



Chetwynd: The Toton and Chilwell Neighbourhood Forum Statement to the Examiner

This statement sets out some further information and views of the Neighbourhood Forum Steering Group in relation to a number of items contained within the Neighbourhood Plan hearing agenda and supporting documents provided by the Examiner.

Implications for policy modifications are included as **bold text** for ease of reference.

1) Context & Background

a) HS2

The Neighbourhood Plan (NP) was originally submitted to Broxtowe Borough Council (BBC) in June 2020 for Regulation 16 consultation. At that time Government policy included a commitment to build HS2 in its entirety, including the eastern leg via Toton to Leeds, and that a hub station would be built at Toton.

Subsequent to the NP submission a screening report produced by BBC in February 2021 required the Forum to undertake a Strategic Environmental Assessment (SEA). Following receipt of the final SEA Environmental Report in September 2021, a small number of policies were modified, and the NP was resubmitted to BBC in November 2021 for Regulation 16 consultation. Throughout 2021 and at the time of resubmission, Government policy remained as above, and was reiterated by the then Prime Minister on several occasions.

The Integrated Rail Plan (IRP) was published in November 2021, after the NP submission, reversing the Government's position on the eastern leg of HS2. Nevertheless a commitment for a regional and local station at Toton was retained (paragraph 3.38), together with the safeguarding of the eastern leg route to Leeds via Toton (paragraph 3.49).

Therefore the NP reference to an East Midlands (EM) hub station remains relevant in the NP policies (and elsewhere) as at this stage it is unknown what it will be called. Safeguarding the current HS2 eastern route might signify a potential change of policy to build the eastern leg at a future date. **Nevertheless the Forum agrees to remove 'HS2' where it precedes 'EM hub station' in the relevant policies and elsewhere in the NP as necessary. If there is agreed terminology for the name of the new station, then this could replace 'EM hub station'.** However, reference to HS2 is still relevant during the early consultation work undertaken in developing the NP, and as one of the main reasons for forming the Neighbourhood Forum in the first place.

During the creation of the NP, notwithstanding Government policy at the time, the Forum was careful not to overly rely on HS2 being built, and is of the opinion that the vast majority of the NP policies do not need modifying on this basis, other than as above.

b) Chetwynd Barracks – War in Ukraine

At the time of the NP submission both in 2020 and 2021, the Ministry of Defence (MoD) had confirmed the disposal date for Chetwynd barracks as 2024.

However in November 2021 after the NP submission, the MoD changed the disposal date to 2026 (see [here](#)). This Government webpage was last updated in June 2022 and the disposal date remains as 2026. This has also been confirmed by the Defence Infrastructure Organisation (DIO) during meetings with the Forum. Therefore the War in Ukraine hasn't affected the disposal date.

As the NP timeframe is 2020 to 2040, the delayed disposal to 2026 has no impact on the NP, and modifications to the policies are unnecessary on this basis.

It is more of an issue for BBC's Local Plan and the Strategic Masterplan Supplementary Planning Document (SM-SPD).

c) SM-SPD

In November 2020 (after the first submission of the NP) an initial public engagement exercise for the SM-SPD was undertaken by ARUP. The Forum provided a response at that time, and subsequently to the East Midlands Development Company (EMDevCo) during further iterations ahead of a formal consultation of the final draft version dated October 2021. The Forum provided a very detailed response to that consultation.

Modifications have subsequently been made to the document by BBC, but the latest version (September 2022) has not been adopted. Rather it has been deferred for further review by BBC and for the production of a modifications document to assist with understanding the changes made since the consultation closed in January 2022. It is not clear to the Forum at this stage when this latest review will conclude, or whether the Forum and other respondents to the consultation will be given a further opportunity to comment on the next version ahead of adoption by BBC.

The Forum has fully engaged with the development of the SM-SPD, but without a modifications document, it is not clear how many of our (and other respondents) representations have been included. However, the Forum notes that reference to "a new railway station" in place of the HS2 hub station has been included in this latest version. From that perspective it accords with the NP in retaining reference to a station at Toton.

Notwithstanding the continued development of the SM-SPD, the NP is further along the road to adoption having started the process in early 2017, whilst the first public announcement of the SM-SPD didn't occur until late 2020.

The Forum's understanding of the status of this SPD is, that whilst it is not a strategic document as defined in the Policy Planning Guidance (PPG) since it is not part of the development plan i.e. the BBC Local Plan, it is nonetheless of material consideration.

Again the Forum's understanding is that once the NP is made (adopted by BBC) it will sit alongside the Local Plan in terms of planning decisions within the Forum Area, with the SPD sitting beneath both.

Therefore the Forum doesn't believe any NP policies require amendment due to the SM-SPD. Rather that the SM-SPD should support the NP where it overlaps with the Forum Area. It should be noted that Toton sidings, the zone still safeguarded by HS2 and the land to the West of that all fall outside the Forum Area, but within the SM-SPD area.

2) Toton Link Road

The NP includes an indicative route for a North – South Road from Chetwynd Barracks to the A52.

In June 2022 Nottinghamshire County Council (NCC) as the Highways Authority announced it was preparing a [bid to the levelling up fund](#) for a proposed Toton Link Road. The bid was [confirmed as having been submitted](#) in August 2022. The route of this link road closely aligns to the one shown in the NP (see the diagram [here](#)).

Whilst the Forum would like to see more detail with respect to the junction design/configuration with the A52, as well as the impact on Baulk Lane, the tram line and existing public rights of way, it is in general support of the proposal.

It is the Forum's understanding that the proposal and funding bid are supported by both EMDevCo and BBC, plus the Member of Parliament for Broxtowe.

Therefore the Forum doesn't believe NP policy INF02 requires modification, other than perhaps to update the justification text with this latest NCC bid.

3) NP Environment Policies

During the development of the NP due consideration was taken of the Government's [25-year Environment Plan](#) and the subsequent [Environment Bill](#) which was enacted by Parliament in November 2021 after the NP submission.

The Forum believes that the change from policy to legislation only further supports the NP Environment policies which would therefore need no modification.

4) Broxtowe Regulation 16 Response Paragraphs 2.9 to 2.12

	Broxtowe Comment (Summarised)	Forum Response (Summarised)
2.9	Does the SEA Report meet the Basic Conditions?	The AECOM SEA Environmental Report was reviewed by Locality before publication. Therefore the Forum believes it satisfies the Basic Conditions.
2.10	Did Annington Homes respond to public consultation exercises (including Regulation 14)?	Whilst Annington didn't respond to the Regulation 14 consultation, they did to Regulation 16 – response forwarded by Broxtowe, the Forum having provided the contact details. At Regulation 14, the Forum hadn't been successful in contacting Annington, but this changed in the interim with the NP shared & discussions held.
2.11	Concern that separate masterplanning work for the area not shared with the Planning Team, and not undergone Regulation 14 consultation.	The Forum has commissioned masterplanning work covering part of the Forum Area intended to form a separate NDO. The Forum isn't yet in a position to commence this process, and therefore it is outside the scope of the NP Regulation 16 consultation. A NP and a NDO do need to progress simultaneously.
2.12	Concern that separate masterplanning work used as a source for the Policies Map by Broxtowe's GIS Officer.	The GIS officer was unable to produce all the detailed locations required for the Policies Map without sight of the masterplanning map. Some diagrams in the NP provide indicative locations, but precise GIS locations were required. There is nothing in the Policies Map that isn't in the NP, just more precise positioning within those broader indicative areas. So the Forum doesn't see this as an issue.