

Chetwynd: The Toton and Chilwell Neighbourhood Plan

Avison Young Summary of Suggested Changes

In an attempt to aid the Hearing Session for the Chetwynd and Toton Neighbourhood Plan, we have prepared a table which summarises our recommended amendments to draft policies, which were made on behalf of Homes England and the Defence Infrastructure Organisation (DIO), in our full representations. We do not add any new information, rather, the below table is simply prepared to aid the discussions on the day.

The above being said, we do include one new matter to this note, which is to directly respond to hearing agenda item 2 and in particular the implications of the war in Ukraine for the future of the Chetwynd Barracks. The Ministry of Defence remains committed to the disposal of Chetwynd Barracks as confirmed in the Army's Future Soldier announcement. The disposal date remains as 2026 and we would refer you to the Disposals Database. Please find the link below:

<https://www.gov.uk/government/publications/disposal-database-house-of-commons-report>

The below table distills our previously recommended policy changes, noting recommended text deletions by way of 'strikethrough' to text, and new text in 'bold'.

Policy, Aspiration, Section, Objective or Paragraph	Avison Young Paragraph reference	Policy wording
Section B, Chapter 9, Page 35 Supporting text to the Vision	54-57	<p><u>NEW FOOTPATHS / CYCLE ROUTES AND IMPROVE ROAD CONGESTION</u></p> <p><i>"... Also, our vision is to build a new north-south access primary road to ease traffic congestion before significant further homes are built. support the construction of new road capacity if that is demonstrably required to deliver new development and if NCC secures funding."</i></p> <p><u>SUSTAINABLE DESIGN AND CONSTRUCTION</u></p> <p><i>"...The Forum would require encourage developers to demonstrate the sustainability benefits of their proposals using such tools as the BREEAM Family of Certification Schemes. ..."</i></p> <p><u>A FOCAL POINT FOR THE COMMUNITY</u></p> <p><i>"Our vision is to create friendly, plaza-style neighbourhood shopping centre(s) to form a new 'heart' for the community. It is preferred that By locating one centre be located next to the WWI Memorial Garden in the Barracks, it will to provide a focus for local centre uses and a 'heart' for the new community focal point linked to a heritage trail that illustrates the history of the Barracks and wider area to both residents and visitors (see Indicative Figure 9.4)."</i></p>
Section B, Chapter 9, Page 39 (Fig 9.4)	58	<i>"Figure 9.4: A focal point for the community (indicative)"</i>

<p>Section B, Chapter 9, Para 9.6, Page 40 (Community (Yellow Zone) Bullet point 3 and final bullet point</p>	<p>59</p>	<p><i>"Community (Yellow Zone)</i> <i>This zone is centred on Chetwynd Barracks, with the main characteristics being:</i> <i>...</i> <i>▣ a preference for a sSmall plaza-style retail development adjoining the Memorial Gardens, with</i> <i>offices and residential over neighbourhood shops/cafes</i> <i>...</i> <i>▣ A new north-south access road to ease traffic congestion."</i></p>
<p>Section B, Chapter 9, Para 9.21-9.23, Page 43 (MMC and Building 157)</p>	<p>34-37, 60</p>	<p>9.21 <i>The Forum is keen to see Modern Methods of Construction (MMC) used as a means of accelerating the development of building in the Area and believe that some of the existing buildings on the Barracks could be re-used as an on-site MMC factory. Once construction is complete, the Forum believes a number of the buildings could again be re-purposed and enhanced to both exploit their commercial opportunities as well as the heritage value relating to their former use by the military.</i></p> <p>9.22 <i>In particular, Building 157 is of a scale large enough to become a new military-themed museum, with a possible theme of the history of the 'home front' during WWI and WWII. Informal talks to develop such a museum have begun. If a military museum of this type comes to fruition, then it would enhance the Area as an attraction for visitors and residents alike.</i></p> <p>9.23 <i>The above being said, in accordance with Policy LHC02, buildings will only be retained where it is feasible, viable and desirable to do so. The potential to retain buildings, whether on a temporary or permanent basis, should be explored as proposals are developed for the site. The Forum believes that due to the size of the Barracks site it is still capable of supporting the development of 1,500 homes, as well as accommodating Building 157 for alternative uses.</i></p>
<p>Section C, Guideline 03, Page 47</p>	<p>61</p>	<p><i>GUIDELINE: ASPIRATION: 02</i> De-culvert Moor Brook...</p>
<p>Section C, Guideline 05, Para 10.16-10.18, Page 48</p>	<p>22-33, 62</p>	<p><i>GUIDELINE: ASPIRATION: 05</i> North-South Primary Access Road. <i>A north-south primary access road will be supported if that is demonstrably required to deliver new development and if NCC secures funding. through the Area from the A52 and which runs down through the Barracks should be designed to mitigate traffic congestion caused by the additional housing and employment in the Area.</i></p>
<p>Section C, Aspirations 04 and 06, Guideline 08, Pages 50-51</p>	<p>34-37, 63</p>	<p><i>ASPIRATION: 04</i> Re-purpose Barracks Buildings. <i>The Forum wants to re-purpose buildings (especially heritage buildings) on the Barracks. Proposals for development should explore the feasibility of developing a MMC housing factory on site perhaps by using the part of land occupied by Building 157, or other suitable on-site location, during the construction period and then, if necessary, reconfiguring the factory to become a permanent, 'centre of excellence', facility.</i></p> <p><i>GUIDELINE: 08</i> Cultural Facilities. <i>Several buildings on the Barracks have significant potential to be retained and refurbished as cultural facilities linked to the unique history of the site, for example as an army, war, or munitions museum.</i></p> <p><i>ASPIRATION: 06</i> Repurpose Barracks Building 157 as a Museum. <i>Following on from Aspiration 04, the Forum believes that Building 157 lends itself to being reused in a number of ways that will respect and reflect its unique history. One suggestion which we would like to see explored is to repurpose part (if not all) of the building as a regional Imperial War Museum that celebrates the activities of the 'Home Front' during wartime</i></p>
<p>Section D, Chapter 13, Policy</p>	<p>44-45, 64-67</p>	<p><i>"Figure 13.1: Indicative areas of green space that might be considered for Local Green Space candidates designation in the future"</i></p>

ENV01 and Fig 13.1, Page 58		<p><i>"POLICY ENV01.</i> <i>Toton Fields LNR, Hobgoblin Wood, Memorial Garden, Ghost House Lane, Manor Farm Recreation Ground, Inham Nook Recreation Ground and Chetwynd Barracks Playing Fields will be designated as Local Green Spaces [I] in the Area to assure their long-term protection. In addition, other green spaces may be designated during the Plan period."</i></p>
Section D, Chapter 13, Policy ENV02, Page 59	68	<p><i>"POLICY ENV02.</i> <i>Any development in the Area which increases or is likely to increase the use of existing green space...."</i></p>
Section D, Chapter 13, Policy ENV04, Page 60	38-42, 69, 70	<p><i>"POLICY ENV04.</i> <i>Prior to any development of Chetwynd Barracks, four new GCs and three new green spaces (as detailed below) should be incorporated within the relevant masterplan.</i></p> <p><i>Justification</i></p> <p><i>a) A corridor linking Northfield Crescent to Hobgoblin Wood –a distance of approximately 650 m. Corridor to be c.50m wide creating a total space of c.3.25 ha.</i></p> <p><i>b) An east-west corridor linking Hobgoblin Wood and Memorial Garden to Stapleford Lane –a distance of approximately 1,000 m. Corridor to be c.50m wide creating a space of c.5 ha.</i></p> <p><i>c) A short north-south corridor linking Northfield Crescent to the old wooded quarry on the west of the site –a distance of approximately 500 m. All veteran/mature trees to be retained and the quarry cleared of infill. Corridor to be c.50m wide creating a space of c.2.5 ha.</i></p> <p><i>d) A narrower corridor created to connect the Memorial Garden to Sherman Drive green space via the playing field and a new pathway following the culverted stream along the southern boundary of the Barracks. The culverted stream to be re-naturalised as part of the development of this corridor".</i></p>
Section D, Chapter 13, Policy ENV05, Page 64	71	<p><i>"POLICY ENV05.</i> <i>Clear arrangements for the long-term maintenance and management of new green space assets to be agreed with the Council prior to development being undertaken. Any development within Chetwynd Barracks shall either pay a contribution or undertake works to create, maintain and manage the Memorial Garden which will become the focal point for the wider community."</i></p>
Section D, Chapter 13, Policy ENV06, Page 64	72-74	<p><i>"POLICY ENV06.</i> <i>Development should not involve the removal of mature trees including TPOs, veteran and ancient trees. Development should seek to minimise the loss of other trees. Habitat lost to development must be replaced by equivalent species plus the necessary biodiversity gain."</i></p>
Section D, Chapter 13, Policy ENV08, Page 65	75	<p><i>"POLICY ENV08.</i> <i>Any development should ensure that it has a positive impact on connectivity between ecological assets such as LNRs, SSSIs, LWSs, and green spaces beyond the Neighbourhood Area boundary."</i></p>
Section D, Chapter 14, Policy INF02, Page 67	76-81	<p><i>"Policy INF02:</i> <i>In line with INF01 a new north-south primary access road is required supported. to both relieve issues with Stapleford Lane and also act as the local infrastructure for the development within Chetwynd Barracks and SLG. This should link to the new road infrastructure being developed for the new East Midlands Hub Station. The need for any new transport infrastructure will be tested by Transport Assessments prepared in support of individual planning applications. There is a need to maximise the potential of active travel measures and public transport to reduce reliance on the construction of new road capacity."</i></p>
Section D, Chapter 15, Policy HAS01, Page 71 (Housing Mix and Affordable Mix)	82 - 84	<p><i>"Policy HAS01.</i> <i>In new developments of more than ten homes, at least 30% of properties should be 'Affordable'. This target should include a mix of 'Affordable to Rent' and 'Affordable to Buy'. Developments should ensure that the Tenure Mix meets the future needs of Residents within the Neighbourhood Area whilst recognising the present proportions in the Neighbourhood Area of 75% Owner Occupied (including shared ownership), 11.5% Affordable Rented and 13.5% Market Rented homes."</i></p>

<p>Section D, Chapter 15, Policy HAS03, Page 72</p>	<p>85</p>	<p>"Policy HAS03. The architecture and design of new development should be constructed in accordance with prevailing government policy in relation to national technical sustainability standards such that buildings are constructed to meet the highest possible energy efficiency standards – BREEAM Home Quality Mark 3 star or better"</p> <p>Or</p> <p>"Policy HAS03. The architecture and design of new development should be such that buildings are constructed to meet the highest possible energy efficiency standards - BREEAM Home Quality Mark 3 star or better."</p>
<p>Section D, Chapter 15, Policy HAS04, Page 72</p>	<p>86, 87</p>	<p>"Policy HAS04. Large developments (such as Chetwynd Barracks and the SLG) will be encouraged to should provide high-quality and reliable communications infrastructure speed connectivity (such as fibreoptic) to every home. Proposals for developments in these areas should include communal Wi-Fi in public spaces in line with the requirements of the NPPF."</p> <p>Or</p> <p>"Policy HAS04. Large developments (such as Chetwynd Barracks and the SLG) should provide high-speed connectivity (such as fibreoptic) to every home. Proposals for developments in these areas should include communal Wi-Fi in public spaces in line with the requirements of the NPPF."</p>
<p>Section D, Chapter 15, Policy HAS06, Page 73</p>	<p>89</p>	<p>"Policy HAS06. Building Regulations Part G (2010) include an optional mains water consumption target of 110 litres per person per day. Unless not feasible or viable to do so, buildings should be designed to meet that target, or the most stringent target set in any superseding regulations. Water Efficient Fittings should be included in all refurbishments and any new developments to achieve a lower overall water consumption."</p>
<p>Section D, Chapter 15, Policy HAS07, Page 73</p>	<p>90</p>	<p>"Policy HAS07. Developers should consider the appropriateness of the use of Modern Methods of Construction (MMC), including modular construction, having regard to anticipated build out rates. demonstrate how they intend to minimise on-site construction times by the use of Modern Methods of Construction (MMC) building techniques, such as Modular Homes. Innovative use of MMC such as modular housing will be strongly supported."</p>
<p>Section D, Chapter 16, Policy URB04, Page 76</p>	<p>91</p>	<p>"Policy URB04. For large developments developers should demonstrate how their design: a) provides well designed spaces, in accordance with the proposals of Building for Life an assessment against Building for a Healthy Life. and b) innovates and breaks free of traditional orthodoxy."</p>
<p>Section D, Chapter 17, Policy LHC02 and supporting text, Page 79</p>	<p>37, 92-95</p>	<p>"Policy LHC02. Development of the Barracks must respect its heritage and seek to conserve/re-purpose its significant assets where feasible, viable and sustainable. New developments are required to preserve, and where possible, enhance the historic significance of these assets. There is a presumption in favour of their protection and/or re-purposing for public benefit.</p> <p>Justification Significant assets [Appendix II contains a full listing] within the Barracks that should be considered for sympathetic conservation/re-purposing include:</p> <ul style="list-style-type: none"> •

		<p>...It needs to be noted that the tunnels have not been fully assessed, so should be treated as a 'local hazard' that requires further investigation before decisions can be made as to their future role/purpose.</p> <p>All the heritage assets listed in Appendix II are considered by the Forum to be of local historical significance, and should be protected from future development by being 'Locally Listed' within the Plan. Some of these assets are included in the Nottinghamshire Historic Environment Record. [IV: Chetwynd HER Report and Chetwynd Site HER Map]"</p> <p>Corresponding amendments to the Policies Map as per full representations</p>
Section D, Chapter 17, Policy LHC07 supporting text, Page 81	96, 97	<p>"Policy LHC07.</p> <p>Proposals to retain and upgrade the sports pavilion and playing fields to the south-east of the Barracks will be supported.</p> <p>Justification</p> <p>The mix of facilities will be determined having regard to robust evidence produced in future. At the current time, Broxtowe Borough Council's 'Playing Pitch Strategy (2016-2028)' notes...."</p>
Section D, Chapter 18, Policy EMP02, Page 84	98 - 102	<p>"Policy EMP02.</p> <p>Development of commercial property on Chetwynd Barracks should seek to reuse existing buildings where feasible and viable. Proposals to locate the centre of employment zone around Building 157 will be strongly supported along with proposals to maximise the re-use of some/all of the building. Small to medium scale employment will be supported, but any proposals for a large scale industrial storage and distribution facility for Building 157 will not be.</p>
Section D, Chapter 18, Policy EMP05, Page 85	46-53, 103	<p>"Policy EMP05.</p> <p>Create a plaza-style neighbourhood retail centre in Chetwynd Barracks. The Forum's preference is for such an area to be created Proposals to create such an area next to the Memorial Gardens will be strongly supported. The Forum will support , as will another retail centre within the development west of Toton Lane. See also policy LHC01 for the siting of the retail centre next to the Memorial Gardens as a 'heart' for the community, and also to respect its heritage and setting.</p> <p>Justification</p> <p>A key outcome from our community consultation was the general feeling that the Neighbourhood Area lacked a 'centre', a 'sense of place' that defined the Area. There is a preference for Proposals for a plaza-style neighbourhood shopping area next to the Memorial Gardens. must ensure that Where this is incorporated into development proposals for the site, it The development is should be designed in such a manner so as to be sympathetic (and indeed, enhance) the significance of the heritage asset.</p> <p>...</p> <p>Or</p> <p>"Policy EMP05.</p> <p>Create a plaza-style neighbourhood retail centre in Chetwynd Barracks. Proposals to create such an area next to the Memorial Gardens will be strongly supported, as will another retail centre within the development west of Toton Lane. See also policy LHC01 for the siting of the retail centre next to the Memorial Gardens as a 'heart' for the community, and also to respect its heritage and setting.</p> <p>Justification</p> <p>..."</p>

Appendix II, Pg 96 (Green Assets)	67	<table border="1"> <thead> <tr> <th data-bbox="512 226 660 264"><i>Location</i></th> <th data-bbox="660 226 847 264"><i>Green Space</i></th> <th data-bbox="847 226 1034 264"><i>Designation</i></th> <th data-bbox="1034 226 1166 264"><i>Description</i></th> <th data-bbox="1166 226 1310 264"><i>Area (ha)</i></th> </tr> </thead> <tbody> <tr> <td data-bbox="512 264 660 302">...</td> <td data-bbox="660 264 847 302">...</td> <td data-bbox="847 264 1034 302">...</td> <td data-bbox="1034 264 1166 302">...</td> <td data-bbox="1166 264 1310 302">...</td> </tr> </tbody> </table>	<i>Location</i>	<i>Green Space</i>	<i>Designation</i>	<i>Description</i>	<i>Area (ha)</i>
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