
CHETWYND,
THE TOTON AND CHILWELL
NEIGHBOURHOOD FORUM

BASIC CONDITIONS STATEMENT

JUNE 2020, REVISED NOVEMBER 2021

CONTENTS

1	Introduction	3
2	Legal Requirements	4
3	The Basic Conditions	6
4	Conclusion	9
Table 1	Neighbourhood Plan Objectives and conformity to National Planning Policy Framework (NPPF) 2019	10
Table 2	Neighbourhood Plan Policies and conformity to NPPF 2019	12
Table 3	Neighbourhood Plan Policies and conformity to: Aligned Core Strategy 2014, and Broxtowe Part 2 Local Plan 2019	18

Version History:

Version 1 Published June 2020

Version 2 Post SEA Revision November 2021 –

Paragraphs 3.18, 3.19, 3.21 & 4.3 updated

Tables 2 & 3 policy wording updated to reflect modifications made to ENV01, HAS01, HAS02, LHC01, LHC02, LHC04, EMP02 & EMP05

1. INTRODUCTION

1.1 The Basic Conditions Statement has been prepared to accompany Chetwynd, the Toton and Chilwell Forum's Neighbourhood Plan ("the Neighbourhood Plan") under regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").

1.2 In order to satisfy Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, Chetwynd, the Toton and Chilwell Neighbourhood Forum ("the Forum"), as the qualifying body must include a statement explaining how the proposed Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

1.3 Paragraph 8 (1) states that the examiner must consider the following:

- a) whether the draft Neighbourhood Plan meets the basic conditions (see sub-paragraph (2))
- b) whether the draft Neighbourhood Plan complies with the provision made by or under sections 61E (2), 61J and 61L, as amended by s38C(5)(b)
- c) whether the Area for any referendum should extend beyond the Neighbourhood Area to which the draft Neighbourhood Plan relates and
- d) such other matters as may be prescribed.

1.4 Paragraph 8 (2) states that a draft Neighbourhood Plan meets the basic conditions if:

- a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Plan.
- b) the making of the Neighbourhood Plan contributes to the achievement of sustainable development.
- c) the making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the Local Plan for the area of the authority (or any part of that area).

- d) the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.
- e) prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Plan.

Note – Paragraph 8(1)(c) and 8(2)(b) and (c) do not apply.

1.5 **Section 2** of this Statement sets out how the Neighbourhood Plan complies with the legal requirements of sub-paragraphs 1 (b), (d) and (e).

1.6 **Section 3** of this Statement sets out how the Plan meets the basic conditions contained in sub-paragraphs 1 (a) and sub-paragraph 2.

2. LEGAL REQUIREMENTS

2.1 The Plan complies with the provisions of sub-paragraph 1(b) as described below.

The Plan is submitted by a qualifying body

2.2 The Plan has been submitted by Chetwynd, the Toton and Chilwell (“CTTC”) Neighbourhood Forum, which is a qualifying body and entitled to submit a Neighbourhood Plan for the designated Plan Area.

What is being proposed is a Neighbourhood Plan

2.3 The Plan contains policies relating to the development and use of land within the Neighbourhood Plan Area and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The proposed Neighbourhood Plan states the period for which it is to have effect

2.4 The Plan states that the period which it relates to is from 2020 until 2040. The period has been chosen to last longer than the **adopted Broxtowe Local Plan** - which will run until 2028. The reason for the longer period is because development in our Area will last much longer than the Council’s Local Plan’s end date of 2028.

The policies do not relate to excluded development.

2.5 The Erewash river forms the county boundary between Nottinghamshire and Derbyshire. The Erewash joins the River Trent 1.25km south of the Area at the former gravel pits of Attenborough Nature Reserve’s extensive wetlands. The two rivers formed the flat floodplains at approximately 30m Above Ordnance Datum (AOD) in the south and west of the Area.

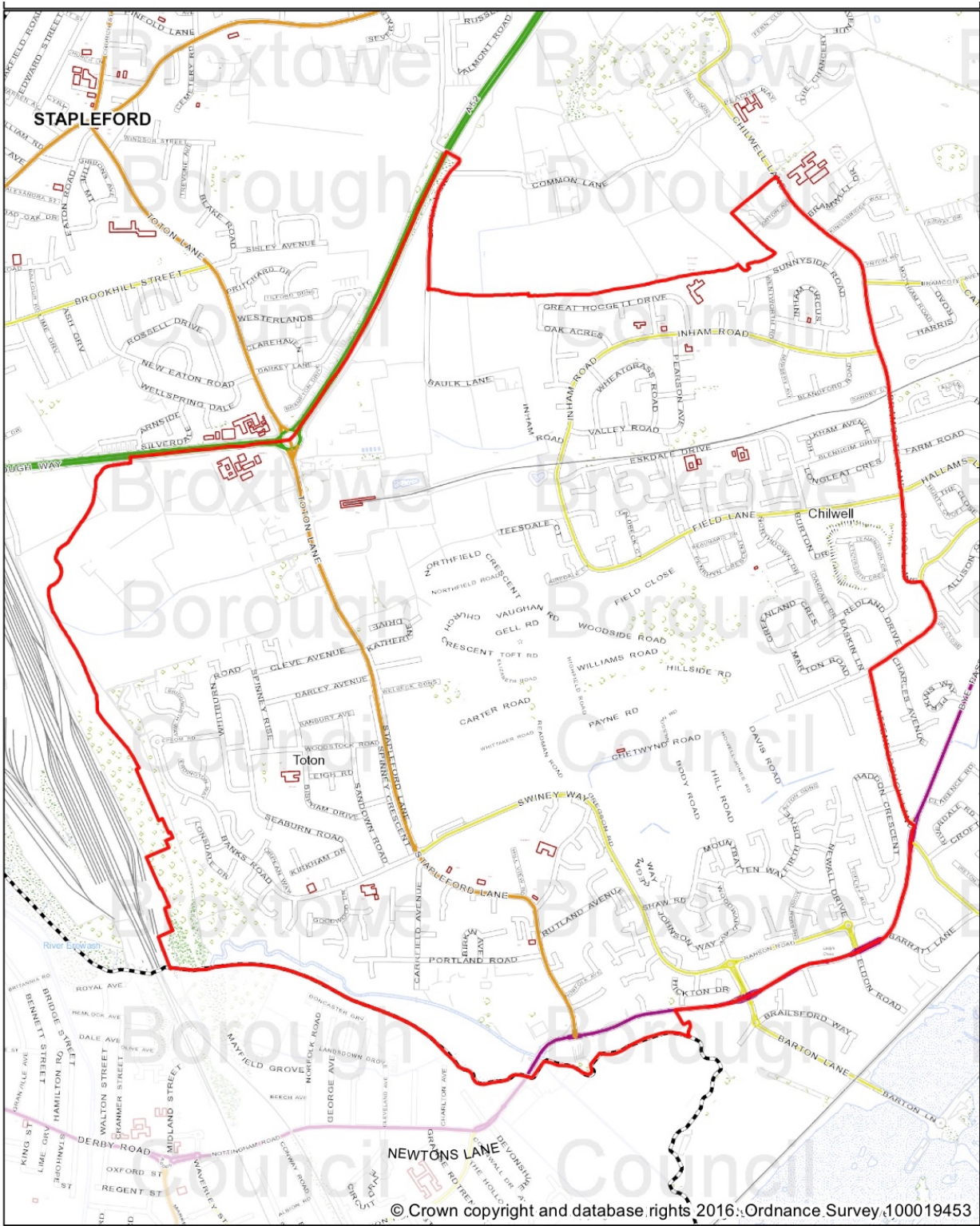
2.6 The Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990. The County Council was consulted as part of the Regulation 14 consultation and did not raise any concerns that the Plan is not compatible with the existing adopted Nottinghamshire Minerals Local Plan.

The proposed Neighbourhood Plan does not relate to more than one Neighbourhood Plan Area and there are no other Neighbourhood Plans in place within the Neighbourhood Plan Area.

2.7 The designated Plan Area was approved by Broxtowe Borough Council on 9th March 2017. The Plan does not relate to more than one Neighbourhood Plan Area. There are no other neighbourhood plans in place within the Neighbourhood Plan Area.

2.8 In relation to sub-paragraph 1(d), it is not considered that there is any benefit or reason for extending the area for the referendum beyond the designated Neighbourhood Plan Area. For clarity, the Plan area is shown at **Figure 1**.

2.9 In relation to sub-paragraph 1(e), there are no other prescribed matters.



Not To Scale You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form

Figure 1: CTC Neighbourhood Plan Area

3. THE BASIC CONDITIONS

3.1 This section addresses how the Plan fulfils the basic conditions set out in sub-paragraph (2). The Plan has been prepared having regard to national policies and advice set out in the National Planning Policy Framework 2019 (NPPF) and to the adopted Broxtowe Local Plan (as required by sub-paragraph 2(a)).

3.2 In accordance with National Planning Guidance (Ref 61-006-20190723) the Neighbourhood Plan has been informed by the evidence base of the emerging Broxtowe Part 2 Local Plan. A Publication Version of this plan was published in September 2017. Following Public Examination, Main Modifications consultation and the Inspector's Report the **Part 2 Local Plan was adopted 16th October 2019**

3.3 Detail of how the Plan is in general conformity with strategic policies in the adopted Broxtowe Local Plan (comprising Parts 1 and 2 Local Plans) is provided in **Table 3** (as required by sub-paragraph 2(e)).

Having regard to national policies and advice contained in guidance

3.4 In relation to sub-paragraph 2(a), a Neighbourhood Plan is required to have appropriate regard to approved national (planning) policies and advice contained in associated guidance. The Neighbourhood Plan has been developed having regard to the National Planning Policy Framework 2019 ("NPPF") and Planning Practice Guidance ("PPG").

3.5 The Neighbourhood Plan contains a Vision and Objectives. The objectives are repeated in **Table 1** alongside the NPPF goals they seek to address.

3.6 **Table 2** explains how each of the Plan policies has shown specific regard to NPPF.

Contribute to the Achievement of Sustainable Development

3.7 The Plan is positively prepared, reflecting the presumption in the NPPF in favour of sustainable development, but it seeks to manage development pressures to ensure that, in addition to economic considerations, reasonable environmental and social considerations are taken into account.

3.8 Whilst there is no legal requirement for a Neighbourhood Plan to have a sustainability appraisal,

this section of the Statement demonstrates how the Plan fulfils the basic condition that the plan contributes to achieving sustainable development (as required by sub-paragraph 2(d)).

3.9 The NPPF defines sustainable development as having three dimensions; economic, social and environmental. The Plan has been developed with regard to these principles and has jointly sought environmental, economic and social gains.

3.10 The policies contained in the Plan contribute to achieving sustainable development by seeking positive improvements to the quality of the natural, built and historic environment, as well as in people's quality of life, including:

- supporting a strong, vibrant and healthy community by endorsing the strategic development needs set out in the Local Plan and ensuring accessible local services;
- conserving and enhancing the natural environment by identifying and conserving important local biodiversity and broader ecological networks;
- supporting the provision of a mix of housing types and sizes that can meet the needs of present and future generations and promote a healthy and inclusive community;
- supporting new development which contributes to a high-quality built environment and responds to local character and sense of place;
- identification and protection of locally important heritage assets, so that they may continue to be enjoyed by future generations;
- supporting the move to a low carbon future through policies which encourage development which reduces greenhouse gas emissions and seeks to protect and enhance opportunities for sustainable modes of transport; and
- supporting strong, vibrant, healthy and inclusive communities by for example safeguarding and enhancing important open spaces, community facilities and footpaths and cycleways.

General conformity with strategic policies of the development plan for the area

3.11 The Plan has been prepared by the CTTC Neighbourhood Forum Steering Group in liaison with officers from Broxtowe Borough Council.

3.12 The Plan has been developed to be in general conformity with the strategic (and other) policies contained in the adopted Broxtowe Local Plan. The adopted Part 1 Local Plan and adopted Part 2 Local Plan comprise the Development Plan for the whole of Broxtowe Borough.

3.13 Policies are set out in the Part 1 Local Plan (Greater Nottingham, Broxtowe Borough, Gedling Borough and Nottingham City) Aligned Core Strategies Part 1 Local Plan (ACS) adopted September 2014 which sets the strategic vision, aims and objectives for the Borough as a whole until 2028.

3.14 Policies are also set out in the Broxtowe Part 2 Local Plan 2018-2028 (P2LP), which sets out the site allocations and development management policies which will deliver the strategic aims and objectives as set out in the Aligned Core Strategy. Broxtowe Borough Council adopted the Part 2 Local Plan 2018-2028 Development Plan Document and accompanying Policies Maps on 16th October 2019.

3.15 The Local Plan now forms a key element of the development plan for the Borough of Broxtowe and supersedes the 2004 Local Plan. The Part 2 Local Plan contains the policies that will be used to determine planning applications and will guide development until 2028. It covers important topics such as housing, employment and green infrastructure and identifies sites for future development.

3.16 To meet the basic conditions, the Neighbourhood Plan is required by sub-paragraph 2(e) to demonstrate general conformity with the strategic policies of the adopted Local Plan. All policies in the Aligned Core Strategy, together with specified policies in the Part 2 Local Plan, are 'strategic', and all Neighbourhood Plans must be consistent with these policies. Moreover, in accordance with national guidance (Ref 61-006-20190723), prior to the adoption of the Part 2 Local Plan, significant regard was also paid to the evidence base of the (at that time) emerging (Publication and Submission Versions of the Part 2 Local Plan) in producing this Plan. This was to ensure

that the Plan would conform with both Parts 1 and 2 of the adopted Broxtowe Local Plan.

3.17 **Table 3** explains how each of the Plan policies conforms to both the Aligned Core Strategies (2014) and Broxtowe Council's Part 2 Local Plan (2019).

EU obligations – In relation to sub-paragraph 2(f)

Strategic Environmental Assessment (SEA)

3.18 An informal screening of the draft Plan for environmental effects was undertaken in the summer of 2020 on behalf of CTTC Neighbourhood Forum. The opinion at that time from Broxtowe Borough Council was that a Strategic Environmental Assessment was not required. However, this opinion was reversed in February 2021 when the formal SEA/HRA Screening Report was issued. A SEA was subsequently undertaken. The SEA Environmental Report was received in September 2021.

Habitats Directive

3.19 A Habitats Regulation Assessment (HRA) screening of the Plan was undertaken in conjunction with the informal SEA screening. The Broxtowe Borough Council opinion was that an Appropriate Assessment under the EU Habitats Regulations was not required. This opinion was reaffirmed in February 2021 within the SEA/HRA Screening Report.

3.20 The Habitats Regulation Assessment screening complies with the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 which came into effect on 28 December 2018. That is, "the making of the Neighbourhood Development Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017".

Statutory Consultation

3.21 During March 2021 Broxtowe Borough Council, as required, consulted with statutory consultees on their Strategic Environmental Assessment (SEA) / Habitats Regulations Assessment (HRA) Screening Report in relation to the CTTC Neighbourhood Plan. The Environment Agency did not respond, however Natural England agreed with Broxtowe's assessment that a SEA would be required and that a HRA is not

required. In the opinion of Historic England an SEA was not likely to be required.

Convention on Human Rights

3.22 The Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Statement of Consultation. Considerable care has been taken throughout the preparation and drafting of this Neighbourhood Plan to ensure that the views of the whole community were embraced to avoid any unintentional negative impacts on particular groups (as required by sub-paragraph 2(f)).

3.23 There was extensive consultation and engagement in identifying issues and objectives and the community has been consulted on the draft Neighbourhood Plan, as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Responses have been recorded and changes have been made as per the schedule set out in the appendices to the Statement of Consultation. The Consultation Statement meets the requirements set out in Paragraph 15 (2) of the Regulations (as required by sub-paragraph 2(g)).

4. CONCLUSION

4.1 The Basic Conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 (as amended) are considered to have been met by the CTTC Neighbourhood Plan.

4.2 The Plan has regard to national policy, will contribute towards the achievement of sustainable development, is in general conformity with the strategic (and other) policies contained in the adopted Broxtowe Local Plan and meets relevant EU obligations.

4.3. It is therefore respectfully suggested to the Examiner that the CTTC Neighbourhood Plan (as revised in October 2021 taking account of the Strategic Environmental Assessment Environmental Report) complies with Paragraph 8(1)(a) of Schedule 4B of the Act.

Table 1. Neighbourhood Plan Objectives

Neighbourhood Plan Objective	NPPF paras	Relevant NPPF Goal
ENVIRONMENT		
Protect and improve existing green space to enhance the quality of life and wellbeing of the residents and enrich the biodiversity of the Area.	96-101 170-183	Promoting healthy and safe communities. Conserving and enhancing the natural environment.
Create new multifunctional blue/ green infrastructure to establish good linkage between larger areas of green space.	102-111 148-169 170-183	Promoting sustainable transport. Meeting the challenge of climate change, flooding, and coastal change. Conserving and enhancing the natural environment.
Protect, enhance and create wildlife habitats with particular emphasis on veteran and ancient trees.	170-183	Conserving and enhancing the natural environment.
INFRASTRUCTURE/GETTING AROUND		
Improve traffic management in order to ease congestion and handle future growth from within the Area and from adjacent areas.	102-111	Promoting sustainable transport.
New developments must provide safe pedestrian and cycle access to, from, and within the Area.	102-111	Promoting sustainable transport.
Promote schemes to help reduce congestion on local roads (such as car sharing, car clubs etc.) and add flexibility to transport options.	102-111	Promoting sustainable transport.
HOUSING and SUSTAINABILITY		
Provide a range of affordable/low cost housing across all tenures.	59-66	Delivering a sufficient supply of homes.
Appropriately sized homes needed across the range of all tenures but especially for first time buyers and 'last time' buyers/retirement living.	59-66 117-123 124-132	Delivering a sufficient supply of homes. Making effective use of land. Achieving well-designed places.
Encourage innovative, energy efficient, sustainable and well-connected homes.	96-101 112-116 124-132 148-169	Promoting healthy and safe communities. Supporting high quality communications. Achieving well-designed places. Meeting the challenge of climate change, flooding, and coastal change.

Table 1 (cont'd)

Neighbourhood Plan Objective	NPPF paras	Relevant NPPF Goal
URBAN DESIGN		
Build on the current suburban character of the area to encourage new families to live and work in the Neighbourhood Area.	91-95 124-132	Promoting healthy and safe communities. Achieving well-designed places.
New garden village areas to introduce smart design principles and leading-edge technologies.	91-95 124-132	Promoting healthy and safe communities. Achieving well-designed places.
The Innovation Campus to be a mix of commercial and residential development and aim to have a 'small city' appearance.	80-82 117-123 124-132	Building a strong, competitive economy. Making effective use of land. Achieving well-designed places.
Small scale, infill developments within existing residential area to reflect existing architecture and design.	124-132	Achieving well-designed places.
LEISURE, HERITAGE and COMMUNITY		
Provide new neighbourhood retail centre(s) designed to become focal points for the community.	91-95 96-101	Promoting healthy and safe communities. Open Space and Recreation.
Respect the heritage of the Barracks (and wider area) by creating a 'heritage trail'.	184-202	Conserving and enhancing the historic environment.
Ensure there are adequate facilities such as schools/nurseries, medical facilities, sports facilities (including a potential off road 'Park Run' option), green spaces and allotments.	91-95 96-101	Promoting healthy and safe communities. Open space and recreation.
EMPLOYMENT and BUSINESS		
Design new mixed business zones that encourage people to work and live 'on site'.	80-82 124-132 189-192	Building a strong, competitive economy. Achieving well-designed places. Proposals affecting heritage assets.
Encourage leading-edge companies that focus on smart building technologies into the area.	80-82	Building a strong, competitive economy.
Create neighbourhood-scale shopping area(s) in the Area - especially in the Barracks - ideally with small-scale traders, to promote a 'village' feel.	91-95	Promoting healthy and safe communities.

Table 2. Neighbourhood Plan Policies and conformity to NPPF

Policy Ref:	Policy	NPPF para(s)	Alignment commentary (selected quotes represent the overall intent)
ENVIRONMENT			
ENV01	Toton Fields LNR, Hobgoblin Wood, Memorial Garden, Ghost House Lane, Manor Farm Recreation Ground, Inham Nook Recreation Ground and Chetwynd Barracks Playing Fields will be designated as Local Green Spaces [I] to assure their long-term protection. In addition, other green spaces may be designated during the Plan period.	99-101	99-101 The Forum intends to submit an application to designate a number of specified green spaces over the next 24 months. Other green spaces will be identified and may become candidates for future applications.
ENV02	Any development in the Area which increases or is likely to increase the use of existing green space, including Toton Fields LNR, or existing/potential rights of way (including footpaths on the ridge line east of the River Erewash) should pay an appropriate contribution to enhance these green spaces. This will facilitate their increased use and improve the network of green spaces enabling their multi-functional use.	98, 170, 171	98 Planning decisions “should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users”. 170 “a) protecting and enhancing valued landscapes”. 171 “take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure”.
ENV03	Establishment of new blue/green infrastructure in the Strategic Location for Growth (SLG) should be in line with the Aligned Core Strategy policy and should incorporate two new linear features which will contribute green space as both corridors and accessible natural green space. These green spaces need be of significant width/area to accommodate their multi-functional use.	102, 165	102 “c) opportunities to promote walking, cycling and public transport use are identified and pursued”. 165 “Major developments should incorporate sustainable drainage systems”.
ENV04	Prior to any development of Chetwynd Barracks, four new GCs and three new green spaces (as detailed within the ‘Justification’ section) should be incorporated within the relevant masterplan.	170, 171	170 “b) recognising the intrinsic character and beauty of the [...] wider benefits from natural capital and ecosystems” and “f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land”.
ENV05	Clear arrangements for the long-term maintenance and management of new green space assets to be agreed with the Council prior to development being undertaken. Any development within Chetwynd Barracks shall either pay a contribution or undertake works to create, maintain and manage the Memorial Garden which will become the focal point for the wider community.	171	171 “take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale”.
ENV06	Development should not involve the removal of mature trees including TPOs, veteran and ancient trees. Development should seek to minimise the loss of other trees. Habitat lost to development must be replaced by equivalent species plus the necessary biodiversity gain.	174, 175, 177	174 “a) safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them”.
ENV07	Any development within the Area should be supported by a green landscaping plan including infill and green boundaries which should, where possible, include the planting of native species and the creation and improvement of wildlife habitats in line with at least a 10% biodiversity gain (using the DEFRA metric).		

Table 2 (cont'd)

Policy Ref:	Policy	NPPF para(s)	Alignment commentary (selected quotes represent the overall intent)
ENV08	Any development should ensure that it has a positive impact on connectivity between ecological features such as LNR's, SSSI's, LWS's, and green spaces beyond the Neighbourhood Area boundary.	170, 171 174	171 "take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital".
INFRASTRUCTURE/GETTING AROUND			
INF01	An Infrastructure masterplan, detailing proposals to manage increased traffic from both within the Area as well as known new developments near to the Area will need to be produced before development starts.	111	111 "All developments that will generate significant amounts of movement should [...] provide a travel plan, and the application should be supported by a [...] transport assessment so that the likely impacts of the proposal can be assessed".
INF02	In line with INF01 a new north-south primary access road is required to both relieve issues with Stapleford Lane and also act as the local infrastructure for the development within Chetwynd Barracks and SLG. This should link to the new road infrastructure being developed for the new East Midlands HS2 Hub Station.	102, 103, 119	102 "d) impacts of traffic and transport infrastructure can be identified, assessed and taken into account". 119 "include identifying opportunities to facilitate land assembly, supported where necessary by [CPO] powers".
INF03	Provision of new, dedicated cycle routes (off-road and separated on-road) through the Area will be required. Separated lanes should be included within new green corridors (see ENV03 and ENV04).	102, 104, 110	102 "c) opportunities to promote walking, cycling and public transport use are identified and pursued". 110 "a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas".
INF04	Cycle lanes should be direct and separated where possible from motor vehicles when on road on key routes through the Area especially those leading to the East Midlands Hub Station.	102, 104	104 "d) provide for high quality walking and cycling networks and supporting facilities such as cycle parking".
INF05	Proposals to reduce levels of traffic congestion and pollution as well as improve safety at the key locations are expected due to the traffic growth arising from the development of Chetwynd Barracks and the SLG.	103, 110	103 "Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel [...]. This can help to reduce congestion, emissions and improve air quality and public health".
INF06	East Midlands Hub Station parking should not be allowed on residential streets, especially to the west of Stapleford Lane.	106	106 "parking standards should be set where there is compelling justification for managing the local road network".
INF07	All development of the SLG and Chetwynd Barracks should preserve, enhance and encourage re-routing of bus services through the Area.	110	110 "a) facilitating access to high quality public transport".
INF08	New developments should provide adequate levels of parking to minimise on-street parking.	102, 105, 106	102 Transport issues should be considered [...] so that "e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes".
INF09	Development proposals that make use of or apply appropriate technological solutions to reduce travel demand (car sharing, car clubs) and demand-responsive public transport, will be supported.	102, 110	102 Transport issues should be considered [...] so that "b) opportunities from existing [...] transport infrastructure, and changing transport technology and usage, are realised".

Table 2 (cont'd)

Policy Ref:	Policy	NPPF para(s)	Alignment commentary (selected quotes represent the overall intent)
HOUSING and SUSTAINABILITY			
HAS01	In new developments of more than ten homes, at least 30% of properties should be 'Affordable'. This target should include a mix of 'Affordable to Rent' and 'Affordable to Buy'. Developments should ensure that the Tenure Mix meets the future needs of Residents within the Neighbourhood Area whilst recognising the present proportions in the Neighbourhood Area of 75% Owner Occupied (including shared ownership), 11.5% Affordable Rented and 13.5% Market Rented homes.	62, 64	62 "Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required". 64 "Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership".
HAS02	In all developments on Chetwynd Barracks and the Strategic Location for Growth (and elsewhere in developments of 10 homes or more), the number of new dwellings should be such that the number of all dwellings of all sizes (new and existing) meets the future needs of residents in the Area. Developers should ensure that there is adequate provision of smaller homes (with fewer bedrooms) and bungalows to provide a dynamic housing market and encourage both first-time buyers and last-time buyers. Development proposals should provide a mix of housing types and sizes as outlined. However, where justified by new evidence during the Plan period, variation to the housing mix will be considered by the Neighbourhood Forum in future.	61, 122, 129	61 "the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies".
HAS03	The architecture and design of new development should be such that buildings are constructed to meet the highest possible energy efficiency standards - BREEAM Home Quality Mark 3 star or better.	127, 129 130, 131	127 aims to ensure developments "(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping".
HAS04	Large developments (such as Chetwynd Barracks and the SLG) should provide high-speed connectivity (such as fibre-optic) to every home. Proposals for developments in these areas should include communal Wi-Fi in public spaces in line with the requirements of the NPPF.	112, 113	113 "Where new sites are required (such as for [...] smart city applications), equipment should be sympathetically designed and camouflaged where appropriate".
HAS05	Large new developments (specifically Chetwynd Barracks and the SLG) shall, based on viability assessments, include domestic and community scale facilities for low carbon energy capture, storage and distribution in line with the NPPF. Storage and distribution shall be designed so that other new developments are able to be connected to those facilities.	148, 150-154	152 Local authorities "should support community-led initiatives for renewable and low carbon energy, including developments [...] that are being taken forward through neighbourhood planning".
HAS06	Building Regulations Part G (2010) include an optional mains water consumption target of 110 litres per person per day. Unless not feasible or viable to do so, buildings should be designed to meet that target, or the most stringent target set in any superseding regulations. Water Efficient Fittings should be included in all refurbishments and any new developments to achieve a lower overall water consumption.	150	150 aims to "avoid increased vulnerability to the range of impacts arising from climate change".
HAS07	Developers should demonstrate how they intend to minimise on-site construction times by the use of Modern Methods of Construction (MMC) building techniques, such as Modular Homes. Innovative use of MMC such as modular housing will be strongly supported.	128	128 encourages developers to "work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably".

Table 2 (cont'd)

Policy Ref:	Policy	NPPF para(s)	Alignment commentary (selected quotes represent the overall intent)
URBAN DESIGN			
URB01	New residential developments should, wherever possible, have access to private external space. If not possible, access to nearby communal space should be available. The design of new developments should minimise overlooking.	124, 125	124 “Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, [...] throughout the process”. 125 “Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development”.
URB02	New developments should have regard for the need to design out crime.	91	91 “b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space”.
URB03	In new developments over 10 units, street layout and design should meet the needs of all users, including providing safe space for children, pedestrians and cyclists.	124, 125, 127	127 aims to ensure developments “f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users”.
URB04	For large developments developers should demonstrate how their design: a) provides well designed spaces, in accordance with the proposals of Building for Life, and b) innovates and breaks free of traditional orthodoxy.	91, 92, 131	131 “great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area”.
URB05	Proposals for the Toton Innovation Campus (the ‘Campus’) can include a mix of buildings which integrate business, residential and retail opportunities both as separate buildings and as combined buildings with commercial offices and apartments integrated in a single structure.	81, 118, 131	81 Planning policies should: “d) be flexible enough to accommodate needs not anticipated in the plan, [...] (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances”. 118 “e) support opportunities to use the airspace above [...] commercial premises for new homes.”
URB06	Developers should demonstrate how infill proposals within current residential areas maintain or enhance the amenity of the existing area, its open space, large rear gardens, smaller front gardens, mature trees, and other planting and landscaping.	124, 125, 126	126 “To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools [to] provide a framework for creating distinctive places. However, their level of detail and degree of prescription should be tailored to the circumstances in each place”.

Table 2 (cont'd)

Policy Ref:	Policy	NPPF para(s)	Alignment commentary (selected quotes represent the overall intent)
LEISURE, HERITAGE and COMMUNITY			
LHC01	Proposals to develop two neighbourhood-scale, pedestrian-friendly retail centres will be encouraged. One preferably next to the Memorial Gardens in the Barracks to provide a focus for the retail centre and a 'heart' for the new community. With the other situated within the development west of Toton Lane. See also policy EMP05.	91, 92, 96, 97	91 Policies [...] should aim to achieve healthy, inclusive and safe places which: a) promote social interaction, including opportunities for meetings between people [through for example] strong neighbourhood centres".
LHC02	Development of the Barracks must respect its heritage and seek to conserve/re-purpose its significant assets where feasible. New developments are required to preserve, and where possible, enhance the historic significance of these assets. There is a presumption in favour of their protection and/or re-purposing for public benefit.	185, 189 190, 192	192 "In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation".
LHC03	Proposals to create a heritage trail celebrating the history of the Barracks (which link to heritage assets in the wider area) will be strongly supported.	185, 189 190, 192	185 expects plans to set out a strategy for the conservation and enjoyment of the historic environment that takes into account: "b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; [...]; and d) opportunities to draw on the contribution made by the historic environment".
LHC04	George Spencer Academy is expected to manage the large increase in pupils arising from the additional homes being built in the Area. It is anticipated that the Academy will need (and should be encouraged) to develop plans to expand capacity as the configuration of the current site is unlikely to meet demand. Relocation of the Academy adjacent to the new leisure centre (see LHC06) is the preferred option and will be supported.	94	94. "It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. They should give great weight to the need to create, expand or alter schools".
LHC05	Provision of a primary school and new medical facilities (both needed to meet forecast demand) will be strongly supported.	92, 94	92 "a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments".
LHC06	A new Leisure Centre should be built in the Area to cope with demand for leisure services arising from increased residential population as well as the significant numbers expected to be working at the Innovation Campus.	92, 96	96 "Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities".
LHC07	Proposals to retain and upgrade the sports pavilion and playing fields to the south-east of the Barracks will be supported.	96, 97	97 "Existing open space, sports and recreational buildings and land, including playing fields, should not be built on".
LHC08	The provision of allotments/communal gardens within easy walking distances of new homes will be supported.	91, 92	91 "c) enable and support healthy lifestyles, [...] for example through the provision of safe and accessible green infrastructure, [...] access to healthier food, allotments and layouts that encourage walking and cycling".

Table 2 (cont'd)

Policy Ref:	Policy	NPPF para(s)	Alignment commentary (selected quotes represent the overall intent)
EMPLOYMENT and BUSINESS			
EMP01	The new 'Innovation Campus' should maximise employment potential. Proposals for B1 class buildings that provide significant numbers of jobs will be supported.	80, 81, 82, 118	80 "The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future". 81 Planning policies should: "d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances". 118 "e) support opportunities to use the airspace above [...] commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties".
EMP02	Development of commercial property on Chetwynd Barracks should seek to reuse existing buildings where feasible. Proposals to locate the centre of employment zone around Building 157 will be strongly supported along with proposals to maximise the re-use of some/all of the building. Small to medium scale employment will be supported, but any proposals for a large scale industrial storage and distribution facility for Building 157 will not be.	80, 81, 82, 192	82 "Policies [...] should address specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries".
EMP03	The design and development of the commercial zones should be: a) visually attractive and compatible with the surrounding area and include screening where necessary; b) of a scale, design and finish appropriate to its setting, particularly where it can be viewed from high ground; c) landscaped in a manner that retains existing trees/hedgerows and blends with nearby green spaces using new planting as appropriate.	124, 125, 127	127 aims to ensure developments "e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks".
EMP04	The development of a 'Centre of Excellence' for smart building technologies in the Area is strongly encouraged. Such a development provides a focus to attract leading-edge organisations to the Innovation Campus.	82	82 "Policies [...] should address specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries".
EMP05	Create a plaza-style neighbourhood retail centre in Chetwynd Barracks. Proposals to create such an area next to the Memorial Gardens will be strongly supported, as will another retail centre within the development west of Toton Lane. See also policy LHC01 for the siting of the retail centre next to the Memorial Gardens as a 'heart' for the community, and also to respect its heritage and setting.	91, 92	92 "a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments".

Table 3. Neighbourhood Plan Policies and conformity to Aligned Core Strategies (ACS) and Broxtowe Part 2 Local Plan (P2LP)

Policy Ref:	Policy	ACS / P2LP	Alignment commentary
ENVIRONMENT			
ENV01	Toton Fields LNR, Hobgoblin Wood, Memorial Garden, Ghost House Lane, Manor Farm Recreation Ground, Inham Nook Recreation Ground and Chetwynd Barracks Playing Fields will be designated as Local Green Spaces [I] to assure their long-term protection. In addition, other green spaces may be designated during the Plan period.	ACS 16 ACS 17 P2LP 27	ACS 16 (Green Infrastructure, Parks and Open Space) supports the protection of parks and open space from development (16.4) and refers to embedding the Green Infrastructure network into the development of sites (3.16.10). ACS 17 (Biodiversity) says that “biodiversity will be increased by [...] ensuring that new development provides new biodiversity features and improves existing biodiversity features” (17.1c). P2LP 27 (Local Green Space) states that that “further areas of Local Green Space may be designated through forthcoming Neighbourhood Plans” (27.4).
ENV02	Any development in the Area which increases or is likely to increase the use of existing green space, including Toton Fields LNR, or existing/potential rights of way (including footpaths on the ridge line east of the River Erewash) should pay an appropriate contribution to enhance these green spaces. This will facilitate their increased use and improve the network of green spaces enabling their multi-functional use.	ACS 16 ACS 17 P2LP28 P2LP 30	ACS 16 (Green Infrastructure, Parks and Open Space) and ACS 17 (Biodiversity) – ENV01. P2LP 28 (Green Infrastructure Assets) state: “The greatest opportunities for enhancing the corridors will come through development, and the Council intends to work with developers to create and maintain new spaces and to improve connectivity” (28.2). P2LP 30 (Landscape) identifies the Erewash River Corridor, which includes Toton Fields LNR. It states, “all development affecting the setting of the local landscape character [...] should make a positive contribution to the quality and local distinctiveness of the landscape”. It goes on to say all landscapes are “of value and all need to be protected and enhanced....” (30.6).
ENV03	Establishment of new blue/green infrastructure in the Strategic Location for Growth (SLG) should be in line with the Aligned Core Strategy policy and should incorporate two new linear features which will contribute green space as both corridors and accessible natural green space. These green spaces need be of significant width/area to accommodate their multi-functional use.	ACS 16 ACS17 P2LP 3.2	ACS 16 (Green Infrastructure, Parks and Open Space) – ENV01. It also states, “Green Infrastructure corridors and assets should be as inclusive as possible and multi-functional” (16.3). ACS 17 (Biodiversity) – see ENV01. P2LP 3.2 (Land in vicinity of HS2 at Toton [SLG]) states “green routes should be provided and, where necessary, preserved and enhanced to assist with this including the Erewash Valley/Canal and additional green space to the north of existing settlements at Toton and Chilwell...” (D vi).
ENV04	Prior to any development of Chetwynd Barracks, four new GCs and three new green spaces (as detailed below) should be incorporated within the relevant masterplan.	P2LP 27 P2LP 28	P2LP 27 (Local Green Space) – see ENV01. P2LP 28 (Green Infrastructure Assets) – see ENV02.

Table 3 (cont'd)

Policy Ref:	Policy	ACS / P2LP	Alignment commentary
ENV05	Clear arrangements for the long-term maintenance and management of new green space assets to be agreed with the Council prior to development being undertaken. Any development within Chetwynd Barracks shall either pay a contribution or undertake works to create, maintain and manage the Memorial Garden which will become the focal point for the wider community.	ACS 16 ACS 17 P2LP 27 P2LP 28	ACS 16 (Green Infrastructure, Parks and Open Space) – see ENV01. ACS 17 (Biodiversity) “supports the need for appropriate management and maintenance of existing and created habitats through the use of [...] management agreements” (17.1d). P2LP 27 (Local Green Space) – see ENV01. P2LP 28 (Green Infrastructure Assets) – see ENV02.
ENV06	Development should not involve the removal of mature trees including TPOs, veteran and ancient trees. Development should seek to minimise the loss of other trees. Habitat lost to development must be replaced by equivalent species plus the necessary biodiversity gain.	ACS 16 ACS 17 P2LP 31	ACS 16 (Green Infrastructure, Parks and Open Space) – see ENV01. ACS 17 (Biodiversity) – see ENV05. P2LP 31 (Biodiversity Assets) states permission will be refused for plans that “cause significant harm to [...] habitats of nature conservation or [...] species that are protected or under threat” (1). “These assets include aged or veteran trees” (2d).
ENV07	Any development within the Area should be supported by a green landscaping plan including infill and green boundaries which should, where possible, include the planting of native species and the creation and improvement of wildlife habitats in line with at least a 10% biodiversity gain (using the DEFRA metric).	ACS 17 P2LP 17 P2LP 28 P2LP 31	ACS 17 (Biodiversity) – see ENV05. P2LP 17 (Place-making) states “Uses native species of trees, shrubs and wildflower seeds in landscaping proposals” (1p). P2LP 28 (Green Infrastructure Assets) – see ENV02. P2LP 31 (Biodiversity Assets) starts by saying “All development proposals should seek to deliver a net gain in biodiversity and [...] contribute to the Borough’s ecological network” (1).
ENV08	Any development should ensure that it has a positive impact on connectivity between ecological features such as LNR’s, SSSI’s, LWS’s, and green spaces beyond the Neighbourhood Area boundary.	ACS 17 P2LP 28 P2LP 31	ACS 17 (Biodiversity) – ENV05. P2LP 28 (Green Infrastructure Assets) – see ENV02. P2LP 31 (Biodiversity Assets) – see ENV07.
INFRASTRUCTURE/GETTING AROUND			
INF01	An Infrastructure masterplan, detailing proposals to manage increased traffic from both within the Area as well as known new developments near to the Area will need to be produced before development starts.	ACS 15 P2LP 3.1 P2LP 3.2	ACS 15 (Transport Infrastructure Priorities) confirm that development in or adjacent to the SLG “shall allow for adequate provision for [...] vehicle access to [the HS2 station]” (15.7). P2LP 3.1 (Chetwynd Barracks) states a key requirement is to “upgrade existing access points and road network within the site”(4c). It goes on to (part 4e) state “Highway infrastructure must be considered in conjunction with requirements for [Toton SLG] and wider area” (4e). P2LP 3.2 (Land in vicinity of HS2 at Toton [SLG]) reverses P2LP 3.1 stated above (A viii).

Table 3 (cont'd)

Policy Ref:	Policy	ACS / P2LP	Alignment commentary
INF02	In line with INF01 a new north-south primary access road is required to both relieve issues with Stapleford Lane and also act as the local infrastructure for the development within Chetwynd Barracks and SLG. This should link to the new road infrastructure being developed for the new East Midlands HS2 Hub Station.	ACS 15 P2LP 3.1	ACS 15 (Transport Infrastructure Priorities) confirm that development in or adjacent to the SLG “shall allow for adequate provision for [...] vehicle access to [the HS2 station]” (15.7). P2LP 3.1 (Chetwynd Barracks) states a key requirement is to “upgrade existing access points and road network within the site” (4c). It goes on to state “Ensure that the ability to provide a north-south road to link to the Tram [...] is positively facilitated [...]” (4d).
INF03	Provision of new, dedicated cycle routes (off-road and separated on-road) through the Area will be required. Separated lanes should be included within new green corridors (see ENV03 and ENV04).	ACS 14 ACS 15 P2LP 3.1 P2LP 26	ACS 14 (Managing Travel Demand) aims to reduce the reliance on private cars through delivery of sustainable transport networks (14.1). It goes on to say this will be delivered through “area wide travel demand management, improvements to [...] walking and cycling facilities” (14.3). ACS 15 (Transport Infrastructure Priorities) states “New development [...] must include a sufficient package of measures to ensure that journeys by non-private car modes are encouraged...” (15.2). P2LP 3.1 (Chetwynd Barracks) states a key requirement is to “provide attractive and convenient walking and cycling routes connecting to [...] other recreational routes and nearby facilities” (4a). P2LP 26 (Travel Plans) says that for all large sites “it is important that the transport impacts are assessed and where necessary mitigated in order to promote sustainable development” (26.1).
INF04	Cycle lanes should be direct and separated where possible from motor vehicles when on road on key routes through the Area especially those leading to the East Midlands Hub Station.		
INF05	Proposals to reduce levels of traffic congestion and pollution as well as improve safety at the key locations are expected due to the traffic growth arising from the development of Chetwynd Barracks and the SLG.		
INF06	East Midlands Hub Station parking should not be allowed on residential streets, especially to the west of Stapleford Lane.	ACS 14 P2LP 17	ACS 14 (Managing Travel Demand) says “to encourage public transport for work commuting, long stay parking should be managed effectively” (3.14.11). P2LP 17 (Place-making) states “development should not cause unacceptable loss of amenity for the occupiers of neighbouring properties” (4d).
INF07	All development of the SLG and Chetwynd Barracks should preserve, enhance and encourage re-routing of bus services through the Area.	ACS 14 P2LP 17	ACS 14 (Managing Travel Demand) – see INF05 and INF06. P2LP 17 (Place-making) says new development “has good access to public transport” (1c).
INF08	New developments should provide adequate levels of parking to minimise on-street parking.	ACS 14 P2LP 17	ACS 14 (Managing Travel Demand) – see INF05 and INF06. P2LP 17 (Place-making) says new development “provides sufficient well-integrated, parking and safe and convenient access” (1i).

Table 3 (cont'd)

Policy Ref:	Policy	ACS / P2LP	Alignment commentary
INF09	Development proposals that make use of or apply appropriate technological solutions to reduce travel demand (car sharing, car clubs) and demand-responsive public transport, will be supported.	ACS 14	ACS 14 (Managing Travel Demand) says “Initiatives will also include the promotion of more efficient and sustainable use of private vehicles, such as car sharing and car clubs, and low emission vehicles” (3.14.10).
HOUSING and SUSTAINABILITY			
HAS01	In new developments of more than ten homes, at least 30% of properties should be ‘Affordable’. This target should include a mix of ‘Affordable to Rent’ and ‘Affordable to Buy’. Developments should ensure that the Tenure Mix meets the future needs of Residents within the Neighbourhood Area whilst recognising the present proportions in the Neighbourhood Area of 75% Owner Occupied (including shared ownership), 11.5% Affordable Rented and 13.5% Market Rented homes.	ACS 8 P2LP 15	ACS 8 (Housing Size, Mix and Choice) says, “development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create sustainable, inclusive and mixed communities” (8.1). It goes on to say, “consideration should be given to the needs and demands of the elderly as part of overall housing mix, in particular in areas where there is a significant degree of under occupation and an ageing population.” (8.3). Further on it states, “It is therefore important that new developments provide a range of types of housing, including housing likely to be attractive to older persons” (3.8.3). P2LP 15 (Housing Size, Mix and Choice) states “Affordable housing should be provided [at Toton..] at a proportion of 30% or more” (1). It goes on to say “Developments of market and affordable housing should be of similar size, type and external style as market housing” (6). It also says that with the high proportion of elderly people in the Borough it is important new housing makes provision for this demographic (15.6).
HAS02	In all developments on Chetwynd Barracks and the Strategic Location for Growth (and elsewhere in developments of 10 homes or more), the number of new dwellings should be such that the number of all dwellings of all sizes (new and existing) meets the future needs of residents in the Area. Developers should ensure that there is adequate provision of smaller homes (with fewer bedrooms) and bungalows to provide a dynamic housing market and encourage both first-time buyers and last-time buyers. Development proposals should provide a mix of housing types and sizes as outlined. However, where justified by new evidence during the Plan period, variation to the housing mix will be considered by the Neighbourhood Forum in future.		
HAS03	The architecture and design of new development should be such that buildings are constructed to meet the highest possible energy efficiency standards - BREEAM Home Quality Mark 3 star or better.	ACS 10 P2LP 17	ACS 10 (Design and Enhancing Local Identity) says all new development should be designed to “be adaptable to meet changing needs of occupiers and the effect of climate change” (10.1d) and goes on to say “will set out best practice standards for design, sustainability and placemaking” (10.3). It goes on to encourage use of Building Research Establishment’s ‘Green Print’ methodology (3.10.7). P2LP 17 (Place-making) says, for any site comprising 10 or more dwellings, “development will be required to score 9 or more ‘greens’ in the Building for Life 12 or equivalent” (3).
HAS04	Large developments (such as Chetwynd Barracks and the SLG) should provide high-speed connectivity (such as fibre-optic) to every home. Proposals for developments in these areas should include communal Wi-Fi in public spaces in line with the requirements of the NPPF.	ACS 10 P2LP 17	ACS 10 (Design and Enhancing Local Identity) says developments should incorporate “features to reduce [...] the fear of crime, disorder [...] and promotion of safer living environments;” (10.2h). P2LP 17 (Place-making) says “innovative design will be encouraged” (17.4).

Table 3 (cont'd)

Policy Ref:	Policy	ACS / P2LP	Alignment commentary
HAS05	Large new developments (specifically Chetwynd Barracks and the SLG) shall, based on viability assessments, include domestic and community scale facilities for low carbon energy capture, storage and distribution in line with the NPPF. Storage and distribution shall be designed so that other new developments are able to be connected to those facilities.	ACS 1 ACS 10 P2LP 20	ACS1 (Climate Change) promotes “the extension of new decentralized renewable and low-carbon energy schemes” (1.5). ACS 10 (Design and Enhancing Local Identity) – HAS03. It also says building regulations “are expected to require regular improvements in the environmental performance and efficiency of new buildings” (3.10.5). P2LP 20 (Air Quality) states “Electric Vehicle charging points will be required in all housing developments of 10 or more...” (3).
HAS06	Building Regulations Part G (2010) include an optional mains water consumption target of 110 litres per person per day. Unless not feasible or viable to do so, buildings should be designed to meet that target, or the most stringent target set in any superseding regulations. Water Efficient Fittings should be included in all refurbishments and any new developments to achieve a lower overall water consumption.	ACS 1 ACS 10 P2LP 1	ACS1 (Climate Change) states development “will be supported that adopts precautionary principle [that] does not increase risk of flooding” (1.6) and “should incorporate measures to reduce surface water runoff” (1.10). ACS 10 (Design and Enhancing Local Identity) – HAS03. P2LP 1 (Flood Risk) states “developments on brownfield sites [are expected] to reduce surface runoff by a minimum 30% compare to pre-development” (4cii).
HAS07	Developers should demonstrate how they intend to minimise on-site construction times by the use of Modern Methods of Construction (MMC) building techniques, such as Modular Homes. Innovative use of MMC such as modular housing will be strongly supported.	ACS 1 ACS 10	ACS1 (Climate Change) says development proposals will be expected to “comply with national and contribute to local targets on reducing carbon emissions and energy use” (1.1). ACS 10 (Design and Enhancing Local Identity) – see HAS03.
URBAN DESIGN			
URB01	New residential developments should, wherever possible, have access to private external space. If not possible, access to nearby communal space should be available. The design of new developments should minimise overlooking.	ACS 10 P2LP 17	ACS 10 (Design and Enhancing Local Identity) – see HAS02. Furthermore, it says examples to reduce crime should include natural surveillance of access routes from living areas (3.10.8). P2LP 17 (Place-making) recommends provision of “attractive, clearly defined and safe private and public spaces” (1j).
URB02	New developments should have regard for the need to design out crime.		
URB03	In new developments over 10 units, street layout and design should meet the needs of all users, including providing safe space for children, pedestrians and cyclists.	ACS 10 P2LP 17	ACS 10 (Design and Enhancing Local Identity) says all new developments should “make a positive contribution to the public realm and sense of place (1a). P2LP 17 (Place-making) – see URB 01.

Table 3 (cont'd)

Policy Ref:	Policy	ACS / P2LP	Alignment commentary
URB04	For large developments developers should demonstrate how their design: a) provides well designed spaces, in accordance with the proposals of Building for Life, and b) innovates and breaks free of traditional orthodoxy.	ACS 10 P2LP 17	<p>P2LP 17 (Place-making) says all new development “will set out best practice standards for design, sustainability and placemaking” (10.3). It goes on to encourage use of Building Research Establishment’s ‘Green Print’ methodology (3.10.7).</p> <p>P2LP 17 (Place-making) says, for any site comprising 10 or more dwellings, “development will be required to score 9 or more ‘greens’ in the Building for Life 12 or equivalent” (3). It goes on to say, “innovative design will be encouraged in appropriate circumstances” (17.4).</p>
URB05	Proposals for the Toton Innovation Campus (the ‘Campus’) can include a mix of buildings which integrate business, residential and retail opportunities both as separate buildings and as combined buildings with commercial offices and apartments integrated in a single structure.		
URB06	Developers should demonstrate how infill proposals within current residential areas maintain or enhance the amenity of the existing area, its open space, large rear gardens, smaller front gardens, mature trees, and other planting and landscaping.		
LEISURE, HERITAGE and COMMUNITY			
LHC01	Proposals to develop two neighbourhood-scale, pedestrian-friendly retail centres will be encouraged. One preferably next to the Memorial Gardens in the Barracks to provide a focus for the retail centre and a ‘heart’ for the new community. With the other situated within the development west of Toton Lane. See also policy EMP05.	ACS 12 P2LP 13	<p>ACS 12 (Local Services and Healthy Lifestyles) says “community facilities should be in locations accessible by a range of sustainable transport mode suitable to the scale and function of the facility; and where possible, be located alongside or shared with other local community facilities” (2b/c).</p> <p>P2LP 13 (Proposals for [...] Out of Centre Locations) says permission will be granted providing “It is in an area of deficiency and meets local needs, including that generated by major new housing development” (1a/b).</p>
LHC02	Development of the Barracks must respect its heritage and seek to conserve/re-purpose its significant assets where feasible. New developments are required to preserve, and where possible, enhance the historic significance of these assets. There is a presumption in favour of their protection and/or re-purposing for public benefit.	ACS 11 ACS 13 P2LP 23	<p>ACS 11 (The Historic Environment) states “particular attention will be given [...] where a number of heritage assets have significance as a group or give context to a wider area” (11.4). It goes on “heritage assets also cover those assets that have not been designated and afforded protection [...]. The significance of these ‘un-designated assets’ is a material consideration in determining [...] applications” (3.11.1).</p> <p>ACS 13 (Culture, Tourism and Sport) says “provision of new cultural [...] facilities will be supported” (13.1).</p> <p>P2LP23 (Proposals affecting [...] Heritage Assets) states “proposals will be supported where heritage assets and their settings are conserved or enhanced” (1).</p>
LHC03	Proposals to create a heritage trail celebrating the history of the Barracks (which link to heritage assets in the wider area) will be strongly supported.		

Table 3 (cont'd)

Policy Ref:	Policy	ACS / P2LP	Alignment commentary
LHC04	George Spencer Academy is expected to manage the large increase in pupils arising from the additional homes being built in the Area. It is anticipated that the Academy will need (and should be encouraged) to develop plans to expand capacity as the configuration of the current site is unlikely to meet demand. Relocation of the Academy adjacent to the new leisure centre (see LHC06) is the preferred option and will be supported.	ACS 12 P2LP 25	<p>ACS 12 (Local Services and Healthy Lifestyles) states that community facilities “need to be located near to public transport and also be accessible by walking and cycling” (3.12.2). It goes on to state, “it is proposed to support and work with the NHS and health organisations to ensure the development of health facilities where needed in new development areas” (3.12.3). It goes on to say “Combined facilities either within the same building or alongside each other offers a way for community facilities to be viable” (3.12.4).</p> <p>P2LP 25 (Culture, Tourism and Sport) states that development proposals will be encouraged that “make specific provision for sports pitches [...] in particular children’s sport” (1).</p>
LHC05	Provision of a primary school and new medical facilities (both needed to meet forecast demand) will be strongly supported.		
LHC06	A new Leisure Centre should be built in the Area to cope with demand for leisure services arising from increased residential population as well as the significant numbers expected to be working at the Innovation Campus.	ACS12 ACS 13 P2LP 25	<p>ACS 12 (Local Services and Healthy Lifestyles) states, in regard to community facilities, “Encouraging access by [...] sustainable means can also have health benefits. For community facilities [...] intended to serve a wide catchment area the most appropriate location would be in (a) local centre as these are the places that are accessible to the widest number of people” (3.12.2).</p> <p>ACS 13 (Culture, Tourism and Sport) says “major new sporting facilities of [...] regional importance will be encouraged” (13.1c).</p> <p>P2LP 25 (Culture, Tourism and Sport) – see LHC04. It also identifies “a deficiency in accessible and secured floodlit football turf pitches to the Football Association accreditation standard within the Borough (mainly in the south) (25.1).</p>
LHC07	Proposals to retain and upgrade the sports pavilion and playing fields to the south-east of the Barracks will be supported.		
LHC08	The provision of allotments/communal gardens within easy walking distances of new homes will be supported.	ACS 12 P2LP 17 P2LP 28	<p>ACS 12 (Local Services and Healthy Lifestyles) – see LHC06.</p> <p>P2LP 17 (Place-making) encourages development which “provides, or is close to, community facilities” (1b).</p> <p>P2LP 28 (Green Infrastructure Assets) states proposals should take reasonable opportunities to enhance assets including: Informal Open Spaces (1c); and Allotments (1d).</p>

Table 3 (cont'd)

Policy Ref:	Policy	ACS / P2LP	Alignment commentary
EMPLOYMENT and BUSINESS			
EMP01	The new 'Innovation Campus' should maximise employment potential. Proposals for B1 class buildings that provide significant numbers of jobs will be supported.	ACS 4 P2LP 9 P2LP 23	<p>ACS 4 (Employment Provision and Economic Development) aims to strengthen the economy by providing sites for “new employment that are attractive [...] in terms of accessibility, environmental quality and size” (4a) and “promoting significant economic development at [...] land in the vicinity of proposed HS2 station at Toton” (4e) and “allocating land specifically to meet the needs of high technology users” (4f).</p> <p>P2LP 9 (Retention of Employment Sites) states permission will be granted for the expansion, conversion or redevelopment of land for employment purposes provided employment is within Use Class B1-B8 (Policy 1a).</p> <p>P2LP23 (Proposals affecting [...] Heritage Assets) states “proposals will be supported where heritage assets and their settings are conserved or enhanced” (1).</p>
EMP02	Development of commercial property on Chetwynd Barracks should seek to reuse existing buildings where feasible. Proposals to locate the centre of employment zone around Building 157 will be strongly supported along with proposals to maximise the re-use of some/all of the building. Small to medium scale employment will be supported, but any proposals for a large scale industrial storage and distribution facility for Building 157 will not be.		
EMP03	<p>The design and development of the commercial zones should be:</p> <ul style="list-style-type: none"> visually attractive and compatible with the surrounding area and include screening where necessary; of a scale, design and finish appropriate to its setting, particularly where it can be viewed from high ground; landscaped in a manner that retains existing trees/hedgerows and blends with nearby green spaces using new planting as appropriate. 	P2LP 17	<p>P2LP (Place-making) aims ensure all development “integrates into its surroundings” (1a); and “provides or is close to community facilities” (1b) and “has good access to public transport” (1c) and “incorporates ecologically sensitive design with a high standard of planting and features for biodiversity” (1o).</p>
EMP04	The development of a 'Centre of Excellence' for smart building technologies in the Area is strongly encouraged. Such a development provides a focus to attract leading-edge organisations to the Innovation Campus.	ACS 4	<p>ACS 4 (Employment Provision and Economic Development) aims to “encourage economic development which strengthens the plan area’s role as an exemplar of international science and technology” (3.4.21).</p>
EMP05	Create a plaza-style neighbourhood retail centre in Chetwynd Barracks. Proposals to create such an area next to the Memorial Gardens will be strongly supported, as will another retail centre within the development west of Toton Lane. See also policy LHC01 for the siting of the retail centre next to the Memorial Gardens as a 'heart' for the community, and also to respect its heritage and setting.	ACS 12 P2LP 13	<p>ACS 12 (Local Services and Healthy Lifestyles) – see LHC01</p> <p>P2LP 13 (Proposals for [...] Out of Centre Locations) – see LHC01</p>