



**THE CHETWYND: THE TOTON AND CHILWELL NEIGHBOURHOOD FORUM:  
RE-DESIGNATION CONSULTATION: REDACTED RESPONSES RECEIVED**

**February 2022**

**List of Responses Received**

<b>REF.</b>	<b>RESPONDENT</b>	<b>SUPPORTING RE-DESIGNATION?</b>
<b>1</b>	<b>Beeston and District Civic Society</b>	<b>Yes</b>
<b>2</b>	<b>The Coal Authority</b>	<b>No Comments</b>
<b>3</b>	<b>Erewash Borough Council</b>	<b>No Comments</b>
<b>4</b>	<b>Natural England</b>	<b>No Comments</b>
<b>5</b>	<b>Resident 1</b>	<b>Yes</b>
<b>6</b>	<b>Resident 2</b>	<b>Yes</b>
<b>7</b>	<b>Resident 3</b>	<b>Yes</b>
<b>8</b>	<b>Resident 4</b>	<b>Yes</b>
<b>9</b>	<b>Resident 5</b>	<b>Yes</b>
<b>10</b>	<b>Resident 6</b>	<b>Yes</b>
<b>11</b>	<b>Resident 7</b>	<b>Yes</b>
<b>12</b>	<b>Resident 8</b>	<b>No</b>

**Broxtowe Borough Council**

**6 February 2022**

# Chetwynd: The Toton and Chilwell Neighbourhood Forum Re-Designation Regulation 9 Consultation Response Form



Broxtowe  
Borough  
COUNCIL

## Agent (if applicable)

Please provide your client's name	BEESTON AND DISTRICT CIVIC SOCIETY
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## Your Details

Title	[REDACTED]
Name	[REDACTED]
Organisation (if responding on behalf of an organisation)	BEESTON + DISTRICT CIVIC SOCIETY.
Address	[REDACTED]
Postcode	[REDACTED]
E-mail address	[REDACTED]

Comments should be received by Friday 28<sup>th</sup> January 2021.

If you would like to be added to the Joint Greater Nottingham Planning Policy Database then please tick the relevant box below

Yes  No

If you require any assistance in completing this form, please do not hesitate to contact the Planning Policy Team on 0115 917 3452 or 3015 or via email: [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk).

**For more information, please visit:**

[www.broxtowe.gov.uk/chetwyndneighbourhoodplan](http://www.broxtowe.gov.uk/chetwyndneighbourhoodplan)

**Data Protection** - The comment(s) you submit in relation to this consultation will be used in the process of the Chetwynd: The Toton and Chilwell Neighbourhood Forum re-designation in accordance with the Data Protection Act 2018. The information will be analysed and the Council will consider issues raised. Please note that comments cannot be treated as confidential and will be made available for public inspection. All representations can be viewed at the Council Offices. A copy of Broxtowe Borough Council's Planning Policy Privacy Notice is available on our website at the following link: <https://www.broxtowe.gov.uk/for-you/planning/planning-policy/planning-policy-privacy-statement/>.

1. Is the Chetwynd: The Toton & Chilwell Neighbourhood Forum the appropriate body to plan for the Chetwynd: The Toton & Chilwell Neighbourhood Area?

Yes

No

2. If you would like to provide any comments in relation to the application to re-designate the Chetwynd: The Toton and Chilwell Neighbourhood Forum, please enter these in the box below.

*This is a well organised community forum, well placed to deliver a community focused Neighbourhood Plan, particularly in view of the changing circumstances arising out of HS2 priorities.*

3. Please confirm whether or not you would like to be notified of the decision in relation to the Chetwynd: The Toton and Chilwell Neighbourhood Forum re-designation.

Yes

No

**Please return completed forms to:**

Chetwynd Neighbourhood Forum Consultation, Planning Department, Broxtowe Borough Council, Council Offices, Foster Avenue, Beeston, Nottingham, NG9 1AB  
or via email to: [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk).

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***This form is available in large print and other formats on request.***

Please use a separate sheet of paper if required.

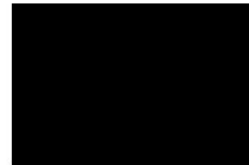
BROXTOWE  
LEGAL & POLICY  
31 JAN 2022  
Ref. To:



The Coal  
Authority



INVESTOR IN PEOPLE



RTPI  
Learning Partner

Tel: [Redacted]

Email: [Redacted]

Web: [www.gov.uk/coalauthority](http://www.gov.uk/coalauthority)

For the Attention of: Planning Policy Team

Broxtowe Borough Council

[By Email: [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk) ]

18 January 2022

Dear Planning Policy Team

**Chetwynd - The Toton and Chilwell Neighbourhood Forum re-**

Thank you for consulting The Coal Authority on the above.

Having reviewed your document, I confirm that we have no specific comments to make on it.

Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.

Yours sincerely



Protecting the public and the environment in mining areas

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 16 December 2021 14:49  
**To:** Policy  
**Subject:** FW: Chetwynd: The Toton and Chilwell Neighbourhood Forum Re-designation Consultation

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

Thank you for consulting Erewash Borough Council. EBC have no further comments to add in regards to the Chetwynd: Toton and Chilwell Neighbourhood Re-Designation Consultation.

Kind Regards,

[REDACTED]  
[REDACTED]  
Erewash Borough Council  
[REDACTED]

---

[REDACTED]  
**Sent:** 13 December 2021 12:05  
[REDACTED]  
**Subject:** Chetwynd: The Toton and Chilwell Neighbourhood Forum Re-designation Consultation

Dear Sir or Madam,

**CHETWYND: THE TOTON AND CHILWELL NEIGHBOURHOOD FORUM RE-DESIGNATION CONSULTATION**

We are writing to let you know that Broxtowe Borough Council has received an application to re-designate the Chetwynd: The Toton and Chilwell Neighbourhood Forum, as the original designation is due to expire on 9 March 2022. This application, including links to supporting documents, along with a response form, can be viewed or downloaded from the Borough Council's website at the following link: [www.broxtowe.gov.uk/chetwyndneighbourhoodplan](http://www.broxtowe.gov.uk/chetwyndneighbourhoodplan).

Broxtowe Borough Council is inviting comments on this application for the period until Friday 28<sup>th</sup> January 2022.

Representations on the application to re-designate the Chetwynd: The Toton and Chilwell Neighbourhood Forum can be sent to Broxtowe Borough Council's Planning Policy Team by the email address or postal address below.

Email for responses: [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk)

Postal address for responses:

Chetwynd Neighbourhood Forum Consultation,  
Planning Department,  
Broxtowe Borough Council,  
Council Offices,  
Foster Avenue,  
Beeston,  
Nottingham,  
NG9 1AB.

Please note that if the Council makes the decision to re-designate the Forum, then no other organisation or body may be designated for that neighbourhood area until that designation expires or is withdrawn.

If you have any questions or require any further assistance, please do not hesitate to contact the Planning Policy Team by telephoning 0115 917 7777 and asking for the 'Planning Policy Team' or by sending an email to [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk).

Kind regards,

Broxtowe Borough Council.

#### Data Protection

The comment(s) you submit in relation to this consultation will be used in the process of considering the Chetwynd: The Toton and Chilwell Neighbourhood Forum re-designation application in accordance with the Data Protection Act 2018. The information will be analysed and the Council will consider issues raised. Please note that comments cannot be treated as confidential and will be made available for public inspection. All representations can be viewed at the Council Offices. A copy of Broxtowe Borough Council's Planning Policy Privacy Notice is available on our website at the following link: <https://www.broxtowe.gov.uk/for-you/planning/planning-policy/planning-policy-privacy-statement/>.

### **CHETWYND: THE TOTON AND CHILWELL NEIGHBOURHOOD FORUM RE-DESIGNATION CONSULTATION NOTICE**

This Consultation Notice has been prepared in accordance with Regulation 9 of the Neighbourhood Planning (General) Regulations 2012 (as amended) and gives notice that Broxtowe Borough Council is seeking comments on an application to re-designate the Chetwynd: The Toton and Chilwell Neighbourhood Forum. The current Neighbourhood Forum designation expires on 9 March 2022.

The Forum's application includes the following information:

- (a) the name of the proposed neighbourhood forum;
- (b) a link to a copy of the written constitution of the proposed neighbourhood forum;
- (c) the name of the neighbourhood area to which the application relates and a link to a map which identifies the area;

- (d) the contact details of at least one member of the proposed neighbourhood forum to be made public under regulations 9 and 10; and
- (e) a statement which explains how the proposed neighbourhood forum meets the conditions contained in section 61F(5) of the 1990 Act.

This application, including links to supporting documents, and a response form, can be inspected at the following locations:

- On the Borough Council's website at: [www.broxtowe.gov.uk/chetwyndneighbourhoodplan](http://www.broxtowe.gov.uk/chetwyndneighbourhoodplan).
- At the Borough Council Offices, Foster Avenue, Beeston, Nottingham, NG9 1AB, during the Council's normal opening hours.

The consultation period will start on 13<sup>th</sup> December 2021 and end on 28<sup>th</sup> January 2022. Only comments made during this period can be taken into account. Any comments made after the consultation period may be discarded.

You may submit your comments either by email to [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk) or by sending your comments by post to the address below:

Chetwynd Neighbourhood Forum Consultation,  
Planning Department,  
Broxtowe Borough Council,  
Council Offices,  
Foster Avenue,  
Beeston,  
Nottingham,  
NG9 1AB.

If you have any questions or queries regarding this consultation, please telephone 0115 917 7777 and ask for the 'Planning Policy Team' or send an email to: [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk).

## **Disclaimer**

This email and any attachments are confidential and intended solely for the use of the individual to whom it is addressed. If you are not the intended recipient be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this email in error please contact Broxtowe Borough Council on [Customerservices@broxtowe.gov.uk](mailto:Customerservices@broxtowe.gov.uk) or telephone 0115 917 7777. Senders and recipients of email should be aware that, under current legislation, the contents may be monitored and will be retained. The contents of

the email may have to be disclosed in response to a request. This disclaimer confirms that this email message has been swept for the presence of computer viruses..

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The opinions expressed in this e-mail are those of the author and do not necessarily represent the opinions of Erewash Borough Council.

This e-mail and any attachments are confidential and intended solely for the addressee. If you have received this e-mail in error please notify the sender and delete it from your system.

The recipient should check this e-mail and any attachments for the presence of viruses. Erewash Borough Council accepts no liability for any loss or damage caused by the use of this e-mail or attachments.

All communications sent to or from Erewash Borough Council may be subject to monitoring and recording. Under the Data Protection Act 2018 and Freedom of Information Act 2000 the contents of this e-mail may be disclosed.

Erewash Borough Council, Ilkeston Town Hall, Wharnccliffe Road, Ilkeston, Derbyshire. DE7 5RP. [www.erewash.gov.uk](http://www.erewash.gov.uk)

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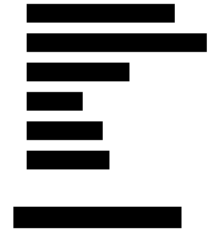


Date: 20 December 2021  
Our ref: 378010  
Your ref: Chetwynd: The Toton and Chilwell Neighbourhood Forum Re-designation



Broxtowe Borough Council  
policy@broxtowe.gov.uk

**BY EMAIL ONLY**



Dear Sir or Madam

Chetwynd: The Toton and Chilwell Neighbourhood Forum Re-designation

Thank you for your letter dated 13/12/2021 notifying Natural England of the above Neighbourhood Planning Area

Natural England does not wish to make comment on the suitability of the proposed plan area or the proposed neighbourhood planning body.

However we would like to take this opportunity to provide you with information sources the neighbourhood planning body may wish to use in developing the plan, and to highlight some of the potential environmental risks and opportunities that neighbourhood plans may present. We have set this out in the annex to this letter.

#### Natural England's role

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. The local planning authority will be aware and should advise the neighbourhood planning body when Natural England should be consulted further on the neighbourhood plan.

#### Planning policy for the natural environment

Neighbourhood plans and orders present significant opportunities, but also potential risks, for the natural environment. Proposals should be in line with the National Planning Policy Framework. The key principles are set out in paragraphs 170-177.

The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

The neighbourhood planning body should also consider the natural environment policies in the area's Local Plan. The neighbourhood plan or order should be consistent with these, and the neighbourhood planning body may decide that the emerging Neighbourhood Plan should provide more detail as to how some of these policies apply or are interpreted locally.

The attached annex sets out sources of environmental information and some natural environment issues you may wish to consider as the neighbourhood plan or order is developed.

Yours faithfully

██████████  
████████████████████

# Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

## Natural environment information sources

The [Magic](#)<sup>1</sup> website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)<sup>2</sup>.

**Priority habitats** are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)<sup>3</sup>. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

**National Character Areas (NCAs)** divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)<sup>4</sup>.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)<sup>5</sup> website and also from the [LandIS website](#)<sup>6</sup>, which contains more information about obtaining soil data.

## Natural environment issues to consider

The [National Planning Policy Framework](#)<sup>7</sup> sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)<sup>8</sup> sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

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<sup>1</sup> <http://magic.defra.gov.uk/>

<sup>2</sup> <http://www.nbn-nfbr.org.uk/nfbr.php>

<sup>3</sup> <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>4</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

<sup>5</sup> <http://magic.defra.gov.uk/>

<sup>6</sup> <http://www.landis.org.uk/index.cfm>

<sup>7</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>8</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

## Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

## Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)<sup>9</sup>), such as Sites of Special Scientific Interest or [Ancient woodland](#)<sup>10</sup>. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

## Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)<sup>11</sup>) or protected species. To help you do this, Natural England has produced advice [here](#)<sup>12</sup> to help understand the impact of particular developments on protected species.

## Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)<sup>13</sup>.

## **Improving your natural environment**

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

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<sup>9</sup><http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>10</sup> <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

<sup>11</sup> <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>12</sup> <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

<sup>13</sup> <http://publications.naturalengland.org.uk/publication/35012>

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) <sup>14</sup>).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

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<sup>14</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 20 December 2021 02:02  
**To:** Policy  
**Subject:** Re-designation of Chetwynd: The Toton and Chilwell Neighbourhood Forum

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Just want to say we appreciate the work they are doing and going to do so recommend and support

## Re-designation of Chetwynd: The Toton and Chilwell Neighbourhood Forum

[REDACTED]  
[REDACTED]

[REDACTED]

# Chetwynd: The Toton and Chilwell Neighbourhood Forum Re-Designation Regulation 9 Consultation Response Form



**Broxtowe  
Borough  
COUNCIL**

## Agent (if applicable)

Please provide your client's name	N/A
-----------------------------------	-----

## Your Details

Title	[REDACTED]
Name	[REDACTED]
Organisation (if responding on behalf of an organisation)	N/A
Address	[REDACTED]
Postcode	[REDACTED]
E-mail address	[REDACTED]

**Comments should be received by Friday 28<sup>th</sup> January 2021.**

If you would like to be added to the Joint Greater Nottingham Planning Policy Database then please tick the relevant box below

Yes  No

If you require any assistance in completing this form, please do not hesitate to contact the Planning Policy Team on 0115 917 3452 or 3015 or via email: [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk).

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1. Is the Chetwynd: The Toton & Chilwell Neighbourhood Forum the appropriate body to plan for the Chetwynd: The Toton & Chilwell Neighbourhood Area?

Yes

No

2. If you would like to provide any comments in relation to the application to re-designate the Chetwynd: The Toton and Chilwell Neighbourhood Forum, please enter these in the box below.

No comments to add.

3. Please confirm whether or not you would like to be notified of the decision in relation to the Chetwynd: The Toton and Chilwell Neighbourhood Forum re-designation.

Yes

No

**Please return completed forms to:**

Chetwynd Neighbourhood Forum Consultation, Planning Department, Broxtowe Borough Council, Council Offices, Foster Avenue, Beeston, Nottingham, NG9 1AB or via email to: [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk).

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***This form is available in large print and other formats on request.***

Please use a separate sheet of paper if required.



# Chetwynd: The Toton and Chilwell Neighbourhood Forum Re-Designation Regulation 9 Consultation Response Form



Broxtowe  
Borough  
COUNCIL

## Agent (if applicable)

Please provide your client's name

## Your Details

Title	[REDACTED]
Name	[REDACTED]
Organisation (if responding on behalf of an organisation)	[REDACTED]
Address	[REDACTED]
Postcode	[REDACTED]
E-mail address	[REDACTED]

BROXTOWE BOROUGH COUNCIL  
PLANNING SERVICES

23 DEC 2021

Comments should be received by Friday 28<sup>th</sup> January 2021.

If you would like to be added to the Joint Greater Nottingham Planning Policy Database then please tick the relevant box below **Yes**  **No**

If you require any assistance in completing this form, please do not hesitate to contact the Planning Policy Team on 0115 917 3452 or 3015 or via email: [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk).

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**1. Is the Chetwynd: The Toton & Chilwell Neighbourhood Forum the appropriate body to plan for the Chetwynd: The Toton & Chilwell Neighbourhood Area?**

**Yes**  **No**

**2. If you would like to provide any comments in relation to the application to redesignate the Chetwynd: The Toton and Chilwell Neighbourhood Forum, please enter these in the box below.**

The forum-name is a bit of a mouthful. It seems to over-emphasise Chetwynd/Chilwell. A forum-name that gives Toton and Chilwell equal emphasis would be better.

If this is a convenient opportunity for a name-change, could the name be changed/shortened/simplified to Toton & Chilwell Neighbourhood Forum?

**3. Please confirm whether or not you would like to be notified of the decision in relation to the Chetwynd: The Toton and Chilwell Neighbourhood Forum redesignation.**

**Yes**  **No**

**Please return completed forms to:**

Chetwynd Neighbourhood Forum Consultation, Planning Department, Broxtowe Borough Council, Council Offices, Foster Avenue, Beeston, Nottingham, NG9 1AB  
or via email to: [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk).

# Chetwynd: The Toton and Chilwell Neighbourhood Forum Re-Designation Regulation 9 Consultation Response Form



Broxtowe  
Borough  
COUNCIL

## Agent (if applicable)

Please provide your client's name

## Your Details

Title	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name	[REDACTED]					
Organisation (if responding on behalf of an organisation)	[REDACTED]					
Address	[REDACTED]					
Postcode	[REDACTED]					
E-mail address	[REDACTED]					

Comments should be received by Friday 28<sup>th</sup> January 2021.

If you would like to be added to the Joint Greater Nottingham Planning Policy Database then please tick the relevant box below

Yes  No

If you require any assistance in completing this form, please do not hesitate to contact the Planning Policy Team on 0115 917 3452 or 3015 or via email: [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk).

**For more information, please visit:**

[www.broxtowe.gov.uk/chetwyndneighbourhoodplan](http://www.broxtowe.gov.uk/chetwyndneighbourhoodplan)

**Data Protection** - The comment(s) you submit in relation to this consultation will be used in the process of the Chetwynd: The Toton and Chilwell Neighbourhood Forum re-designation in accordance with the Data Protection Act 2018. The information will be analysed and the Council will consider issues raised. Please note that comments cannot be treated as confidential and will be made available for public inspection. All representations can be viewed at the Council Offices. A copy of Broxtowe Borough Council's Planning Policy Privacy Notice is available on our website at the following link: <https://www.broxtowe.gov.uk/for-you/planning/planning-policy/planning-policy-privacy-statement/>.

1. Is the Chetwynd: The Toton & Chilwell Neighbourhood Forum the appropriate body to plan for the Chetwynd: The Toton & Chilwell Neighbourhood Area?

Yes

No

2. If you would like to provide any comments in relation to the application to re-designate the Chetwynd: The Toton and Chilwell Neighbourhood Forum, please enter these in the box below.

3. Please confirm whether or not you would like to be notified of the decision in relation to the Chetwynd: The Toton and Chilwell Neighbourhood Forum re-designation.

Yes

No

**Please return completed forms to:**

Chetwynd Neighbourhood Forum Consultation, Planning Department, Broxtowe Borough Council, Council Offices, Foster Avenue, Beeston, Nottingham, NG9 1AB or via email to: [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk).

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***This form is available in large print and other formats on request.***

Please use a separate sheet of paper if required.



**1. Is the Chetwynd: The Toton & Chilwell Neighbourhood Forum the appropriate body to plan for the Chetwynd: The Toton & Chilwell Neighbourhood Area?**

Yes

No

**2. If you would like to provide any comments in relation to the application to re-designate the Chetwynd: The Toton and Chilwell Neighbourhood Forum, please enter these in the box below.**

The Forum have done an excellent job in producing a Neighbourhood Plan – originally submitted to the Council in June 2020.

Due to the need for a SEA, it means it will take longer than anticipated before the Plan can complete the review process and become formally 'made'.

Therefore, it is essential the Forum is redesignated so that the team can see the process through to the end. This is especially important given:

- a) the government's decision to cancel the HS2 Hub Station at Toton, and
- b) the MOD's decision to defer the handover of Chetwynd Barracks for redevelopment to 2026

**3. Please confirm whether or not you would like to be notified of the decision in relation to the Chetwynd: The Toton and Chilwell Neighbourhood Forum re-designation.**

Yes

No

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# Chetwynd: The Toton and Chilwell Neighbourhood Forum Re-Designation Regulation 9 Consultation Response Form



Broxtowe  
Borough  
COUNCIL

## Agent (if applicable)

Please provide your client's name	
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## Your Details

Title	
Name	
Organisation <i>(if responding on behalf of an organisation)</i>	
Address	
Postcode	
E-mail address	

**Comments should be received by Friday 28<sup>th</sup> January 2021.**

If you would like to be added to the Joint Greater Nottingham Planning Policy Database then please tick the relevant box below

Yes  No

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1. Is the Chetwynd: The Toton & Chilwell Neighbourhood Forum the appropriate body to plan for the Chetwynd: The Toton & Chilwell Neighbourhood Area?

Yes

No

2. If you would like to provide any comments in relation to the application to re-designate the Chetwynd: The Toton and Chilwell Neighbourhood Forum, please enter these in the box below.

THE FORUM HAS DONE EXCELLENT WORK SO FAR AND I FULLY SUPPORT THE APPLICATIONS.

3. Please confirm whether or not you would like to be notified of the decision in relation to the Chetwynd: The Toton and Chilwell Neighbourhood Forum re-designation.

Yes

No

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Chetwynd Neighbourhood Forum Consultation, Planning Department, Broxtowe Borough Council, Council Offices, Foster Avenue, Beeston, Nottingham, NG9 1AB or via email to: [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk).

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# Chetwynd: The Toton and Chilwell Neighbourhood Forum Re-Designation Regulation 9 Consultation Response Form



**Broxtowe  
Borough  
COUNCIL**

## Agent *(if applicable)*

Please provide your client's name

## Your Details

Title	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name	██████████				
Organisation <i>(if responding on behalf of an organisation)</i>					
Address	██████████ ██████████ ██████████				
Postcode	██████				
E-mail address	████████████████████				

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1. Is the Chetwynd: The Toton & Chilwell Neighbourhood Forum the appropriate body to plan for the Chetwynd: The Toton & Chilwell Neighbourhood Area?

Yes

No

2. If you would like to provide any comments in relation to the application to re-designate the Chetwynd: The Toton and Chilwell Neighbourhood Forum, please enter these in the box below.

The forum have worked on the Neighbourhood Plan for several years and have brought together a well thought out plan. The have gained a great deal of knowledge of the area and its needs which would be hard to replicate.

3. Please confirm whether or not you would like to be notified of the decision in relation to the Chetwynd: The Toton and Chilwell Neighbourhood Forum re-designation.

Yes

No

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## Toton Neighbourhood Forum Re-Designation Consultation Response

[REDACTED]

[REDACTED]

Data protection: Permission given to use this data.

Do not add me to planning database. Do not notify me of decision.

\*\*\*\*\*

No, the Toton Neighbourhood Forum is not appropriate & should not be renewed.

\*\*\*\*\*

The Toton Neighbourhood Forum has not represented Toton residents, and has instead pursued its own agenda.

The Forum has failed to require local government to justify its support of HS2 and to justify the scale of the related development. Since local government has never conducted any meaningful consultation with Toton residents over HS2 & the related development, and attempts by residents to objectively discuss these have been dismissed by local government (see notes), the Forum had the opportunity to provide a "voice" for the community. Instead, the Forum aggressively promoted HS2 at meetings & in communications and held opaque meetings with local government, HS2 & developers. Residents near the Sidings, in particular, were marginalised.

The Forum has failed to provide the fundamental specifications of a Neighbourhood Plan: housing numbers & densities; areas (ha) required for housing, employment, community buildings & green space; area (ha) required for schooling; traffic estimates. No mitigation of noise & nuisance from HS2 has been specified. Instead, the proposed policies are superficial, offering nothing over existing plans, or arbitrary & unjustified (see appendix).

The Forum seems intent on developing the green belt between Toton Lane & Baulk Lane.

### Notes.

In 2013, Broxtowe BC's consultation on developing the Sidings & adjacent land for HS2 received a detailed response that explained why HS2 would not create jobs locally, citing two academic papers, and why estimates of job creation were false. None of this appeared in the meeting agenda for the vote.

In 2014, at a Broxtowe BC meeting discussing development at the Sidings, an eight

minute speech of similar material was completely & explicitly excluded from the meeting minutes.

Appendix.

A response to the Forum's consultation on the Neighbourhood Plan. All points were ignored.

\*\*\*\*\*

1) Approach:  
Strongly disagree

In common with local government, the Neighbourhood Forum has aggressively promoted HS2 & its associated property developments without engaging the residents most affected in proper discussion.

The Forum has not reviewed the responses from the numerous relevant consultations held by Broxtowe BC since 2013. There is no indication that objections to the Plan will be adequately addressed. (Residents living near the Sidings may not have been told of the current consultation.) The vote on the Plan has been gerrymandered to reduce residents living near the Sidings to a small minority. After acceptance on this basis, the Plan will be falsely described by local politicians as being what Toton residents want.

Local government should be talking directly to Toton residents about HS2 & its property developments, not to the Forum. The Forum does not represent Toton residents and its views are not those of Toton residents. Similarly, Toton residents should visit HS2 roadshows, rather than Forum events, for better quality information.

Toton residents have demonstrated their opposition to development at the Sidings by opposing proposed industrial development in 2006, by opposing tree felling in 2010 and by attempting to secure protection for the Toton Sidings Local Wildlife Site in 2015. A hand delivered survey of residents in 2014 yielded 75% opposition to HS2 from 550 replies. This result is in accordance with regional & national polls.

2) Vision:  
Strongly disagree

The vision is that of local government: property development for its own sake, together with HS2 vanities.

3) Policies:  
Strongly disagree

Where they are not plain wrong (HS2 Growth Strategy), the plan's policies are superficial and without substance.

For each development (Sidings, west & east of Toton Lane/Stapleford Lane and the

barracks), the plan should specify the housing numbers & densities and employment floorspace, together with the areas (ha) for housing, employment, community infrastructure (schools, health, shops & community buildings) and green space. And expressed relative to the demands of the Core Strategy. Without addressing these basic issues, the Plan is pointless.

## 11. Environment

Plan needs to specify details of mitigation of noise from HS2 & classic rail trains and station. From demonstrations at HS2 roadshows, with full noise mitigation, HS2 trains will be clearly audible on Banks Road. As confirmed by HS2 sound engineers, rows of trees do not mitigate noise. At least 30m of dense woodland is required to achieve a significant effect.

Residents value greatly the peace & tranquillity afforded by living near the Sidings, as evidenced by the opposition to the proposed industrial development in 2006.

### ENV05&07:

Given the loss of nearly all of Toton's green belt, very little green infrastructure is proposed. And this is chiefly existing woodland, tenuously connected. One connection was already proposed: Peveril's original application contained a linear park from the Sidings to Stapleford Lane, separating the existing estate from the new.

### ENV02:

As part of HS2 construction, the Environment Agency intend to improve the drainage & biodiversity of the Erewash floodplain.

### Figure 11.1 et al:

The western boundary of the Neighbourhood Area is wrong. It is the eastern boundary of the HS2 safeguarding zone, not the western boundary of Toton Fields. The safeguarding zone extends east to the embankment, the Banks Road estate and the Greenwood Centre.

## 12. Infrastructure

### INF01:

Plan needs to contain detailed survey of current traffic, together with forecasts of traffic from HS2 and from the developments at the Sidings, west & east of Toton Lane/Stapleford Lane and at the barracks. Not defer.

### INF02:

Plan needs to detail and justify the new road proposals around Bardills roundabout. These are not for HS2. The proposals are by local government for accessing the development at the Sidings and adjacent to the Sidings, without using HS2's A52 junction. These new roads are not necessary.

The new Bardills roundabout will likely open up for development the green belt strip south of the A52 from Toton to Bramcote. A new road north/south from the

barracks to the A52, if necessary, was already proposed in a 2016 Broxtowe BC consultation with the caveat that this green belt was already under development.

From observation, Bardills roundabout is not congested. Joining the new Toton Lane with the new road from the barracks will not resolve any congestion. If there is too much development for the roads to handle, then the development needs to be reduced.

INF03:

While pedestrians should not have to share pavements & footpaths with cyclists, Plan needs to justify demand for separated cycle lanes. From observation, confident cyclists ride in the road, while cyclists lacking confidence ride on the pavement, irrespective of a cycle lane. Traffic on Toton roads is not heavy.

INF04:

Plan needs to specify the implementation of separated cycle lanes. The Forum has proposed making Banks Road & Woodstock Road one-way, and presumably removing the bollards in Epsom Road, which is not acceptable to residents. The white lines on pavements separating cyclists from pedestrians are a slippery hazard in winter.

INF07:

Plan needs to specify an alternative approach to a Residents Parking Scheme, such as restricting pedestrian access to the station from Banks Road. The Scheme may be necessary, but it seems unpopular with residents. Enforcement requires funding which, if passed onto residents, will cause the scheme's collapse.

There may also be a problem with motorists ferrying rail passengers along Banks Road.

INF08&10:

Plan needs to recognise that classic rail, e.g. Long Eaton railway station, will remain more popular with Toton residents than HS2, because HS2 will charge premium fares.

### 13. Housing

There is no demand for the developments at the Sidings, west & east of Toton Lane/Stapleford Lane and at the barracks. These developments are unnecessary.

The proposed housing density at the barracks is too high. The densities of other new developments around Beeston are far lower, comparable to that of the Banks Road estate. Reduce the number of houses.

HAS07:

Plan needs to justify support for modular building. Reduced construction costs are unlikely to increase affordability, while the resulting houses may deter buyers.

### 15. Leisure

LHC04:

Plan needs a detailed forecast of demand on the school from the developments at the Sidings, west & east of Toton Lane/Stapleford Lane and at the barracks, irrespective of whether the school moves. The estimate of 4,500 homes is arbitrary.

Plan needs to detail how a move would be funded. Government no longer funds new school buildings. A Bramcote school, needing new buildings, is selling off some of its playing fields for housing.

The new site of the school is encircled by existing & proposed new roads.

LHC06:

Instead of stealing Bramcote's leisure centre, perhaps local government would fund an outside, heated swimming pool for the school.

## 16. Employment

EMP01:

Plan needs to justify demand for the business park. The business park is unnecessary. The estimate of 10,000 jobs is arbitrary. As is the DfT's estimate of 1,500 jobs supported by HS2.

From larger countries where high speed rail has some applicability, access to a high speed rail station tends not to regenerate regions, even with extensive property development. High-tech companies and company headquarters are not attracted. The new office buildings are occupied by existing companies from the region. The migration of young workers away from the region is not stemmed. Unemployment does not fall. The journey time savings of HS2 are expected to be too small to have an impact.

The business park will likely be occupied by local companies moving through churn. Meanwhile, an existing employment location with its own railway station, the telecoms site in Beeston Rylands, was neglected for decades before being transformed to a housing estate.

Presumably the mix of employment & residential accommodation in the business park is to make the transition to housing estate easier when the business park fails. Flats converted from offices are not bound by minimum size regulations and do not require contributions to the Levy. The business park may acquire many blocks of student accommodation.

Plan needs to explain the term "innovation campus". Nottingham already has science parks. The term is a marketing phrase used by property developers promoting gentrification.

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