

Appendix One: Policies supporting HS2 Station Master Plan Policy SS7 Within the Local Plan

Proposed Local Plan Policy and Allocation

SS7 Chesterfield Railway Station

Within land between Hollis Lane and Crow Lane, as shown on the policies map, the council will prepare an approved masterplan/ development framework to maximise the regeneration benefits of future HS2 services and conventional rail services utilising the station. Within this area, and in accordance with the approved masterplan, planning permission will be granted for development that supports for:

- a) Improved access to Chesterfield Railway Station by all modes of transport including improved forecourt arrangements;
- b) Modernisation of Station facilities and electrification of the Midland Main Line through it;
- c) A new link road between Hollis Lane and Crow Lane and related road alignments;
- d) Improvements to the A61 Corporation Street footbridge, including its replacement with a new bridge;
- e) Mixed use development to include residential dwellings (C3), commercial office space (B1), car parking
- f) Limited retail and leisure uses (A1 to A5 and D1 and D2) in association with the Station;
- g) Pedestrian and cycle links to Chesterfield Waterside, Chesterfield Town Centre and the.
- h) Essential infrastructure required to deliver the improvements set out in the approved masterplan

Planning Permission will not be granted for development that would prevent the delivery of the above improvements.