

Statement of Community Involvement for an Outline Planning Application for the construction of up to 420 residential dwellings and associated open space and infrastructure.

On behalf of Bloor Homes.

Date: 7 April 2025 | Pegasus Ref: P23-2379

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Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
ROO1v2	27/03/2025	NN	ASI	Draft review
ROO1v3	31/03/2025	NN/ASI	JHI	Final Review
ROO1v4	04/04/2025	NN/ASI	JHI	Client Review
ROO1v5	07/07/2025	NN/ASI	JHI	FINAL ISSUE

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1. Introduction

- 1.1. This consultation statement accompanies an outline planning application for the development at Land West off Stapleford Lane (Toton West). The proposed development is for up to 420 dwellings including associated open space and infrastructure by Bloor Homes.
- 1.2. The development will be accessed from Stapleford Lane
- 1.3. This statement outlines how Bloor Homes have engaged with the local community, by summarising the key issues that have emerged throughout the consultation process and showing how these issues have been considered during the process of preparing the full planning application for submission.
- 1.4. Public consultation is an element of the planning development process which engages with the local communities on a proposal so that a subsequent planning application takes into account, as far as appropriate and possible the local communities views, opinions and requirements.

National Planning Policy

- 1.5. The National Planning Policy Framework (NPPF) 2024 seeks to encourage developers to engage with the local community at an early stage in the development process. Paragraph 40 states that early engagement has significant potential to improve the efficiency of the planning application system for all parties involved. Good quality pre-application discussions enable better co-ordination between public and private resources and improves the outcome for the local communities.

Local Planning Policy

- 1.6. Broxtowe Borough Council adopted its Statement of Community Involvement (SCI) in October 2022. The SCI indicates a range of partners that the council will seek to involve and how and when these partners will be invited to engage with the planning system.
- 1.7. Throughout the development of the proposal, Bloor Homes have been committed to engaging with officers from Broxtowe Borough Council and members of the local community. A range of approaches to engagement and consultation have been undertaken and these are outlined in the sections to follow of this report.
- 1.8. The consultation has enabled an understanding of local concerns and issued and issues to the development proposals, responses are provided to issues raised during the consultation process.

2. Public Consultation

Website

- 2.1. In order to publicise the consultation process and provide easily accessible information regarding the proposal, a website was made available. <http://www.totonwest.co.uk>. The website went live on the 7th March 2025 and provided written information regarding details of the proposed development at Toton West. Also included was a site location plan and an illustrative masterplan of the site.
- 2.2. The website provided users with an introduction to the site, where it is located, key information about the proposal and a section detailing how residents can make their views about the development known.
- 2.3. The consultation period ran from the 3rd March–17th March 2025, however, any comments received after this period have still been considered.

Leaflet

- 2.4. A leaflet was designed and distributed to 1,194 residents within the vicinity of the site. The extent of the consultation is provided in Appendix 1.
- 2.5. The leaflet was designed to provide information about the proposal, the details of the website, an explanation of the development process, and an explanation of the need for development and two methods (via the website or to a postal address) for residents to make their views on the proposals known.
- 2.6. Included in the leaflet design was an address for postal responses to be made to the planning agent to collect the comments on the proposed development to assist with the preparation of this document. A copy of the leaflet is provided in Appendix 2.

3. Consultation Responses Qualitative Analysis

3.1. This chapter records the quantitative data relating to the responses received throughout the public consultation process. Chapter 4 considers the qualitative content of those responses, and the issues raised.

3.2. A total of 185 responses were received during the consultation period, 2 responses of support were received with a focus on support for affordable housing delivery and incentivised housing purchase support.

Website

3.3. The proposed development website went live on the 3rd March and closed on the 17th March 2025. The total number of responses from the website was 183 by the end of the consultation period.

Leaflet

3.4. 1,194 homes received the leaflets on the 3rd March 2025 and a total of 2 postal responses were received.

4. Consultation Responses– Issues Raised

4.1. The purpose of the public consultation was to encourage the views and perspectives of the local community, key stakeholders and interest groups.

4.2. A total of 185 responses were gathered at the time of writing this report.

Issues Raised

4.3. The comments received through the website and via the leaflet response forms have been analysed on the basis of each issue raised by the residents consulted. The responses generally contained more than one comment on the proposals and there are areas of overlap where several people raised similar concerns.

4.4. The residents that responded generally provided negative comments on the development proposal, a number of these comments relate to concerns over the increased traffic and congestion surrounding the site.

4.5. Tables 1–4 go into further details about the issues raised in the consultation and themes have been grouped for reader ease.

Table 1: Housing

Type of Response	Summary of Issue Raised
Supports	- Great idea and the possibility of this development allows us to consider moving back to Toton. - Great proposal and will provide much needed homes for the area. - Good idea, in desperate need of new homes. - Looks great- start building! - Have been looking for affordable housing in Toton as a first time buyer and this scheme is helpful. - Looks like a much needed and positive plan for the area. - This will solve a part of the housing crisis that the whole country is facing. - Encouraged to hear that the houses will be built to the Future Homes Standard.
Objects	- Very concerned about the number of houses proposed. - We feel that new houses built on this land will be detrimental to the area. - Concerned about proximity to existing property.

	• Do not need extra housing in this area. • There are other more suitable brownfield sites instead of this proposed location. • There is no breakdown of the mix or property types proposed on this development. • No mention of the homes being fitted with solar panels which is a major failure on this scheme.
Questions	• What does affordable housing mean, help to buy or social housing? • Will there be any compensation for housing that backs onto the site currently? • How many affordable homes will there be? • Will there be decent sized homes build that young families can afford? • Are there any provisions for Self and Custom Build Housing opportunities? • How can you build so many houses in quite an inaccessible area? • Why build these big new developments with no shops or doctors or anything useful or handy to the people who will live there? • What percent of the 420 proposed initial dwellings are affordable housing?
Suggestions	• Homes should have solar panels and battery storage and heat pumps. • Hope all houses are build to include Solar PV. • Would prefer an increased density e.g. 3 or 4 floor town houses with basements and terraces. • Would like to propose that street trees are included in this housing development.

Table 2: Transport

Type of Response	Summary of Issue Raised
Supports	• Cycling and walking routes are a priority and they need to be fast, safe and smooth.
Objects	• New development using Stapleford Lane for access is not sensible. • Road infrastructure needs improving before anymore homes. • Local GP surgery is already at capacity.

	• Stapleford Lane is far too congested and the junction with Banks Road and Swiney Way can't cope with anymore traffic. • No mention of how increased traffic will be managed. • Main road through Toton gets horribly congested at peak rush hour times. • Area is already too congested and adding more cars will make this worse. • Roads are gridlocked as it is. • Concerned how the existing road network will cope with the vehicular traffic and the new houses will make this an absolute nightmare. • Traffic on Toton Lane is awful as it is. • There is already too much traffic on Stapleford Lane . • Bardills Island has a poor design already and the influx of more traffic on local roads will only make this worse. • Traffic to this small area is going to cause a huge backlog. • Absolutely no need for this development as most days traffic is at a standstill. • Site is located in an area which dictates that each of the 420 homes will require at least 1 car if not more which will result in 800+ more vehicles in Toton which is not a positive thing. • Transport options are poor to virtually non existent. • The roundabout is not coping well with traffic as it is. • B6003 is already too congested, particularly at peaks hours. The one entrance/exit for 400+ homes onto this road will be insufficient and add to that congestion.
Questions	• Is the new road development going to be wide enough for the high amount of traffic that goes through Toton? • Can the schools cope with an influx of new children? • Will there be traffic lights installed at the entrances to the new development? • How will extra traffic be dealt with and will the roads be made safer for the school children? • What provision is being made for local facilities such as schools and doctors surgeries to avoid the essential resources to not be stretched to everyone's detriment? • What are the plans to accommodate the extra traffic? • Have traffic studies been conducted to consider alternative connectivity?

	• What are the plans for access to the A52? • How does this development plan to mitigate the gridlocked traffic seen on Stapleford Lane down towards Childwell Retail Park? • Will there be upgrades to surrounding road infrastructure for cars? • Will there be a safe crossing point for children attending local schools. • What contingency plan are there to enhance this already very busy road to accommodate the increase traffic? • Is there any consideration to add an extra junction to the A52 at the western end? • Why aren't new developments over a certain size such as this one forced to include shopping/town centre/transport requirements to benefit all those new residents?
Suggestions	• Any proposed new road should take into account additional safety considerations for crossing the new road e.g. a pelican crossing. • Implement speed bumps on Seaburn Road and Woodstock Road.

Table 3: Facilities and Services

Type of Response	Summary of Issue Raised
Supports	• Could be a great addition to Toton as long as new schools are built to accommodate the new population. • So long as proper provisions are made to support new doctors surgeries. • Impressed with the provision of walking and cycling infrastructure.
Objects	• Infrastructure is not ready, schools are not big enough. • Can't build more homes without supporting infrastructure like schools and shops. • No amenities or shops and primary schools proposed and the local area is already suffering. • The addition of 1600 more people will have a huge impact on schools, doctors, roads, shops and public transport. • In urgent need of more infrastructure if you are wanting to build hundreds of homes.

	- Any development in the area should be delayed until the infrastructure is in place to make Toton fit for purpose for more homes. - Infrastructure is not in place to deal with this. GP is over subscribed along with the primary and secondary schools - There is a lack of shops and services in this area already. - This plan will affect the area in a negative way without further facilities enhancement. It will be mayhem. - Concerned about the impact of an increased number of residents on already stretched local resources such as Doctors and Dentists, and over subscribed local schools. - No mention of education provisions.
Questions	- Where are the supporting elements of infrastructure going to go with all these new homes? - Any provisions for upgrading schools doctors and police? - What school and GP provisions will there be? - How will the local infrastructure cope when all the schools are over subscribed already? - Will there be enough primary and secondary school place available for this? - Where is the "Local Centre"? - What provision is to be made for new improved utilities, particularly electricity, drainage and Sewerage to prevent overload of existing provision. Electric cars need charging – where is the infrastructure plan?
Suggestions	Please consider adding more supermarkets and library facilities.

Table 4: Other Comments

Type of Response	Summary of Issue Raised
Supports	
Objects	- Negatives outweigh the positives and the loss of green space is terrible. - Green land is dwindling. - Worst thing to happen to this area. - This will ruin the green spaces in the area. - Not wanted or welcomed find other land and ecosystems to destroy.

	• More homes are needed but the fields already flood and a new development will increase this. • Concerns about treatment of water- when it rains heavily water runs like a river down the public footpath. • Blessel Lane floods regularly. • Terrible idea, will ruin Toton. • This will simply over populate Toton and will increase anti-social behaviour. • No more houses until crime rates are looked at. • Area is home to important wildlife. • Unhappy that the existing footpath is diverted around the perimeter of the site. • As locals, no one wants this. • Not much green space within this development . • Toton Sidings bridal way from Manor Park nature reserve is home to many protected species that many residents value. • Develop on brownfield land not green land. • Saddened to see the loss of even more green space. • This area is home to wildlife and is currently farmed. Not far on the residents. • There are many suitable brown field sites in Nottinghamshire don't build here. • Brings zero benefits to the existing Toton residents and takes away green space. • Do not agree with any of this. • Nobody in Toton wants this at all. • There is no wildlife corridor separating current properties from the suggested new builds only hardstanding footpaths and cycle paths. This is taking away valuable land that separates Toton from the A52. • The field next to the substation has an underground lake under it so if you start digging this up peoples gardens will flood. • Lack of compassion to the local nature. • Yet more greenbelt being built on, most of which soaks up rainwater when the weather is bad. • Destruction of wildlife and green spaces is not acceptable. • There is no wildlife corridor between the new houses and the old estate.
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	• There is an unsubstantiated claim on the website of a 10% increase in net biodiversity, it is nonsense to suggest this will be achieved by paving over much of the area, while landscaping and manicuring the rest. The hedgerows and fields are home to many birds and animals. • There will be no benefit to the local economy. • Broxtowe borough council should correct what's wrong with the area first before building a new housing development.
Questions	• Are bushes and hedges to be removed? • Has there been any analysis as to how this could effect anti-social behaviour? • How will building more homes effect fooding? • Will trees on site be retained or any new ones planted? • HS2 is no longer going ahead so why is this justification to build on green land? • Why are they choosing to build on green belt land? • Where is the employment? We have been promised 8,000+ jobs (18,000sqm of office space) in this area and others in Chetwynd Barracks
Suggestions	• Public right of way must be maintained. • A secure fence should be installed to the southern edge of the site boundary to prevent vandalism to the small wooded area which backs existing estate. • It is essential to have a wildlife corridor between the old estate and the new buildings • I'd like to see much more green space and specifically an increase in hedgerow and tree planting.

5. How Comments Have Been Taken Into Account

- 5.1. From the comments identified above in Section 4 the key issues and points raised are detailed below. Responses are provided and identifies as to how the development responds to the key issues raised. The focus of the responses are to the negative comments received, the reader should note that some in principle support for development has been received.

Housing

- Too many houses proposed

The proposed development delivers a quantum of dwellings that sits within the policy requirement detailed in Local Plan Part 2 Policy 3.2: Land in the vicinity of the HS2 Station at Toton (Strategic Location for Growth) that identifies an overall requirement of up to 3,000 dwellings in total.

- Proximity to existing dwellings

The proximity of existing dwellings has been a key consideration in the formulation of the Masterplan for the site. A minimum set back distance of 9 metres is currently proposed between the site boundary and edge of the built form parameter. This gap consists of existing trees and hedgerows, a proposed landscape buffer and a shared pedestrian and cycling route.

- Other suitable brownfield sites available

The proposed site is allocated for development via Local Plan Part 2 Policy 3.2: Land in the vicinity of the HS2 Station at Toton (Strategic Location for Growth). The principle of development in this location has been established.

- No breakdown of housing mix

The proposed development at this time is in outline form. The application will establish a maximum quantum of dwellings and a percentage of affordable housing. It is proposed that a policy compliant 30% of affordable housing will be delivered as part of the development. The future housing mix will be determined at the consideration of future reserved matters and will consider local housing needs.

- Inclusion of street trees would be welcomed

The proposed Illustrative identifies the provision of street trees along the primary route through the site, this approach is in accordance with National Planning Policy Framework Paragraph 136.

Transport

- Road infrastructure needs improving in respect to highways capacity

The proposed development will contribute to off-site highways capacity improvements via a S106 contributions or improvements delivered by S278 agreement. The development forms part of a wider comprehensive development that is due to deliver

the Toton Link Road which seek to address the capacity issue in the area and provide access into the Chetwynd Barracks development site.

- Transport Options are poor

The proposed development will deliver significant improvements to both pedestrian and cycle links, whilst providing clear link to the nearby Toton Lane Tram Stop. Further to this the site is ideally located for journeys onto the strategic road network via the A52 and the M1.

Facilities and Services

- Local Infrastructure not ready for additional housing

The proposed development will contribute financially to facilitate appropriate provision and or enhancement where necessary to meet the needs of the development proposed as part of as Section 106 agreement. It is also noted that local infrastructure improvements are also proposed to come forward as part of the development of the wider allocation.

Other Comments

- Availability of Green Land is dwindling

The proposed site is allocated for development via Local Plan Part 2 Policy 3.2: Land in the vicinity of the HS2 Station at Toton (Strategic Location for Growth). The principle of development in this location has been established. This site is not a windfall site and has formed part of the Council's development strategy for a number of years with the intention of the site being brought forward for residential development.

- Where is the employment land?

Employment land is identified to come forward as part of Local Plan Part 2 Policy 3.2: Land in the vicinity of the HS2 Station at Toton (Strategic Location for Growth). The policy does not identify this site for the employment element. It is envisaged that employment will be delivered as part of the wider allocation to the west of Stapleford Lane.

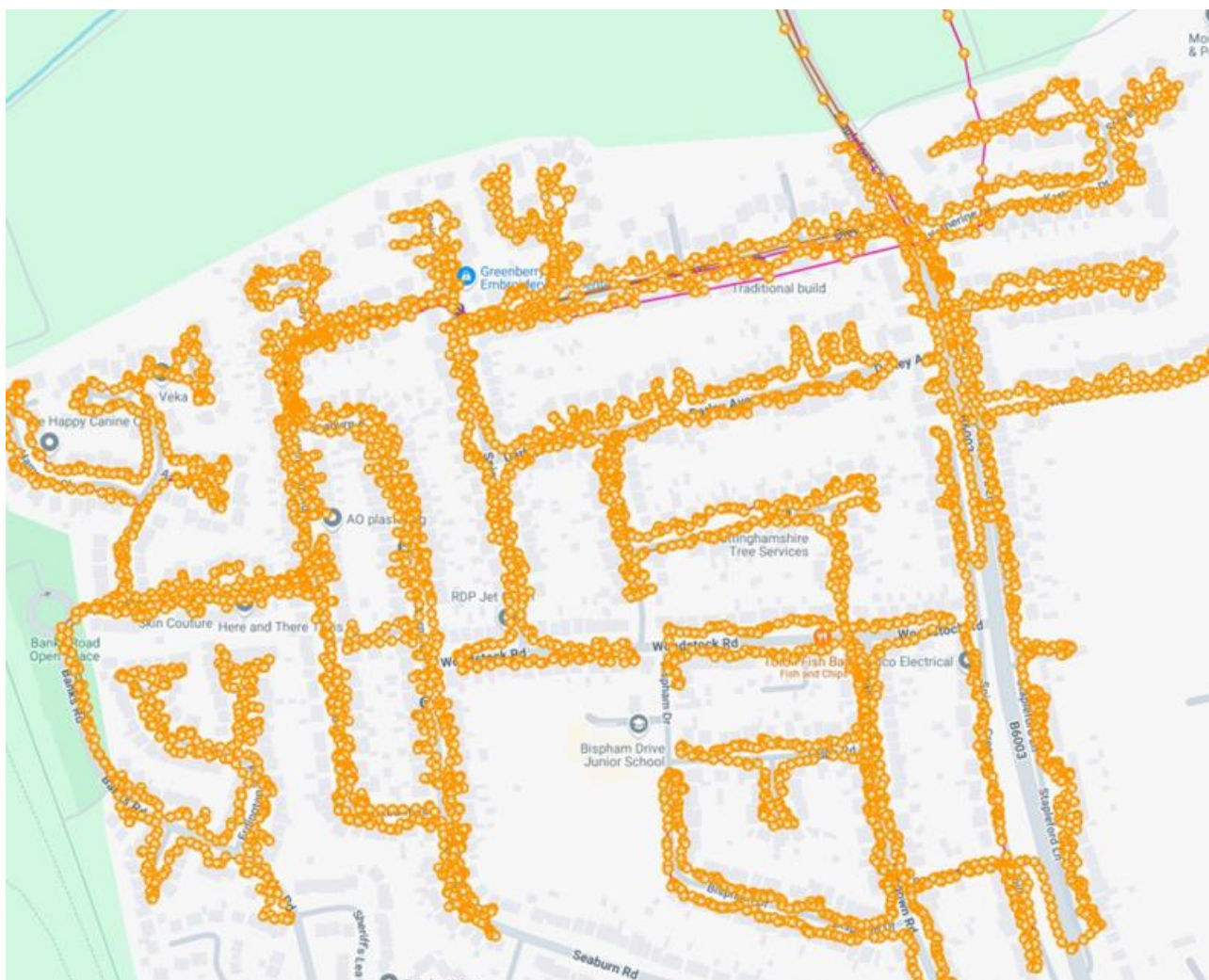
- PROW must be maintained

The existing Public Rights of Way will continue to be prevalent within the development. Further to this new provision (pedestrian and cycling) is also proposed that will provide connectivity within the site and provide connection in to neighbouring Toton and provide linkages to the Toton Land Tram Station.

- 5.2. Following the public consultation, no changes have been made to the illustrative layout that was published at the time of consultation. Main issues relate to the general principle of the development, the site in the context of the wider allocation, infrastructure provision or detailed matters that will be subject to future reserved matters applications further to this outline planning application.

6. Summary

- 6.1. This statement has summarised the consultation process undertaken for this outline planning application. It has highlighted key issues that have been presented to the planning team on this project and has reported how these issues have been taken into consideration in the preparation of the planning application.
- 6.2. The outline planning application has now been submitted to Broxtowe Borough Council. This will provide residents and consultees with further opportunity to comment and leave their feedback on potential matters associated with this residential development.
- 6.3. The applicants, Bloor Homes will continue to have a dialogue with local stakeholders and the Council throughout the application process where necessary and appropriate.
- 6.4. The consultation period has proven to be a meaningful exercise, providing insights and perspectives from members of the local community. The feedback received during the consultation, has been carefully considered and integrated into the preparation of this application.



Appendix 2– Leaflet

PROPOSED DEVELOPMENT

Bloor Homes are preparing an outline application for up to 420 dwellings (including provision for affordable housing) and associated open space and infrastructure.

We are keen to involve local people in sharing our ideas for the development and welcome any views or suggestions to improve the development.

THE NEED FOR DEVELOPMENT

The site was first identified as a location for Growth in the Greater Nottingham Aligned Core Strategies Part 1 Local Plan in September 2014. Broxtowe Borough Council formally allocated the proposed development site under Local Plan Part 2 Policy 3.2 "Land in the vicinity of the HS2 Station at Toton (Strategic Location for Growth)" in October 2019.

The proposed site forms part of a current allocation in the Greater Nottingham Aligned Core Strategies Part 1 Local Plan and Broxtowe Borough Council Part 2 Local Plan which identifies the site as part of a sustainable location for residential development for at least 4,500 dwellings, combined with adjacent sites.

Nationally we are facing a growing housing shortage as people are living longer and in smaller households. There are not enough homes being built to meet demand and as a result there is a need boost the supply of new homes.

HOW CAN I MAKE MY VIEWS KNOWN?

A project website has been launched from **Monday 3rd March 2025** which includes a comments feedback facility. The website address is:

WWW.TOTONWEST.CO.UK

You can also write to us at:

Toton West Consultation
c/o Pegasus Group
4 The Courtyard
Church Street
Lockington
Derby DE74 2SL

All comments should be submitted by **Monday 17th March 2025**.

WHAT HAPPENS NEXT?

Following the submission of an outline planning application in the Spring, Broxtowe Borough Council will consult local residents, statutory consultees and other interested parties before reaching a decision.

Thank you for taking the time to look at this leaflet.

PEGASUS GROUP

TOTON WEST

PUBLIC CONSULTATION



BLOOR HOMES

P23-2379_DE_6001B | March 2025

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ILLUSTRATIVE MASTERPLAN

KEY

- Site Boundary
- Proposed Development
- Public Open Space
- Vehicular Site Access
- Primary Street
- Streets & Lanes
- Existing Trees & Hedgerows
- Drainage Basins
- Public Rights of Way
- Pedestrian & Cycles Links
- Pedestrian Links
- Pedestrian & Cycle Access Points
- Pedestrian & Cycle Priority Crossings
- Play Space
- Proposed Landscaping
- Allocated Sites
- Illustrative Terminal Tower Location

THE PROPOSALS

The development proposals for the site include the following:

- Up to 420 residential dwellings including affordable homes provision;
- Provision of formal and informal open space, green infrastructure and landscaping;
- Provision of pedestrian and cycle routes to Toton and connectivity onto the wider network; and
- Supporting infrastructure and utilities including the undergrounding of powerlines.

TOTON WEST

BLOOR HOMES **PEGASUS GROUP**

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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