



Chetwynd: The Toton and Chilwell Neighbourhood Plan  
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**CHETWYND: THE TOTON AND CHILWELL NEIGHBOURHOOD PLAN  
RESPONSE TO PROPOSED AMENDMENTS ON BEHALF OF BLOOR HOMES**

This response has been prepared on behalf of Bloor Homes to the Proposed Amendments to the Chetwynd: The Toton and Chilwell Neighbourhood Plan (CTTC-NP). Bloor Homes have an interest in land west of Toton Lane, and east of Toton Lane, north and south of the tram line at Toton.

A response to each relevant proposed amendment is set out in the table below.


Proposed Amendment Reference (Policy noted as relevant)	Brief description of the Proposed Amendment	Bloor Homes comment
B27	Removal of the 'Achieving the Vision' section	This section referred to ' <i>Possibly using new land to the north of the tram line as a location for social/affordable homes</i> '. Bloors are supportive of the principle of residential development north of the tram line and have set out in previous representations that the aims and objectives of the community would be significantly better achieved with a more comprehensive approach to the Toton area, including land to north of the tram line, rather than a constrained site limited to the confines of the SLG site area (as set out in Local Plan Policy 3.2). Bloors therefore suggest that this reference is retained and recognised within the final version of the Neighbourhood Plan, as part of the Vision Statement in Section 9.
B48 (and D13)	New Figure 9.1 showing 'Green Corridors'	It is acknowledged that the 'New Green Corridors' shown on the plan are intended to be indicative only, however, the width shown on the plan at this scale could still appear misleading, and wider than will be realistically delivered. We therefore request that the width of the 'New Green Corridors' is reduced on the plan, with the word 'indicative' remaining clear on the plan.

B49 (and D19)	Amended Figure 9.2 showing 'Walking and Cycling Routes'	The proposed walking route (blue dashed line) should include the words <i>"indicative only"</i> within the key.
D-A6 (Policy ENV03)	New wording for Policy ENV03, part 1	Part 1 states: <i>"Major development [!] should meet green and blue infrastructure standards"</i> – is this a reference to any recognised guidance?
D-A7 (Policy ENV03)	New wording for Policy ENV03, part 2.A	There are several factors which influence the extent of green space a major housing scheme delivers. At the end of Part A, a new sentence should be added which recognises how the 'east-west' accessible space will be brought forward: <i>"The delivery and design of the 'east-west accessible space' is subject to the planning application and masterplanning process which considers landscaping, ecology, accessibility and housing delivery."</i>
D17	New wording justification for Policy INF01	Bloors are supportive of the wording reference to the new 'north-south road' within the policy justification which states that a: <i>"new north-south road is considered essential to assure the successful delivery of circa 1500 dwellings on Chetwynd Barracks as well as helping with the development either side of Toton Lane in the SLG"</i> . Bloors have set out in previous representations how a more comprehensive Toton scheme, which includes land north of the tram line, could deliver substantial levels of housing, biodiversity gain, a country park and also enable key infrastructure (such as that referenced in INF01) to be brought forward early.
D-A24 in the Proposed Amendments CTTC-NP documents (Policy HAS04)	Wording for Policy HAS04	It should also be noted that there are several factors which influence the speed of development at major housing sites. The policy should be amended to allow a flexible approach in how construction times are set out to be minimised. Suggested amended wording (new wording <u>underlined</u> ): <i>"Major development [!] should <u>aim to minimise on-site construction times through appropriate methods. methods by This could include the use of Modern Methods of Construction (MMC) [!] building techniques, such as Modular Homes as well as other means where appropriate and viable"</u></i> .
D-A36 and D-A37 (Policy URB05)	Wording for Policy URB05, parts 1 and 2	Parts 1 and 2 refer to a 'masterplan', but it is not clear who will produce the masterplan and how it will be delivered. If the intention is for one masterplan for all the land west of Toton Lane (in the SLG allocation), it may be a difficult process as it is not all owned or controlled by one owner or developer. It is suggested that the references to a 'masterplan' are deleted in this policy.
D-A38 (Policy URB05)	Wording for Policy URB05, part 3	Part 3 should be less prescriptive, and should state (new wording <u>underlined</u> ): <i>"Development within the Strategic Location for Growth <u>could include...</u>"</i> . It should be noted that the Toton South area in the Masterplan SPD does not require 'mid-rise architecture' and therefore it is important that the CTTC-NP policy is suitably worded to be flexible and avoid confusion with the SPD. It is suggested that any reference to 'mid-rise architecture' is not a requirement.
D-A50 (Policy LHC06), and D-A53 and D-A54 (Policy EMP01) – as shown on the revised Policies Map	Extent of Policies LHC06 and EMP01 as shown on the revised Policies Map	The revised Policies Map shows that Policies LHC06 and EMP01 are reflected across the whole of Toton SLG site. It should be noted in the CTTC-NP policies that in the Masterplan SPD, the Toton East and Toton South areas are stated as being <i>"primarily residential"</i> areas (paragraphs 4.10 and 4.11).

We would welcome opportunities for further engagement in the Neighbourhood Plan process to discuss the above matters and representations previously submitted during the development of the Plan. Should there be any questions about the above comments, then please do not hesitate to contact me.

Yours sincerely

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Associate