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Welcome to the exhibition

The Defence Infrastructure Organisation (DIO), part of the Ministry of Defence (MOD), is developing proposals for the Chetwynd Barracks site when it ceases to be a military facility.

The site has been identified as part of a potential allocation for residential-led development in Broxtowe Borough Council's draft Part 2 Local Plan (Submission Version), which sets the policies for development and use of land in the Borough for the period up to 2028.

To support this allocation, the DIO is seeking to demonstrate that it can be delivered and accommodate the number of properties proposed.

Next steps

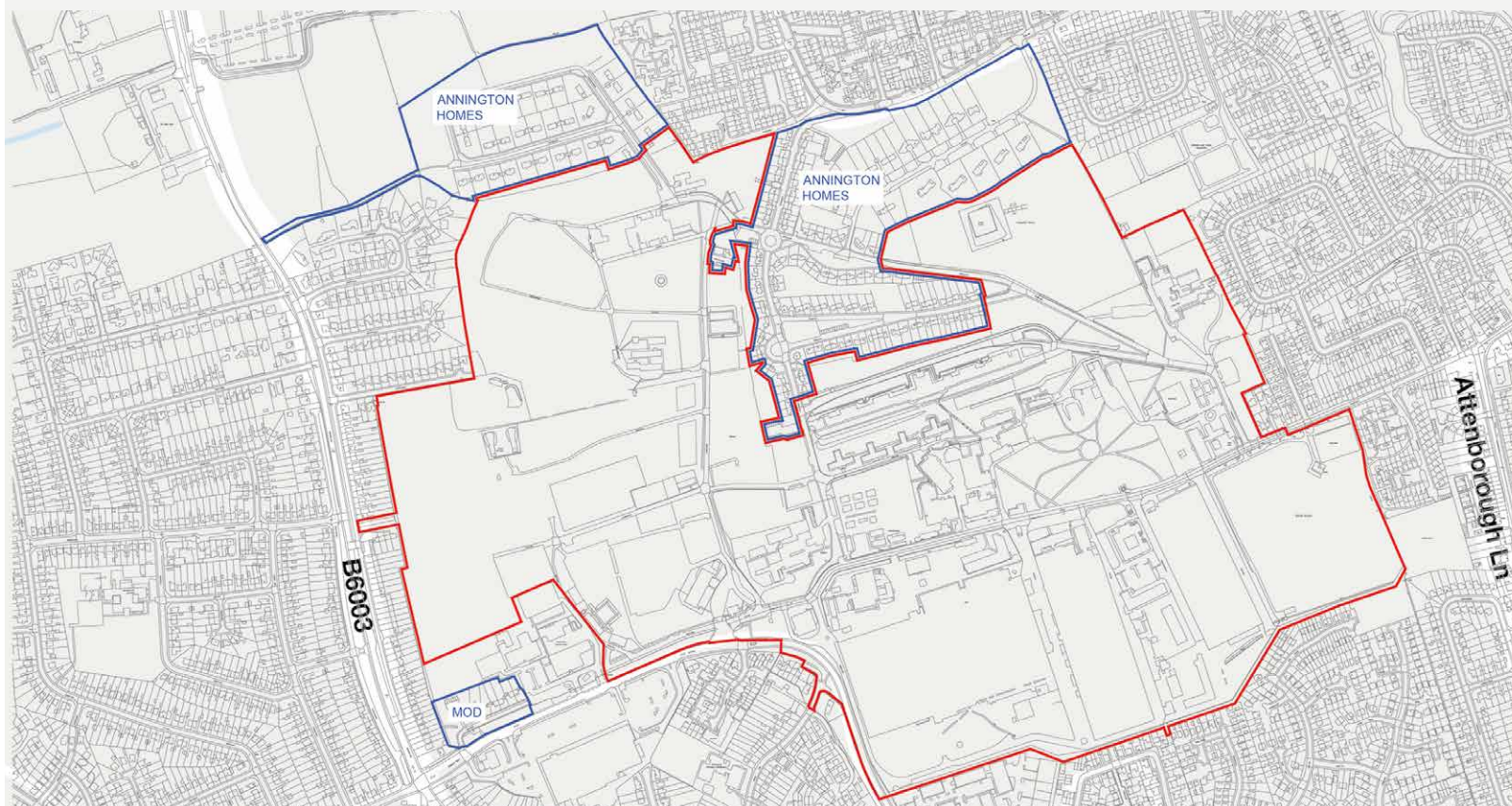
At this stage although no planning application has been prepared, this public exhibition sets out the DIO's

long-term vision for the future use of the site and we would welcome your views on the proposals.

We anticipate that an application might be developed in 2019 following the adoption of the Local Plan.

In summary, we are proposing that the redevelopment of the Chetwynd Barracks site could include:

- **Residential-led development of around 1,500 homes** that would be well suited for families and could accommodate both homeowners and renters
- **Enhancement of the site's military heritage** through the reuse and preservation of a number of existing buildings and creation of new public spaces to celebrate the site's history
- **A new local centre with retail and employment opportunities** to serve new and existing communities



- **A new primary school and community centre** with the retention of some playing fields for public use
- **Protection of existing landscape features** including Hobgoblin Wood
- **Preserving the listed National Shell Filling Factory memorial**, its parkland setting and Memorial Garden
- **Improving connections** to the surrounding neighbourhoods and the existing transport infrastructure



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The opportunity: a vibrant new community

There is an opportunity to redevelop the 75-hectare site and create a vibrant new neighbourhood that provides a sustainable mix of housing, retail, employment and leisure opportunities for the local community to enjoy.

Currently owned by the Ministry of Defence and used as a military facility, the disposal process for the site will commence in 2021.

The brownfield site could, subject to planning, include up to 1,500 new homes – helping to meet local housing needs and protecting the Green Belt in the Borough.

The draft Local Plan suggests that 500 new homes could be delivered in the period up to 2028 and the remainder of the properties after this date.

The site sits near to the existing settlements of Chilwell and Toton. Having been separated by the secure military area, the scheme

creates a new opportunity to connect to these places with new walking, cycling and bus routes. New access routes will be opened up to knit the development and its amenities into the wider area, as well as provide better access to existing transport facilities such as the tram stops to the north.

Existing features such as Hobgoblin Wood and the parkland next to the National Shell Filling Factory Memorial, would be retained and new green spaces created, with a series of green corridors to improve the site and the ecology of the surrounding area. These new green connections would help to improve wildlife habitats and biodiversity in the wider area.



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Site layout and vision

Future vision for Chetwynd Barracks



The vision for Chetwynd is to replace the barracks with a vibrant new neighbourhood that will deliver homes in a range of styles and sizes alongside new community facilities and substantial open spaces for local people to enjoy. Over 40 per cent of the site would be retained as public open space for formal and informal recreation.

A new community hub

Our vision for Chetwynd will bring new people to the area and provide a greater choice of homes for local people.

To support this, a local community hub will form the heart of the new neighbourhood. It will provide shops and job opportunities for the Beeston, Chilwell and Toton communities.

A new primary school and a community centre will

be created close to the Memorial Garden and playing fields for new and existing communities, to bridge the current gap in the wider catchment area of current schools.

These facilities will ensure that the benefits of the development at Chetwynd Barracks can be enjoyed by everyone living and working in the area.

Green spaces for people and wildlife

Hobgoblin Wood and other areas of woodland will be retained to form the green heart of Chetwynd. Bats, birds and other wildlife have made their home here, and we intend to retain and enhance these green features to protect their habitats.

Our proposals will be sensitive to the existing flora and fauna in a number of ways, for example by creating

buffers between green spaces and the new homes, as well as directing external lighting away from trees and established wildlife habitats.



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Preserving military heritage

By commemorating and incorporating the site's military heritage, we have the chance to create a unique and characterful place for people to live and the community to thrive.

Chetwynd has a number of buildings and structures of historical interest, including a Grade II listed memorial, recently sensitively cleaned by the MOD, commemorating those killed in the National Shell Filling Factory explosion in 1918. Preserving and enhancing these important local landmarks will create a distinct character for the new development, respectful of its heritage.

Where possible, buildings of significant historic value would be retained and reused, possibly for residential or for community uses. Following an initial Heritage Assessment, consideration is being given to the retention and conversion of Woodside House, Red Cross Nurses' Building, the Williams Barracks/Former Press House and Building No.125 subject to further evaluation. In addition, the memory of Building No.157 could be retained through the development of new buildings reflecting its original footprint.



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Creating green spaces

In line with the vision set out in Broxtowe Borough Council's Green Spaces Strategy, the site would deliver a sustainable network of high-quality green spaces for the new and existing communities. These spaces would improve people's quality of life and the biodiversity of the wider area.



Many of these green spaces would be flexible in use: for example, parks and gardens and semi-rural spaces could be used for community recreation while also preserving a habitat for wildlife. Large open spaces in the eastern area of the site would be retained and enhanced.

Where possible, existing trees and woodland areas would be retained to protect wildlife habitats for birds, bats and other fauna. While there are many green and ecological features on the site, these are currently largely disconnected from each other and would benefit from new vegetation being planted to create green corridors across the site and connecting to those beyond.

Reducing flood risk

A sustainable drainage system would be put in place to effectively manage the stormwater from the site – including an allowance for climate change over time. Attenuation ponds would be located at strategic points throughout the development to control the flow to agreed rates.

Public open space



40%
of site public
open space



Parks and
gardens
3.4 ha



Outdoor
play
7.4 ha



Natural/
semi-natural
11.6 ha



Amenity
10.2 ha



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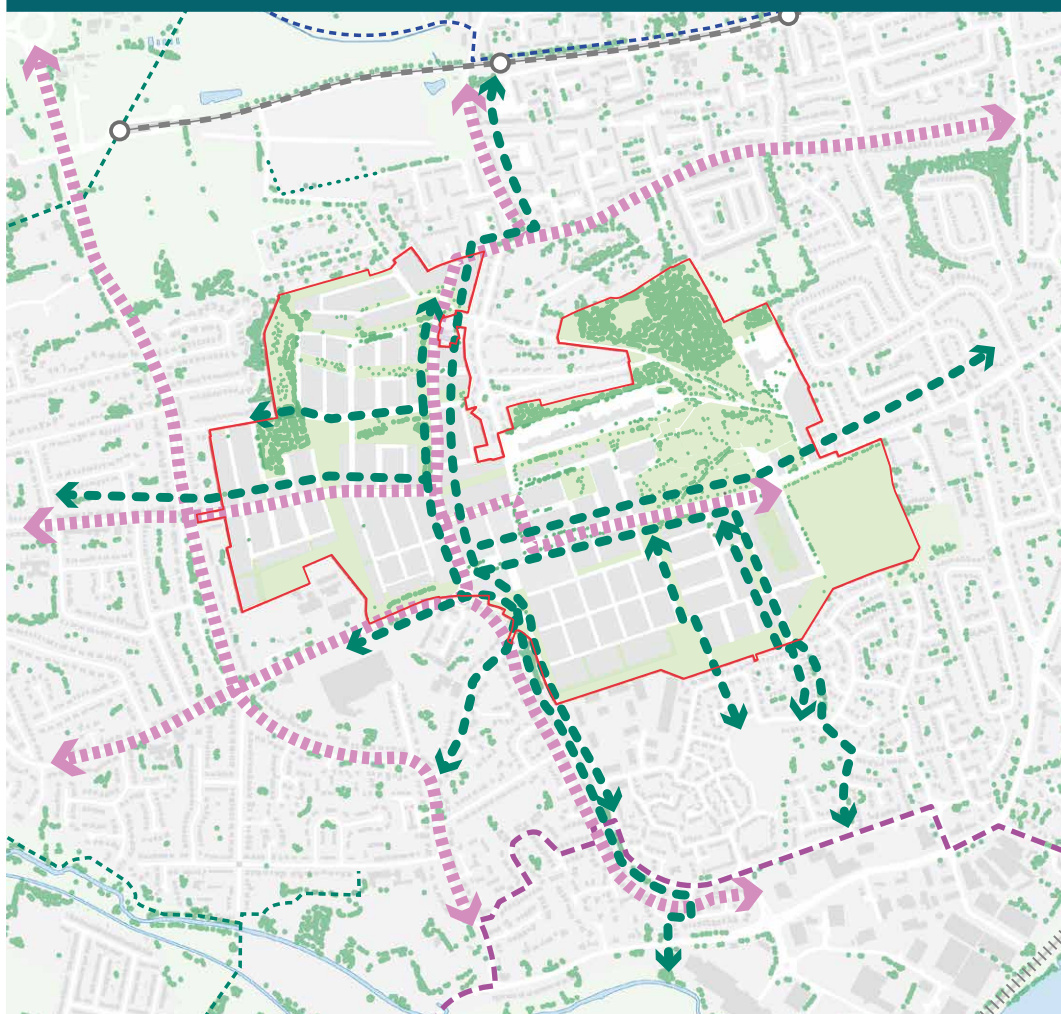
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Transportation & connectivity

The historic, secure nature of the site hides the reality that it is sustainably located, and it is well served by existing road, rail, tram, bus, cycling and footpath networks. There is now an opportunity to re-connect the new community with Chilwell and Toton by providing new walking, cycling and bus routes.

Public transport and walking and cycling routes



- | | |
|--------------------------|--|
| Site boundary | Erewash Valley Trail |
| Potential new bus routes | New connections to public rights of way (walking and cycling routes) |
| Public footpaths | Tram line and stations |
| Informal footpaths | Railway line |
| National Cycle Route | |

The high-security status of Chetwynd has meant that it has been disconnected from the surrounding area which has grown up around it for more than a century.

New access points would be opened up where possible around the perimeter of the site for a variety of transport modes. These new access points would link to routes across the site so that the neighbouring communities will be connected in a way they have not been before in living memory.

The existing bus routes currently have to travel around the site, with many routing south onto Nottingham Road. The scheme would seek to reroute some of these services to pass through the site, creating new connections east-west and north-south through the community hub.

These routes will be complemented by walking and cycling routes across the site that follow the highways, but also have their own connection points and green routes within the site.

Our proposals set out how the site could reconnect with the wider community, and we would welcome your comments, observations and any suggestions of how these could be enhanced even further.



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Access & roads

Our preliminary work suggests that a combination of enhanced walk, cycle and public transport provision together with improved road layouts and highway junctions, especially on Stapleford Lane and the A52, could make the transport impacts of the scheme manageable.

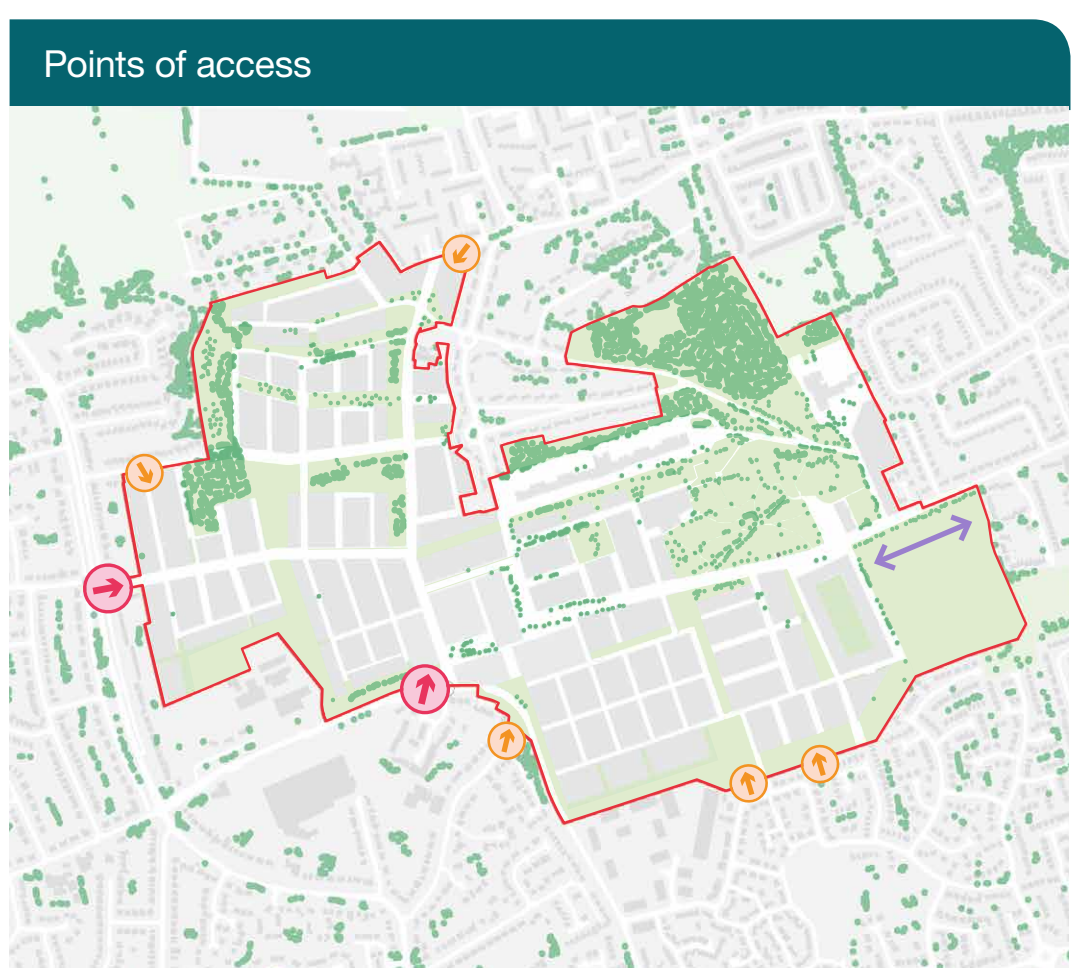
The development's proposed street layout is configured around the community hub and an east-west corridor through the site is intended to create a strong sense of place.

The intention is that routes across the site for vehicles would be for those living and working there, not creating a route that would attract high volumes of through traffic.

The existing access to the Barracks off Swiney Way for pedestrians, cycles and vehicles is already established and would be scaled down to form the location of the main access to the site. Further local access points could be positioned on Swiney Way to the west of the existing access opposite the Tesco store or to the south for movements towards Nottingham Road.

An additional entrance to the site could also be provided via a new signalised junction arrangement off the B6003 Stapleford Lane, in the vicinity of Woodstock Road, where a gated access to the Barracks already exists.

Although the scheme is not able to deliver a new road to the north, as the houses at Northfield Crescent and some of the land beyond are not within MOD's control, the indicative masterplan does accommodate such



— Site boundary
Primary access point

Bus, walk and cycle connections

Pedestrian/cycle connections

a north-south connection through the site in case this can be delivered by others in future.

Access to the north will be available via Airedale Court, particularly for pedestrians and cyclists, and potentially buses.

The connection to Chetwynd Road, to the east of the site, could be limited to walking, cycling and buses only, or alternatively opened up to all traffic. We are interested in your views about this issue and about the site's wider transport connectivity more generally.





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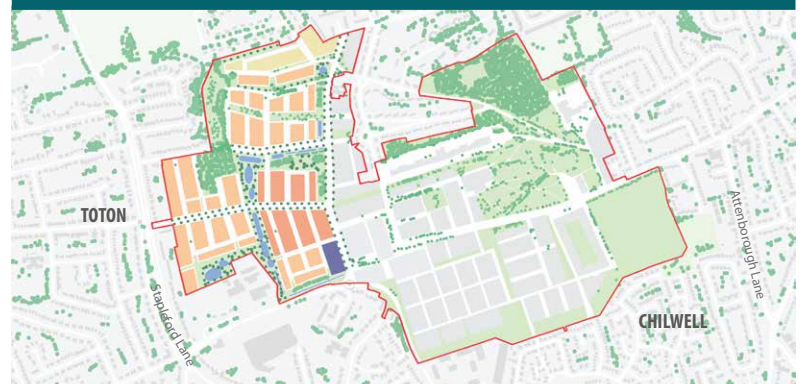
Phasing & density

Phasing strategy

Given the scale of the proposed redevelopment at Chetwynd Barracks, the redevelopment of the site will be phased over several years. The first phase could be completed by 2028 and accommodated on the western area of the site, helping to create a strong connection between Toton and the new development.

- Site boundary
- Very low density area (20 dw/ha)
- Medium density area (45 dw/ha)
- Local centre
- Low density area (35 dw/ha)

Phase 1 redevelopment



Densities

To successfully integrate with the surrounding area and deliver diverse communities, it is important that the new Chetwynd Barracks neighbourhood is structured around different levels of development density and character that are similar to those found in the wider area.

The graphic below shows an overview of the densities for each area of the development, including the local centre. It also includes examples to illustrate the types of buildings that represent each density level.

Density map





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Proposals in summary

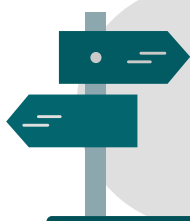
Thank you for taking an interest in our proposals.
We hope you have found this information useful.

If you have any comments on our proposals, please complete a feedback form and return it to us.

The redevelopment of the Chetwynd Barracks site could, subject to planning, include:



Protection of existing landscape features including **Hobgoblin Wood** and the parkland area around the **National Shell Filling Factory Memorial**.



Improved connections to the surrounding **neighbourhoods** and the existing **transport infrastructure**.



Enhancement of the site's **military heritage** through the reuse of some existing suitable buildings and **creation of new public spaces** to **celebrate the site's history**



A new local centre with **retail and employment opportunities** to serve new and existing **communities**



A new **primary school** and **community centre** with the retention of some **playing fields** for public use



Creation of **1500 new homes**

Contact Us

Have a question or need more information?
Get in touch with our consultation team:



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