

Schedule of Proposed Changes
Appendix 1 Site Schedule Text

Land in the vicinity of the proposed HS2 station at Toton schedule

Site Summary

ACS Designation	Strategic Location
Timescale	6-15 years
Site Area	Approx 73 ha
Housing Units	To be determined following appropriate consultation.
Employment Uses	To be determined following appropriate consultation.
Other Uses	Open space and additional land for community facilities including education and limited local retail provision.
Ownership/Developer	Planning Application submitted on part of the land. Willing owners positively engaged to meet the needs of HS2.

IDP Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	<p>Integrated transport package required. Requirement for a subsidised bus service incorporating Banks Road estate, Stapleford, Beeston and the City Centre. Access improvements to the strategic road network to include new access points off Toton/ Stapleford Lane. Transport modelling for location west of Toton/ Stapleford Lane for up to 1000 homes has been carried out.</p>	<p>Internal roads layout to be prepared. Further discussions with NET to ensure no conflict with the park and ride facility. Commence dialogue with HS2 to ensure no conflict with access arrangements including alternative access to the station and safeguarded extended tram to HS2 station.</p> <p>Ongoing dialogue with Highway Authorities and Highways Agency to confirm detailed requirements.</p>

Infrastructure	Summary Assessment	Further Work
Utilities	<p>Electricity – dependent on any residential uses the overhead power lines to be rerouted underground beneath the roads on site and a new terminal pylon located in the SW corner of the site. Western Power have been consulted and have no objection in principle to doing this.</p> <p>Further work required to confirm most appropriate WWTW.</p> <p>Water supply – no abnormal requirements subject to phasing. There is no objection in principle from Severn Trent to up to 775 homes on the west of Toton Lane as part of the planning application.</p> <p>IT – No abnormal requirements.</p>	<p>Opportunities for extension to existing CHP facilities.</p> <p>Further dialogue with Western Power and Severn Trent as detailed proposals emerge.</p>
Flooding and Flood Risk	<p>Site within Flood Zone 1. No significant flood risk.</p> <p>No significant risk for fluvial sources and therefore no specific mitigation required.</p> <p>Potential increase in surface water run off requiring mitigation from attenuation storage and on site SuDS provision.</p>	<p>Ongoing dialogue with the Environment Agency to ensure suitable mitigation methods are adopted.</p>
Health Facilities	<p>Land set aside for health facilities if required.</p>	<p>Planning application contains a site for a medical centre. Further dialogue with PCT/CCG. Contributions to be agreed as part of S106 discussions.</p>

Infrastructure	Summary Assessment	Further Work
Education Provision	Detailed assessment of education requirement suggests that dependent on the number of homes, the development may generate a need for a new primary school and extended secondary school provision could be required. There is sufficient land available to accommodate the on site educational requirements and for a nursery school if required.	Proceed with development of a master plan for the education provision. Continued dialogue with the education authority, developers and the planning department regarding S106 contributions.
Emergency Services	No abnormal requirements.	Further dialogue as plans are finalised.
Waste Management	No known abnormal requirements.	Further dialogue as plans are finalised.
Community Services	Good range of town centre facilities available at Stapleford Town Centre. Excellent potential (NET) access to range of facilities at Beeston and Nottingham City Centre. Land set aside for a community building if required.	Further details to be developed as part of ongoing discussions. Local centre to be created incorporating offices, restaurant/pub, education space, medical plot, limited local retail provision and day nursery.
Green Infrastructure	Extensive Green Infrastructure to be provided. Potential loss of hedgerows, damage to retained trees during construction, loss of roosting opportunities and bird migration patterns, degradation of local nature reserve through increased public activity from development. Opportunities for creation of new green infrastructure and swales which could offset negative impacts.	Strategy to protect/enhance and or relocated as part of ongoing studies. Opportunities to extend GI network.

Infrastructure	Summary Assessment	Further Work
	Increased long term opportunities for wildlife and biodiversity and habitat creation.	
Contamination	Potential contaminants from former agricultural uses on the site. Potential impact on the human receptors on the site from contaminants from Toton Sidings, the sewage works and the electricity substation.	Gas monitoring over a 3 month period and topsoil chemical tests should be carried out to further inform remediation strategy.
Heritage Assets	No significant heritage issues.	
Other	Following HS2 announcement strong potential for positive social-economic benefits for the wider area. No significant demolition issues associated with the development.	Strategy and detailed assessment of HS2 requirements required to be incorporated into Masterplan. Commencement of discussions as detailed proposals of HS2 emerge. Joint-working with HS2 and NET.

Indicative Assessment

This strategic location is a green field site close to the existing urban area with existing links to Stapleford Town Centre and potential excellent future transport links to Nottingham City Centre and the rest of the UK/Europe. The site can be developed to reflect garden city principles and maintain the separate identities of Stapleford and Toton. Delivery is expected to be within 6-10 years of the plan period. A planning application has been submitted for land on the west side of Toton Lane and is under consideration and negotiations have reached an advanced stage. No irresolvable constraints have been identified. If built development takes place on the east of Toton Lane then this should be to the south of the proposed NET route with this tram line and park and ride used as a long term defensible Green Belt boundary. The announcement from HS2 to locate their station at Toton strongly contributes to the strategic importance of the site. Continued joint working with NET and the commencement of dialogue with HS2 will be essential.