Bonser, Jack

From: Steve Baker (Place) <Steve.Baker@derbyshire.gov.uk>
Sent: Wednesday, 18 November 2026 12:57
To: Development
Cc: Anthony, Laura
Subject: RE: [OFFICIAL] Planning Consultation - AVA/2026/0689 - archaeology

Dear Laura,
Thank you for consulting on the above planning application.

The site has an entry on Derbyshire HER (MDR9605) for the former Redgate coal pit, shown on an 1830s map of Codnor Park, and with extant headgear as late as 1969. 19th century mapping also shows part of the site in use as a small reservoir. There is consequently a high leval of potential within the site for remains of the fairly early colliery activity, and for the 19th century reservoir and its infrastructure.

In the absence of any heritage information with the application it is not possible to assess how significant such remains could be and how the proposed development would impact them. The application does not therefore meet the requirements of the policy at NPPF HE5 (all of HE5.1-HE5.5) that the significance of heritage assets within the site must be established (consulting the HER and using professional expertise as appropriate), and that the impacts of the development upon that significance be quantified. I therefore object to the proposals as currently presented.

To meet the requirements of NPPF HE5 an archaeological desk-based assessment and heritage impact assessment for the site would be required, this to be produced by a suitably qualified and experienced heritage professional, and to include both an archive/documentary/map search and a site walkover with photography to establish the nature of any visible mining/reservoir evidence. Sources of information to be consulted include Derbyshire HER, Derbyshire Record Office, trade directories, historic mapping, and the relevant coal authority archive (formerly with the NCB but now potentially held by the Coal Authority, National Archives or Derbyshire Record Office). A full map regression should be undertaken including the 1830s Codnor Park map, and 20th-21st century mapping also to establish the subsequent history of the site and the likelihood of preservation.

Regards

Steve Baker MA MCIfA | **Archaeologist** | Conservation, Heritage and Design | Place | Derbyshire County Council | direct dial: 01629 539773
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From: development@ambervalley.gov.uk <development@ambervalley.gov.uk>
Sent: 03 November 2026 18:30
To: Steve Baker (Place) <Steve.Baker@derbyshire.gov.uk>
Subject: [OFFICIAL] Planning Consultation - AVA/2026/0689

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Dear Sir/Madam

Consultee Type: Steve Barker Archaeologist,
Our Ref: AVA/2026/0689

Proposal:
Proposed construction of 3 No. detached dwellings and associated garages (1 No. 4 bedroom house and 2 No. 2 bedroom bungalows)

Development Type:
Dwellings 9 or less

Location:
Covered Reservoir Off Monument Lane Codnor Park Ironville Derbyshire NG16 5PJ

Applicant:
Averne Homes Ltd
C/o Waterside Derby Road Swanwick Alfreton Derbyshire DE55 1AD

Agent:
NTR Design Ltd
C/o Waterside Derby Road Swanwick Alfreton Derbyshire DE55 1AD

Case Officer Details:
Name: Laura Anthony
Telephone: 01773 841506
E Mail: laura.anthony@ambervalley.gov.uk

I enclose details of this application and would be pleased to receive any comments you may have within the next 21 days.

The Application should be available to view on our website within the next 24 hours.

There is a comments button that you can click on to make comments regarding an application (please see the link below that will take you directly to this planning application) or alternatively you can send a direct email to development@ambervalley.gov.uk

https://www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/?appnumber=AVA-2026-0689

Please let the case officer know if you cannot reply by then.

Sarah Brooks
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