

Sent via email to: [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk) and [enquiries@intelligentplans.co.uk](mailto:enquiries@intelligentplans.co.uk)

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## **CHETWYND: THE TOTON AND CHILWELL NEIGHBOURHOOD PLAN EXAMINATION STATEMENT ON BEHALF OF BLOOR HOMES**

This statement has been prepared on behalf of Bloor Homes for the Chetwynd: The Toton and Chilwell Neighbourhood Plan (CTTC-NP) public hearing.

### **Toton – ambitions for growth**

The CTTC-NP rightly acknowledges the ambitions for growth in the Toton area which are of both regional and national significance. However, how these ambitions will be delivered is uncertain as the site at Toton presents some unique challenges. Both the adopted Local Plan and the emerging Strategic Masterplan SPD anticipate the delivery of at least 18,000 sqm of employment floorspace and at least 500 homes by 2028, with an overall capacity of around 3,000 new homes at Toton. However, the proposals for HS2 remain uncertain, with the Integrated Rail Plan anticipating more study and analysis before decisions are made on what should be delivered, by when and by whom. Crucially, a large part of the Toton site also remains 'safeguarded'.

The CTTC-NP, which would run alongside the emerging Strategic Masterplan SPD, adopted Local Plan, and plans being developed by the East Midlands Development Company (EMDC), would add a further layer of complexity which could continue to stifle the growth and development of the Toton area (as has been the case to date). Fundamentally, these emerging and adopted plans should promote growth, setting out policies and strategies which help to deliver the objectives they set out. It is considered that the CTTC-NP falls short in this regard and without the inclusion of more land (north of the tram line) to enable the delivery of a comprehensive scheme. the ambitions of the Neighbourhood Forum, Borough Council and EMDC will not be met.

### **Land north of the tram line**

Bloor Homes welcomes the ambitions set out in the CTTC-NP to develop land north of the tram line and considers that the level of housing set out in the adopted Local Plan cannot be delivered without extending the current Strategic Location for Growth (SLG) boundary.

Bloor Homes have prepared a concept masterplan which sets out ideas on the way in which the wider site at Toton could be brought forward. The plan is attached to this Statement. The plan shows initial ideas to stimulate discussion and is not intended to be detailed masterplan proposals.

The plan helps to demonstrate however, how the inclusion of additional land could deliver the key objectives of both the Community Forum and the Borough Council. It would:

- The new link road and junction to the A52 – notwithstanding the decision on the Levelling Up Funding bid, this could be privately constructed and funded with a more comprehensive approach to development (see Guideline 05);
- An extensive new community park totalling approximately 25 ha (see Guideline 01);
- Very significant area dedicated for biodiversity enhancements which can help bring about significant biodiversity net gain (meets the vision under paragraph 9.2 to: ‘improve wildlife habitats and nature conservation’);
- An extensive network of footpaths and cycleways connecting the site to the wider area and providing an integrated network connecting existing communities to open spaces (meets the vision under paragraph 9.2 to: ‘enhance footpaths and cycling routes’);
- A new Community Hub, including the delivery of a primary school, and positioned adjacent to and integrated with the tram park and ride, where it would sit relatively central to the wider Toton site (meets the vision under paragraph 9.2 to ‘Create a sense of ‘place’);
- Formal and informal recreational facilities, including sports pitches (see Guideline 05).

The inclusion of this area of land also provides the overall scheme with a better opportunity to fund, through private investment, the infrastructure – including contributions towards the new potential local/regional station identified in the IRP, community facilities, recreation and green space which are essential to creating a sense of place and a sustainable, green and high-quality community.

The CTTC-NP should therefore be clear in its ambitions for a more comprehensive approach to the development of Toton, including growth on land to the north of the tram line.