

CHETWYND

THE TOTON AND CHILWELL NEIGHBOURHOOD FORUM

Matter 6: Chetwynd Barracks

Question 1. No specific comment.

However, it is difficult to envisage 500 homes being built by 2028 given the MoD site isn't due to be sold until 2021. Furthermore, it is not certain if it will be sold as one transaction with 'vacant possession'. Previous experience in the area is that the MoD adopts a piecemeal approach when selling significant tracts of land.

Question 2. We believe a couple of minor modifications would be useful:

- a) New facilities. **Remove the need for the small retail/service centre to be located 'along the main through route'** as this is unnecessarily prescriptive. The Forum's vision is to see a pedestrian-friendly, leisure orientated, plaza-style centre located next to the memorial gardens. We don't want it located 'along' a main thoroughfare as this will result in safety issues. Furthermore, the wording implies the main through route will be the current Chetwynd Road which won't be the case if a north/south road is built.
- b) Heritage. It is useful to **clarify which building requires a retained footprint.** We assume it is 157 building (The Filled Shell Store)

Question 3. The site **must be developed with a coherent, holistic approach that applies not only across the site itself, but which includes Toton Strategic Growth Area (policy 3.2).** The risk with current policy is that the emphasis of 500 new homes before 2028 means such a holistic approach will be compromised in order to reach target.

The Garden Communities Bid **will (if successful) assure a comprehensive development for the site** and will also complement developments in Policy 3.2

Question 4. No specific comment.

However, the Forum has commissioned a Heritage and Character Assessment that covers the whole Neighbourhood Area. A draft has been produced (undergoing final review) which will inform and underpin several policies being developed for the Neighbourhood Plan.

Question 5. Main constraint on the site are the existing dwellings at the north of the site. These hinder the development of a much-needed north/south access route through the site that is vital to ensure good connectivity to/from the site and well as the wider area.

Question 6. Notts County Council are progressing a £100M HIF bid to ensure road infrastructure is in place to access HS2 station. Our understanding is the bid incorporates connections to the proposed north/south road through the Barracks.