



**Broxtowe
Borough
COUNCIL**

TOTON AND CHETWYND BARRACKS STRATEGIC MASTERPLAN SUPPLEMENTARY PLANNING DOCUMENT (SPD)

BROXTOWE BOROUGH COUNCIL UPDATE IN RELATION TO THE PUBLICATION OF THE INTEGRATED RAIL PLAN (IRP)

DECEMBER 2021

1.0 Introduction

- 1.1 Broxtowe Borough Council's Part 2 Local Plan requires the preparation of a Strategic Masterplan to set out a long-term overarching framework which ensures that a comprehensive and cohesive approach is taken to development across the Toton and Chetwynd Barracks sites.
- 1.2 The Strategic Masterplan will be used by Broxtowe Borough Council as a Supplementary Planning Document (SPD) to guide planning application decisions within the masterplan area.
- 1.3 The draft Toton and Chetwynd Barracks Strategic Masterplan SPD was published for public consultation, as required by Regulations 12 and 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). This public consultation commenced on 1 November 2021.
- 1.4 The government's Integrated Rail Plan (IRP) was published on 18 November 2021. This sets out the government's proposals for investment in the rail network in the North and Midlands, and is available to view at the following link: <https://www.gov.uk/government/publications/integrated-rail-plan-for-the-north-and-the-midlands>.

2.0 Key References to the Toton site¹

- 2.1 The Integrated Rail Plan states that [the government] *'will build HS2 from the West Midlands to East Midlands Parkway (HS2 East)...about six miles southwest of Nottingham, on the route and line speed as previously planned (East Midlands Parkway is around 3 miles from the previously proposed Toton station site). From here, HS2 trains will continue directly to Nottingham, Derby, Chesterfield, and Sheffield on the upgraded and electrified Midland Main Line'*.
- 2.2 In relation to the site at Toton, the IRP states: *'We will further invest in local transport at Toton and in the East Midlands. HS2 will now serve Nottingham and Derby city centres directly rather than with a parkway stop between the two cities at Toton, which would have required passengers for Nottingham and Derby to change trains. The Government will also accelerate transport improvements at Toton, such as a station for local/ regional services, with delivery subject to significant private sector investment – on a 50:50 match-funded basis with the taxpayer – coming forward at the site and developer contributions. We will accelerate plans for an East Midlands Delivery Vehicle covering Toton and other regional regeneration sites. We will look to exploit any linkages with other investment in Nottinghamshire, including the proposals for the Robin Hood Line Extension and reopening the Maid Marian line'*.
- 2.3 The IRP further states that: *'In the East Midlands, following on from the Government's initial announcement in October 2019, we will accelerate plans for an East Midlands Delivery Vehicle to regenerate the three large opportunity areas, one of which – Ratcliffe-on-Soar – is next to East Midlands Parkway station and close to the second site at East Midlands Airport and Freeport'*.

3.0 Potential Implications of the IRP

- 3.1 The IRP confirms that East Midlands Parkway has been selected instead of Toton for the location of the new East Midlands HS2 station. Therefore, a high speed railway station at Toton is no longer planned at this time.
- 3.2 The IRP does indicate that the Government will 'accelerate' transport improvements at Toton, such as a *'station for local/ regional services'*. However, the Borough Council notes that delivery is subject to *'significant private sector investment – on a 50:50 match-funded basis with the taxpayer – coming forward at the site and developer contributions'*.
- 3.3 Through EM DevCo we have a special purpose vehicle established to bring forward the delivery of the growth opportunities including at Toton & Chetwynd. Through the vehicle we will continue to work closely with Government on the development of the proposals including a funding and delivery package.

¹ As summarised within the Executive Summary of the Integrated Rail Plan 2021.

- 3.4 The principles within the SPD relating to movement/access, green and blue infrastructure, and a drive to bring forward exemplary integrated development and infrastructure remain valid. We continue to work with EM DevCo and/or development promoters to bring forward more detailed plans that will consider the implications of the IRP. As a large and complex site, it has always been the case that the specific proposals would need to respond to changing circumstances. The SPD provides the framework against which more detailed proposals can be assessed.
- 3.5 In light of the recent publication of the IRP, and given the festive season, we are looking to extend the consultation period.

4.0 Extension of Public Consultation

- 4.1 The Borough Council will continue to invite comments on the Toton and Chetwynd Barracks Strategic Masterplan SPD until **14th January 2022**.

5.0 Further Information

- 5.1 Further updates, when available, will be published on the Borough Council's website at the following link: www.broxtowe.gov.uk/totonchetwyndbarracksspd.
- 5.2 Copies of the draft Toton and Chetwynd Barracks Strategic Masterplan SPD and this Statement are available for public inspection:
- On the Borough Council's website at: www.broxtowe.gov.uk/totonchetwyndbarracksspd.
 - At the Borough Council Offices, Foster Avenue, Beeston, Nottingham, NG9 1AB, during the Council's normal opening hours.
- 5.3 If you have any questions or queries regarding the draft SPD consultation, please contact the Borough Council's Planning Policy Team on 0115 917 3452 or 3015 or via email: policy@broxtowe.gov.uk.

Broxtowe Borough Council

9 December 2021