

Independent Examination of the Chetwynd: The Toton and Chilwell Neighbourhood Plan

Examiner: Jill Kingaby BSc (Econ) MSc MRTPI

Public Hearing Thursday 10 November 2022

Commencing 10.00am at the New Council Chamber, Broxtowe Borough Council,
Council Offices, Foster Avenue, Beeston NG9 1AB

This note is intended to provide some context for the Toton and Chilwell Neighbourhood Forum (the Forum), the Local Planning Authority (Broxtowe Borough Council) and all other interested persons/parties in relation to the topics that I wish to be covered (as set out in the Agenda), and the reason behind the convening of a hearing session.

Three factors have led me to the view that a hearing session should be held, to assist the examination of the Chetwynd: The Toton and Chilwell NP (CTTC NP). These are:

1. Recent major changes at national and international level

These were highlighted by Broxtowe Borough Council in its Regulation 16 consultation response, and may necessitate modifications to the NP. These were described by the Borough Council as:

- Publication of the Government's Integrated Rail Plan (IRP) which states that HS2 will not be routed through Toton, and
- The ongoing war in Ukraine which has caused Broxtowe Borough Council to question whether the disposal of Chetwynd Barracks could be deferred, so that the major new planned development will not take place soon.

In addition, Broxtowe Borough Council is working on the Toton and Chetwynd Barracks Strategic Masterplan Supplementary Planning Document (SPD), in partnership with the East Midlands Development Company and Nottinghamshire County Council. The draft SPD is nearing adoption, in which case the relationship with the CTTC NP needs to be clear. An update on its progress would assist.

A hearing session is needed, in my view, to discuss how, if at all, the CTTC NP should be modified to take account of these factors.

2. Toton and Chilwell, A Vision for the Future

This is set out in Section 6 of the CTTC NP, where it is explained that three substantial developments are planned:

- Toton Strategic Location for Growth;
- East Midlands Hub Station; and

- Chetwynd Barracks.

The supporting text explains that circa 4,500 new houses, a new “Innovation Campus” capable of delivering up to 10,000 high quality jobs, and a new Chetwynd Garden Village, among other things, are planned for the neighbourhood area.

Given the scale of the planned development and the recently announced major changes at a higher strategic level, notably not to route HS2 through Toton, I consider that a hearing session is needed to explore whether the planned development described in the CTTC NP is feasible and deliverable. I also wish to discuss the relationship between the most up-to-date Toton and Chetwynd Barracks Strategic Masterplan SPD and the CTTC NP.

3. The following parties, in their Regulation 16 responses to the submitted Plan expressed a willingness to take part in an examination hearing session.

Broxtowe Borough Council stated that, due to the complexity of the issues involved (including in relation to the two major strategic sites), it strongly recommended that the Examination should include a public hearing.

The East Midlands Development Company (EMDC) advised that the implications of the IRP are not yet fully understood, and acknowledged that the CTTC NP will need to respond to the changes. Notwithstanding this, the EMDC considers that the CTTC NP should remain as ambitious as previously, noting that the IRP proposes a new national rail station at Toton. The outcomes of EMDC’s Levelling Up Fund bid should be discussed in this context.

Bloor Homes/Oxalis Planning – noted the IRP sets out that further investment in local transport at Toton will be made, including a station for local and regional services. Toton, therefore, remains a focus for growth and investment. Bloor Homes/Oxalis Planning stated that the CTTC NP and the draft Toton and Chetwynd Barracks Masterplan SPD should be more closely aligned.

Pevevil Homes Limited and Pevevil Securities Limited/Stone Planning Services Limited commented that the form and scale of a new local or regional railway station was unknown; delivery could be beyond the time period for the CTTC NP. The Council should reconsider its Masterplan SPD, as the aspirations for housing delivery, employment and other uses are unlikely to be forthcoming in the manner and scale anticipated. The CTTC NP in its entirety needs review.

Avison Young on behalf of Homes England/Defence Infrastructure Organisation raised a number of points relating to the future of Chetwynd Barracks. An outline planning application for residential-led redevelopment is underway. The group has commented on the draft Toton and Chetwynd Barracks Strategic Masterplan SPD, as well as the CTTC NP.

Avison Young, and other respondents, made detailed comments on the policies and proposals in the NP which could usefully be discussed at a hearing.

In view of the changing circumstances, the scale of planned development in and around the neighbourhood area, as well as the expressions of interest in a

public hearing from major stakeholders, I am satisfied that a hearing session should be held.

Jill Kingaby
Examiner

17 October 2022