

Response to Public Consultation Toton West

Chetwynd: The Toton & Chilwell Neighbourhood Forum

General Comments

Chetwynd: The Toton & Chilwell Neighbourhood Forum (CTTCNF) welcome the opportunity to respond to the Consultation on proposed housing on land west of Toton Lane. We strongly believe that early consultation will improve the planning process.

The CTTCNF would welcome the opportunity to discuss with you further before your outline planning application is submitted. Especially as this early community engagement is limited in its scope, and lacks sufficient detail in order to provide a comprehensive critique of the proposals.

The CTTCNF remain disappointed that this submission is once again treated piecemeal and would like to see a round-table discussion between all the landowners/developers/interested parties.

The Chetwynd: The Toton & Chilwell Neighbourhood Plan was adopted by Broxtowe BC in May 2024, and therefore forms part of the Development Plan (alongside the Local Plan) for the Neighbourhood Area within which these proposals fall (see <https://cttcnf.org.uk/plan>). The Neighbourhood Forum is a key stakeholder for the proposed developments entitled Toton West, Toton East and Toton North.

The Forum is concerned that descriptors used for the proposed development sites do not follow the designations used for the indicative Character Areas within the draft Greater Nottingham Strategic Plan (GNSP) and the extant Toton & Chetwynd Strategic Masterplan SPD. Inevitably this will lead to confusion, since what you are calling Toton 'West' is actually Toton South; what you have previously called Toton 'North' is actually Toton Northeast (plus a section of the green belt not yet released for development); and the official Character Areas of Toton West and Toton North are in completely different locations.

The comments provided below are in this context.

Specific Comments

Housing & Urban Design

The Forum is pleased to see that homes will be constructed to meet the Future Homes Standard and hope that this includes Solar PV (and possibly batteries) and heat pumps to help to achieve the Forum's Aspiration to have an "Energy Positive" community.

The Forum is disappointed that the "Illustrative Masterplan" gives no impression of how the housing will be designed to limit overlooking and other problems. The "Streets and Lanes" shown seem to provide long, unbroken vistas which could be filled with identical houses.

Whilst there is an "Affordable Homes provision", there is no indication of how, where or when these homes are to be provided. Similarly there is no indication of what mix of homes will be built (the Forum would like to see an emphasis on 2 & 3 bedroom homes).

The Forum is pleased to see the intention to "undergrounding power lines" and hope that this is continued across Toton East.

Pedestrian / Cycle / NET / Vehicular Access

The Forum is pleased that consideration seems to have been given to improving pedestrian/cycling access. However, the Cycle Link proposed to the North of the Substation appears to terminate at a connection with two Pedestrian Links with no onward connection. This seems to conflict with the Statements on the website about "Pedestrian and Cycle connectivity".

The Forum is concerned that vehicular access appears to take no account of the potential access from the A52 between the M1 and Bardill's Roundabout (as proposed by the draft Greater Nottingham Strategic Plan, and that the Masterplan continues to propose an additional junction (with traffic lights) on the already congested Stapleford Lane between Toton East and Toton West.

The GNSP continues to propose an extension of NET to a new station proposed on the railway line. Were this to happen, this would require an additional controlled junction to allow NET to cross Stapleford Lane. Stapleford Lane is already congested at peak times and difficult to cross for both pedestrians and other traffic. The number of junctions should be minimised and a traffic study should be undertaken to determine the best solution.

The Forum would draw your attention to [this submission](#) which contains significant details.

Railway Station

The Forum is concerned that the "Public Space" indicated on the Masterplan conflicts with proposals for a new station on the railway line and would like confirmation that the impact of the proposed railway station has been included.

Employment

The Forum is concerned that there are no employment opportunities included within this development proposal, which is contrary to the draft GNSP.

Community & Leisure Facilities

The Forum is concerned that there are no Community or Leisure Facilities included within the proposals e.g. healthcare provision, schools, local shops, community centre/hub, sports pitches etc. to support the increased population resulting from the development (and Toton East).

Environment

The proposals state "A 10% BNG net gain will be achieved as part of the development proposals" but, like most of this consultation, the information provided does not define the baseline, nor how it will be achieved. There appears to be little tree planting or other methods proposed.

Landscaping does not add to the area's biodiversity.

The hedgerow to the northern perimeter of "Toton West" is an important biodiversity feature of the area and should be retained.

The present ROW is not properly indicated. Does this indicate it will be diverted? It appears that the ROW is being taken down what is already a planned public thoroughfare.

The proposals do not appear to show adequate spacing between the existing housing immediately south of the proposal. The Neighbourhood Plan proposes a "green corridor" along this both to separate the proposed and existing housing and to link to proposals within Chetwynd Barracks.

Conclusion

As with the consultation on Toton East, the Forum is pleased to be able to respond at this early stage in the planning application. However, the proposal again lacks detail, is treated as a piecemeal development and seems to take no notice of other significant developments proposed for the area.

The Forum is extremely concerned that the consultation does not include any proposals for employment, a necessary part of both the present Part Local Plan and the latest draft of the Greater Nottingham Strategic Plan. Without significant opportunities for employment, this, and the other consultations put forward create an "employment desert" significantly increasing traffic in the area as people commute elsewhere.