



Broxtowe
Borough
COUNCIL



CHETWYND: THE TON AND CHILWELL NEIGHBOURHOOD PLAN

PROPOSED AMENDMENTS

EXPLANATORY DOCUMENT

INCLUDING SCHEDULE OF PROPOSED AMENDMENTS

JULY 2023

1.0 INTRODUCTION

- 1.1 This document sets out the schedule of proposed amendments to modify the Chetwynd: The Toton and Chilwell Neighbourhood Plan, in response to the [Independent Examiner's letter of 19 December 2022](#).
- 1.2 Between January and June 2023, officers from Broxtowe Borough Council's Planning Policy Team and members of the Chetwynd: The Toton and Chilwell Neighbourhood Forum attended a number of meetings, both in person and also virtually on Microsoft Teams to discuss and agree potential amendments to the Chetwynd: The Toton and Chilwell Neighbourhood Plan, assisted by consultants Urban Vision Enterprise CIC (funded through Locality).
- 1.3 A number of proposed amendments to all sections of the Neighbourhood Plan have been agreed. Some sections have been edited and one section (Chapter C) has been deleted entirely, with some parts of the section moving to the (former) Chapter D (the 'policies' section).
- 1.4 It is proposed that the information within the appendices should either be moved to the policies section or separate Evidence Base / background documents and removed from the main document. It is proposed that a glossary should be retained, as Appendix 1.
- 1.5 The 'table of contents' does not form a part of the schedule of amendments at this time. This will be amended once any amendments have been confirmed. In addition, very minor amendments, such as revised paragraph numbering and deletion of previous references to the appendices (such as the glossary) are not included within the schedule. These changes will be made if and when the more substantive amendments have been confirmed.
- 1.6 Some plans (including the Policies Map) have also been revised. Some updated photographs will also be included within the final version of the Neighbourhood Plan, to reflect minor changes (for example, changes to retail occupiers), although these have not been updated at this stage.
- 1.7 It is proposed that some of the policies of the Neighbourhood Plan are deleted and that others are merged with other policies, with the corresponding supporting text also being merged.
- 1.8 Whilst text has been moved between different sections of the Plan, it is not considered that entirely new material has been introduced at this stage.
- 1.9 These proposed amendments to the Chetwynd: The Toton and Chilwell Neighbourhood Plan have been agreed by both the Chetwynd: The Toton and Chilwell Neighbourhood Plan and Broxtowe Borough Council.

1.10 However, as the Independent Examiner has stressed within her [13th July 2023 Procedural Letter](#), the Independent Examiner has not at this stage in any way formally endorsed any amendments. This letter notes that detailed consideration of the amendments will be undertaken during the next stage following this further consultation, when the Independent Examiner will have the opportunity to take into full account the additional responses submitted. The Independent Examiner has also noted within this letter that, *'It remains the case that my starting point is that I am examining the version of the draft CTTNP as submitted at the Regulation 15 stage, and any proposed modifications I go on to recommend will be based on that version'*.

2.0 FORMAT OF THE PROPOSED AMENDMENTS

- 2.1 The schedule of amendments has been arranged by previous Neighbourhood Plan section / chapter (i.e. A, B, C and D), e.g. **[A1]**, which would be original 'Section A, Modification 1'. Amendments to the 'Introductory' sections are referenced by an 'X', e.g. **[X1]**, **[X2]**, etc. to try to improve clarity. General amendments made to the original 'Section D' are referenced by a 'D' (e.g. **[D1]**) and those relating to policies are referenced by 'D-A' (e.g. **[D-A1]**). Modifications which relate to the 'Plan Delivery' part of Section D have been referenced by 'D-B' (e.g. **[D-B1]**) to differentiate them from the Planning Policies. Many proposed amendments relate to Section D (the planning policies) although Section C is proposed to be deleted entirely. The reference numbers link to the 'track changes' version of the Neighbourhood Plan (the 'Consultation Document').
- 2.2 It should be noted that, due to formatting issues and to simplify the documents as far as possible, the main Consultation Document, which includes the 'reference numbers' referred to within this document, does not include all of the original graphics, images and plans, and some of the formatting has changed from the original version of the Plan, as it has not been possible to retain this in 'track changes' mode.
- 2.3 It has also not been possible to retain the previous page numbers. Therefore, these are not referred to within the schedule of amendments. It is considered that this remains the clearest method to illustrate the proposed changes to the Neighbourhood Plan. It should be noted that it has not been possible to include 'track changes' for large parts of Section D, as further explained later in this document.
- 2.4 References to revised plans and photographs are shown within the below schedule by **'green'** highlighting. Revised plans have been included within the Consultation Document, but have been 'inserted' on the page following the original plans, at this stage.

3.0 PUBLIC CONSULTATION OF PROPOSED AMENDMENTS

- 3.1 Comments are invited on these proposed amendments. Comments should be received by the Borough Council by **Friday 25th August 2023**.
- 3.2 The Borough Council will then forward any responses received to the Independent Examiner.
- 3.3 Comments can be submitted by email to: policy@broxtowe.gov.uk or by post to:

Chetwynd: The Toton and Chilwell Neighbourhood Plan
Planning Policy Team
Broxtowe Borough Council
Council Offices
Foster Avenue
Beeston
Nottingham
NG9 1AB

3.4 Please note that any comments should relate only to the proposed amendments to the Chetwynd: The Toton and Chilwell Neighbourhood Plan.

- 3.5 For further information in relation to this public consultation and the Chetwynd: The Toton and Chilwell Neighbourhood Plan, please refer to Broxtowe Borough Council's website at the following link:
<https://www.broxtowe.gov.uk/for-you/planning/planning-policy/neighbourhood-planning/chetwynd-the-toton-and-chilwell-neighbourhood-plan/>.
- 3.6 Further information can be found within the Independent Examiner's Procedural Letter of 13th July 2023. This can be viewed on Broxtowe Borough Council's website at the following link:
<https://www.broxtowe.gov.uk/media/10703/cttcnp-examiner-procedural-letter-focused-consultation-130723.pdf>.
- 3.7 Please note that the comment(s) received in relation to the proposed amendments to the Chetwynd: The Toton and Chilwell Neighbourhood Plan will be used in the plan process and may be in use for the lifetime of the Chetwynd: The Toton and Chilwell Neighbourhood Plan in accordance with the Data Protection Act 2018. Any representations received will be forwarded to the Independent Examiner. Please note that comments cannot be treated as confidential and will be published on Broxtowe Borough Council's website. A copy of Broxtowe Borough Council's Planning Policy Privacy Notice is available on our website at the following link:
<https://www.broxtowe.gov.uk/for-you/planning/planning-policy/planning-policy-privacy-statement/>.

4.0 SCHEDULE OF AMENDMENTS

4.1 Below is the schedule of amendments.

REFERENCE	ORIGINAL PARAGRAPH / SECTION OR PLAN	ORIGINAL TEXT / POLICY / PLAN ETC.	AMENDMENT PROPOSED
Introductory Sections			
X1	Preface, para 1	'and the East Midlands Hub Station on'	Deletion of text in relation to East Midlands Hub Station.
X2	Preface	Dates / photographs	Updating dates and photographs.
X3	Acknowledgements	Locality	Added reference acknowledging the support of Locality.
X4	List of Appendices	List of Appendices	Deletion of Appendices. Retention of glossary. Reference to separate Evidence Base document.
X5	Para 1.3	References to appendices	Deletion of appendices, reference to separate Evidence Base document.
X6	Para 1.5	Text in relation to Basic Conditions	Text edited and new text included in relation to the Basic Conditions.
X7	Para 1.5	Text in relation to NPPF	Text deleted and text in relation to Part 2 Local Plan policies added.
X8	Para 1.6	Paragraph in relation to Localism Act	Text deleted.
X9	New paragraphs	Toton and Chetwynd Barracks Strategic Masterplan SPD	New paragraphs added in relation to the Toton and Chetwynd Barracks Strategic Masterplan SPD.
X10	Para 1.8	Text in relation to retail centres	Reference to 'retail' centres replaced with 'local' centres. Change of wording to 'could'.
X11	Para 1.9	Sections of Plan	Changes to reflect deletion of Section C.
X12	Organisation of Plan	Section C – Guidelines and Aspirations	Deletion of text to reflect deletion of Section C.
X13	Para 1.10	Localism Act and location of the policies of the Plan	Deletion of text in relation to the Localism Act. Confirmation that the Plan's policies can now be found in (new) Section C.
X14	Para 1.11	Evidence Base	Deletion of text in relation to now deleted appendix and new text in relation to Evidence Base

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			background document and the Forum's website.
Section A: Toton and Chilwell Past and Present			
A1	Para 2.1	Location	Amendment to include updated population figure and source. Correction of typing error.
A2	Para 2.3	HS2 and Chetwynd Barracks disposal	Deletion of reference to East Midlands Hub Station. Addition of text in relation to the Integrated Rail Plan and the potential for a new railway station. Amended text to refer to new disposal date for Chetwynd Barracks (now 2026). Additional text added to clarify the title of the National Shell Filling Factory site.
A3	Para 4.1	Reference to appendix	Deleted reference.
A4	Para 4.2	HS2 Safeguarding Zone and East Midlands Hub Station	Correction of typing error and deletion of reference to East Midlands Hub Station.
A5	Figure 4.3	Plan showing 'Green Fringe'	Plan amended to show correct Green Belt boundaries.
A6	List of heritage assets below para 5.6	List of assets / reference to appendix.	Reference to appendix deleted and replaced with reference to new Policy LHC02.
A7	Photographs below paragraph 5.11	Photographs of retail units	Photographs to be updated to reflect new occupiers.
Section B: Toton and Chilwell: A Vision for the Future			
B1	Para 6.2	Planned substantial developments	Deletion of reference to East Midlands Hub Station and insertion of text in relation to potential for a new railway station and transport interchange to the west.
B2	Para 6.3	Impact of East Midlands Hub Station	Deletion of reference to the East Midlands Hub Station and its potential effects.
B3	Figure 6.1	Illustration of potential HS2 East Midlands Hub Station	Deletion of image.
B4	Para 6.4	Potential HS2 route details	Deletion of paragraph.

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B5	Para 6.5	East Midlands Hub Station	Deletion of reference to East Midlands Hub Station and insertion of text in relation to the potential for a new railway station and references to the government's Integrated Rail Plan (IRP).
B6	Para 6.6	Reasons why the Green Belt boundary was amended	Amendments to the text in light of the IRP.
B7	Paras 6.7 and 6.8	East Midlands HS2 Growth Strategy	Deletion of paragraphs.
B8	Figure 6.2	Toton Development – From EM HS2 Growth Strategy	Deletion of image.
B9	Para 6.9	Gateway to the East Midlands	Deletion of paragraph.
B10	New paragraphs	Planning permissions (outline and reserved matters) at the Toton site.	Additional of new text in relation to the outline and reserved matters planning permissions at the Toton site.
B11	Title before para 6.14	Garden Communities Bid	Deletion of title.
B12	Para 6.14	Garden Communities Bid	Change of tense (i.e. to past).
B13	Para 6.16	East Midlands Hub Station	Deletion of text in relation to East Midlands Hub Station and replacement with text in relation to the potential for a new railway station.
B14	Para 6.18	Reference to Section C (Guidelines and Aspirations)	Deletion of text.
B15	Various paragraphs within section 7.	References to appendices	Replacement with references to the Evidence Base.
B16	Para 7.3	Reference to East Midlands Hub Station	Additional text to clarify that the consultation occurred prior to the publication of the IRP.
B17	Para 7.6	Part 2 Local Plan	Clarification of document title.
B18	Para 7.8	Forum website address and social media details	Additional of Forum website address and updated data in relation to social media followers and website visitors
B19	Para 7.9	Census and online surveys	Clarification of dates of the Census and online survey.
B20	Para 7.10	Text in relation to Table 7.1	Additional text to clarify that there is an aging population in the area.
B21	Table 7.1	Census 2021 data	Addition of another column setting out Census 2021 data.
B22	Para 7.12	Main themes	Correction of typing error.

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B23	Para 7.21	HS2 Hub Station	Clarification to address the point that the consultation took place prior to the publication of the IRP.
B24	Para 7.22	HS2 Hub Station	Clarification to address the point that the consultation took place prior to the publication of the IRP.
B25	Para 7.34	HS2 Hub Station	Clarification to address the point that the consultation took place prior to the publication of the IRP. Addition of reference to Strategic Location for Growth.
B26	Sections 8 – 11	Re-organisations of Sections 8 – 11	Sections 8 – 11 of the Neighbourhood Plan have been reorganised as detailed below.
<p>'Section 8 – The Core Objectives' has been replaced with 'Section 8 – Evidence and Analysis'.</p> <p>Section 9 remains the 'Vision for the Neighbourhood Area'.</p> <p>(Chapter C – 'Section 10 – Guidelines and Aspirations' and Section 11 – Summary' have been deleted as a part of Modification C1 and new Sections 10 and 11 are now included within Chapter B as:</p> <p>'Section 10 – The Core Objectives', and</p> <p>'Section 11 – Achieving the Vision and Objectives'.</p> <p>The track changes for these sections are included within the new layout (i.e. by new section headings).</p> <p>In practice, this means that Section 8 (The Core Objectives) has been moved to Section 10 and parts of Section 9 (Vision for the Neighbourhood Area) have been retained in this section and other parts have been split into two additional new sections: Section 8 'Evidence and Analysis' and Section 11 'Achieving the Vision and Objectives'.</p> <p>One large section of the original Neighbourhood Plan within Section 9 (Vision for the Neighbourhood Area), titled 'Achieving the Vision' has been completely deleted. This is described within Modification B27 below.</p>			
B27	'Achieving the Vision' – original page 40	Achieving the vision, including reference to 4 'zones' (Yellow, Green, Blue and Rose) for different parts of the site.	Deletion of the section in its entirety. Deletion of the 4 zones and removal of the zones from all plans.
B28	Original paras 9.7 and 9.8	Vision for the zones	Deletion of paragraphs.
B29	Original para 9.9	List of studies and documents	Addition of references to Toton and Chetwynd Barracks Strategic Masterplan SPD, Kefa Masterplan and a clarification in relation to the 2017 HS2 Growth Strategy.
B30	Original para 9.10	Part 2 Local Plan policies	Additional text to clarify the names of the documents.

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B31	Original para 9.11	East Midlands Hub Station related development	Deletion of paragraph.
B32	New paragraph at point of original para 9.11	Toton and Chetwynd Barracks Strategic Masterplan SPD	New paragraph in relation to the Toton and Chetwynd Barracks Strategic Masterplan SPD.
B33	Original para 9.12	Minor text amendment	Minor amendment to text (deletion of 'However').
B34	Original para 9.13	Chetwynd Barracks	Deletion of heading and insertion of word 'barracks' to clarify that this paragraph refers to the barracks.
B35	Original para 9.14	Evidence Base reference	Addition of Evidence Base reference: Opun Design Review.
B36	Original para 9.15	AECOM Design Code report	Clarification that the Design Code report references refer to work undertaken by AECOM for Chetwynd Barracks.
B37	Original para 9.17	North-south access road	Amendment to confirm that the proposed access road would connect the A52 with Swiney Way rather than the A6005. Deletion of the last sentence in relation to the masterplan.
B38	Original para 9.18	Local centre	Replacement of 'neighbourhood shopping area' with 'local centre'. Additional reference added to Opun Design Review for Chetwynd Barracks.
B39	Original para 9.19	Masterplans	Deletion of paragraph.
B40	Original para 9.20	AECOM Design Code report	Clarification that the Design Code report referred to relates to work undertaken by AECOM.
B41	Original para 9.21	Modern Methods of Construction (MMC)	Change of tense.
B42	Original paragraphs 9.32 and 9.33	Building 157	Deletion of paragraphs.
B43	Vision Statement	Amendments to Vision Statement.	Change of title from 'Our Vision' to 'Vision Statement'. Other amendments to the Vision Statement including deletion of references to HS2 / East Midlands Hub Station and replacement with potential new railway station / transport

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			interchange. Deletion of text in relation to new standards in Britain. Addition of reference to major employment opportunities created by the 18,000 sq. m of high quality employment space, and the up to 4,500 new homes in the Strategic Location for Growth and Chetwynd Barracks.
B44	New para 9.1	IRP / Vision	Addition of new heading and new paragraph in relation to the IRP and the Forum's Vision Statement.
B45	Text below new para 9.4	New Footpaths / Cycle Routes and Improve Road Congestion	Deletion of reference to East Midlands Hub Station. Deletion of 'before significant further homes are built' and addition of 'and link to new development'.
B46	Para below in relation to Sustainable Design and Construction	Specific BREEAM certification scheme additional details	Deletion of text.
B47	Para in relation to 'A Focal Point for the Community'	Vision for 'A Focal Point for the Community'	Deletion of 'neighbourhood shopping' and replacement with 'local [centre]s'. Replace 'By locating one centre' with 'including ideally locating one centre....'. Additional minor amendment to the text.
B48	Original Figure 9.1 Plan	Plan showing 'Green Corridors' (Indicative)	Plan amended to show the corridors as lines (to avoid showing specific widths)
B49	Original Figure 9.2 Plan	Walking and Cycling Routes (Indicative)	Additional 'proposed route' for walking / cycling added following the proposed road (as illustrated within the Toton and Chetwynd Barracks Strategic Masterplan SPD) across the centre of the Strategic Location for Growth site from the B6003 to the site of the potential new railway station.
B50	Original Figure 9.3 Plan	New Road Infrastructure (Indicative)	Additional potential route for the extension of the NET Nottingham Express Transit tramway shown on the plan as per the route included within plans in the Toton and Chetwynd Barracks Strategic

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			Masterplan SPD. Both potential routes for the extension to the tramway shown by 'arrows' or 'dotted' lines.
B51	Original Figure 4.9 image	Image: A Focal Point for the Community	Text: 'Artist's impression [EB: Kefa Designs]' to be added to image description.
B52	Core Objectives: Environment (first objective)	Core Objectives: Environment (first objective)	Addition of the word 'Neighbourhood', i.e. 'Neighbourhood Area'.
B53	Core Objectives: Infrastructure / Getting Around (first objective)	Core Objectives: Infrastructure / Getting Around (first objective)	Deletion of: 'Improve traffic management in order to ease congestion and handle future growth from within the Area and from adjacent areas' and replace with: 'Improve the road infrastructure to address concerns about increased congestion from future population growth from new development'.
B54	Core Objectives: Infrastructure / Getting Around (second objective)	Core Objectives: Infrastructure / Getting Around (second objective)	Deletion of: 'New developments must provide' and replace with 'Promote...'
B55	Core Objectives: Infrastructure / Getting Around (third objective)	Core Objectives: Infrastructure / Getting Around (third objective)	Deletion of: '(such as car sharing, car clubs etc.)'
B56	Core Objectives: Urban Design (first objective)	Core Objectives: Urban Design (first objective)	Deletion of the text: 'of the area'.
B57	Core Objectives: Urban Design (third objective)	Core Objectives: Urban Design (third objective)	Replacement of 'Innovation Campus' with 'SLG'.
B58	Core Objectives: Urban Design	Core Objectives: Urban Design (fourth objective)	Deletion of 'Small Scale' from the start of the objective (and

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	(fourth objective)		capitalise the new start of the objective).
B59	Core Objectives: Leisure, Heritage and Community (first objective)	Core Objectives: Leisure, Heritage and Community (first objective)	Replacement of: 'neighbourhood retail' with 'local' and replace 'centre(s)' with 'centres' and 'point(s)' with 'points'.
B60	Core Objectives: Employment and Business (third objective)	Core Objectives: Employment and Business (third objective)	Deletion of: 'neighbourhood-scale shopping area(s) in the Area' and replacement with 'local centres'.
B61	Original para 9.8 / new paras 11.1 and 11.2	Visions, Core Objectives and Policies	New paragraph and amendments to original paragraph 9.8 to state that 'The Vision and Objectives are achieved through the Plan Policies' and that the 'Plan Policies are based around the 6 Core Objective themes. Modification of two of the themes (to 'Infrastructure / Getting Around' and 'Housing and Sustainability'). Inclusion of an additional theme: 'Employment and Business'.
B62	New Table 11.1	Core Objectives and Supporting Policies	Summary of objectives, policy numbers and policy titles. Amended objectives as per proposed modifications detailed above and revised policy numbers and titles as proposed within modifications in Section D (new Section C).
Section C: Guidelines and Aspirations			
C1	Section C – Guidelines and Aspirations	Section C Guidelines and Aspirations.	Deletion of the entire section of the Neighbourhood Plan. Parts of the aspirations have been moved to the Policy Section (new Section C, previous Section D) below the justification text. Some of the guidelines and supporting text has been moved to the justification text or policy wordings within new Section C.

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Section D: Neighbourhood Plan Policies			
D1	Para 12.1	Reference to original Section C	Deletion of paragraph.
D2	Para 12.2	Objectives and vision	Replacement of 'guiding principles' with 'vision'.
D3	Para 12.4	Aspirations	Additional bullet point inserted in relation to 'aspirations' which are now to be included below policy justification text.
D4	Policy example / format	Format of policies	To be deleted.
D5	Para 12.5	Appendix 3	Paragraph to be deleted.
Note: In the cases where the 'Objectives' are again quoted in the original Section D (now Section C), these are to be modified as proposed within Section B.			
D6	Summary of Policies	Summary of Policies	New summary of policies for the sub-section, based upon the policy wording modifications proposed below.
D7	New Policy ENV1 justification text	ENV01 Local Green Space – justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as appropriate.
D8	Figure 13.1	Plan showing Local Green Space designations and Chetwynd Barracks Playing Fields	Plan amended – with exact LGS boundaries. Plan to also show the Chetwynd Playing Fields boundary.
D9	New Policy ENV2 justification text	ENV02 Natural Environment – justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as appropriate. See Table 13.1 below.
D10	Table 13.1	Table 13.1 Current and projected Green Assets	Inclusion of table - schedule of green (and blue) infrastructure assets moved from Part 2 of Appendix 2 – to form part of justification text.
D11	Table 13.2	Summary of the area of green space at the time of publication and the area required after the planned major developments.	Revisions to table and supporting text.
D12	New Policy ENV3	ENV03 Green and Blue Infrastructure Requirements – justification text	Justification text revised to reflect amended policy wording, based upon justification text from

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	justification text		previous policies and merged as appropriate.
D13	Figure 13.2	Plan showing Green Corridors	Plan amended to show green corridors as 'lines' or 'arrows' etc.
D14	Forum Aspiration 1 – Erewash Valley Trail	Forum Aspiration 1 – Erewash Valley Trail	Moved from the former Section C - Guidelines and Aspirations Section and slightly amended and / or clarified where appropriate.
D15	Forum Aspiration 2 - De-culvert Moor Brook	Forum Aspiration 2 - De-culvert Moor Brook	Moved from the former Section C - Guidelines and Aspirations Section and slightly amended and / or clarified where appropriate.
D16	Summary of Policies	Summary of Policies	New summary of policies for the sub-section, based upon the policy wording modifications proposed below.
D17	New Policy INF01 - justification text	INF01 Road Infrastructure – justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as appropriate. Locations identified during consultations where safety concerns were raised have been listed within the justification text for new Policy INF01.
D18	New Policy INF02 - justification text	INF02 Active Travel – justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as appropriate.
D19	Former Figure 14.2	Plan showing new walking and cycling routes (indicative)	Plan amended to show additional walking / cycling route across the centre of the SLG site linking to the potential new railway station / transport interchange following the route of the road as illustrated within the Toton and Chetwynd Barracks Strategic Masterplan SPD. Showing potential routes by 'dotted' lines.
D20	New Policy INF03 - justification text	INF03 Public Transport - justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as

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			appropriate. See Figure 14.1 below.
D21	Figure 14.1	Potential New Roads / Tramway Extension	Plan amended to show potential tramway extension routes as 'dotted' lines or arrows.
D22	New Policy INF04 - justification text	INF04 – Parking & Reducing Travel Demand - justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as appropriate.
D23	Summary of Policies	Summary of Policies	New summary of policies for the sub-section, based upon the policy wording modifications proposed below.
D24	New Policy HAS01 - justification text	HAS01 - Housing Mix - justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as appropriate. The tenure mix has been updated as per the 2021 Census.
D25	New Policy HAS02 - justification text	HAS02 - Green Design & Sustainability - justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as appropriate. Policy and justification text included from Policies HAS03, HAS05 and HAS06.
D26	Forum Aspiration - Energy Positive Community	Forum Aspiration - Energy Positive Community	Moved from the former Section C - Guidelines and Aspirations Section and slightly amended and / or clarified.
D27	New Policy HAS03 - justification text	HAS03 - Broadband Connectivity - justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as appropriate.
D28	New Policy HAS04 - justification text	HAS04 - On-Site Construction - justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as appropriate.
D29	Forum Aspiration 4 - Develop Specialist	Forum Aspiration 4 - Develop Specialist Modern Methods of Construction (MMC) Capabilities	Moved from the former Section C - Guidelines and Aspirations Section and slightly amended and / or clarified.

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	Modern Methods of Construction (MMC) Capabilities		
D30	Summary of Policies	Summary of Policies	New summary of policies for the sub-section, based upon the policy wording modifications proposed below.
D31	New Policy URB01 - justification text	URB01 – Amenity Space & Privacy - justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as appropriate.
D32	New Policy URB02 - justification text	URB02 – Minimising Crime - justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as appropriate.
D33	New Policy URB03 - justification text	URB03 – Street Design - justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as appropriate.
D34	New Policy URB04 - justification text	URB04 – Well Designed Neighbourhoods - justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as appropriate.
D35	New Policy URB05 - justification text	URB05 - Strategic Location for Growth, West of Toton Lane - justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as appropriate.
D36	New Policy URB06 - justification text	URB06 – Infill Development - justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as appropriate.
D37	Summary of Policies	Summary of Policies	New summary of policies for the sub-section, based upon the policy wording modifications proposed below.
D38	New Policy LHC01 - justification text	LHC01 – Local Centres - justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as appropriate (including from

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			proposed to be deleted Policy EMP05). See also proposed modification D40 below.
D39	Forum Aspiration 5 - New Multi-Purpose Community Centre on the Barracks	Forum Aspiration 5 - New Multi-Purpose Community Centre on the Barracks	Moved from the former Section C - Guidelines and Aspirations Section and slightly amended and / or clarified as appropriate.
D40	Figure 18.1	Image showing 'Memorial Gardens' Local Centre	Image to be moved from Policy EMP05 (which is proposed to be deleted).
D41	New Policy LHC02 - justification text	LHC02 – Heritage Assets - justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as appropriate.
D42	Forum Aspiration 6 - Re-purposing of Heritage Buildings	Forum Aspiration 6 - Re-purposing of Heritage Buildings	Moved from the former Section C - Guidelines and Aspirations Section and slightly amended and / or clarified as appropriate.
D43	New Policy LHC03 - justification text	LHC03 – Heritage Trail - justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as appropriate.
D44	New Policy LHC04 - justification text	LHC04 – Secondary Education - justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as appropriate.
D45	New Policy LHC05 - justification text	LHC05 - Primary Education and Medical Facilities - justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as appropriate. Some of the justification text in relation to 'current' provision has been deleted as this will become (and may already be) out-of-date.
D46	New Policy LHC06 - justification text	LHC06 - New Leisure Centre - justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as appropriate.

REFERENCE	ORIGINAL PARAGRAPH / SECTION OR PLAN	ORIGINAL TEXT / POLICY / PLAN ETC.	AMENDMENT PROPOSED
D47	New Policy LHC07 - justification text	LHC07 - Sports Field and Pavilion - justification text	Whilst the policy wording has not been amended, the justification text has been updated, for example in relation to the supply of FA registered full size floodlit 3G artificial grass pitches in the Borough.
D48	New Policy LHC08 - justification text	LHC08 - Provision of Allotments - justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as appropriate. Updated as appropriate.
D49	Summary of Policies	Summary of Policies	New summary of policies for the sub-section, based upon the policy wording modifications proposed below.
D50	New Policy EMP01 - justification text	EMP01 – Strategic Location for Growth Business Zone - justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as appropriate.
D51	Forum Aspiration 7 - Relocation of Electricity Substation and sewage works	Forum Aspiration 7 - Relocation of Electricity Substation and sewage works	Moved from the former Section C - Guidelines and Aspirations Section and slightly amended and / or clarified as appropriate.
D52	New Policy EMP02 - justification text	EMP02 – Chetwynd Barracks Business Zone - justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as appropriate.
D53	New Policy EMP03 - justification text	EMP03 – Smart Building Technologies & Modern Methods of Construction - justification text	Justification text revised to reflect amended policy wording, based upon justification text from previous policies and merged as appropriate.

4.2 Below is a schedule which summarises the parts of the original Neighbourhood Plan policies which have been included in the proposed new policies (Proposed Modifications [D-A1] to [D-A58]). Modifications not specifically referred to within the schedule may relate to text which has been moved from (original) Section C or the justification text from existing policies.

ORIGINAL NEIGHBOURHOOD PLAN POLICY	SUMMARY OF PROPOSED MODIFICATIONS TO POLICY AND / OR NEW POLICY WHICH INCLUDES ALL OR PART OF THE ORIGINAL POLICY WORDING
<p><u>ENV01</u></p> <p>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.</p>	<p>Still included within Policy ENV01, although the last sentence of the policy has been deleted [D-A1] and there is now a second sub-section in relation to the Chetwynd Barracks Playing Fields, i.e. 'The loss of Chetwynd Barracks Playing Fields would only be considered if an area of equal value both in quality and quantity were offered as replacement'. [D-A2]</p>
<p><u>ENV02</u></p> <p>Any development in the Area which increases or is likely to increase the use of existing green space, including Toton Fields LNR, or existing/potential rights of way (including footpaths on the ridge line east of the River Erewash) should pay an appropriate contribution to enhance these green spaces. This will facilitate their increased use and improve the network of green spaces enabling their multifunctional use.</p>	<p>To be merged into new Policy ENV02 (part 2) - [D-A4].</p>
<p><u>ENV03</u></p> <p>Establishment of new blue/green infrastructure in the Strategic Location for Growth (SLG) should be in line with the Aligned Core Strategy policy and should incorporate two new linear</p>	<p>Policy merged into new Policy ENV03 (part 2) and specific features referred to in the policy (instead of justification text. [D-A7]. Latter part of policy merged in Policy ENV03 (part 3) [D-A8].</p>

ORIGINAL NEIGHBOURHOOD PLAN POLICY	SUMMARY OF PROPOSED MODIFICATIONS TO POLICY AND / OR NEW POLICY WHICH INCLUDES ALL OR PART OF THE ORIGINAL POLICY WORDING
<p>features which will contribute green space as both corridors and accessible natural green space. These green spaces need be of significant width/area to accommodate their multifunctional use.</p>	
<p>ENV04</p> <p>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.</p>	<p>Policy merged into new Policy ENV03 (part 2) and specific features referred to in the policy (instead of justification text. [D-A7]</p>
<p>ENV05</p> <p>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.</p>	<p>Parts of policy deleted and parts moved to new Policy ENV03 (part 1) [D-A6]</p>
<p>ENV06</p> <p>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.</p>	<p>Policy merged into Policy ENV02 (part 3) [D-A5] and original policy deleted.</p>

ORIGINAL NEIGHBOURHOOD PLAN POLICY	SUMMARY OF PROPOSED MODIFICATIONS TO POLICY AND / OR NEW POLICY WHICH INCLUDES ALL OR PART OF THE ORIGINAL POLICY WORDING
<p>ENV07</p> <p>Any development within the Area should be supported by a green landscaping plan including infill and green boundaries which should, where possible, include the planting of native species and the creation and improvement of wildlife habitats in line with at least a 10% biodiversity gain (using the DEFRA metric).</p>	<p>Part of policy deleted and part moved to new Policy ENV02 (parts 1 and 2) [D-A3] and [D-A4]</p> <p>Parts of justification text moved into Policy ENV03 (part 4) [D-A9].</p>
<p>ENV08</p> <p>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.</p>	<p>Policy merged into new Policy ENV03 (part 2) (specific connectivity) [D-A7] and policy ENV03 (part 3c) [D-A8].</p>
<p>INF01</p> <p>An Infrastructure masterplan, detailing proposals to manage increased traffic from both within the Area as well as known new developments near to the Area will need to be produced before development starts.</p>	<p>Policy deleted although policy to safely manage increased traffic has been incorporated within part 1 of new Policy INF01. Reference has also been added in relation to the Toton and Chetwynd Barracks Strategic Masterplan SPD [D-A10].</p>
<p>INF02</p> <p>In line with INF01 a new north-south primary access road is required 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.</p>	<p>Policy requirement has been merged into Policy INF01 (part 2). Reference to the East Midlands Hub Station has been replaced with the potential for a new railway station / interchange. [D-A11]</p>
<p>INF03</p> <p>Provision of new, dedicated cycle routes (off - road and separated on-road) through the Area will be</p>	<p>Policy has been merged into parts 1 and 2 of new Policy INFO2. [D-A12] and [D-A13]. Policy in relation to infrastructure for cycling (such as cycle storage facilities) has been moved from the</p>

ORIGINAL NEIGHBOURHOOD PLAN POLICY	SUMMARY OF PROPOSED MODIFICATIONS TO POLICY AND / OR NEW POLICY WHICH INCLUDES ALL OR PART OF THE ORIGINAL POLICY WORDING
required. Separated lanes should be included within new green corridors (see ENV03 and ENV04).	justification text to part 3 of new Policy INF03. [D-A14]
INF04 Cycle lanes should be direct and separated where possible from motor vehicles when on road on key routes through the Area especially those leading to the East Midlands Hub Station.	Policy has been merged into part 2 of new Policy INFO2. [D-A13] . Support for a new road linking the potential new railway station is included within part 2(C) of Policy INF01 [D-A11] . (Figure 14.2 will be amended to show a potential walking and cycling route to the potential new railway station and transport interchange as per the indicative route for a new road shown within plans within the adopted Toton and Chetwynd Barracks Strategic Masterplan SPD (as separately referred to within proposed modification [D19])).
INF05 Proposals to reduce levels of traffic congestion and pollution, as well as improve safety at the key locations, are expected due to the traffic growth arising from the development of Chetwynd Barracks and the SLG.	The policy has been merged into part 1 of Policy INF01 [D-A10] . (Locations identified during consultations where safety concerns were raised have been listed within the justification text for new Policy INF01 – as set out within proposed modification [D17]).
INF06 East Midlands Hub Station parking should not be allowed on residential streets, especially to the west of Stapleford Lane.	This policy has been deleted although parking is considered within part 1 of new Policy INF04 [D-A18] .
INF07 All development of the SLG and Chetwynd Barracks should preserve, enhance and encourage re-routing of bus services through the Area.	This policy has been deleted and merged into parts 2 and 3 of new Policy INF03. [D-A16] and [D-A17] . Reference to the potential extension to the NET tramway to the west of the existing Toton Lane terminus is also supported within part 1 of new Policy INF03. [D-A15] .
INF08 New developments should provide adequate levels of parking to minimise on-street parking.	This policy has been deleted and merged into part 1 of Policy INF04. [D-A18] . (Reference to EV charging facilities has also been added from the justification text from Policy URB03 which is also considered as a part of proposed modification [D-A30]).
INF09 Development proposals that make use of or apply appropriate technological solutions to reduce	This policy has been deleted and the policy requirements have been incorporated within part 2 of new Policy INF04. [D-A19] .

ORIGINAL NEIGHBOURHOOD PLAN POLICY	SUMMARY OF PROPOSED MODIFICATIONS TO POLICY AND / OR NEW POLICY WHICH INCLUDES ALL OR PART OF THE ORIGINAL POLICY WORDING
<p>travel demand (car sharing, car clubs) and demand-responsive public transport, will be supported.</p>	
<p>HAS01</p> <p>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.</p>	<p>The first part of the policy (the first two sentences) has been merged into part 1 of new Policy HAS01. [D-A20]. The remaining part of the policy has been deleted.</p>
<p>HAS02</p> <p>In all developments on Chetwynd Barracks and the Strategic Location for Growth (and elsewhere in developments of 10 homes or more), the number of new dwellings should be such that the number of all dwellings of all sizes (new and existing) meets the future needs of residents in the Area. Developers should ensure that there is adequate provision of smaller homes (with fewer bedrooms) and bungalows to provide a dynamic housing market and encourage both first-time buyers and last-time buyers. Development proposals should provide a mix of housing types and sizes as outlined. However, where justified by new evidence during the Plan period, variation to the housing mix will be</p>	<p>Edited text from the policy (in relation to housing mix / first time and last time buyers), (subject to evidenced need) has been merged into part 2 of new Policy HAS01. [D-A21] Parts of the policy have been deleted.</p>

ORIGINAL NEIGHBOURHOOD PLAN POLICY	SUMMARY OF PROPOSED MODIFICATIONS TO POLICY AND / OR NEW POLICY WHICH INCLUDES ALL OR PART OF THE ORIGINAL POLICY WORDING
considered by the Neighbourhood Forum in future.	
<p>HAS03</p> <p>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>Edited text from this policy (BREEAM / energy Efficient design & heating) has been merged into new Policy HAS02. [D-A22] Additional text has been moved to the justification text.</p>
<p>HAS04</p> <p>Large developments (such as Chetwynd Barracks and the SLG) should provide high-speed connectivity (such as fibre-optic) 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>Edited text ('broadband connectivity') from this policy has been merged into new Policy HAS03. [D-A23].</p>
<p>HAS05</p> <p>Large new developments (specifically Chetwynd Barracks and the SLG) shall, based on viability assessments, include domestic and community scale facilities for low carbon energy capture, storage and distribution in line with the NPPF. Storage and distribution shall be designed so that other new developments are able to be connected to those facilities.</p>	<p>Edited text ('community power') from this policy has been merged into new Policy HAS02. [D-A22]. Additional text has been moved to the justification text.</p>
<p>HAS06</p> <p>The 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</p>	<p>Edited text ('efficient use of potable water') from this policy has been merged into new Policy HAS02. [D-A22]. Additional text has been moved to the justification text.</p>

ORIGINAL NEIGHBOURHOOD PLAN POLICY	SUMMARY OF PROPOSED MODIFICATIONS TO POLICY AND / OR NEW POLICY WHICH INCLUDES ALL OR PART OF THE ORIGINAL POLICY WORDING
<p>Efficient Fittings should be included in all refurbishments and any new developments to achieve a lower overall water consumption.</p>	
<p>HAS07</p> <p>Developers should 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>Edited text ('on-site construction) from this policy has been merged into new Policy HAS04. [D-A24]</p>
<p>URB01</p> <p>New residential developments should, wherever possible, have access to private external space. If not possible, access to nearby communal space should be available. The design of new developments should minimise overlooking.</p>	<p>Policy in relation to private amenity space has been merged into part 1 of new Policy URB01. [D-A25]. The second part of the policy has been expanded upon and included within part 2 of new Policy URB01. [D-A26] Wording from the justification text has been added to policy text.</p>
<p>URB02</p> <p>New developments should have regard for the need to design out crime.</p>	<p>An expanded policy (based in part upon previous justification text) forms a new two-part policy (new Policy URB02). [D-A27] and [D-A28].</p>
<p>URB03</p> <p>In new developments over 10 units, street layout and design should meet the needs of all users, including providing safe space for children, pedestrians and cyclists.</p>	<p>Edited text from the policy has been merged into part 1 of new Policy URB03. [D-A29]. A new part 2 of new Policy URB03 relates to on- or off-street parking provision and cycle parking / electric vehicle charging points. This is in part based upon the justification text for the original Policy URB03. [D-A30].</p>
<p>URB04</p> <p>For large developments developers should demonstrate how their design: a) provides well designed spaces, in accordance with the proposals of Building for Life [IV: <i>ibid</i>], and b) innovates</p>	<p>Parts of the policy and previous supporting text have been merged into parts 1 and 2 of new Policy URB04 [D-A31] and [D-A32]. The most recent 'Building for a Healthy Life' is quoted. References are also included to national and local design codes. This revised policy (particularly parts 3 and 4) is also based upon previous justification text. [D-A33] and [D-A34].</p>

ORIGINAL NEIGHBOURHOOD PLAN POLICY	SUMMARY OF PROPOSED MODIFICATIONS TO POLICY AND / OR NEW POLICY WHICH INCLUDES ALL OR PART OF THE ORIGINAL POLICY WORDING
and breaks free of traditional orthodoxy.	Part 5 of new Policy URB04 is based upon text within original Section C (Guidelines and Aspirations) of the Neighbourhood Plan. [D-A35]
<p>URB05</p> <p>Proposals for the Toton Innovation Campus (the ‘Campus’) can include a mix of buildings which integrate business, residential and retail opportunities both as separate buildings and as combined buildings with commercial offices and apartments integrated in a single structure.</p>	<p>Policy wording in relation to the Strategic Location for Growth at Toton (SLG), including potentially an ‘Innovation Campus’, have been combined into a new four-part policy which is consistent with the Toton and Chetwynd Barracks Strategic Masterplan SPD. Part 1 of the new policy 1 requires that routes to, and the possible location for the potential Toton transport interchange, must be safeguarded within a masterplan. [D-A36]</p> <p>Part 2 requires that, subject to the preparation of a masterplan, major employment development (potentially including an Innovation Campus) within the SLG West of Toton Lane will be supported where it comprises:</p> <ul style="list-style-type: none"> A. predominantly business uses, but also residential and local retail opportunities; B. facilities for daytime and evening use. [D-A37] <p>Part 3 states that development within the Strategic Location for Growth should include:</p> <ul style="list-style-type: none"> A. buildings with a height that takes advantage of topography to provide mid-rise architecture; B. parking for residential and commercial use (where practical and feasible) underneath the buildings, with on-street parking minimised; C. combined buildings with commercial offices and apartments integrated in a single structure. [D-A38] <p>Part 4 requires that development of the Strategic Location for Growth should take account of impacts on existing residential areas. [D-A39]. This is also based upon previous justification text.</p>
<p>URB06</p> <p>Developers should demonstrate how infill proposals within current residential areas maintain or enhance the amenity of the existing area, its open space, large rear gardens, smaller front gardens, mature trees, and other planting and landscaping.</p>	<p>Wording from this policy has been amended to form new Policy URB06. [D-A40]</p>

ORIGINAL NEIGHBOURHOOD PLAN POLICY	SUMMARY OF PROPOSED MODIFICATIONS TO POLICY AND / OR NEW POLICY WHICH INCLUDES ALL OR PART OF THE ORIGINAL POLICY WORDING
<p>LHC01</p> <p>Proposals to develop two neighbourhood-scale, pedestrian-friendly retail centres will be encouraged. One preferably next to the Memorial Gardens in the Barracks to provide a focus for the retail centre and a ‘heart’ for the new community. With the other situated within the development west of Toton Lane. See also policy EMP05.</p>	<p>Policy EMP05 has been merged into this policy. Information from the justification text from the policies and policy wordings has been combined into a new Policy LHC01. [D-A41], [D-A42] and [D-A43]. The three parts of the new policy are consistent with the Toton and Chetwynd Barracks Strategic Masterplan SPD. In order to ensure that the policy is consistent with both the Strategic Policies of the Part 2 Local Plan and the SPD, the text ‘retail centres’ have been amended to ‘local centres’. A number of additional amendments have also been made for clarity and to ensure consistency. As the two centres have different requirements, separate parts of the new policy (new parts 2 and 3) consider each of the two proposed centres (the one at Chetwynd Barracks and the one at the SLG).</p>
<p>LHC02</p> <p>Development of the Barracks should respect its heritage and seek to conserve/re-purpose its significant assets where feasible. 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>This policy has been revised to form a new Policy LHC02 in relation to ‘Heritage Assets’. The first part of the policy states that development of the Barracks should preserve or enhance its heritage value. [D-A44]</p> <p>The second part states that development which causes harm to non- designated heritage assets, (including those listed within this section of the policy), will not be supported. [D-A45]</p> <p>This list of heritage assets has been moved from Appendix 2; it is proposed that this appendix should then be deleted (please see proposed modification [E2] Some heritage assets have been removed from the list. The final part of the policy states that consideration should be given to the recording of any heritage asset which is lost. [D-A46]. This policy is based upon previous policy wording and the justification text.</p> <p>Photographs showing examples of the heritage assets covered by reference ‘O’ are to be included within the justification text as ‘examples’.</p> <p>These may include the following or similar images:</p>

**ORIGINAL NEIGHBOURHOOD
PLAN POLICY**

**SUMMARY OF PROPOSED MODIFICATIONS
TO POLICY AND / OR NEW POLICY WHICH
INCLUDES ALL OR PART OF THE ORIGINAL
POLICY WORDING**



Example of base of streetlamps in the Chetwynd Barracks site.



Example of a site boundary post close to the boundary of the Chetwynd Barracks site.



Example of a site boundary post close to the boundary of the Chetwynd Barracks site.

ORIGINAL NEIGHBOURHOOD PLAN POLICY	SUMMARY OF PROPOSED MODIFICATIONS TO POLICY AND / OR NEW POLICY WHICH INCLUDES ALL OR PART OF THE ORIGINAL POLICY WORDING
	<p>These photographs will help to illustrate the heritage features which the Neighbourhood Plan seeks to protect.</p> <p>[These have not been included within the amended 'Consultation Document' at the current time, due to formatting issues].</p>
<p>LHC03</p> <p>Proposals to create a heritage trail celebrating the history of the Barracks (which link to heritage assets in the wider area) will be strongly supported.</p>	<p>Only minor amendments to the wording of this policy have been made within new Policy LHC03. [D-A47].</p>
<p>LHC04</p> <p>George Spencer Academy is expected to manage the large increase in pupils arising from the additional homes being built in the Area. It is anticipated that the Academy will need (and should be encouraged) to develop plans to expand capacity as the configuration of the current site is unlikely to meet demand. Relocation of the Academy adjacent to the new leisure centre (see LHC06) is the preferred option and will be supported.</p>	<p>The wording of this policy has been simplified to state: '1. The expansion of the George Spencer Academy to meet the additional demand for school places would be supported' (new Policy LHC04). [D-A48].</p>
<p>LHC05</p> <p>Provision of a primary school and new medical facilities (both needed to meet forecast demand) will be strongly supported.</p>	<p>Minor amendments to the policy have been made with revised Policy LHC05. These include reference to 'primary schools', i.e. more than one to ensure consistency with the Part 2 Local Plan and SPD. [D-A49]</p>
<p>LHC06</p> <p>A new Leisure Centre should be built in the Area to cope with demand for leisure services arising from increased residential population as well as the significant numbers expected to</p>	<p>The wording of the policy has been amended based upon the original policy wording, justification text, Local Plan and SPD, to form new Policy LHC06. This revised policy wording makes support for such a facility conditional upon there being no significant adverse impact on local amenity and residential areas, and it being in a location accessible by public transport and active travel links. [D-A50].</p>

ORIGINAL NEIGHBOURHOOD PLAN POLICY	SUMMARY OF PROPOSED MODIFICATIONS TO POLICY AND / OR NEW POLICY WHICH INCLUDES ALL OR PART OF THE ORIGINAL POLICY WORDING
<p>be working at the Innovation Campus.</p>	
<p>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>This policy has not been amended and as such the original policy number and wording remains unchanged. There is therefore no proposed modification reference.</p> <p>The justification text has however been amended, as per proposed modification [D47].</p>
<p>LHC08</p> <p>The provision of allotments/communal gardens within easy walking distances of new homes will be supported.</p>	<p>This policy has been amended as new Policy LHC08. The policy now includes two parts: The first part states that the provision of allotments and communal gardens within easy walking distances of new homes will be supported [D-A51] and the second part states that the provision of 2 x 250m² allotments per 100 homes will be supported. [D-A52]. This is based upon the original policy and revised justification text (proposed modification [D48]).</p>
<p>EMP01</p> <p>The new 'Innovation Campus' should maximise employment potential. Proposals for B1 class buildings that provide significant numbers of jobs will be supported.</p>	<p>The policy has been revised based upon the previous policy and justification text as well as the Toton and Chetwynd Barracks Strategic Masterplan SPD. It also reflects changes to the Use Classes Order. The policy now relates to the Strategic Location for Growth Business Zone and states that (within the first part): Proposals for office buildings that provide significant numbers of jobs will be supported. [D-A53]. The second part states that: Developments comprising mixed-use buildings that incorporate both commercial and residential uses will also be supported. [D-A54].</p>
<p>EMP02</p> <p>Development of commercial property on Chetwynd Barracks should seek to reuse existing buildings where feasible. 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</p>	<p>This policy has been merged with original policy EMP03, based also upon the justification text, Local Plan policies and Toton and Chetwynd Barracks Strategic Masterplan SPD to form a new policy in relation to the Chetwynd Barracks Business Zone. The combined and revised policy states:</p> <ol style="list-style-type: none"> 1. Development of commercial property on Chetwynd Barracks should seek to reuse existing buildings where feasible and viable. [D-A55] 2. Proposals to locate the centre of the employment zone around Building 157 will be supported along with proposals to maximise the re-use of some/all of the building if feasible and viable to do so. [D-A56]

ORIGINAL NEIGHBOURHOOD PLAN POLICY	SUMMARY OF PROPOSED MODIFICATIONS TO POLICY AND / OR NEW POLICY WHICH INCLUDES ALL OR PART OF THE ORIGINAL POLICY WORDING
<p>and distribution facility for Building 157 will not be.</p>	<p>3. Small to medium scale employment would be supported, but any proposals for a large-scale industrial storage and distribution facility for Building 157 would not be. [D-A57]</p>
<p>EMP03</p> <p>The design and development of the commercial zones should be:</p> <ul style="list-style-type: none"> - visually attractive and compatible with the surrounding area and include screening where necessary; - of a scale, design and finish appropriate to its setting, particularly where it can be viewed from high ground; - landscaped in a manner that retains existing trees/hedgerows and blends with nearby green spaces using new planting as appropriate. 	<p>This policy has been merged with original policy EMP02, based also upon the justification text, Local Plan policies and Toton and Chetwynd Barracks Strategic Masterplan SPD to form a new policy in relation to the Chetwynd Barracks Business Zone. Please see the text above for EMP02. (Proposed modifications [D-A55], [D-A56] and [D-A57]).</p>
<p>EMP04</p> <p>The development of a ‘Centre of Excellence’ for smart building technologies in the Area is strongly encouraged. Such a development provides a focus to attract leading-edge organisations to the Innovation Campus.</p>	<p>This policy has been slightly amended to states that the development of a ‘Centre of Excellence’ for smart building technologies in the Area ‘would be supported’, subject to such a facility not harming the amenity of neighbouring uses. The second sentence of the original policy will be deleted. [D-A58].</p>
<p>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</p>	<p>The wording of this policy has been merged into new Policy LHC01, and this policy has been deleted. Please refer also to the proposed modifications in relation to Policy LHC01 ([D-A41], [D-A42] and [D-A43]).</p>

ORIGINAL NEIGHBOURHOOD PLAN POLICY	SUMMARY OF PROPOSED MODIFICATIONS TO POLICY AND / OR NEW POLICY WHICH INCLUDES ALL OR PART OF THE ORIGINAL POLICY WORDING
respect its heritage and setting.	

4.3 The schedule below shows the potential modifications in relation to the 'Plan Delivery' sub-section of (original) Section D and the appendices (Section E) of the Neighbourhood Plan.

REFERENCE	ORIGINAL PARAGRAPH / SECTION OR PLAN	ORIGINAL TEXT / POLICY / PLAN ETC.	AMENDMENT PROPOSED
<i>Plan Delivery (within original Section D / new Section C)</i>			
Note: As much of the text within this sub-section has been re-arranged into new paragraphs, to improve clarity, the proposed modifications are shown in relation to the new paragraphs and 'track changes' have not been included. Accordingly, it should be stressed that a 'summary' of the proposed amendments is included below, rather than each line / point of text to be amended.			
D-B1	Sub-section title	Plan Delivery	Replacement of sub-section title of 'Implementation, Monitoring and Review'.
D-B2	New paras 19.1-19.3	Plan Delivery	Replacement of previous 2 paragraphs with 3 new paragraphs setting out an introduction to the new sub-section
D-B3	New paras 19.4 and 19.5	Who is Responsible	Additional detail has been added, including in relation to the Local Plan, Toton and Chetwynd Barracks Strategic Masterplan SPD, material considerations and the potential East Midlands devolution and mayoral authority.
D-B4	New para 19.5 bullet points	Assumptions in relation to responsibilities	Simplification of the bullet points. Deletion of points, including 'delivery of initiatives' and references to the masterplan.
D-B5	New para 19.6	Implementation	Replacement of 'Delivery' title with 'Implementation'. Clarification of bullet points and addition of new bullet point in relation to the Planning and Compulsory Purchase Act 2004.
D-B6	New para 19.7	Development Sites	Addition of reference to the Part 2 Local Plan.
D-B7	New para 19.8	HS2 / Chetwynd Barracks disposal dates	Deletion of references to the East Midlands Hub Station and HS2 process and replacement with text in relation to the potential for

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			a railway station / transport interchange. Replacement of out-of-date 2021 disposal date for Chetwynd Barracks with the most recent date of 2026.
D-B8	New para 19.9	East Midlands Development Company	Replacement of text to include the most recent information in relation to the East Midlands Development Company and potential mayoral authority.
D-B9	New para 19.10	Infrastructure Requirements - Aspirations and Observations	Deletion of second sentence within the original paragraph 19.8, i.e. 'Aspirations and observations made in this document are made without prejudice to any formal conclusions that the infrastructure providers may later reach, for example, in relation to changes in service delivery, funding and infrastructure requirements'.
D-B10	New para 19.11 / original para 19.9	Infrastructure Requirements – needs and detailed requirements	References added to plans and strategies produced by other organisations and moving references to annual monitoring of infrastructure requirements and the delivery of projects from original paragraph 19.9 to new paragraph 19.18 (within a new section on 'Review and Revision').
D-B11	New para 19.12	Funding arrangements	Deletion of first sentence from original paragraph 19.10 in relation to funding expectations. Minor amendments to the paragraph to improve clarity. Reference to 'preferences' of the Neighbourhood Plan added.
D-B12	New para 19.3	Purposes of Monitoring	Inclusion of new paragraph setting out a summary of reasons for monitoring.
D-B13	Original paras 19.12-19.14	Neighbourhood Plan adoption, Neighbourhood Plan CIC committees, relationships with stakeholders.	Deletion of original paragraphs 19.12 – 19.14.
D-B14	New para 19.17	Monitoring	New paragraph and bullet points added in relation to monitoring

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			changes to national or local policy and also any changes in the local area.
D-B15	Original para 19.17 and Figure 19.1	Delivery Strategy document and Delivery Strategy Framework	Deletion of original paragraph 19.17 and Figure 19.1.
D-B16	New heading / sub-section	Review and Revision	Inclusion of new sub-section on 'Review and Revision'.
D-B17	New para 19.18	Annual Monitoring	Reference to annual monitoring included within new paragraph 19.18 (there was previous reference to annual monitoring within original paragraph 19.9)
D-B18	New para 19.19	Factors to be considered at annual review	New paragraph including bullet points setting out the factors that should be considered during the annual review.
D-B19	New para 19.20	Potential modification of the Neighbourhood Plan	New paragraph clarifying when the Neighbourhood Plan could potentially be modified and that this can only be undertaken by a designated Neighbourhood Forum.
D-B20	New para 19.21	Chetwynd CIC	New paragraph noting that Chetwynd CIC will provide the secretariat to the Forum during the lifetime of the Neighbourhood Plan.
Appendices			
E1	Appendix 1	Glossary	To be retained, although possibly not as part of a formal 'appendix'. Any references to the glossary and the final glossary will be included in the final version of the Neighbourhood Plan.
E2	Appendix 2	Green and Heritage Assets	List of Heritage Assets to be listed within new Policy LHC02. List of Green Assets to be listed within Table 13.1 within the justification text for new Policy ENV02. Appendix to be deleted.
E3	Appendix 3	Alignment with Planning Policies	Appendix to be deleted.
E4	Appendix 4	Evidence Base Summary	To be included as a separate document. Appendix to be deleted.

5.0 FURTHER INFORMATION

5.1 The Borough Council's Planning Policy Team can be contacted by telephone (0115 917 7777) or via email (policy@broxtowe.gov.uk).

BROXTOWE BOROUGH COUNCIL

CHETWYND: THE TON AND CHILWELL NEIGHBOURHOOD FORUM

JULY 2023