9.0 Complex Development Allocation Sites

9.1 Within Chesterfield there are potential development sites that are affected by a variety of complex land-use issues and physical measures such as flooding, poor access, ground conditions or noise. Sites like this will require comprehensive planning and intervention to bring these sites back into suitable and appropriate uses. Some of these sites are being addressed through major development proposals such as Chesterfield Waterside or the Staveley and Rother Valley Corridor Area Action Plan. Others are smaller sites, but no less important to those who live and work near to them. An example of such a site is the area around Clayton Street, which is constrained by flood risk from the convergence of the River Rother, the River Hipper and the Spital Brook, by limited road access and by noise from the surrounding uses, including the railway line and A617.

Issues

9.2 The difficulty with sites like Clayton Street is finding a use for the site that is appropriate to both national and local planning policy, that at the same time addresses these complex issues as well as being viable and developable for landowners.

Options

9.3 The council wishes to take a comprehensive approach to development on complex sites that results in the most sustainable outcome for all parties involved. This may involve allocating them for a mix of uses and the use of planning tools such as masterplans and development briefs.

Table 1 Complex Development Allocation Sites

<table>
<thead>
<tr>
<th>Sites and Boundaries Ref:</th>
<th>Location:</th>
<th>Area (Ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SBCONDAS01</td>
<td>Clayton Street</td>
<td>1.81</td>
</tr>
</tbody>
</table>

Question for Consideration

Q31. Is this the correct approach to take with complex sites?

Q32. What potential uses or interventions could be suitable for Clayton Street?

Q33. Are there any other sites in the borough that could be classed as a ‘complex development allocation site’?
Map 1 Complex Development Allocation Sites