Markham Vale site. The site-wide Design Framework which sets out a range of parameters which includes all hard and soft landscaping and the scale and appearance of all new built developments, has recently been reviewed and revised and submitted to the three Local Planning Authorities for approval.

- 4.28 BEAM continues to assist the Council in delivering its Public Art Action Plan, one element of which is the Markham Mining Memorial where the artist, Stephen Broadbent, was commissioned to develop the Walking Together installation. The installation comprises 106 figures that represent those individual miners killed in the three colliery disasters at Markham. (Appendix 5)
- 4.29 To date, 93 Walking Together figures have been installed. Sponsorship from a range of organisations and individuals enabled three phases of figures to be installed over the past 15 months; the latest phase saw a batch of 5 figures installed to commemorate a group of miners killed in the 1938 disaster, with sponsorship funding secured from Beam, Tesco Bags of Help; The Duke of Devonshire's Charitable Trust; Aviva Community Fund and public donations. Work continues to secure further funding to ensure the Council successfully completes the installation. A working group, which comprises former miners, representatives from community groups and local historians, continues to support the Council in developing The Story Mine website, which includes not only information about the 106 miners, but also stories, memories and photos of miners, their families and life in the mining communities.
- 4.30 **Other Services**  
The Council has a growing reputation and success in assisting new businesses to identify and fulfil recruitment and training needs. The service aims to connect businesses with other organisations and resources to help secure employment and training opportunities for local people. Discussions are ongoing with the latest businesses locating to Markham Vale to identify areas where the Council can assist.
- 4.31 During the summer months of 2020, with hundreds of school leavers in Chesterfield and North Derbyshire facing uncertainty in their future, the Markham Vale team worked with a range of partners, including Chesterfield Borough Council, Destination Chesterfield and the Derby, Derbyshire, Nottingham and Nottinghamshire (D2N2) North Derbyshire's Career Hub to launch an innovative online career and employability platform.

- 4.32 The [My Future](#) platform was designed to plug the careers information gap left by the COVID-19 pandemic which forced schools and colleges to close mid-way through the school year.
- 4.33 The innovative platform was launched on GCSE results day and is completely free to use. The free-to-use platform gives young people across Chesterfield and North Derbyshire access to the widest range of high-quality careers advice, employment support, skills and educational programmes, including opportunities at Markham Vale all in a virtual careers fair.
- 4.34 Whilst there have been no local job fairs to attend over the past year, the Markham Vale team has been proactive in making greater use of social media accounts to help businesses promote vacancies and job creation news to as wide an audience as possible. Since March 2021, the rate of new job opportunities has increased to the extent that between 80 and 100 vacancies are promoted each month.
- 4.35 Another example of the type of service provided is the connection provided to the Human Resources (HR) team at Squadron Medical in assisting their 65 employees who were facing redundancy as the business centralised its operations elsewhere in the UK. Discussions were quickly opened by the Markham Vale team with other businesses to identify potential vacancies; this resulted in direct discussion with the HR team at a nearby business which offered posts to all those redundant employees who required a new job.
- 4.36 The local business community is supported by the availability of conference facilities at the Environment Centre. During the past year, these facilities have been closed due to COVID-19 restrictions. The Markham Vale team has worked closely with colleagues across the Council to implement procedures to reopen the facilities on a limited basis in order to continue to support businesses in delivering courses and conferences to meet their growing needs.
- 4.37 The Environment Centre also hosts a number of small and start-up businesses in varying sized offices and workshops. The Council provides a range of signposting and support services to help them grow their businesses. Over the past year, a small number of these businesses have grown to the extent that they have left the Environment Centre to locate to larger premises and likewise, the Council has welcomed new ones; companies which have recently located to the Environment Centre include Jungle Club ( a fashion manufacturing and sales company), Ossie's Ginger Juice and Kranlee Logistics (provide shipping and licensing support to the logistics sector).

- 4.38 Landscape management and maintenance works across the whole site continue to be delivered, utilising a range of resources comprising contractors, Property Services, Highways Management teams and Markham Vale Land Services (MVLS). MVLS is a dedicated team established within Adult Care where service users are provided with training and support across areas, such as landscape and horticulture. This is a critical part of the Council's commitment to supporting employment and developing employability skills for vulnerable adults.
- 4.39 **Governance: Partnership Working with HBD**  
HBD was appointed in 2003 as the Council's private sector partner to develop the Markham Vale project. The Partnership Agreement requires both partners to work in a spirit of mutual trust and co-operation and sets out key elements and roles of each partner.
- 4.40 A number of boards have been established to oversee delivery of Markham Vale, including an Operations Board which undertakes day to day supervision of the development; a Senior Officers' Board which manages the implementation of the development as a whole; and a Partnership Board to oversee the Development Partnership. Each Board consists of three representatives from Derbyshire County Council and three from HBD.
- 4.41 The Council continues to provide a range of site management and maintenance services across the wider 900 acres Markham Vale site under the branding of Markham Vale site facilities. The costs of providing services will be fully met when the site is fully occupied by income from the site facilities charge levied on all the businesses based at Markham Vale. This index linked charge is based on the acreage that the businesses occupy. Currently, the development site is approximately 75% sold and occupied.
- 4.42 **Programme Management**  
As outlined earlier in this report, priority over the past 18 months has been focused on securing new occupiers and completing developments. The anticipated progressive development on Markham Vale West and the infill development on Markham Vale East will require the completion and installation of plot-specific infrastructure over the coming 2-5 years, along with completing outstanding planning obligations. Pace and momentum in the final stages of the project will be dependent on external market forces, particularly the local economic recovery following from the COVID-19 pandemic period.
- 4.43 Ensuring timely project and programme delivery to meet the timely requirements of inward development investment challenges is aided by

the Council's approach to delegated approvals with the Leader and Executive Director - Place. To support continued programme delivery, the Place Department will continue its approach to project and programme management, ensuring critical alignment of available resources to support delivery.

## **5. Consultation**

5.1 Not required.

## **6. Alternative Options Considered**

6.1 Not required.

## **7. Implications**

7.1 Appendix 1 sets out the relevant implications considered in the preparation of the report.

## **8. Background Papers**

8.1 Held in file within the Place Department.

## **9. Appendices**

9.1 Appendix 1 - Implications.

9.2 Appendix 2 - Dwg 1408D Dev Land use and availability WEST & EAST

9.3 Appendix 3 - Dwg 1408D Dev Land use and availability NORTH

9.4 Appendix 4 - Staveley Town Basin Masterplan

9.5 Appendix 5 - Walking Together Mining Memorial Heritage Trail

## **10. Recommendation**

10.1 That Cabinet:

- a) Notes the success and recent progress in developing Markham Vale and the scale and nature of work required to be undertaken over the coming years to complete the project.

**11. Reason for Recommendation**

11.1 This report is an annual progress report prepared in order to keep Members informed of the progress of the Markham Vale project.

**12. Is it necessary to waive the call-in period?**

12.1 No.

**Report Author: Peter Storey, Head of Markham Vale**  
**Contact details: [peter.storey@derbyshire.gov.uk](mailto:peter.storey@derbyshire.gov.uk)**

## Appendix 1

### **Implications**

#### **Financial**

##### **1.1 Budget 2020-21**

The Capital budget for 2020-21, incorporating slippage from the previous year, resulted in an outturn expenditure of £1.072m

- 1.2 Remaining Capital expenditure on the project is estimated at £3.65m. Works included in this cost estimate comprise remaining land acquisition and legal fees, provision of infrastructure as each plot is brought forward for development, earthworks on the two remaining un-remediated plots, works to meet the outstanding planning and contractual obligations, remaining landscaping works and all associated design fees. The costs of these remaining works can be fully funded from capital receipts from the sale of the remaining development plots currently, but all opportunities will continue to be identified to secure alternative grant funding where appropriate.

- 1.3 The budget and programme will be kept under review and regular reports made to Cabinet.

#### **Legal**

- 2.1 Advice on managing the Partnership Agreement between the Council and HBD and the individual development disposals continues to be provided by Geldards LLP.

#### **Human Resources**

- 3.1 None.

#### **Information Technology**

- 4.1 None.

#### **Equalities Impact**

- 5.1 Work with developers and new occupiers at Markham Vale is undertaken to support recruitment of new staff – advertising, encouraging and supporting recruitment from within the local area.

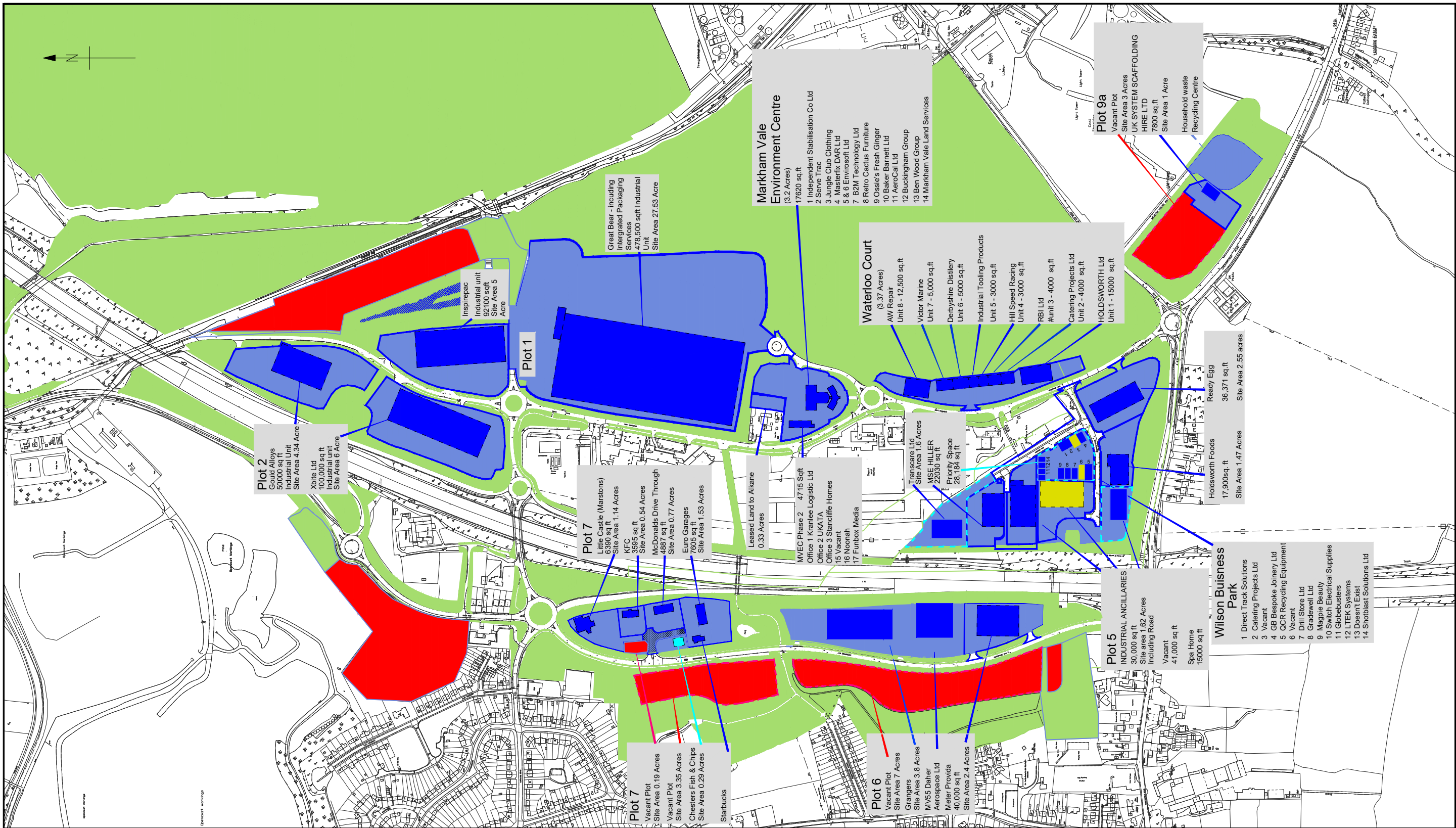
## **Corporate objectives and priorities for change**

- 6.1 The continued redevelopment of Markham Vale directly supports the Council's objective to create a 'green and prosperous Derbyshire' as set out in the Council Plan 2021- 2025. Specifically, the creation of new employment opportunities at Markham forms part of the county's response to tackling the economic impacts of COVID 19 which is a stated priority action in the Council Plan.
- 6.2 The Markham Vale project will see the creation of up to 200 acres of new development land sold and occupied to the private sector. The remaining area of over 600 acres largely comprising woodland, water features, grassland and other amenity land will, on completion of the project, be managed and maintained through the Markham Vale Site facilities which is being fully funded through an index-linked charge levied on each occupier based on the acreage they own/occupy. The current charge amounts to £1,300 per acre and in this financial year generates a revenue income of approximately £196,000 towards the Site Facilities Maintenance costs of £260,000; the shortfall is currently funded by the surplus generated by rental income from the business units at the Environment Centre. As each plot is sold and developed then the revenue generated from the Site Facilities Charge will increase, such that when the site is fully developed the service will be cost neutral.

### **Other (for example, Information Technology Health and Safety, Environmental Sustainability, Property and Asset Management, Risk Management and Safeguarding)**

- 7.1 None.





- Built / Occupied
- Built / Unoccupied
- Planning Permission
- Private Road
- Available for Disposal
- Sold/Underconstruction

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Updated Building status and highway layout					
JM	CJB	PS	15/06/2021	E	
AMENDMENT DETAILS	BY	CHKD	APVD	DATE	NO.



**DERBYSHIRE**  
County Council


Mike Ashworth  
Strategic Director - Economy, Transport and Environment.

## Land Reclamation Section

### Highways Division



Print Date 16 Aug, 2021 - 7:49am

DRAWN JMA Date 30/04/2021	CHECKED CJB Date 21/06/2017	APPROVED PS Date 21/06/2017
PROJECT TITLE 		
DRAWING TITLE DEVELOPMENT LAND USE AND AVAILABILITY AT NOVEMBER 2018		
DCE Project Reference No. 9033	SCALE N.T.S	
Drawing Number 9033/1408-1D WEST & EAST	At A3 (420 x 297mm)	





■ Built / Occupied

■ Built / Unoccupied

■ Sold/Underconstruction

■ Planning Permission

■ Private Road

■ Available for Disposal

■ Future Expansion

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Updated Occupiers on plots 5,6, Wilson Business Park,MVEC , Fixed boundry of railway embankment, Channing the Grassland by the M1					
JM	CB	PS	16/6/2021	E	
JT	CJB	PS	28/06/2017	A	
AMENDMENT DETAILS					
BY	CHKD	APVD	DATE	Nº.	

DERBYSHIRE

County Council

Mike Ashworth

Strategic Director - Economy, Transport and Environment.

Land Reclamation Section

Highways

Division

bsi

ISO 9001

Quality Management

FM641223 / FM641224

Print Date 16 Aug, 2021 - 7:53am

DRAWN JMA Date 18/09/2020	CHECKED CJB Date 21/06/2017	APPROVED PS Date 21/06/2017
PROJECT TITLE <div>MARKHAM WALE</div> <div>AN ENVIRONMENT FOR SUCCESS</div>		
DRAWING TITLE DEVELOPMENT LAND USE AND AVAILABILITY AT NOVEMBER18		
DCE Project Reference No. 9033	SCALE N.T.S At A3 (420 x 297mm)	
Drawing Number 9033/1408-2D NORTH		



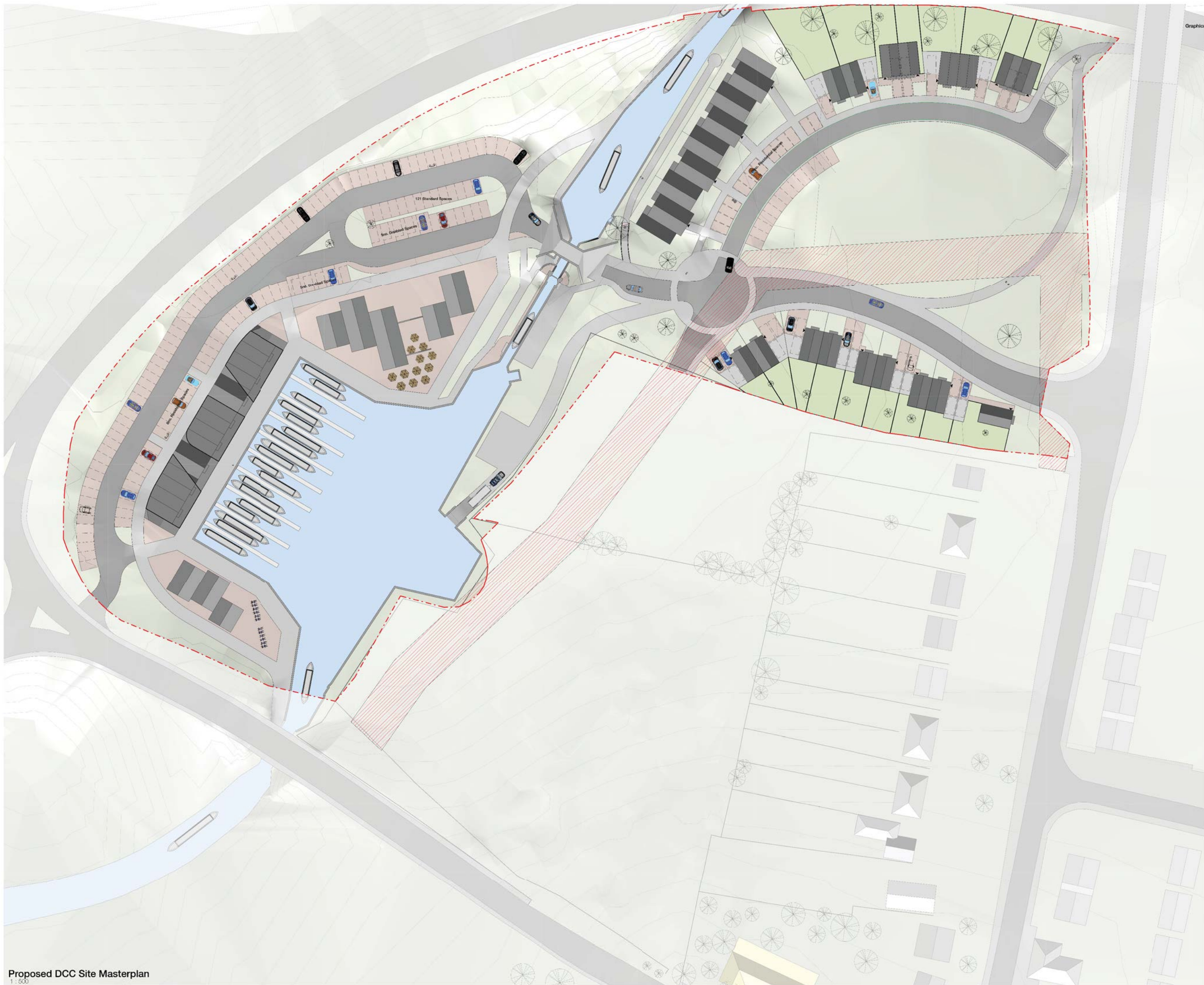
SCB-PA-RPT 004

# Staveley Town Basin Development DCC Site Proposals

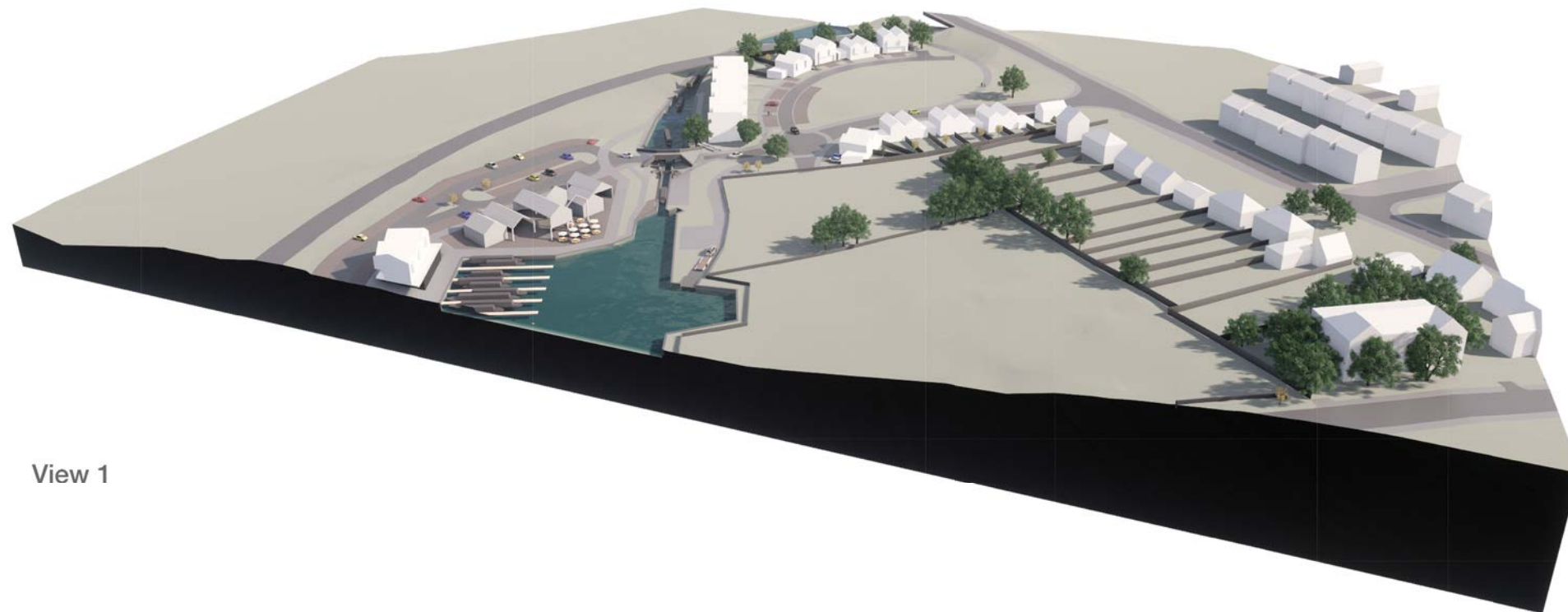
Mar 2020 - Rev -







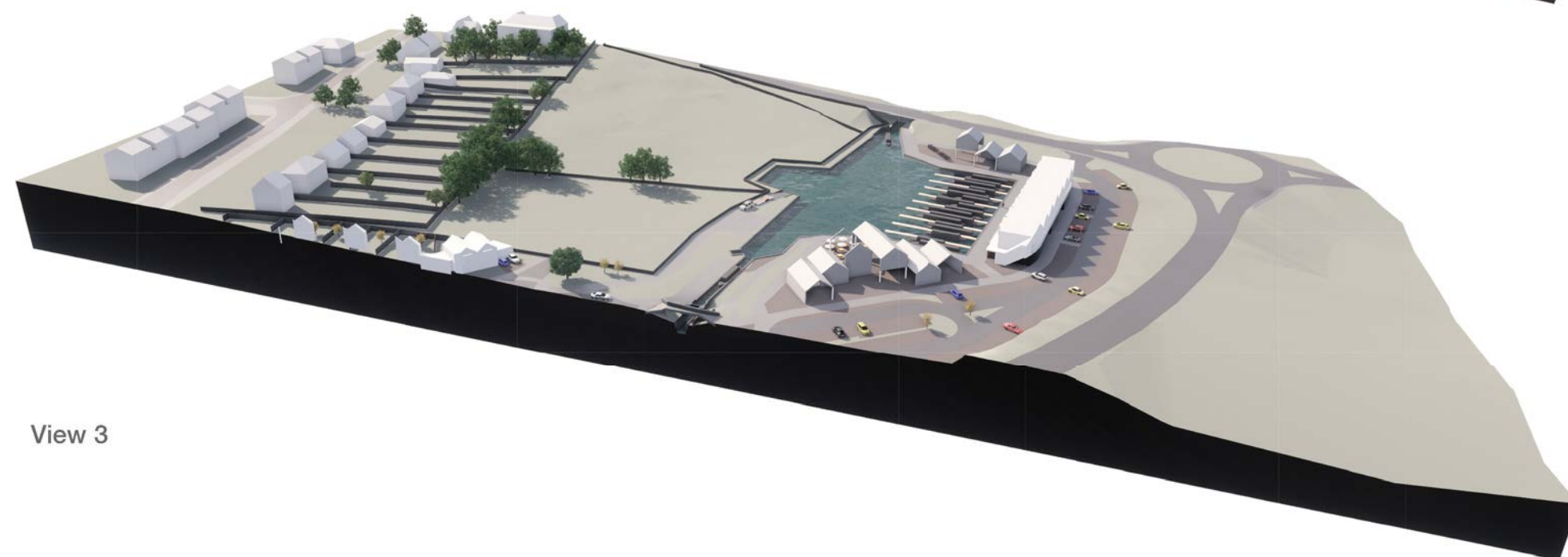




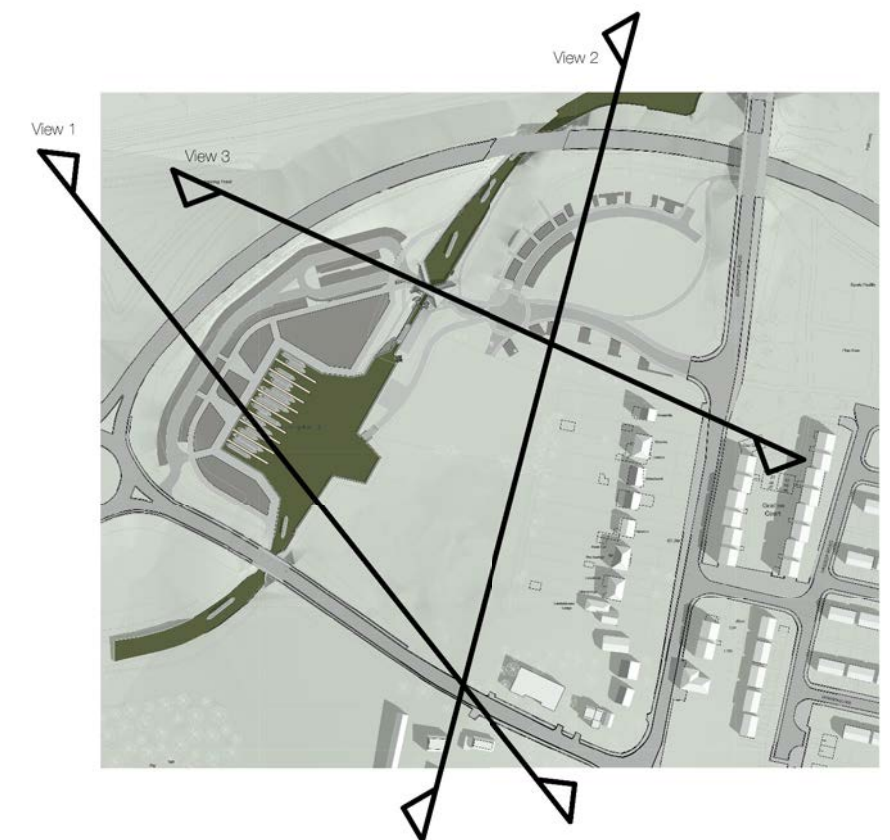
View 1



View 2

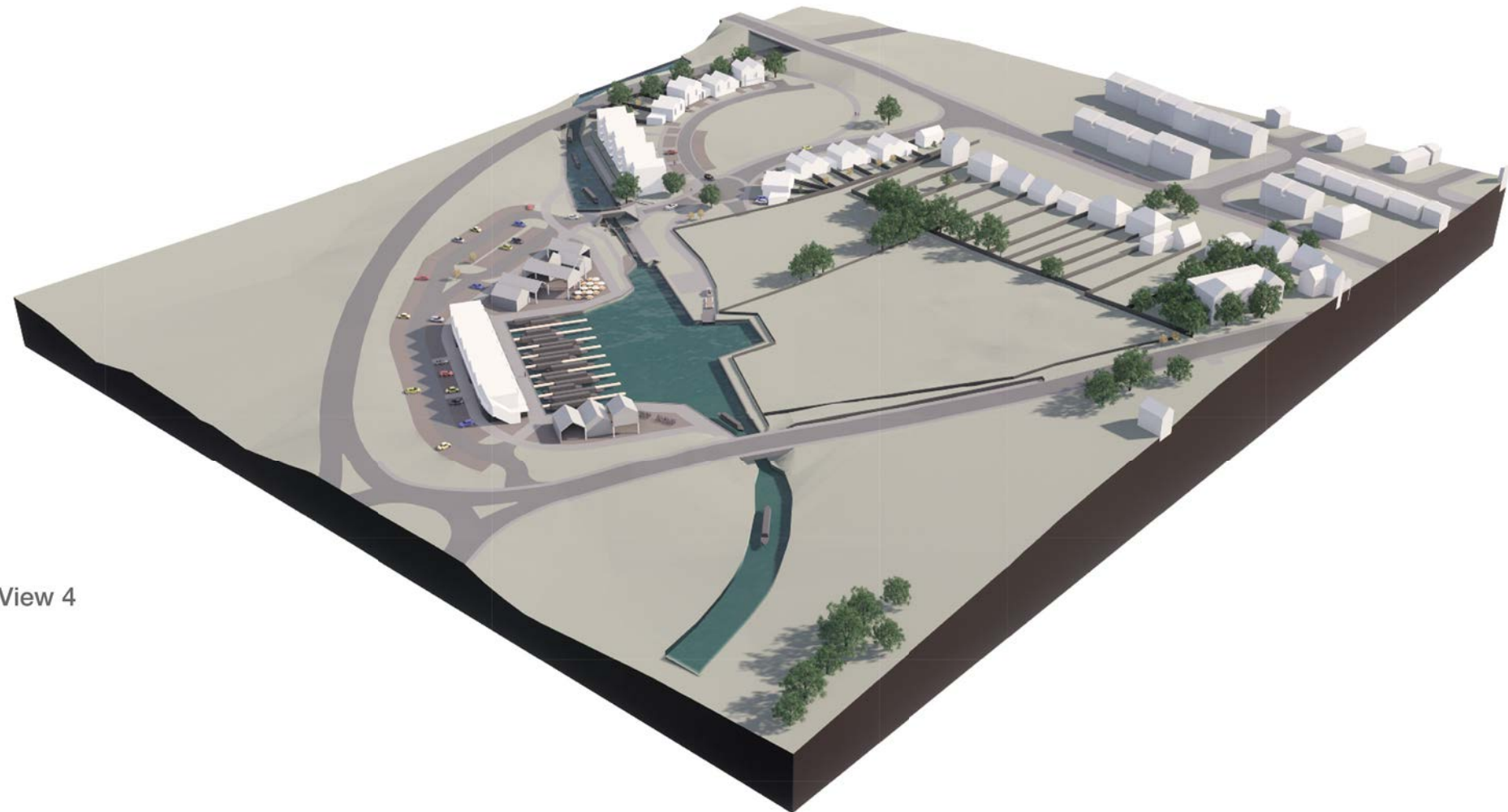


View 3

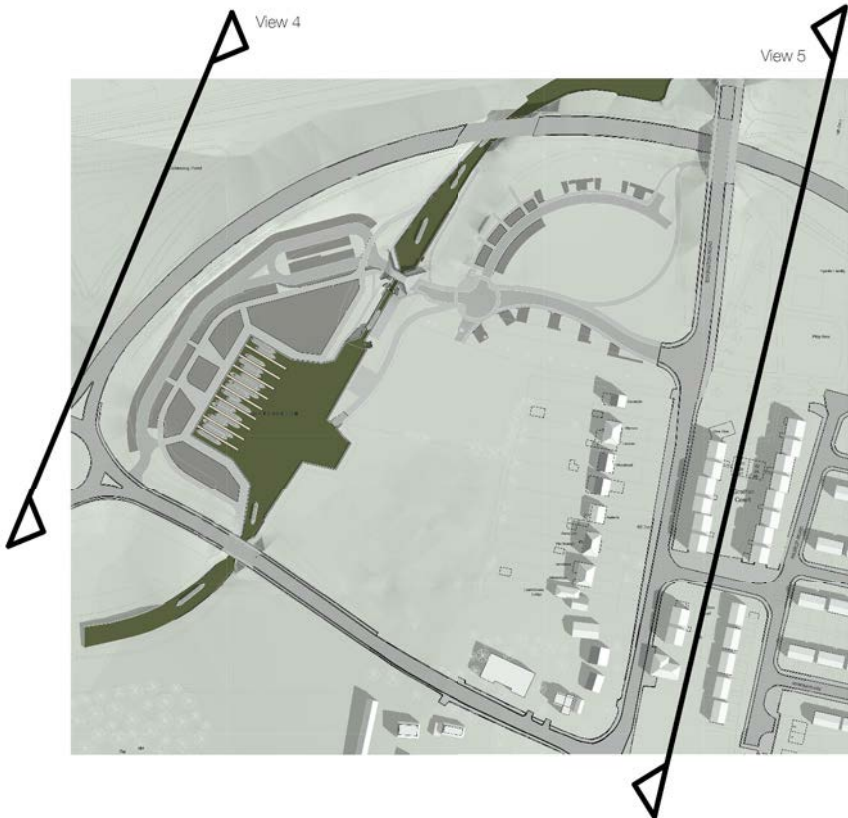


Rev	Description	Date	by
<div>peakarchitects</div> <div>2 off, 2nd floor, The Peak, Watlington, OX12 0B</div> <div>www.peakarchitects.co.uk</div>			
Project <b>233-2018</b> Stavely Canal basin			
Client			
Book	Comment	Approval	Order
<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>
Drawing <b>SCB - PA - SK - 040</b> DCC Silo - Isometric Views Sheet 1			
Revision		26/02/20	
Scale		A1/ A3	
FINAL PRELIMINARY			



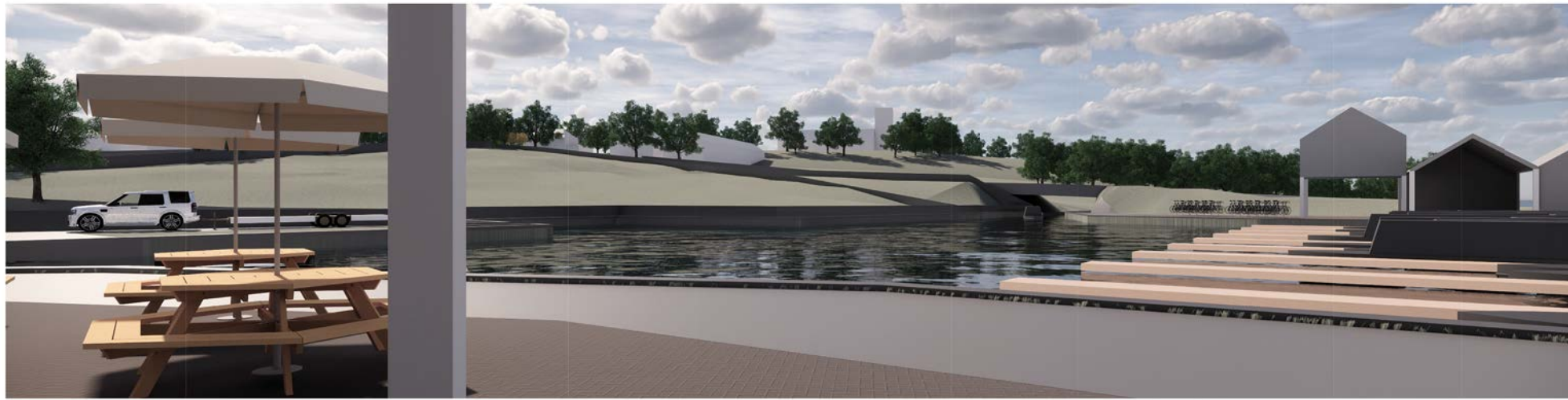


View 4



View 5





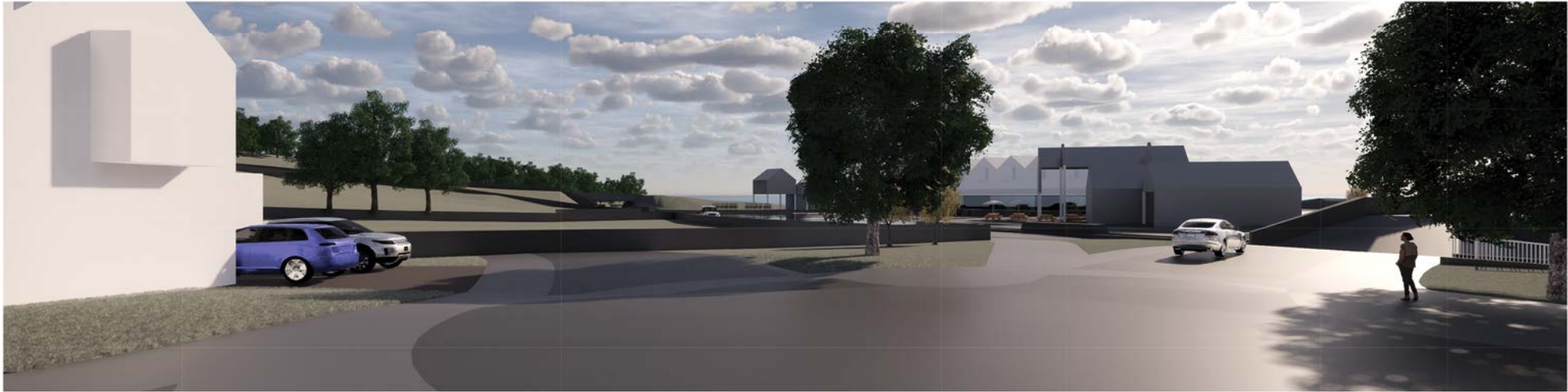
Rev	Description	Date	By
			
2-07, Deck House for Rust, Williams, 022-00		<a href="http://www.peakarchitects.co.uk">www.peakarchitects.co.uk</a>	
Project			
233-2018			
Staveley Canal basin			
Client			
Status			
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Information	Comment	Approval	Construction
Approved	Rejected	Pending	On Hold
Drawing			
SCB - PA - SK - 042			
DOC Sita - Perspective Views Sheet 1			
Revision		Date	
		26/02/20	
Scale		@ A1 /           @ A2	

**FINAL PRELIMINARY**





Perspective 5



Perspective 6



Perspective 7

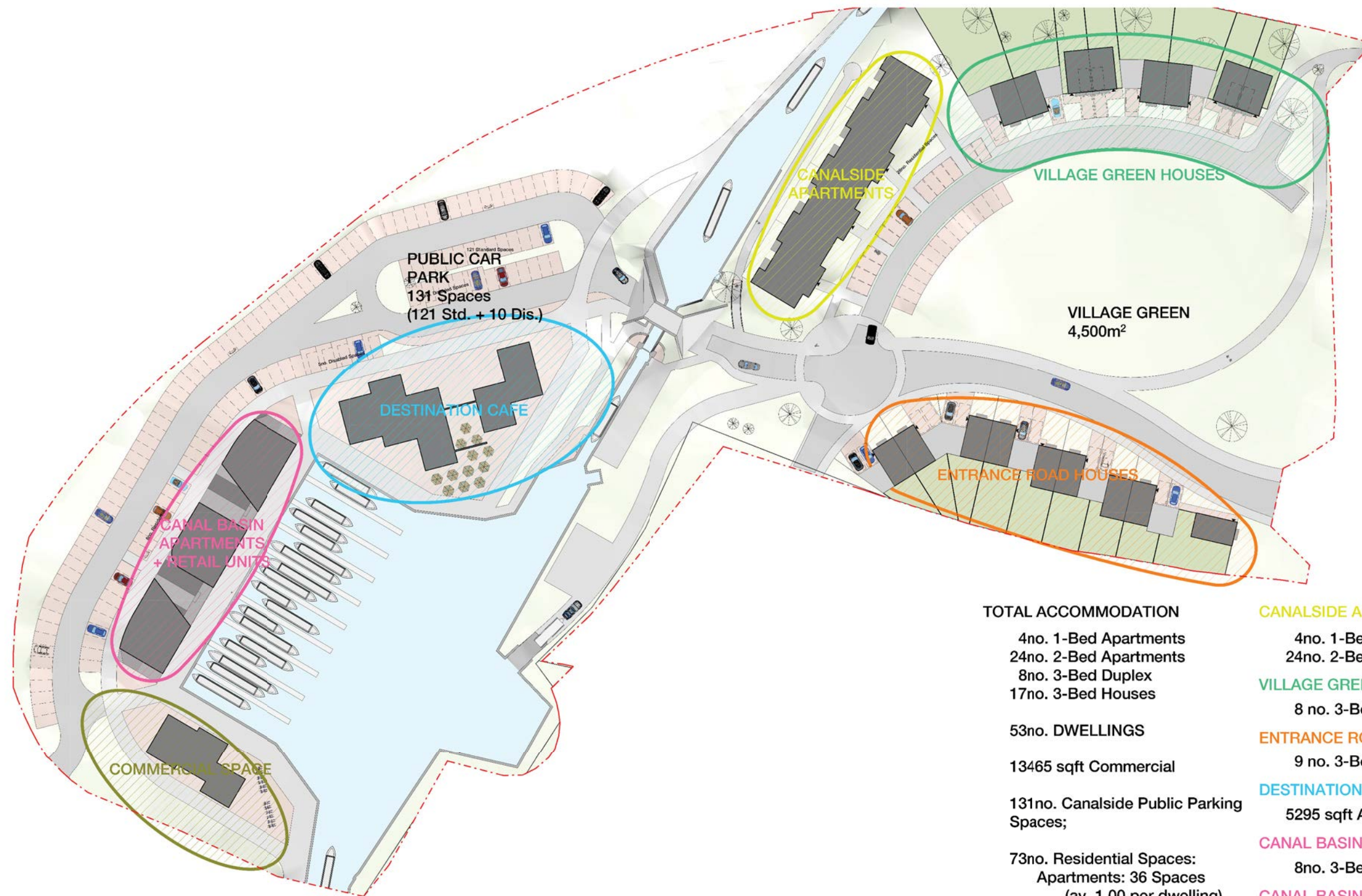


Perspective 8



Rev	Description	Date	by
<div>peakarchitects</div> <div>2 off, 2nd floor, The Peak, Waterlooside, LE1 3ES</div> <div>www.peakarchitects.co.uk</div>			
Project: <b>233-2018</b> Staveley Canal basin			
Client:			
Status: <div><div>Preparation</div><div>Comment</div><div>Approval</div><div>Under Construction</div><div>As-built</div></div>			
Drawing: <b>SCB - PA - SK - 043</b> DCC Silo - Perspective Views Sheet 2			
Revision	Date	26/02/20	
Scale	1 : 2000 @ A1/		@ A3
<b>FINAL PRELIMINARY</b>			





#### TOTAL ACCOMMODATION

4no. 1-Bed Apartments  
24no. 2-Bed Apartments  
8no. 3-Bed Duplex  
17no. 3-Bed Houses

53no. DWELLINGS

13465 sqft Commercial

131no. Canalside Public Parking Spaces;

73no. Residential Spaces:  
Apartments: 36 Spaces  
(av. 1.00 per dwelling)  
Houses: 37 Spaces  
(av. 2.2 per dwelling)

#### CANALSIDE APARTMENTS

4no. 1-Bed Apartments  
24no. 2-Bed Apartments

#### VILLAGE GREEN

8 no. 3-Bed Houses

#### ENTRANCE ROAD HOUSES

9 no. 3-Bed Houses

#### DESTINATION CAFE

5295 sqft A3 Cafe

#### CANAL BASIN APARTMENTS

8no. 3-Bed Duplex Apartments

#### CANAL BASIN RETAIL UNITS

5950 sqft A1 Shop Units

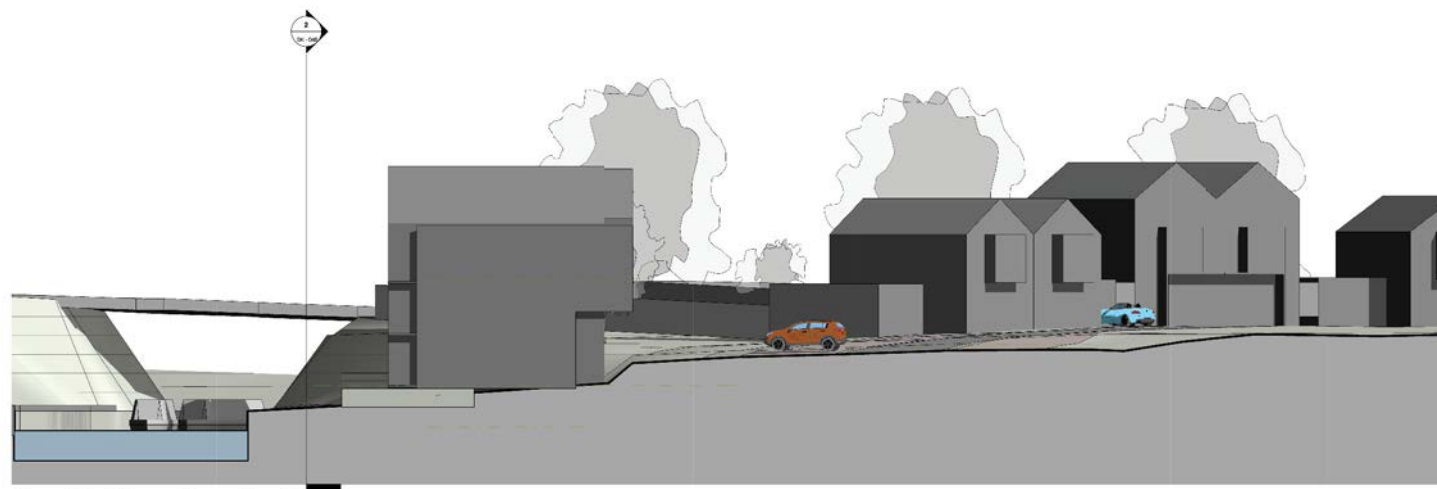
#### COMMERCIAL SPACE

2220 sqft A1/B1 Units

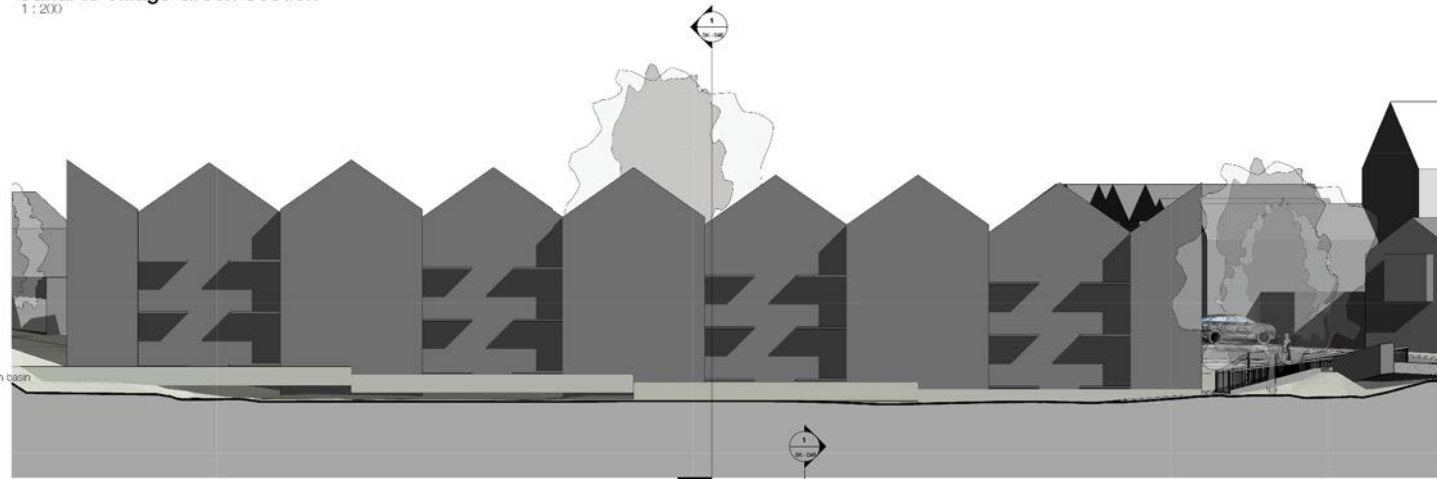
#### PUBLIC CAR PARK

121no. Standard  
10no. Disabled  
131no. TOTAL

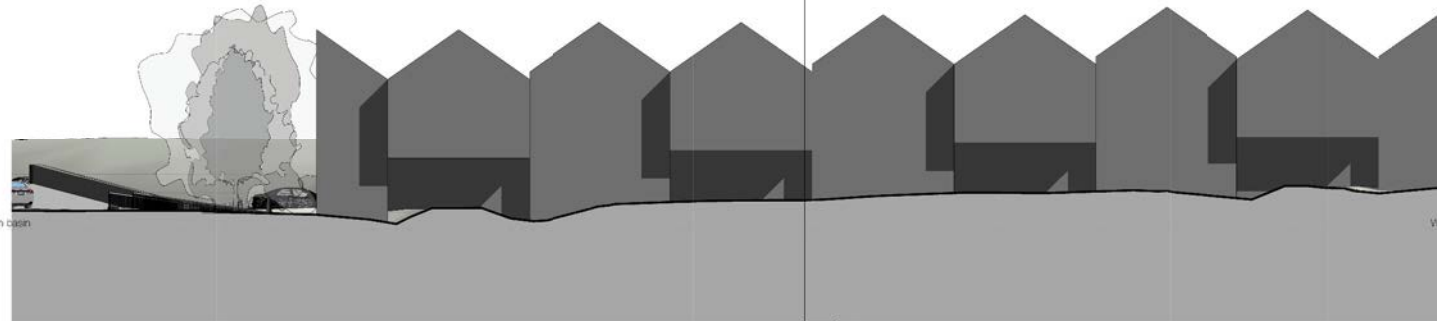




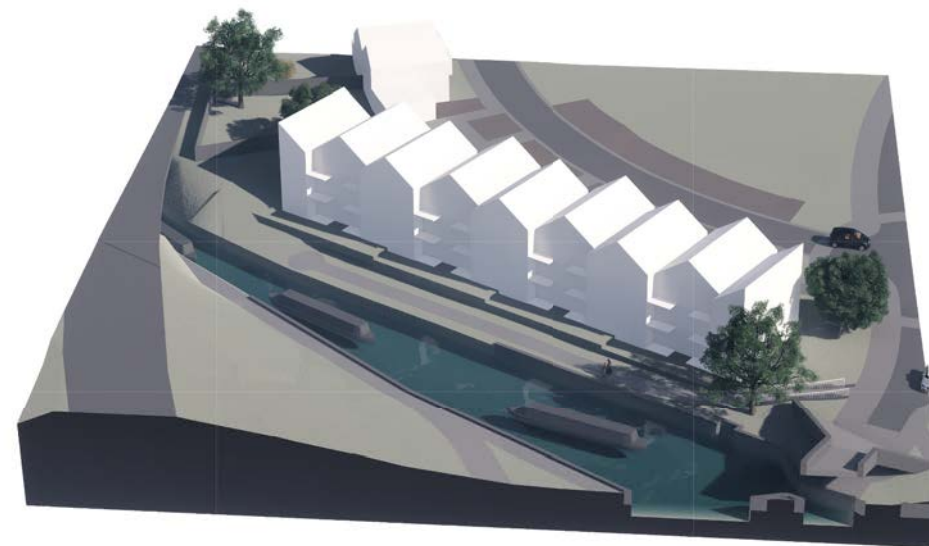
Canal to Village Green Section  
1:200



Canalside Elevation  
1:200



Canal Road Elevation  
1:200



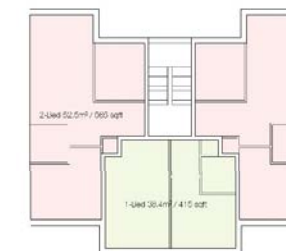
Canalside 3D



Canalside 3D



Canalside Detail Plan  
1:200



Canalside Apartment Typical Plan  
1:200

4no. Blocks as indicated adjacent:  
Ground Floor: 2no. 2-Bed Apts  
Entrance: Communal  
1st & 2nd Floors: 2no. 2-Bed Apts  
1no. 1-Bed Apt.  
Total: 24no. 2-Bed Apts  
4no. 1-Bed Apt.

Potential

Rev	Description	Date	by
233-2018	Staveley Canal basin		

Client: Staveley Canal basin

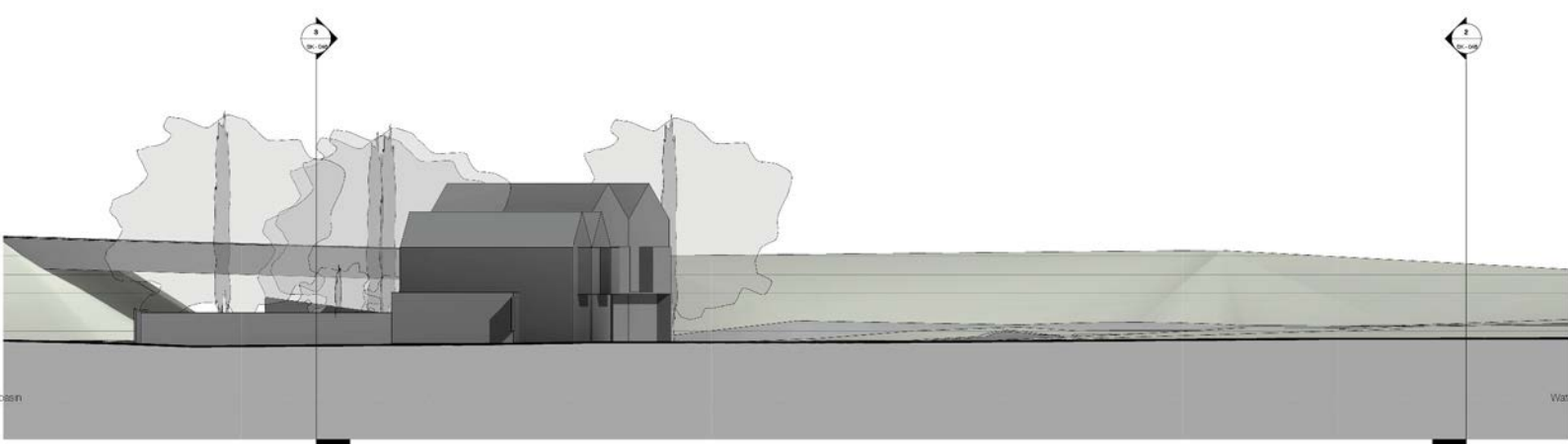
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Drawing: SCB - PA - SK - 045  
Canalside Apartments

Revision: 26/02/20  
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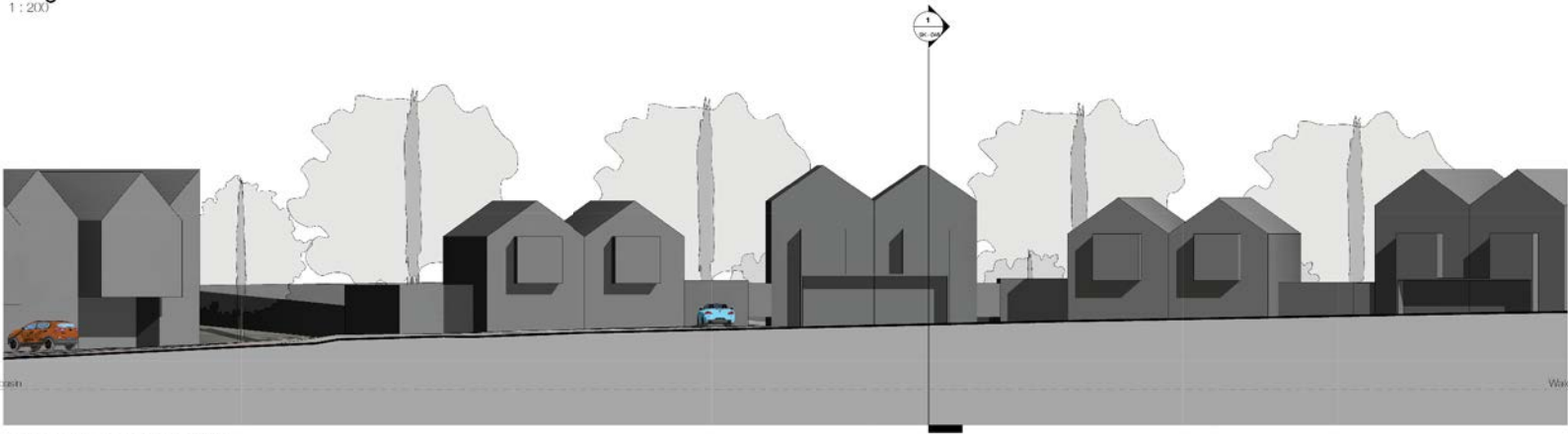
**FINAL PRELIMINARY**





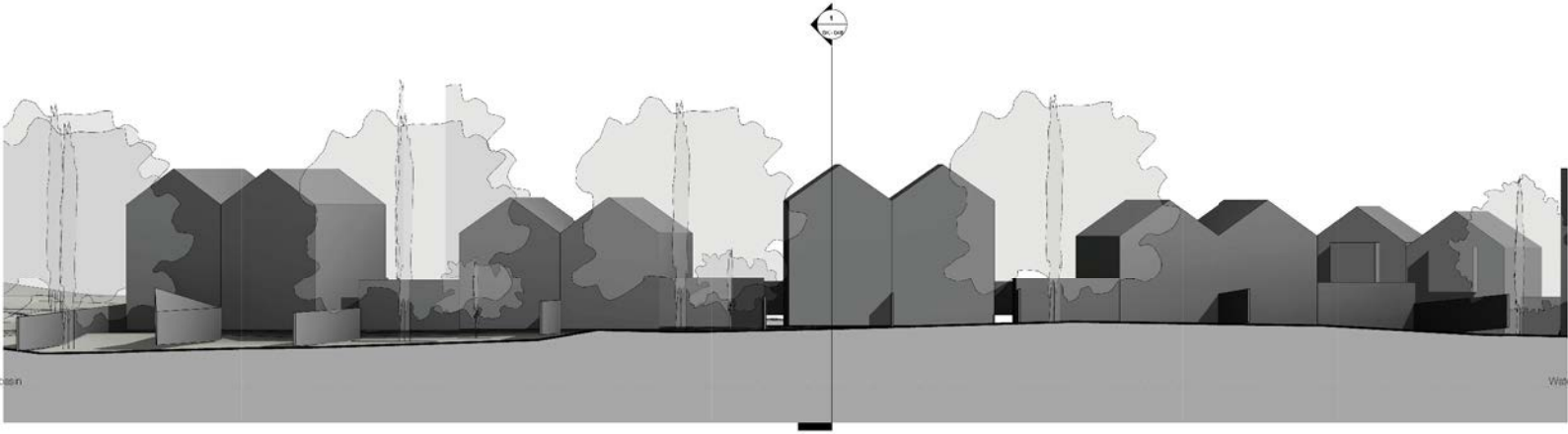
Village Green Section

1:200



Village Green Elevation

1:200

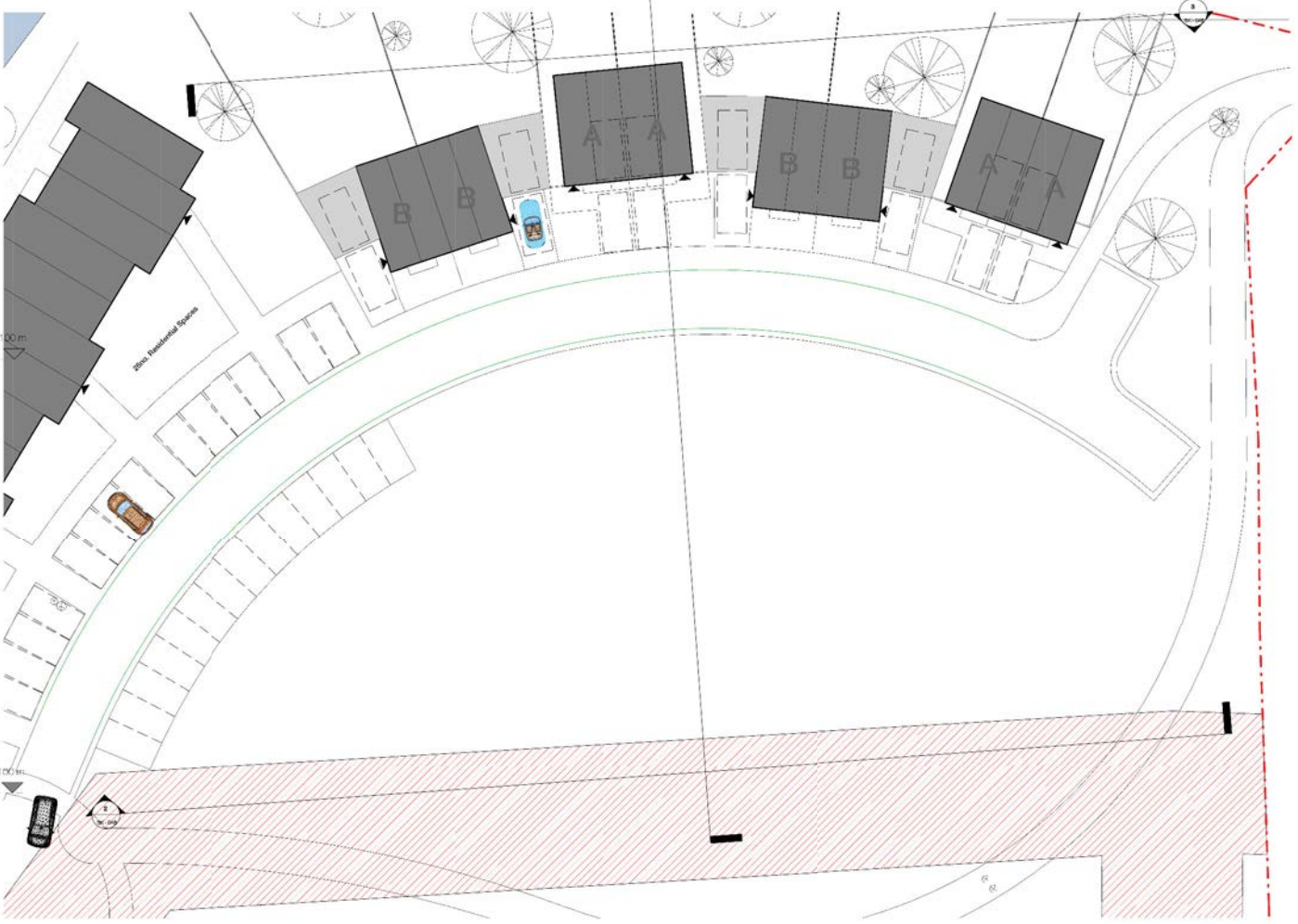


Village Green Road Elevation

1:200



Village Green 3D

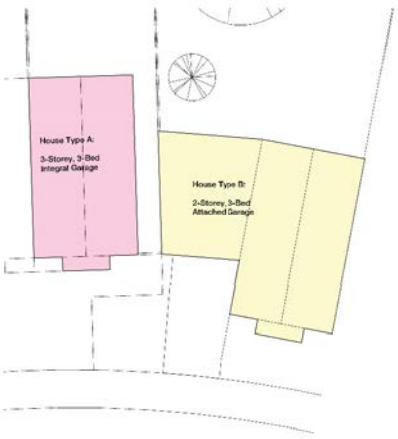


Village Green Detail Plan

1:300



Village Green 3D



Village Green Typical House Plan

1:200

8no. Blocks as indicated adjacent:

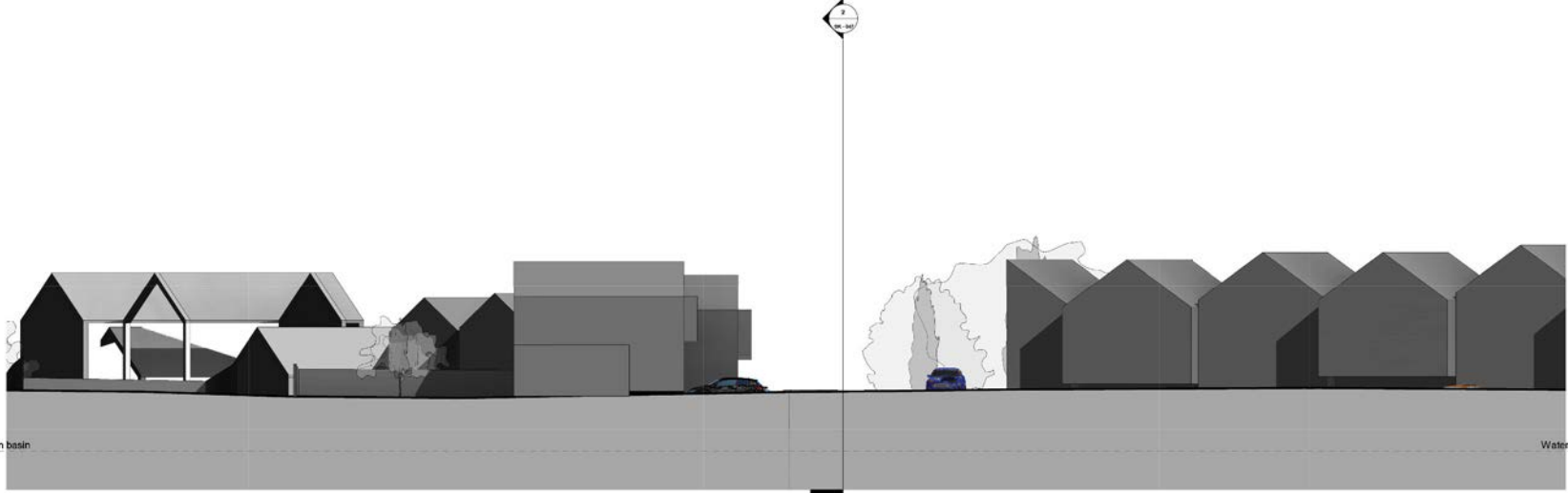
House Type A:	4no. 3-Bed House Integral Garage
House Type B:	4no. 3-Bed House Attached Garage.
Total:	8no. 3-Bed Houses

Potential Accommodation

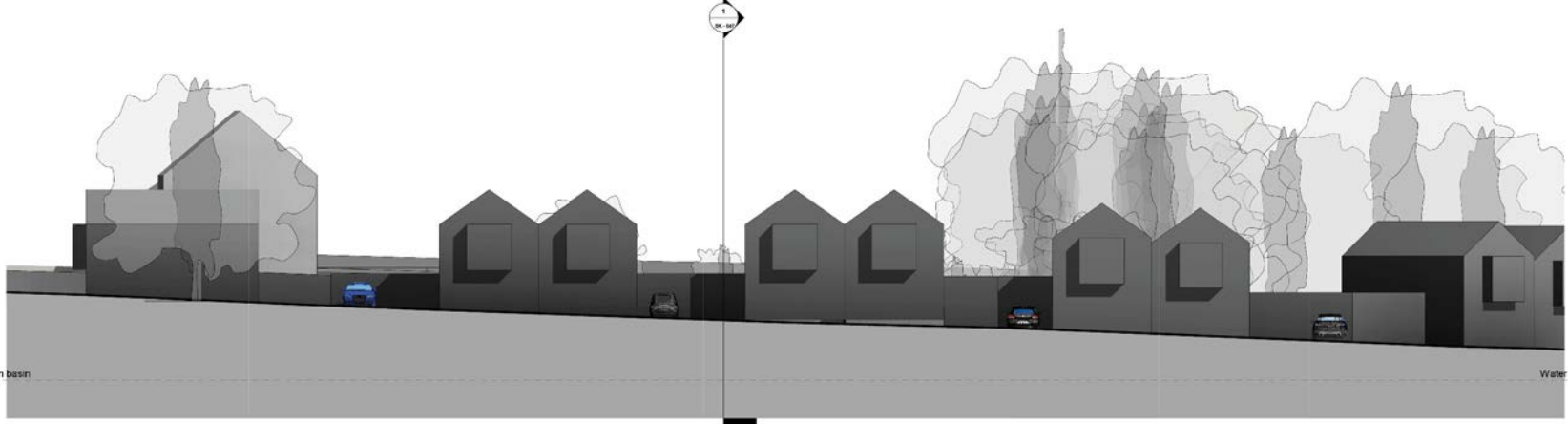
Rev	Description	Date	by
peakarchitects			
2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100			
233-2018			
Staveley Canal Basin			
Client			
Status			
Rev	Rev	Rev	Rev
1	2	3	4
Drawing			
SCB - PA - SK - 046			
Village Green Houses			
Revision	Rev	26/02/20	
Scale	As indicated @ A1/	@ A3	

FINAL PRELIMINARY

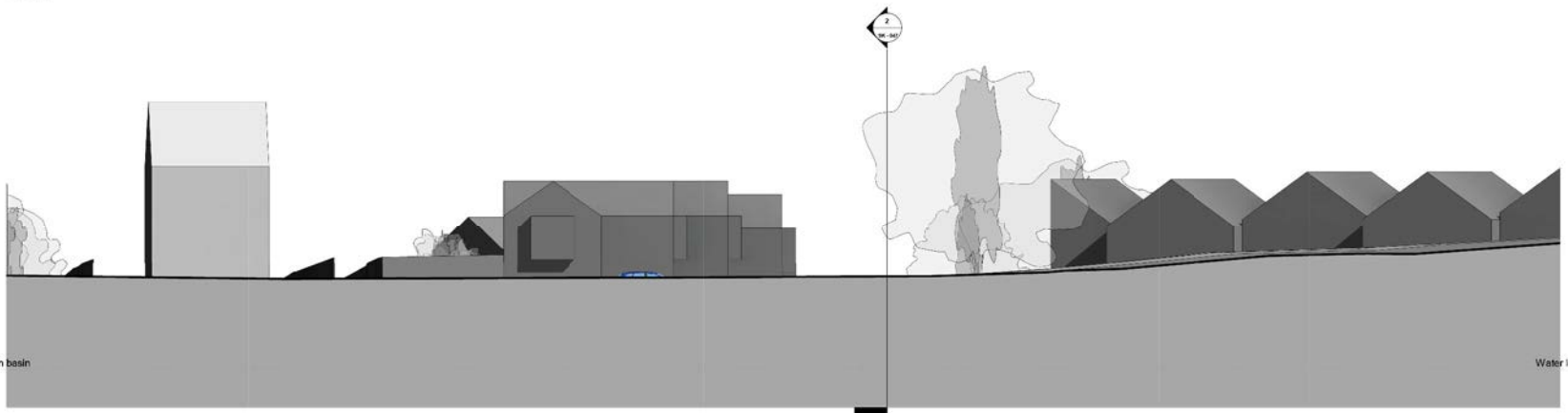




Entrance Road Section  
1 : 200



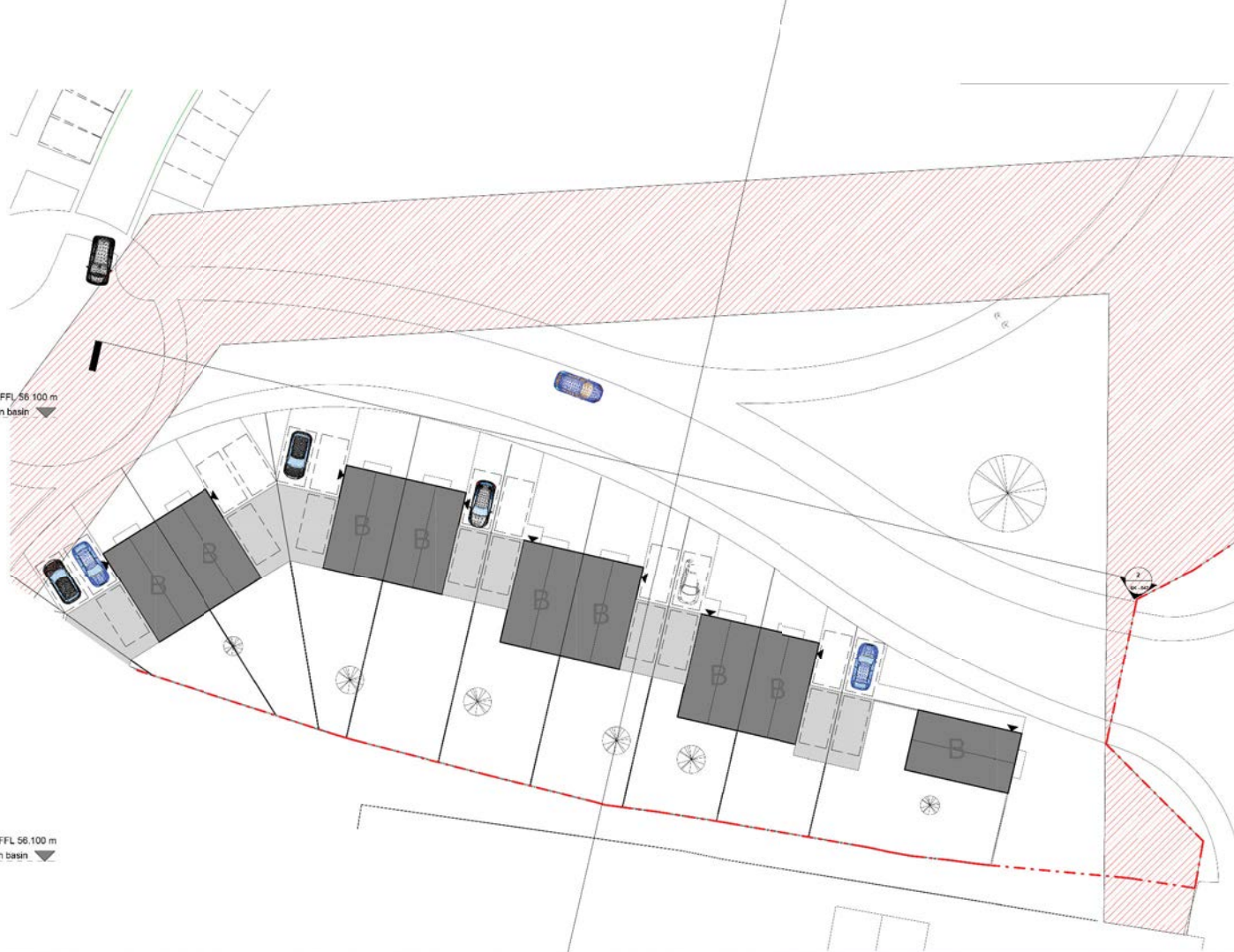
Entrance Road Elevation  
1 : 200



Eckington Road Elevation  
1 : 200



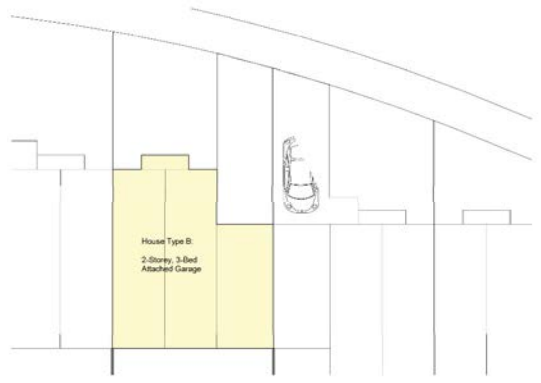
Entrance Road 3D



Entrance Road Detail Plan  
1 : 200



Eckington Road 3D



Entrance Road Typical House Plan  
1 : 200

9no. Blocks as indicated adjacent:  
House Type B: 9no. 3-Bed House Attached Garage.  
Total: 9 no. 3-Bed Houses

Potential Accommodation

Rev	Description	Date	By
1	233-2018 Staveley Canal Basin		

peakarchitects

2011-2018 Peak House, 100-102, Staveley, S12 10LH

Project: 233-2018 Staveley Canal Basin

Client:

Status: Information ☒ Comment ☐ Approval ☐ Tender ☐ Construction ☐ As-Built ☐

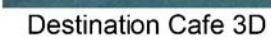
Drawing: SCB - PA - SK - 047 Entrance Road Houses


Revision: Date: 26/02/20

Scale: As indicated @ A1 @ A3

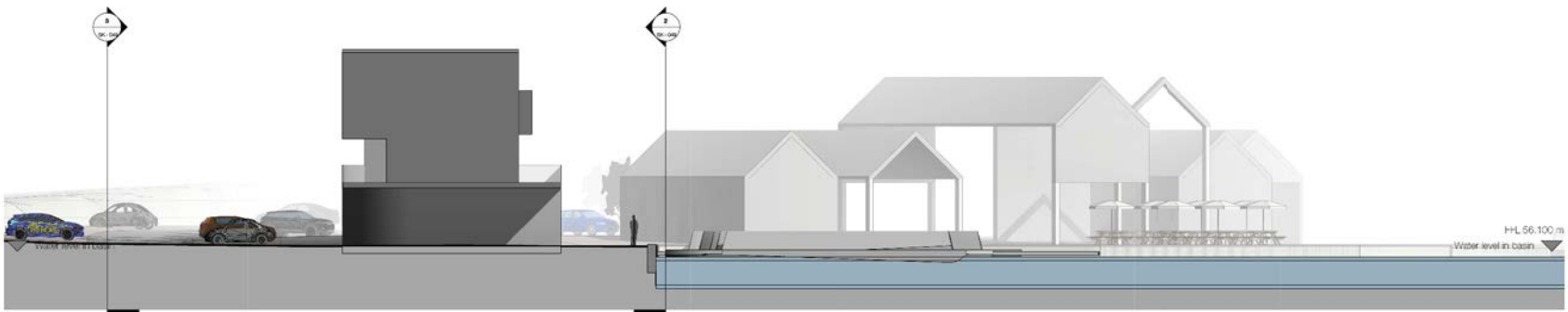
**FINAL PRELIMINARY**



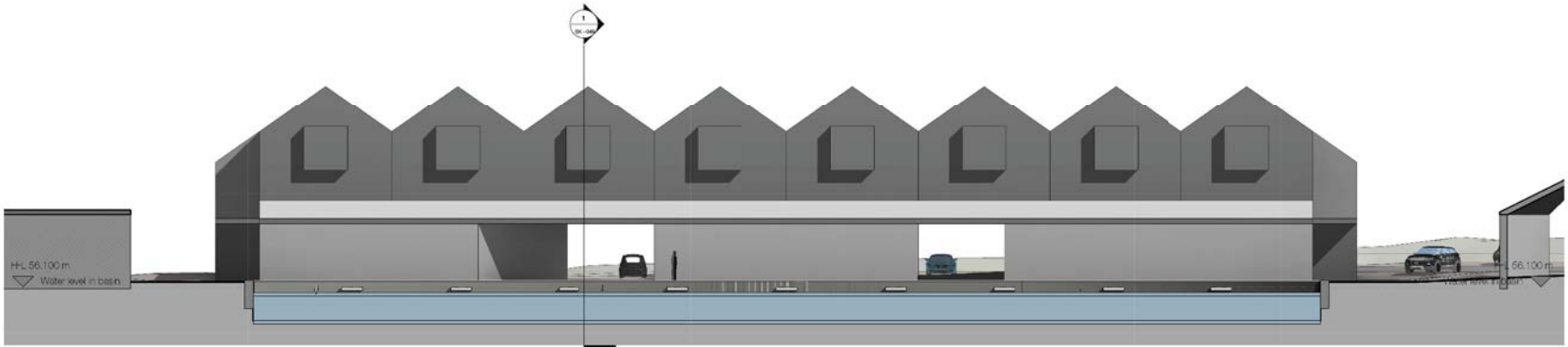


Rev	Description	Date	By																																								
																																											
200-1, 800-1000, Main Road, Netherlands, 512 1008			<a href="http://www.peakarchitects.co.uk">www.peakarchitects.co.uk</a>																																								
<b>Indicative Public "Destination" Cafe:</b>																																											
<b>Ground Floor:</b>		<b>5295 sqft A3 Cafe</b>																																									
<b>Outside Area</b>		<b>Covered Seating</b>																																									
<b>Total:</b>		<b>Feature Cafe Unit (5295 sqft A3)</b>																																									
<table border="1"> <tr> <td colspan="2">Project</td> <td colspan="2">233-2018</td> </tr> <tr> <td colspan="2">Straveley Canal Basin</td> <td colspan="2"></td> </tr> <tr> <td colspan="4">Client</td> </tr> <tr> <td colspan="2">Status</td> <td>Consent</td> <td>Approval</td> </tr> <tr> <td colspan="2"> <input checked="" type="checkbox"/> </td> <td> <input type="checkbox"/> </td> <td> <input type="checkbox"/> </td> </tr> <tr> <td colspan="2">Tender</td> <td>Construction</td> <td>As-Built</td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> </td> <td> <input type="checkbox"/> </td> <td> <input type="checkbox"/> </td> </tr> <tr> <td colspan="4">           Drawing  <b>SCB - PA - SK - 048</b>  <b>Destination Cafe</b> </td> </tr> <tr> <td colspan="2">Revision</td> <td>Date</td> <td>26/02/20</td> </tr> <tr> <td colspan="2">Scale</td> <td colspan="2">As indicated @ A1 @ A3</td> </tr> </table>				Project		233-2018		Straveley Canal Basin				Client				Status		Consent	Approval	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Tender		Construction	As-Built	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Drawing <b>SCB - PA - SK - 048</b> <b>Destination Cafe</b>				Revision		Date	26/02/20	Scale		As indicated @ A1 @ A3	
Project		233-2018																																									
Straveley Canal Basin																																											
Client																																											
Status		Consent	Approval																																								
<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>																																								
Tender		Construction	As-Built																																								
<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>																																								
Drawing <b>SCB - PA - SK - 048</b> <b>Destination Cafe</b>																																											
Revision		Date	26/02/20																																								
Scale		As indicated @ A1 @ A3																																									
<b>Potential Accommodation</b>																																											





Canal Basin Section  
1 : 200



Canal Basin Elevation  
1 : 200



Canal Basin Rear Elevation  
1 : 200



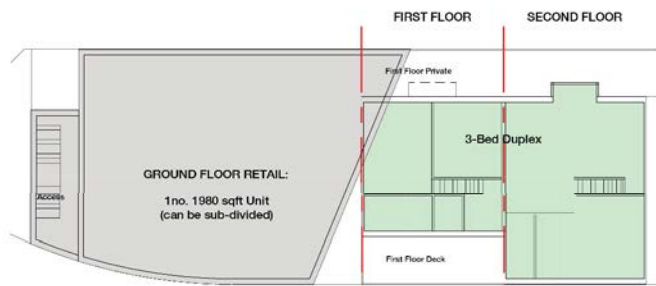
Canal Basin 3D



Canal Basin Apartments Detail Plan  
1 : 300



Canal Basin 3D



Canal Basin Apartments Typical Plan  
1 : 200

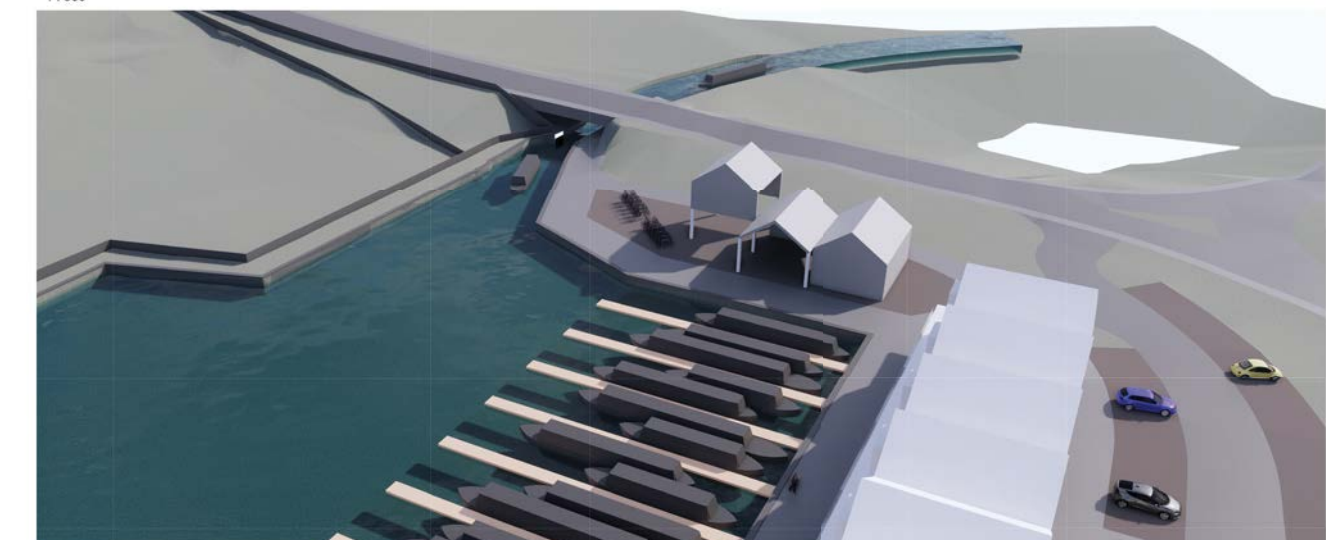
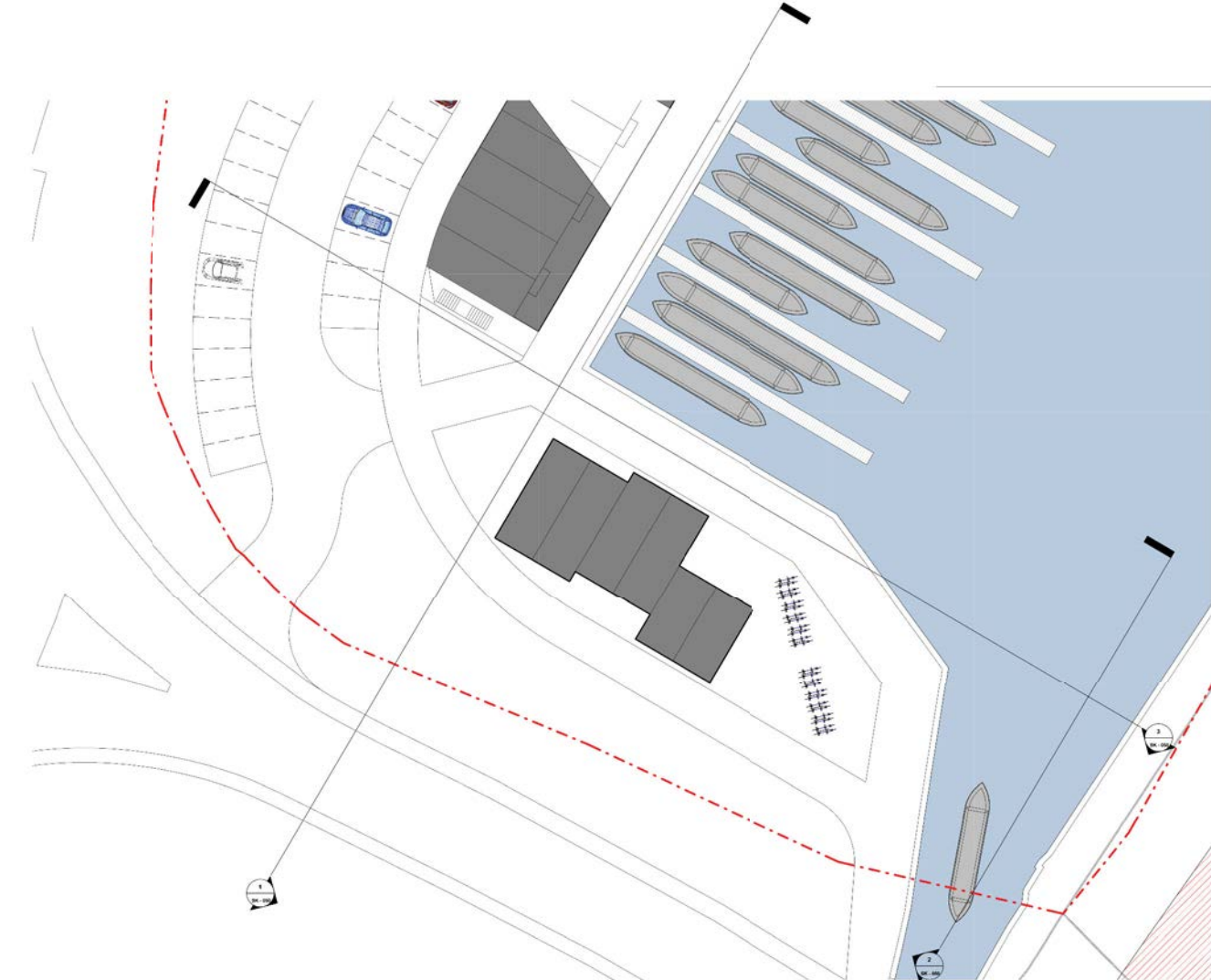
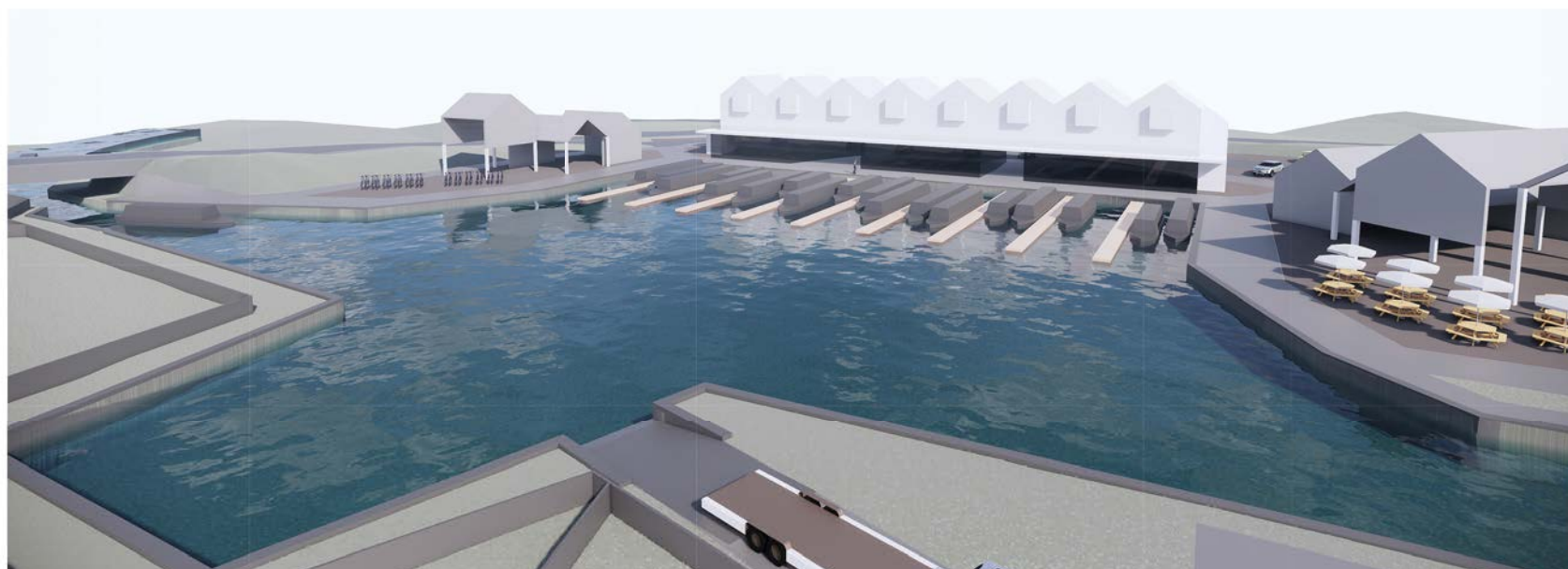
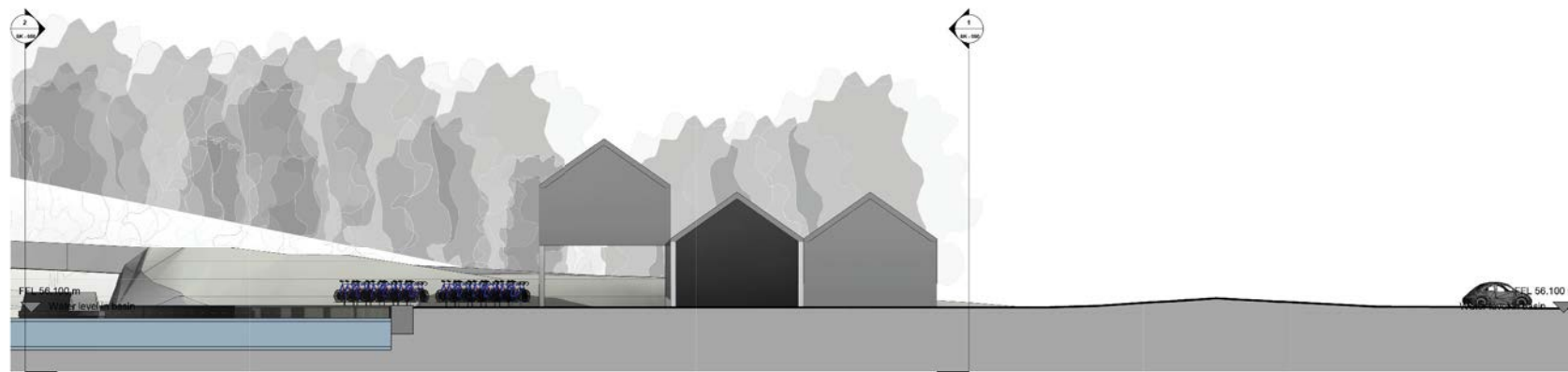
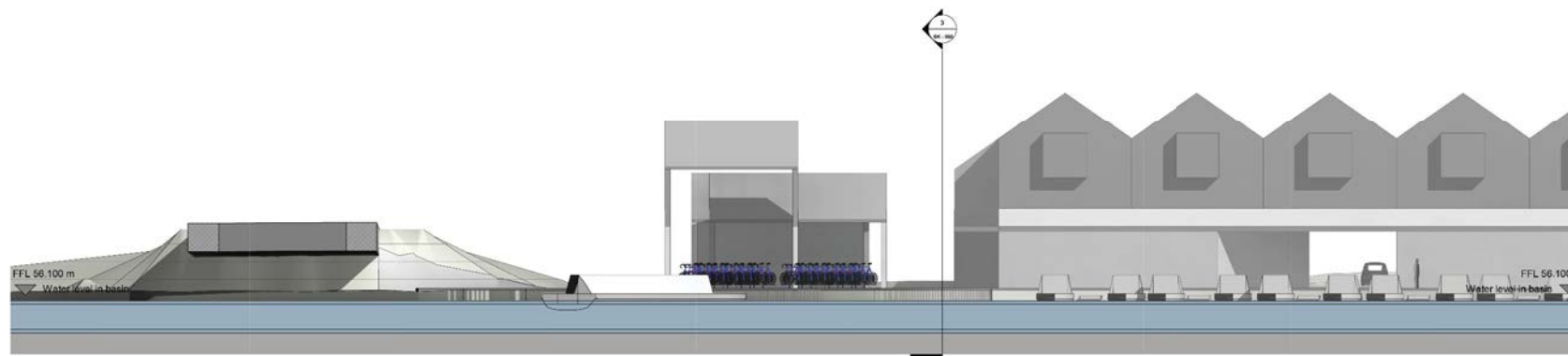
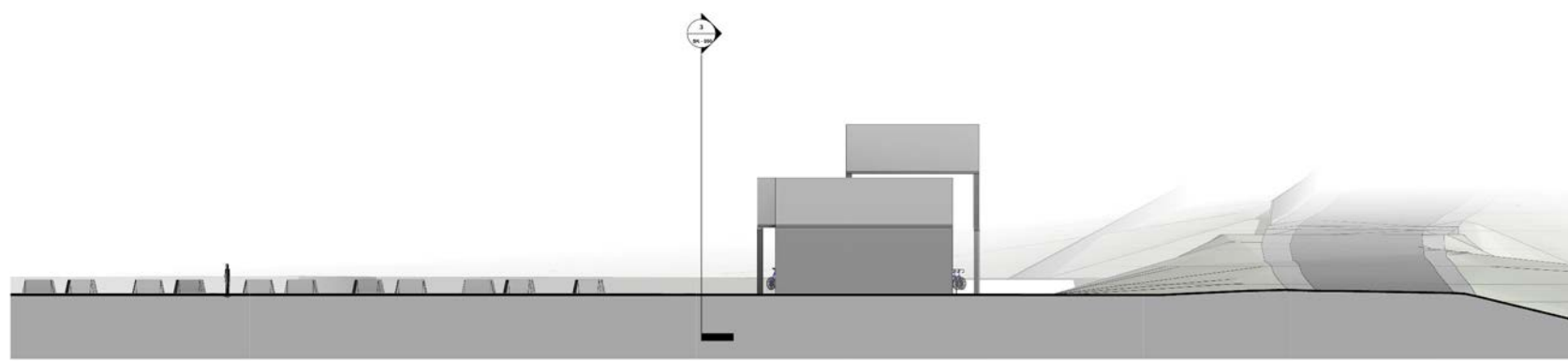
8no. Blocks as indicated adjacent:  
Ground Floor: 3no. Retail Units  
1st & 2nd Floors: 8no. 3-Bed Duplex Apartments  
Total: 3no. Retail Units (5950 sqft A1)

Potential

Rev	Description	Date	By
233-2018	Staveley Canal Basin		
Client			
Status: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Comment <input type="checkbox"/> Approval <input type="checkbox"/> Under Construction <input type="checkbox"/> As-built			
Drawing: SCB - PA - SK - 049 Canal Basin Apartments			
Revision	From	26/02/20	
Scale	As indicated @ A1/ @ A3		

**FINAL PRELIMINARY**





## Commercial Units 3D

Indicative Commercial Units:

Ground Floor: 2220 sqft A1 / B1

Total: Units	Commercial
-----------------	------------

### Potential Accommodation

Rev

Description

Date

By

peakarchitects

2011.06.06.05. Main road, reference, 332.100

www.peakarchitects.co.uk

Project

233-2018

Staveley Canal Basin

Client

Status

Information

Comment

Approval

Tender

Construction

As-Built

SCB - PA - SK - 050

Commercial Units

Drawing

Revision

Date

26/02/20

Scale

As indicated @ A1

@ A3

FINAL PRELIMINARY





Proposed 3D Aerial View

Rev	Description	Date	By
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2701, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000

Project	
233-2018	
Staveley Canal Basin	
Client	
Status	
Information	Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>
Approval	Tender
<input type="checkbox"/>	<input type="checkbox"/>
Construction	As-Built
<input type="checkbox"/>	<input type="checkbox"/>
Drawing	
SCB - PA - SK - 051	
Proposed 3D Aerial View	
Revision	Date
	26/02/20
Scale	
A1	A3

FINAL PRELIMINARY





## Planning Pre-App Feedback

### Proposals:

- Draft proposals reflect the emerging Local Plan and emerging policies LP4 and LP19;

### Planning Obligations:

- The emerging Local Plan is likely to require the following to be in place at the stage of a planning permission:
  - Minimum 5% of units as Affordable Housing (at Affordable Rent);
  - A scheme of Public Art;
  - Management company arrangements for future management of unadopted public spaces, SuDS and roads etc.
- The emerging Local Plan is likely to require requirements specific to the site to be secured through a section 106 agreement via an outline planning permission (or equivalent) for the wider basin site, including:
  - Laying out of the events area;
  - Moorings and facilities for visiting boats

### Community Infrastructure Levy:

- The site is in the Low charging zone £20sqm (C3 Residential). At the current time it is anticipated that CIL cover some of the off-site infrastructure required to support the development, including:
  - Transport infrastructure (including improvements to road junctions and measures to improve walking, cycling and public transport);
  - Strategic green infrastructure (including public open space, playing pitches, habitat improvements etc.)
  - Education provision;
  - Flood defences.
- NOTE: "Infrastructure Funding Statements" are due to replace the Regulation 123 list at the end of 2020. The above guidance is based on the current CIL requirements;
- The council does operate a CIL Exceptional Circumstances Relief Policy which may be applicable.

**peak**architects<sup>^</sup>



# Walking Together

## Markham Vale Mining Memorial Heritage Trail



[www.markhamstorymine.org](http://www.markhamstorymine.org)



## About

The 'Walking Together' project aims to remember each of the miners who lost their lives in the three major disasters of 1937, 1938 and 1973 with 106 sculptural steel figures. The concept was developed by artist Stephen Broadbent with guidance from the community and the route symbolises a miner's journey to the pit – and back home again. Each figure will bear the name of the man who died, his age, occupation and the year of the disaster.

A parallel project called 'The Story Mine' has unearthed stories of mining life and the men who died in each of the major disasters shared on a new website [markhamstorymine.org](http://markhamstorymine.org). This resource was supported by Heritage Lottery Fund and Derbyshire County Council, and project managed by Beam.

## 1938

At 5.30am on Tuesday 10th May 1938, the night shift was coming to an end, some of the men had already started to make their way back to the pit bottom. This was the Black Shale seam, the deepest and the farthest away from the pit bottom. In the pit yard the men on the day shift were arriving ready to start work at 6am. Suddenly, underground, a tremendous draft got up followed by a terrific bang. Black coal dust and smoke filled the pit and a wall of fire swept through the seam. There had been an explosion of gas at the coal face. Some tubs carrying coal ran out of control and smashed into an electric joint box causing sparks which ignited the coal dust. 79 men were killed and 40 men were injured. All 79 men were buried on Saturday, 14th May in 13 cemeteries.

## The 3 Major Disasters at Markham Colliery

### 1937

On Thursday 21st January 1937 at 2.45 pm an explosion happened just when the men were changing over from the day shift to the afternoon shift. A flame which escaped from a faulty covering plate on the coal cutting machine caused a build-up of gas and ignited the coal dust. Seven men were killed at the scene and two men died later in hospital. Four men were seriously injured. The accident happened in the Black Shale seam - the deepest part of the pit and the furthest away from the pit bottom about one and a half miles. (The nine men who died have all now been commemorated as part of the Walking Together project.)

### 1973

On Monday 30th July 1973 a terrible disaster happened when the cage carrying the miners to go underground into the pit failed to stop. It was the start of the day shift and by 6.20am 105 miners had already been lowered into the pit. Then, the overlap rope cage carrying 15 men on the top deck and 14 men on the lower deck began its descent. Sparks were seen coming from the brake cylinder by the engine winder who then slammed on the emergency stop button. Nothing happened and the cage crashed down to the bottom of the pit some 1320 feet below ground. The ascending cage crashed through the winding house roof. 13 men died at the scene and another 5 men died later in hospital. The other 11 men in the cage and one rescue worker were very seriously injured and were taken to hospital at Chesterfield.

## Markham Colliery History

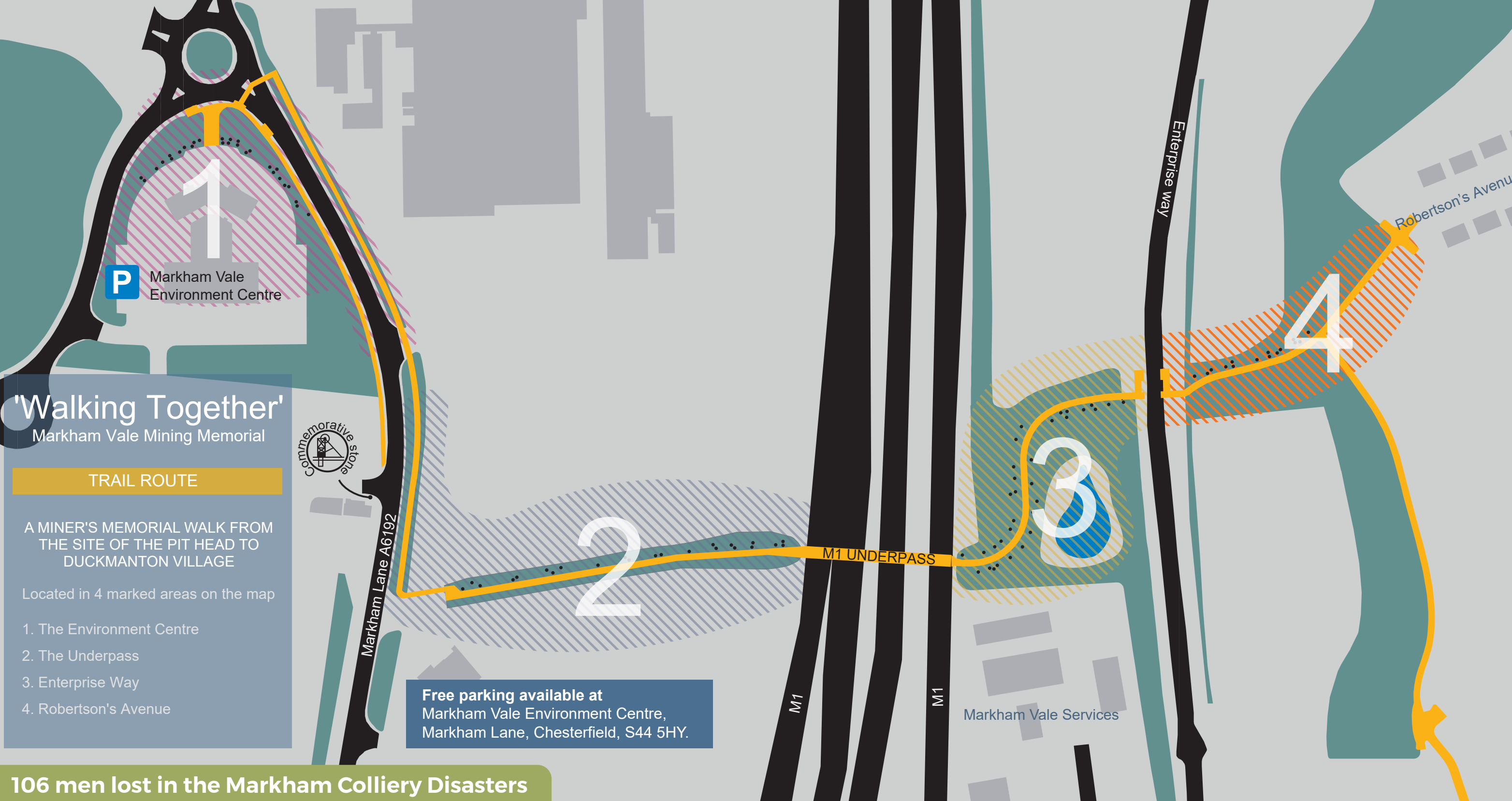
In 1863 Richard Barrow, owner of Staveley Ironworks founded the Staveley Coal and Iron Company and invited his friend, Charles Markham, Chief Engineer at the Midland Railway in Derby, to come to Staveley as his Managing Director. Richard Barrow died in 1865. In 1882 Charles Markham, then owner of the company, leased 5000 acres of coal reserves from William Arkwright and by 1885 the new Sutton Estate Colliery, later renamed Markham Colliery, was in full production.

The Staveley company built the colliery villages at Duckmanton, Staveley, Arkwright, Warsop, Barrow Hill and Poolsbrook for the workers and their families.

## Markham Vale

The former Markham Colliery area has now been reclaimed and is home to the County Council's £94m Markham Vale regeneration scheme, which is working to create 4,100 jobs on site for local people and is underpinned by a philosophy of sustainability, accessibility and quality. The public-private sector partnership of Derbyshire County Council and Henry Boot Developments Ltd understand the significance of the site to local people and are committed to supporting the delivery of a memorial led by the community. Fundraising to complete the Markham Vale Mining Memorial Heritage Trail is ongoing.

Further Information  
[markhamstorymine.org](http://markhamstorymine.org)



# 'Walking Together'

Markham Vale Mining Memorial

TRAIL ROUTE

A MINER'S MEMORIAL WALK FROM THE SITE OF THE PIT HEAD TO DUCKMANTON VILLAGE

Located in 4 marked areas on the map

1. The Environment Centre
2. The Underpass
3. Enterprise Way
4. Robertson's Avenue

Free parking available at Markham Vale Environment Centre, Markham Lane, Chesterfield, S44 5HY.

## 106 men lost in the Markham Colliery Disasters

### 1937

Baggaley, Edward (1)  
Cadywould, Leonard (1)  
Cauldwell, William Henry (1)  
Furniss, Joseph (1)  
Marsden, Ralph (1)  
Moreton, Charles (4)  
Roddy, Frederick (1)  
Slater, Wilfred E (3)  
Smith, Edmund (1)

Atkin, Leonard (1)  
Bann, David  
Bell, Albert  
Bluer, Walter (4)  
Bown, Charles (2)  
Bradford, John Henry  
Bray, John Arnold (4)  
Bray, Samuel (3)  
Brough, Herbert (3)  
Brown, Arthur (1)  
Brown, John Thomas (1)  
Buckley, George Cyril Foulds (2)  
Carter, Arthur (3)  
Commons, John William Watson (2)  
Cowley, George

Davidson, George (3)  
Frost, Walter James (3)  
Furniss, Alfred (1)  
Garland, Alfred  
Geary, Joseph (1)  
Gee-Pemberton, Colin  
Grainger, Ambrose (3)  
Grainger, John William (3)  
Grainger, Robert Emlen (3)  
Gregory, Bernard (3)  
Gregson, Robert  
Hadley, John William  
Hardy, Joe (2)  
Hargreaves, Leslie (4)  
Hargreaves Jnr, Herbert (4)

Hargreaves Snr, Herbert (4)  
Haywood, Wilfred (1)  
Henson, Arthur (4)  
Hibbard, Joseph  
Hill, Clarence (2)  
Hudson, Harry (2)  
Jacklin, Lawrence  
Jackson, George Henry (2)  
Jones, Enoch (1)  
Jones, Frank (2)  
Jones, Thomas (1)  
Keller, Leonard (3)  
Kerry, Samuel (3)  
Kirk, Rowe  
Lamb, Alfred (3)

Lavender, Harry (4)  
Lievesley, John William (1)  
Lilley, Joseph  
Linathan, Felix  
Lodge, Stanley (3)  
May, Arthur (1)  
McConnon, John (3)  
Monk, Fred (2)  
Palmer, Clarence Cyril (2)  
Pether, George Edward (4)  
Pickering, William  
Richards, Mark  
Rodgers, Albert Ernest (4)  
Roper, Arthur  
Rowland, James Stanley (4)

Salt, Samuel Edward  
Sherwin, William (1)  
Silcock, Clarence  
Simms, Robert (4)  
Smith, Frank (3)  
Taylor, Fred  
Taylor, Harry (3)  
Wale, Herbert (3)  
Wallace, Benjamin (2)  
Watson, William Wilkinson (3)  
Whelpdale, Denton (1)  
Whelpton, William Edward (2)  
Whitley, George (2)  
Whitehead, Redvers Baden  
Williams, Matthew

Wood, Robert Henry (4)  
Yates, Thomas George (1)

### 1973

Birkin, Joseph (3)  
Briggs, George Clarence (2)  
Brocklehurst, Joseph William (2)  
Brooks, Clifford (2)  
Chapman, Henry (2)  
Cooper, Gordon Richard 'Bob' (1)  
Eyre, George (2)  
Kaminski, Jan (2)  
Kilroy, Michael (2)  
Plewinski, Lucjan Julian (2)  
Reddish, Frederick (2)

Rodgers, Wilfred (2)  
Sissons, Charles Leonard (4)  
Stone, Frank (2)  
Turner, Charles Richard (2)  
Tyler, Albert (1)  
White, Alfred (2)  
Yates, William (4)