



THE EAST MIDLANDS **HUB GROWTH ZONE**

A delivery strategy for the HS2
Growth Hub at Toton

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INTRODUCTION

Bloor Homes has a significant land control in the vicinity of the HS2 growth point and can help deliver the economic growth as set out in the East Midlands HS2 Growth Strategy document Sept 2017. This means utilising our land to deliver the first steps in meeting the economic aspirations of 74,000 jobs and £4 billion of GVA by 2043 within the East Midlands.

The East Midlands Hub Growth Zone is dependent on the delivery of a high quality Innovation Campus at the heart of a thriving network of garden village developments. We believe we can help deliver this vision by focusing the Innovation Campus:

- » *Closer to the Toton Tram Stop which provides a direct link to Nottingham University and key employment areas including the Boots campus, university, NG2 park and Nottingham City Centre.*
- » *More central to the proposed Garden Village at Chetwynd Barracks and other garden neighbourhoods such as the recently consented residential development at Toton and a new Garden Neighbourhood to the northeast of the tram stop which Bloor Homes can bring forward.*
- » *To a more easily accessible location, visible from the A52 – a key link to the M1 and Derby.*
- » *On having the ability to support and complement a Tram/ Rapid Transit extension to Derby.*





Bloor Homes can help deliver the first phases of the Innovation Campus and a Garden Neighbourhood to bring forward a strong vision

Innovation Campus at the heart of a network of new garden villages.

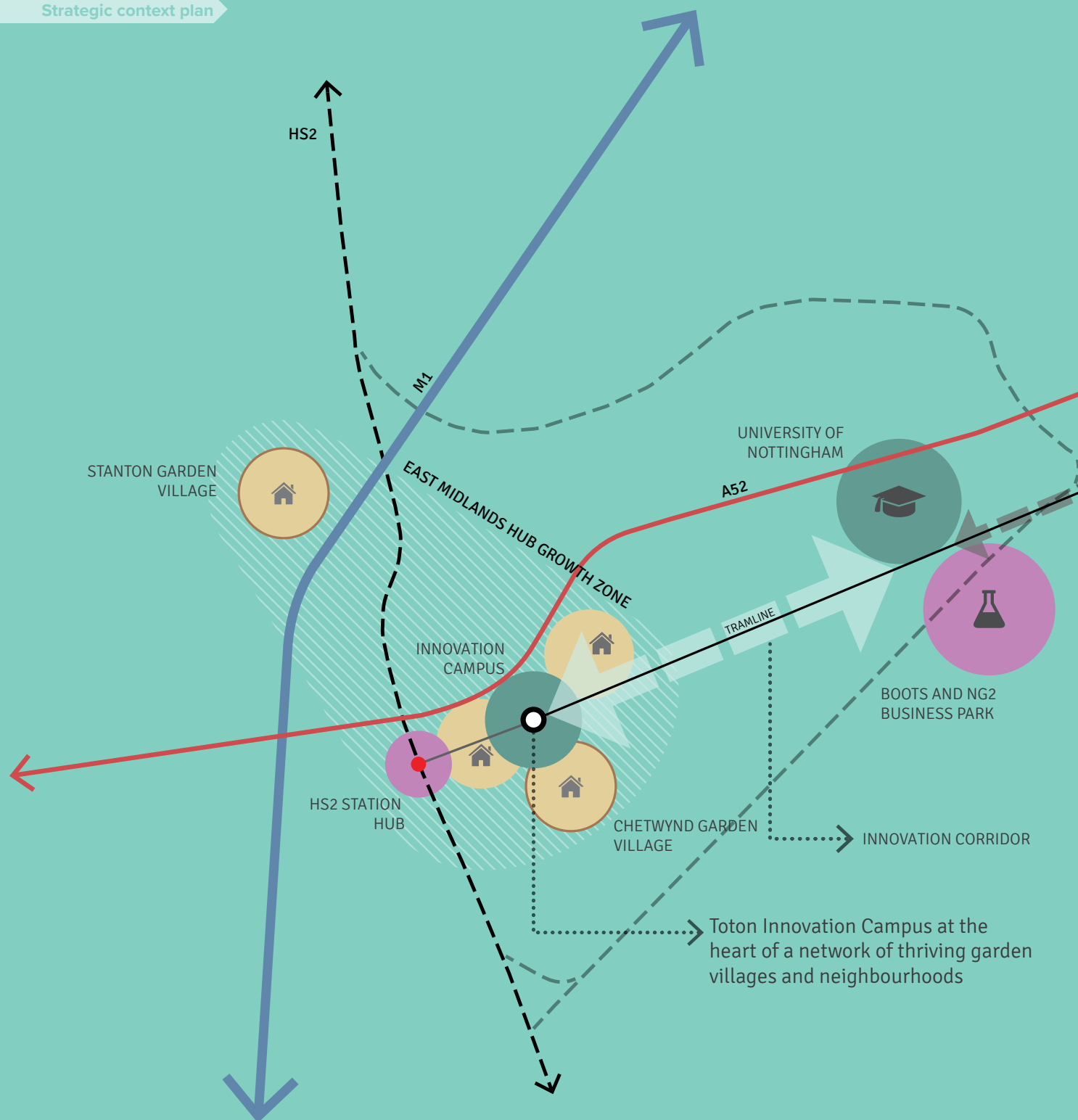


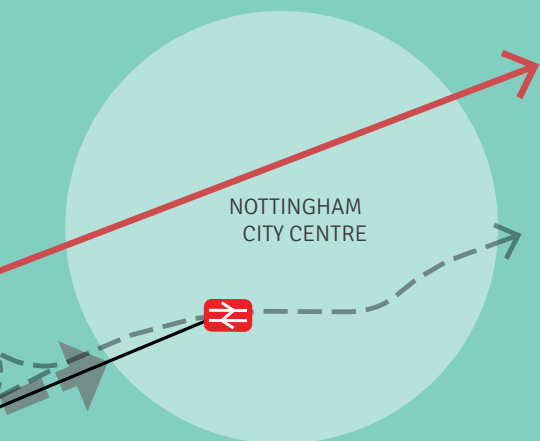


1. OUR VISION

We wholeheartedly support the vision to develop an inspiring 21st Century gateway at Toton not only for Nottingham but also the East Midlands supporting long term economic growth, a place where innovation can flourish, defined by high quality place making and a place for people.

Our strategic approach to the East Midlands Hub Growth Zone is to focus on an Area of Opportunity within which we can help bring forward a new Innovation Campus at the heart of a network of garden village developments that includes Stanton, Chetwynd Barracks and housing to the east brought forward by Bloor Homes. A mixed-use development will be created around high levels of accessibility provided by both the Nottingham Express Transit at Toton, the new high-speed rail (HS2) station and a greatly improved road network by way of the A52 and Stapleford Lane.





We fully endorse the themes of the East Midlands HS2 Growth Strategy namely:

People

Putting people and new communities at the heart of the growth strategy. By helping to deliver the Innovation Campus, we believe we will inspire young people, build further education capacity and links with Nottingham University, support individuals through apprenticeships and deliver modern business and research accommodation for those who are 'HS2' ready'.

Place

Bloor Homes believes strongly in great placemaking, which will be key to realising the opportunities at Toton. Central to our approach is to help deliver the first phases of a high quality 'Innovation Campus' which has the potential to create many new jobs, community facilities and a range of new housing choices.

Connectivity

Our proposal will bring forward a central boulevard linked to the HS2 Hub Station at Toton which will be the most connected station on the high-speed network outside of London.

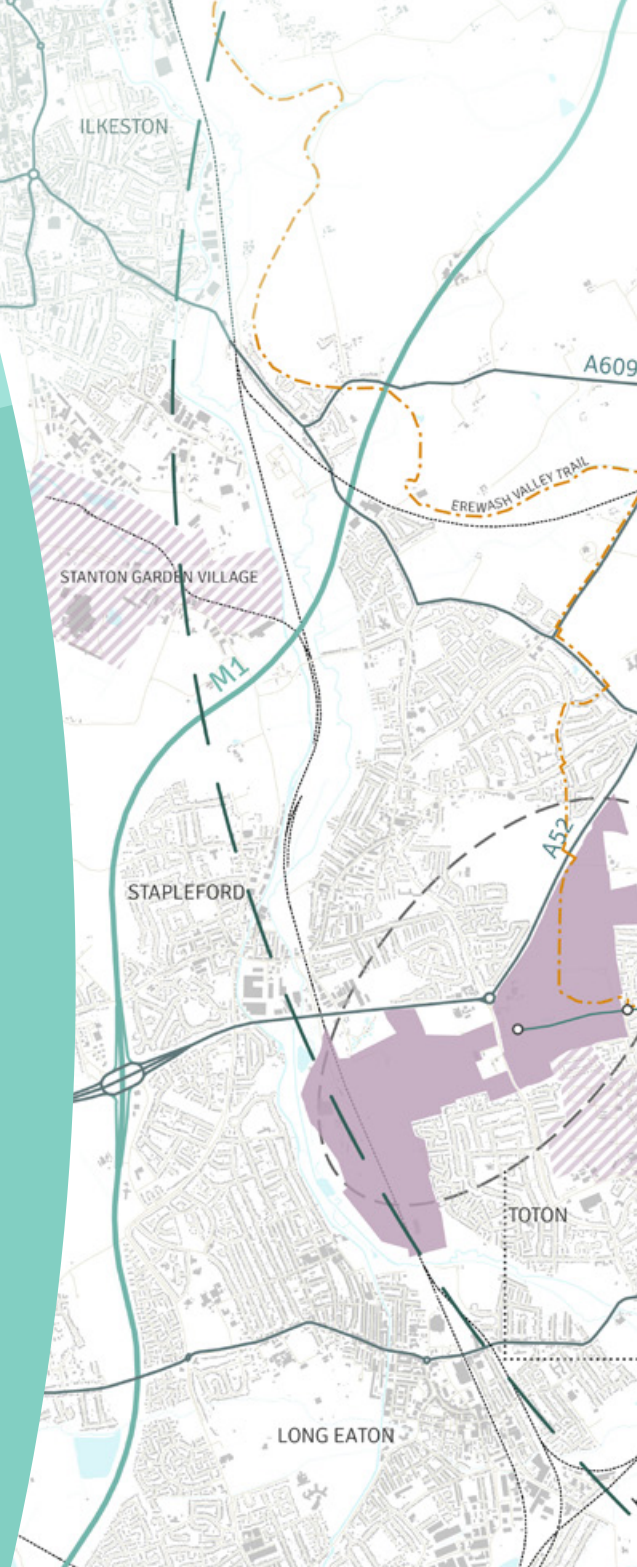
2. AREA OF OPPORTUNITY

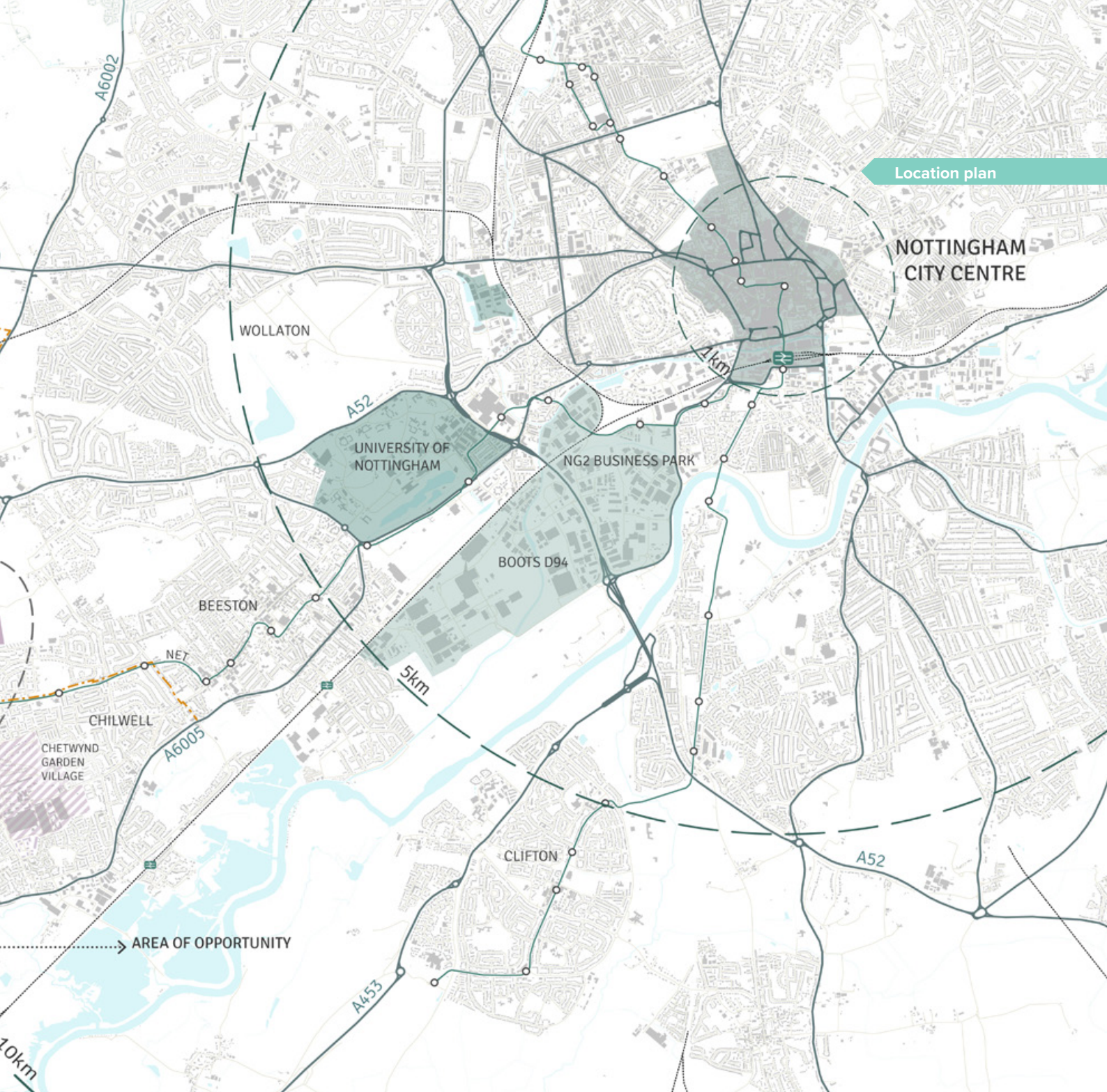
The area of opportunity within the East Midlands Hub Growth Zone is located approximately 8.5 km to the south west of Nottingham city centre within the Borough of Broxtowe.

The area lies to the east and south of the A52 and the Bardills Roundabout. The A52 leads east to the city centre and to the M1 2km to the west. A new Nottingham Express Transit (NET) tram route runs directly to the area from the city centre via several large employment destinations and the university. The Toton NET stop is in the centre of the area of opportunity.

The area is surrounded by predominantly residential neighbourhoods including Stapleford, Beeston, Chilwell, Toton and Long Eaton as well as the proposed garden villages of Stanton and Chetwynd Barracks.

Much of the area is currently used for agriculture and a Park and Ride which is adjacent to the Toton NET stop. A number of Public Rights of Way cross the site including the Erewash Valley Trail.

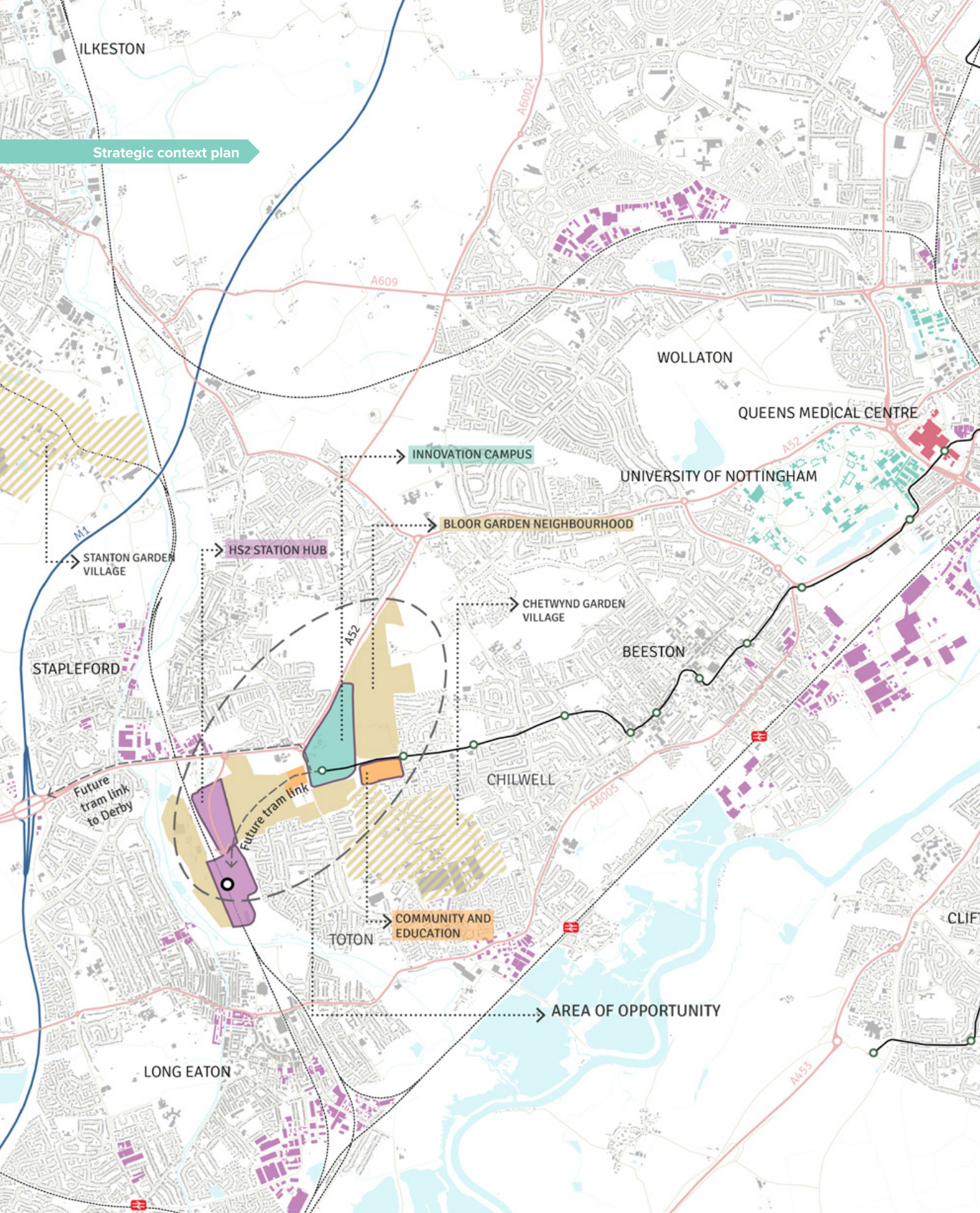




1. The Nottingham Express Transit
2. The Toton NET stop
3. The Erewash Valley Trail and the Park and Ride in the distance

ILKESTON

Strategic context plan



A609

A6002

WOLLATON

QUEENS MEDICAL CENTRE

A52

UNIVERSITY OF NOTTINGHAM

INNOVATION CAMPUS

BLOOR GARDEN NEIGHBOURHOOD

HS2 STATION HUB

A52

CHETWYND GARDEN VILLAGE

BEESTON

CHILWELL

63

A6005

TOTON

COMMUNITY AND EDUCATION

63

AREA OF OPPORTUNITY

LONG EATON

CLIFTON

A453

63



3. THE BIG PICTURE

Nottingham is a city of thriving business services, biotech and leisure sectors and flagship companies like Experian and Boots, underpinned by world class public transport and local energy systems.

With the proposed HS2 station at Toton, new housing, education and business activities developed within the area of opportunity will boost both city and regional economic growth. This aligns with the aspirations of the Emerging East Midlands HS2 Growth Strategy [September 2017].

The efficient local road network and the NET link the area of opportunity at Toton directly to the city centre, Nottingham University Campus, the Queens Medical Centre, Boots's headquarters and the NG2 Business Park. Proposed development at Toton will reinforce these existing activities in the city by offering a new Innovation Campus and a Station Hub with mixed uses. Roughly equidistant between the city centres of Nottingham and Derby, the Innovation Campus will be anchored by university based research and development activities.

Development within the area of opportunity will complement the city centre offer and help to drive major improvements to existing places such as Long Eaton and Stapleford. An attractive and sustainable environment will be created with new houses, community facilities, transport, green spaces and employment that will enhance the reputation of the city bringing major social and economic benefits.

4. MASTERPLAN

A masterplan has been developed for the area of opportunity that proposes an arrangement of key elements aligned with the vision set out within the East Midlands Hub Growth Zone Strategy. These include:

Residential Areas

- » A set of Garden Neighbourhoods including at Chetwynd Barracks and proposed by Bloor Homes east of the Innovation Campus
- » Waterside residential development parcels are proposed along the River Erewash and Canal corridor.
- » Housing densities and building heights will be higher around the tram stops and HS2 Station Hub with lower densities closer to existing housing

Innovation Campus

- » The Campus is located in the heart of the masterplan adjacent to the Toton Tram stop and the A52.
- » The Innovation Campus at the gateway to the site is intended to be anchored by a university based research and development centre. It will be supported by local retail, leisure and hospitality facilities including hotel, gym, business centre and resource centre.
- » The remainder of the Innovation campus will comprise medium density workspaces and higher density housing including apartments
- » Buildings are arranged to overlook a central green open space.

- 1 Innovation Campus
- 2 Garden Neighbourhood by Bloor Homes
- 3 NET Line
- 4 Waterside Mixed Use Area
- 5 Trackside/A52 Development Area
- 6 Station Hub
- 7 School and Community Hub
- 8 Local Centre
- 9 Toton Tram Stop
- 10 Main Access Points
- 11 Green Infrastructure and Open Spaces
- 12 Committed Residential Development



River Erewash

A52

Chilwell

Chelwynd Barracks
Garden Village

Toton

B6003 / Stapleford Lane

Concept Masterplan

Connections

- » The Nottingham Express Transit runs east west through the area with Toton Tram Stop located in the centre. An extension is proposed to the west to link to the HS2 Station Hub in the southwest.
- » A further extension is proposed to the Nottingham Express Transit to extend out to Derby. This would be via a spur from the Toton tram stop onto the A52.
- » Two new roundabouts are proposed off the A52. One connects to the Station Hub and surrounding residential and employment areas. The other connects to the Innovation Campus and residential and mixed-use areas in the east.
- » Further new vehicle accesses are proposed off the B6003 Stapleford Lane to the eastern and western parts of the site.

Community Facilities

- » The neighbourhood centre is highly accessible, located in the centre of the masterplan and closely connected to the Toton Tram stop.
- » A primary school and secondary school are next to the neighbourhood centre.
- » Another primary school and community hub are located in the eastern part of the site.
- » Further community facilities could be offered in the Innovation Campus

Trackside Corridor

- » A large development site adjacent to the trainline which offers the potential to accommodate larger workplace development.
- » This area offers the potential to accommodate distinctive gateway buildings, acting as markers along the trainline and HS2 corridor.

The Station Hub

- » A multi modal transport infrastructure workspace development with a multi storey car park surrounds the proposed HS2 Station.
- » Mixed uses include a hotel and residential accommodation, cafes, restaurants and small scale retail outlets.

Open Space

- » A series of generous green corridors run through the development site including an attractive parkland which runs between the Innovation Campus and eastern residential areas.
- » A sequence of local amenity spaces will be located along the central spine corridor including both formal and informal recreation areas and play spaces for residents, employees and visitors.

A new Garden Neighbourhood by Bloor Homes will support the Innovation Campus



5. GREAT CONNECTIONS



The site benefits from public transport connections on a national, regional, sub-regional and local scale. A huge advantage for the proposed development is the Nottingham Express Transit line which has a stop at Toton located in the centre of the area. It is proposed that this will be extended to the HS2 station when this phase of development comes forward.

The HS2 Hub Station at Toton will be the most connected station on the high-speed network outside London. This super-connectivity provides the opportunity for exciting proposals at Toton. The Station Hub is clustered to the east and west of the HS2 station. Anchored by key multi modal transport infrastructure including HS2 and classic rail facilities, NET/bus interchange facilities and central car parking facilities.

A further extension is proposed to the Nottingham Express Transit to extend out to Derby. Bloor would support this objective by strengthening the business case for it and also safeguarding land, if required, for the spur from the Toton tram stop onto the A52.



Across the development site, enhanced connectivity by sustainable modes of transport will ensure the development of pedestrian and cycle orientated streets and spaces which will be attractive to both local people and investors.

6. WORKING LIFE



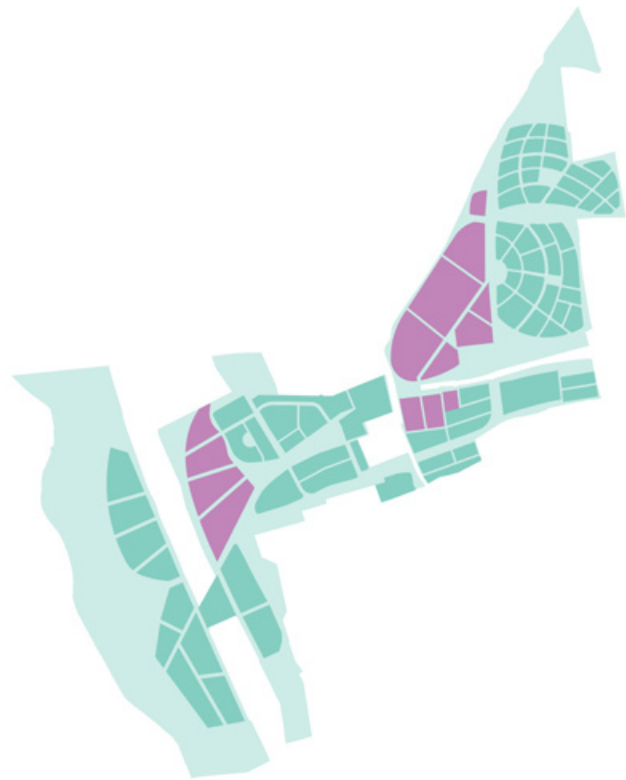
Masterplan proposals will offer a wide variety of job opportunities through the creation of the Innovation Campus, the Station Hub and the employment area along the trackside.

In developing these new employment opportunities, the East Midlands HS2 Growth Strategy is targeting some of the region's key sectors that can benefit from the HS2 connectivity, in particular manufacturing, technology and high value services which will boost employment growth.

Underpinning the approach is an understanding that the nature of work will continue to change rapidly as a result of new technology, and that the requirements and aspirations of the future workforce are likely to be different to those currently. Whilst it is not possible to anticipate all the changes that may happen, the proposals are forward looking and flexible and try not to use the solutions of the past to meet the challenges of the future.

The Innovation Campus will include a cluster of local retail, leisure and hospitality facilities. A hotel, gym, business centre and resource centre may also be attracted to this central, pedestrian orientated space.

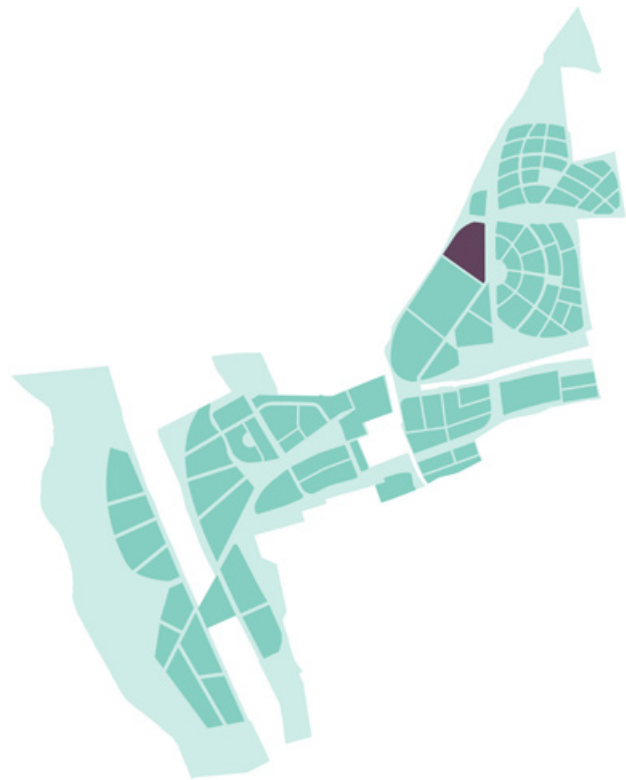
Other workspace developments on the site will be set within a high quality urban development context. The Station Hub will include a hotel and residential accommodation and the area's public realm will be animated by cafes, restaurants and small scale retail outlets serving passengers, employees and residents.



7. ACADEMIC AND RESEARCH LIFE



The Universities of Derby, Nottingham and Nottingham Trent support the East Midlands HS2 Growth Strategy. Their early involvement means that an integrated strategy is being developed for research teaching and business interaction on the proposed Innovation Campus which is aligned with the investment for the wider site.



To capitalise on the super-connectivity offered by the new HS2 station at Toton, the Innovation Campus offers exciting opportunities. Linked to Nottingham's university sector it will be capable of delivering up to 10,000 high quality jobs.

The concept of an 'Innovation Campus' follows research undertaken looking at trends in business locations away from city centres. It looks at the need for a much more dynamic mix of uses that recognises the changing needs and desires of 'Generation Z' as this generation of digital natives are likely to be more entrepreneurial and collaborative than previous generations. The research is also consistent with the long-term aspirations of the university sector within the region which has actively contributed to our thinking.

An approach will be taken which will plan for how future generations will want to live, work and play, ensuring that young people have the work skills necessary to make the most of the opportunities that lie ahead.



8. FAMILY LIFE



The development includes a range of new housing opportunities and community facilities including the Garden Neighbourhood promoted by Bloor Homes. Well-designed homes with low running costs will provide the means for safe and comfortable communities who will live close to the schools, nurseries and local shops.

Higher densities of 3 to 4 stories are closest to the work places. Lower density areas will front open spaces and the site boundaries, broadly reflecting established residential areas of Toton. These will have a typical height of 2 to 2.5 storeys. Medium densities will be located around the neighbourhood squares and along secondary routes and will be typically 2 to 3 storeys.

Residential streets will be family friendly with low traffic speeds.



9. EVERYDAY LIFE



The neighbourhood centre and community hub will be the focuses of the East Midlands Hub Growth Zone development providing a natural meeting point with a range of retail, leisure and community facilities, serving the residents.

The neighbourhood centre is located in the centre of the site just to the west of the NET Toton station. It is highly accessible, being up to 15 minutes' walk from the furthest proposed residential areas.

The community hub serves the eastern area of the site and is located in the south eastern corner overlooking the central open space and play areas. This includes a primary school and a health facility.

Further community facilities will be offered in the Innovation Campus such as a cluster of local retail, leisure and hospitality facilities and gym.

All facilities will be developed in a green landscape setting, with good pedestrian and cycle links to the residential neighbourhoods and public transport hubs.



10. OUTDOOR LIFE



The landscape environment will consist of a series of generous green corridors through the site with existing hedgerows and footpaths. In some areas they will serve as a buffer between the work places and residential communities.

Open spaces will serve a variety of functions including recreation, flood mitigation and ecological habitat. The orientation of buildings will support this landscape strategy by fronting on to open spaces.

Existing and new footpaths will integrate development proposals with their surrounding context and enable residents of existing neighbourhoods to access facilities and transport hubs within new development areas. Further connections will be made to the Erewash river and canal corridor, the garden villages of Chetwynd and Stanton, the Attenborough Nature Reserve and the Trent Valley.

In total around 30 hectares of open space are proposed within the site. A large area of parkland will run north south between the Innovation Campus and eastern residential area creating an attractive, richly planted open space to be enjoyed by all. From a placemaking perspective, the site will be designed to integrate with its surrounding natural environments including the natural open space in the north and a landscaped areas along the southern boundary.

A network of local amenity spaces will be integrated across the development including both formal and informal recreation areas and play spaces for residents, employees and visitors.



11. INITIAL PHASES

Housing to the west of Stapleford Lane is already being planned but the focus for Bloor Homes is to help bring forward the next phases of development including the first phase of the Innovation Campus and a new garden neighbourhood to the east of the Toton NET stop. This will provide much needed homes and employment as well as new infrastructure. It will also help the HS2 Growth Board realise an important part of their vision. The initial phases will include:

Accommodation

- » Approximately 1000 homes offering a variety of tenure and housetypes.

Infrastructure

- » Public, green space and landscaping incorporating attenuation features;
- » Parks, play areas and sports pitches;
- » A new roundabout off the A52;
- » Roads and transport routes including the Erewash Trail and a network of pedestrian and cycle routes.

Facilities

- » A 2-form entry primary school;
- » A health facility;
- » The initial phase of the Innovation Campus will include around 9 ha of business and research floorspace, local retail, leisure, hospitality facilities, hotel, gym, business centre and resource centre.

- 1 Innovation Campus
- 2 Garden Neighbourhood by Bloor Homes
- 3 A52 access
- 4 Central Boulevard
- 5 Parkland
- 6 School and Community Hub

Early delivery of 1000 new homes and the first phase of the Innovation Campus can be delivered by Bloor Homes



