



Examination of Chetwynd – The Toton and Chilwell Neighbourhood Plan

East Midlands Development Company Written Statement

3 November 2022

Introduction and Summary

The East Midlands Development Company (EMDC) is grateful to have the opportunity to provide a written statement, supporting its Regulation 16 representations on Chetwynd: The Toton and Chilwell Neighbourhood Plan (NP). EMDC is a company formed by five local authorities in the East Midlands to ensure delivery of the transformative potential of three strategically located major development sites, of which one is Toton and Chetwynd Barracks. In this role, EMDC has worked in partnership with Broxtowe Borough Council (BBC) to develop the Toton and Chetwynd Barracks Strategic Masterplan Supplementary Planning Document (SPD). The SPD fulfils the various requirements of a strategic masterplan set out in Policies 3.1 (Chetwynd Barracks) and 3.2 (Toton) of the Broxtowe Part 2 Local Plan (P2LP) 2019.

EMDC and the Neighbourhood Forum have proactively engaged with one another throughout the preparation of the NP and the SPD. EMDC continues to be supportive of the NP and considers that its strategic ambitions are well-aligned with the SPD. This statement is written in that context. It provides updates on 'recent major changes' identified by the Examiner and identifies those changes EMDC is seeking to the NP in order for it to comply with the basic conditions. All amendments requested to the NP are to ensure that once made, the NP accords with basic condition 'e' set out in Schedule 4B of the Town and Country Planning Act 1990 (as amended); i.e. for it to be in general conformity with the strategic policies in the P2LP. This is crucial to ensure that developers and investors are clear about the proposals for the sites and the relationship of plans and policies. This will also provide the foundation that EMDC needs, to ensure it can fulfil its role in delivering transformative change.

Recent Major Changes

Progress of the Toton and Chetwynd Barracks Strategic Masterplan SPD

The finalised SPD was published by BBC ahead of its intended adoption at Full Council on 12 October¹ 2022. It reflects extensive consideration of responses to the SPD's Autumn 2021 consultation, as well as the implications of the Government's Integrated Rail Plan (see below).

The SPD was deferred from Full Council to provide BBC an opportunity to obtain more certainty around infrastructure funding, notably the outcome of Nottinghamshire County Council's (NCC) August 2022 bid to the Levelling Up Fund (LUF) for the Toton Link Road², which was expected to be imminent. It is not currently known when the outcome will be confirmed. Notwithstanding that, EMDC remains committed to the adoption of the SPD at the earliest opportunity. The SPD

¹ [Agenda for Council on Wednesday, 12 October 2022, 7.00 pm : Broxtowe Borough Council](#)

² ['Levelling Up' bid for job-creating £40m Link Road submitted | Nottinghamshire County Council](#)

continues to present ambitious aspirations for the two sites, whilst providing the flexible framework needed to mitigate the uncertainty that naturally arises from the delivery of large, complex development. Adoption of the SPD will also ensure that the matters required of a strategic masterplan by the P2LP are fulfilled.

Implications of the Integrated Rail Plan (IRP)

The finalised SPD reflects the outcome of the IRP: that HS2 is no longer proposed to serve a new East Midlands Hub Station at Toton; it is envisaged that the site will continue to be served by a new Network Rail station and services, supporting enhanced connectivity. This change has not fundamentally altered EMDC and BBC's aspirations for the site and the placemaking outcomes sought. Indeed, the P2LP (and therefore the SPD) is not reliant on development at Chetwynd Barracks and the early phases of development at Toton being served directly by HS2. The proposals for these parts of the sites therefore remain unchanged. Furthermore, the SPD has been prepared specifically to provide flexibility to accommodate a range of potential development scenarios over the longer term whilst still achieving placemaking outcomes – essential when delivering large, complex sites.

To ensure that the more detailed proposals for the sites are commercially attractive and deliverable whilst still achieving BBC/EMDC ambitions, EMDC has commissioned Areli to provide market-facing commercial real estate advice. Areli comprises an experienced developer team which brings expertise from similar schemes and is experienced at enabling transformative schemes to be delivered.

Amendments sought to the Neighbourhood Plan

Policy for Chetwynd Barracks and conformity with Policy 3.1

EMDC considers that the NP needs to make its relationship with the P2LP much clearer, as well as the SPD required by the P2LP. Clarity is also needed on the NP's relationship with any detailed masterplan for Chetwynd Barracks to be produced by its developer. Without this it will be difficult for developers and local communities to understand how the proposals in the different documents come together. EMDC's representations set out the detailed amendments sought.

Policy for Development at Toton and conformity with Policy 3.2

The NP needs to make its relationship with the SPD clear with respect to development at Toton, and the matters required by P2LP Policy 3.2. EMDC's representations set out the detailed amendments sought.

EMDC notes that Peveril Homes' representation considers that the NP must clarify its relationship to the extant planning permission for part of the Toton site and treat the plans for this area as 'fixed'. This matter was debated at the Independent Examination of the P2LP and is reflected in Policy 3.2 and the supporting text (and hence the SPD). This recognises the existence of the planning permission, whilst providing flexibility for alternative proposals to come forward. This position should also be reflected in the NP.

Regarding the George Spencer Academy, EMDC's discussions with the Spencer Academies Trust and NCC as Local Education Authority have indicated that there are no current plans to relocate the school although additional secondary school provision may be required. The SPD therefore provides flexibility to accommodate a number of options for future secondary education provision. Policy LHC04 of the NP is more definitive about expansion and relocation of the school, and Figure 10.1 shows this taking place in a specific development zone. This zone includes land in the Green

Belt, potentially implying potential Green Belt release. To ensure consistency with the framework set out in the SPD and avoid ambiguity, the NP should adopt the same flexible approach to school provision set out in the SPD. Policy LHC04 and Figure 10.1 should be amended accordingly.

Policy for Infrastructure/Getting Around

As set out in EMDC's representations the P2LP gives the SPD the role of establishing a movement network for the area, which it has done. However, NP Figures 9.2/14.2 and 9.3/14.1 and the Policies Map are notably different to the Movement Framework Plan (Figure 24) in the SPD. Whilst it is noted that the NP figures are only labelled as 'indicative', we do not consider that the networks shown can be delivered. These diagrams should therefore be amended, or replaced with SPD Figure 24 to ensure consistency.

As noted above, NCC submitted a bid to the LUF to fund the Toton Link Road with EMDC's support. This will provide access to development parcels at Toton as well as facilitating access to the north of Chetwynd Barracks. It represents a key first stage in the process of unlocking growth. EMDC has been tasked with the delivery of the Link Road and other site-wide strategic infrastructure. To facilitate this, the NP should not conflict with the P2LP requirements or SPD.

This includes the requirements of Policy INF01 of the NP that refers to the need for 'an infrastructure masterplan'. The P2LP is clear that the SPD should set out the infrastructure requirements and that Infrastructure Delivery Plan provides the tool to support coordinated delivery of it. In the context of these requirements and the work already undertaken and continuing to be progressed by EMDC and other local partners, the purpose of the 'infrastructure masterplan' and who would be responsible for producing it is unclear. As set out in EMDC's representations, the policy needs to either be clarified or deleted.

Policy for Environment

EMDC's representations indicate the significant adverse implications of Policies ENV03 and ENV04. In summary, the NP attempts to deliver all green infrastructure required by the P2LP within linear green corridors. This overlooks the important contribution that will be made by other forms of provision (e.g. playing fields), and the ability to provide green infrastructure on land within the P2LP's allocation boundary at Toton which is outside the NP area. This results in very wide green corridors, significantly reducing the amount of developable land which will likely make it impossible for the development quantum required by Policies 3.1 and 3.2 of the P2LP to be delivered.

It is also the SPD which is given the role of establishing a green infrastructure network for the area, and it has done so. In preparing the SPD a range of options were explored for provision of green infrastructure, including in discussion with the Neighbourhood Forum. The proposals in the SPD represent the optimal solution that will enable the development requirements of the P2LP whilst achieving high quality placemaking outcomes.

The extent of conflict with P2LP requirements and the SPD is such that policies ENV03 and ENV04 are considered to require fundamental revision or deletion. Whilst Figures 9.1/13.2 are stated to be 'indicative', when read alongside the definitive requirements of these policies it is difficult for them to be treated as such. Accordingly, Figures 9.1/13.2 need to be amended to show green corridor widths which are consistent with the SPD and/or include the SPD's Green Infrastructure Framework Diagram (Figure 22).