



Broxtowe  
Borough  
COUNCIL

# **Broxtowe Borough Council**

## **Response to Matter 6:**

### **Chetwynd Barracks**

**November 2018**

## **BROXTOWE LOCAL PLAN PART 2 EXAMINATION**

### **MATTERS, ISSUES AND QUESTIONS**

#### **Main Built Up Area Site Allocations**

*In responding to the questions on site allocations the Council should identify and address specific key concerns raised in representations e.g. in terms of adverse impacts, delivery etc*

**ISSUE: Whether the proposed site allocations are justified, effective and consistent with the Framework and the ACS.**

#### **Matter 6 Chetwynd Barracks**

##### **1. What evidence is there that the site will be available, sustainable, viable and deliverable within the plan period?**

- 1.1 There has been extensive dialogue with all stakeholders to ensure that these points are fully addressed. This includes the [Opun Design Review \(OPUN/06\)](#), Site specific workshop (detailed in the [Consultation Statement \(CD/20\)](#)), specific discussions with the site promoter's development team, Chetwynd: Toton and Chilwell Neighbourhood Forum and Nottinghamshire County Council amongst others.
- 1.2 This work has detailed a number of obstacles that have already been addressed. The site is in public ownership and will be available for development from 2021 with the possibility of some land being available earlier.
- 1.3 The Sustainability Appraisal ([CD/12](#) and [CD13](#)) indicates the sustainability credentials of the site; the allocation is fully in accordance with the ACS strategy of urban concentration with regeneration.
- 1.4 The site is in the strongest housing sub-market in Broxtowe (Beeston). Substantial proportions of the site have not been developed and are effectively Greenfield and it is these areas that are anticipated to come forward for housing delivery within the plan period. Evidence to inform the ACS found that large sites create their own sub-market and as detailed in the [Whole Plan & Community Infrastructure Levy Viability Assessment and Appendix \(BBC/05\)\(BBC/05A\)\(BBC/05B\)](#) new build houses will typically outperform the average existing housing stock value making them more viable.
- 1.5 The main obstacle to delivery is the timing of the release of the land from its current military use. If the site were available earlier there are no viability or other issues preventing the site coming forward in advance of the anticipated trajectory. If there is a delay of MOD releasing the site in its entirety there are large areas of open land towards the west of the site that can be made available prior to a full MOD disposal.

**2. Having regard to MM2 are the Key Development Requirements appropriate and achievable?**

- 2.1 Yes, the Council consider that the Key Development Requirements are appropriate and achievable and have been amended following the response to the Publication Version of the Local Plan (as detailed in the [Consultation Statement \(CD/20\)](#)). In particular responses from: Nottinghamshire County Council, the DIO and the Neighbourhood Forum.

**3. How would a comprehensive development of the whole site be ensured? Is it sufficiently clear from the policy how this would be achieved? How would all stakeholders be involved?**

- 3.1 The Key Development Requirements in the [Submission Version of the Part 2 Local Plan \(CD/04\)](#) are intended to ensure a comprehensive development of the whole site. The Policy (3.1) covers the whole allocation (shown on the red line plan) with additional reference to comprehensive planning including in conjunction with the Toton Strategic location for Growth (Policy 3.2) and sets key principles which will need to be achieved through any further masterplanning or planning application.
- 3.2 The Policy in the Submission Version of the Part 2 Local Plan is considered to strike the appropriate balance between clarity and certainty of development expectations to facilitate the 500 homes to be delivered during this plan period and at the same time providing a sufficient policy context for the comprehensive development of the whole site. It is recognised that the comprehensive development of the site will be concluded beyond the current plan period and the policy provides sufficient detail to ensure that any further masterplanning and / or planning application will be consistent with the key principles as set in the Key Development Requirements.
- 3.3 Dialogue with stakeholders including the DIO, the County Council (as infrastructure provider) and the Neighbourhood Forum has been extensive and has been an iterative process of discussion and agreement. This process will continue through the consideration of additional work including a planning application.
- 3.4 The Council has submitted a Garden Communities Bid in partnership with the Neighbourhood Forum with support from the DIO, Nottinghamshire County Council, Derbyshire County Council, Erewash Borough Council, Anna Soubry MP and the Local Enterprise Partnership to assist with delivering a comprehensive development of the whole site.

**4. How have the recommendations of the Opun Design Review September 2016 informed the policy?**

- 4.1 The [Opun Design Review \(OPUN/06\)](#) was part of an iterative process of refinement to develop the key design principles for the site. The principles raised in the review were used as a framework for the subsequent site specific workshop (details of which are included in the [Consultation Statement \(CD/20\)](#)) with a larger group of stakeholders, the results of which formed the basis on which the Policy was drafted.

**5. What are the site constraints, potential impacts and infrastructure requirements of the allocation and how would these be addressed? Do they create uncertainty for the delivery of the site as envisaged in the Housing Trajectory?**

- 5.1 These matters are recorded in the Submission Version Part 2 Local Plan [Sustainability Appraisal Appendices A \(CD/13\)](#) and the [IDP \(CD/18\)](#). Evidence in these documents is that the potential impacts will be mitigated.
- 5.2 The main constraint is the timing of the release of the site for residential development which is expected to be resolved in 2021; this is already factored in to the housing trajectory and is detailed further in question 1.
- 5.3 Infrastructure Requirements are addressed in principle through the Key Development Requirements in the allocation and will be addressed in detail as part of any planning applications. These issues do not create any undue uncertainty for the delivery of the site given the strong housing sub-market, the extensive work already undertaken both on this site and in relation to Toton (3.2)

**6. MM2 proposes an addition to the Key Development Requirements that the highway infrastructure must be considered in conjunction with the requirements for the Toton Strategic Location for Growth. What joint working/engagement arrangements are in place to progress this? What work has been done so far? Are there any significant unresolved issues? If the Toton site is delayed would there be an impact on the delivery of highway infrastructure for this site?**

- 6.1 Chetwynd Barracks is included as part of a wider growth strategy in association with HS2. Joint working governance arrangements were agreed by the East Midlands HS2 Strategic Board on 29<sup>th</sup> May 2018<sup>1</sup>. This is part of comprehensive joint working arrangements in the East Midlands with the focus now shifting to delivery following agreement from East Midlands partners on the Growth Strategy ([HS2/06](#)) which was published in September 2017. There have been initial meetings of the Toton Hub Station Delivery Board and a Toton Planning and Delivery Routemap is evolving.
- 6.2 No, if the Toton site is delayed the highways infrastructure requirements to deliver the 500 homes in this plan period is not dependent on the Strategic Location for Growth site to be delivered but it is key that the two sites integrate with each other.

---

<sup>1</sup> <http://www.emcouncils.gov.uk/HS2-Strategic-Board>

Broxtowe Borough Council  
Neighbourhoods and Prosperity  
Council Offices, Foster Avenue,  
Beeston, Nottingham, NG9 1AB  
Tel: 0115 917 7777  
[www.broxtowe.gov.uk](http://www.broxtowe.gov.uk)

