

For publication

Chesterfield Railway Station Masterplan

Meeting:	Overview and Performance Scrutiny Forum
Date:	1 July, 2021
Cabinet portfolio:	Leader
Directorate:	Economic Growth

1.0 Reason for inclusion on the work programme

- 1.1 To understand how the consultation on the draft Chesterfield Station Masterplan has progressed and consider the changes proposed as a result of the consultation before the proposals go for final approval.

2.0 Summary

- 2.1 The report summarises the consultation that was undertaken on the draft Station Masterplan, and how the results of that consultation have been used to shape the final masterplan.

3.0 Report details

- 3.1 The Council is in the process of preparing a Masterplan for the regeneration of the area adjacent to Chesterfield Railway Station. The masterplan develops concepts that were established in the Town Centre Masterplans prepared in 2010 and 2015 for the Council, and provide detail to policy SS7 of the adopted Chesterfield Borough Local Plan, which sets out a broad strategic approach to the area. The Masterplan also

responds to the potential growth opportunity that would arise from Chesterfield being served by High Speed Rail Services as result of HS2 Phase IIb.

- 3.2 The Council's cabinet considered the draft masterplan on 2nd February 2021 and agreed to undertake consultation on this for four weeks during February and March 2021.
- 3.3 Consultation on the draft masterplan was undertaken from 8th February to 8th March 2021. Due to the restrictions of the Covid pandemic, the consultation was undertaken online using a virtual exhibition room, where anyone could access the draft masterplan, supporting evidence and information about the masterplan.
- 3.4 Those with a direct interest in the site, and neighbouring occupiers, were informed of the consultation by letter.
- 3.5 Physical copies of the consultation materials were available for anyone who requested them by post, phone call or email (two full sets of physical documents were provided in response to such requests).
- 3.6 1,396 visits were recorded to the Masterplan Consultation Website and 114 individual responses received, ranging from Statutory Consultees, to Key Stakeholders, Interest Groups and the General Public.
- 3.7 An online survey, using a combination of multiple choice and freeform response was made available through the virtual exhibition room. Written responses were also received and accepted.
- 3.8 Broad themes included the principle of the proposed Station Link Road and removal of the A61 slip road, comments on

details of the cycling and pedestrian proposals, and questions about the market for further commercial floorspace in the town.

- 3.9 A comprehensive Report on the outcome of the Consultation process and the changes made was prepared for the council by its consultants, Aecom. The report responds in detail to the points raised through the consultation, in most cases identifying specific changes made to the masterplan that respond to the points raised.
- 3.10 The final masterplan is due to be received from the Architects, Whittam Cox, on Monday 28th July, incorporating the changes recommended in the Aecom report.

4.0 Potential barriers

- 4.1 The masterplan is due to go to cabinet for approval in July. At this stage there are no further barriers to approval of the masterplan being approved.

5.0 Future plans and areas for further scrutiny involvement

- 5.1 At this stage there is no planned further scrutiny involvement.

6.0 Implications for consideration

- 6.1 The masterplan contributes to the Council Plan objective of 'Making Chesterfield a thriving borough'.
- 6.2 The masterplan covers the area identified in the adopted Local Plan as a Strategic Site. The Local Plan was subject to Examination in Public and a full Strategic Environmental Assessment and Sustainability Appraisal as required by the Town and Country Planning Act.

- 6.3 The council's adopted Local Plan includes policies requiring all major development to include an agreement on construction, skills and local supply chains.
- 6.4 The Masterplan was subject to an Equalities Impact Assessment prior to consultation, and this is currently being updated to reflect the final masterplan.

Document information

Report author
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Background documents
These are unpublished works which have been relied on to a material extent when the report was prepared.
Chesterfield Station Masterplan Consultation Report (to be published as part of cabinet approval)