

Greater Nottingham Strategic Plan Examination. Hearing Statement.

Matter 2 – Issue 6: Green Belt.

On behalf of Bloor Homes.

Date: June 2026 | Pegasus Ref: P23-2377

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Contents.

1. Introduction.....3

 Statement of Common Ground.....3

 Bloor Homes Land Interests.....3

 Bloor Homes Live Planning Applications.....4

2. Respondent Contact Details.....5

3. Matter 2 / Issue 6: Green Belt – Policy 46

Appendices contents.

No table of contents entries found.

1. Introduction

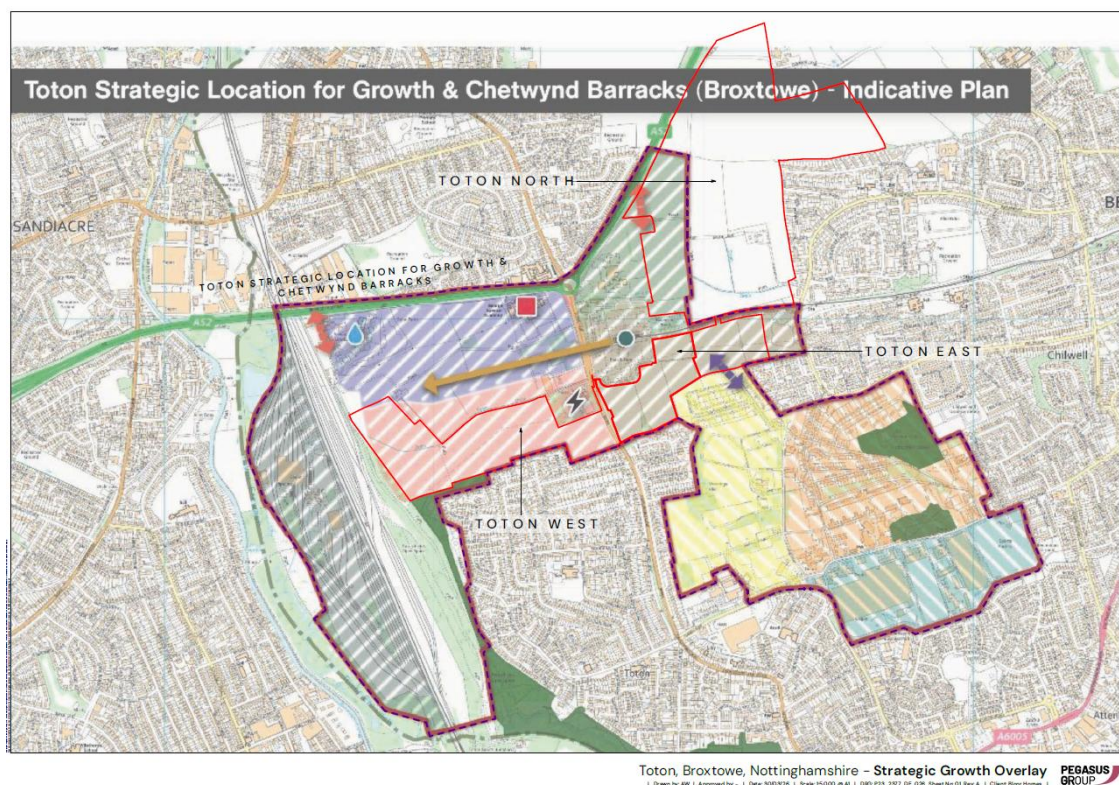
- 1.1. This hearing statement for the examination of the Greater Nottingham Strategic Plan (the Plan) and has been prepared by Pegasus Group on behalf of Bloor Homes Ltd (Bloor Homes) in respect of their interests at Toton, Broxtowe.
- 1.2. Bloor Homes have submitted representations to the 'Regulation 19' consultations on the Greater Nottingham Strategic Plan in December 2024 and April 2025.

Statement of Common Ground

- 1.3. Alongside this hearing statement Bloor Homes Ltd and Broxtowe Borough Council have prepared a Statement of Common Ground with Broxtowe Council in respect to Bloor Homes interests at Strategic Allocation Toton and Chetwynd Barracks.

Bloor Homes Land Interests

- 1.4. The diagram below shows the extent of Bloor Homes interests, using the Indicative Plan from the Greater Nottingham Strategic Plan supporting text (Figure 21.1 in the Publication Draft March 2025) to highlight all the land in Bloor's control, which is outlined in red.
- 1.5. There are three key parcels identified, Toton West (part of the Toton South character area), Toton East (part of the Toton East character area) and Toton North (part of the Toton Northeast character area and including land beyond the allocation). These relate to four live planning applications and are explained further below.



Bloor Homes Live Planning Applications

- 1.6. Bloor Homes have a viable, deliverable means of bringing forward their land interest for development, including the delivery of essential infrastructure necessary to bring forward the wider Strategic Allocation Toton and Chetwynd Barracks covered by Policy 21 of the Draft Greater Nottingham Strategic Plan.
- 1.7. The deliverability of the scheme is demonstrated through the submission of four planning applications, which are currently under the consideration of Broxtowe Borough Council.
- 1.8. These planning applications are listed below and shown on the map below:
 - Toton West (Outline) 25/00371/OUT (420 dwellings)
 - Toton West (Hybrid) – 25/00928/FUL (Full 69 dwellings Outline 351 dwellings)
 - Toton East (Full) – 25/00255/FUL (155 dwellings)
 - Toton North (Outline) – 25/00306/OUT (880 dwellings, including link road, local centre, country park, forest school and associated infrastructure)



2. Respondent Contact Details

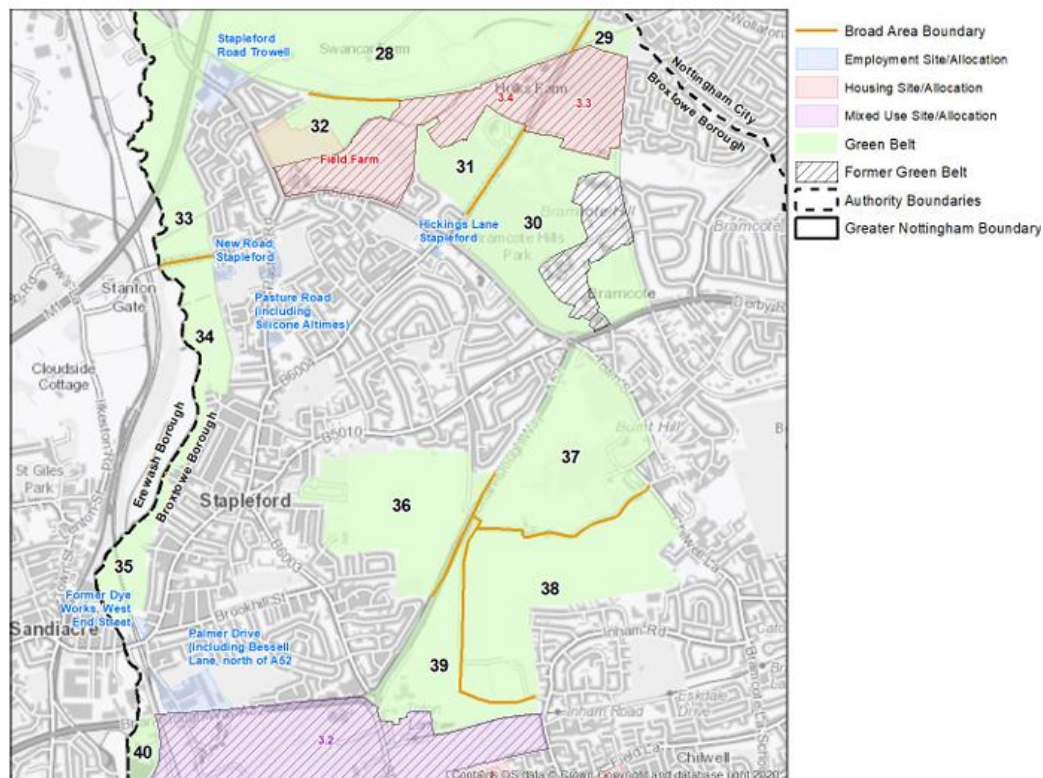
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3. Matter 2 / Issue 6: Green Belt – Policy 4

The Plan proposes the release of Green Belt land as part of 3 strategic allocations at Toton and Chetwynd Barracks (Policy 21), the former Bennerley Coal Disposal Point (Policy 22) and the former Ratcliffe on Soar Power Station (Policy 32). These sites will be considered in more detail later under the relevant policies. In more general terms we seek views on the following questions:

Q26 Are the reviews of previous Green Belt assessments (SS/2a, c and d) effective for the purposes of the Plan?

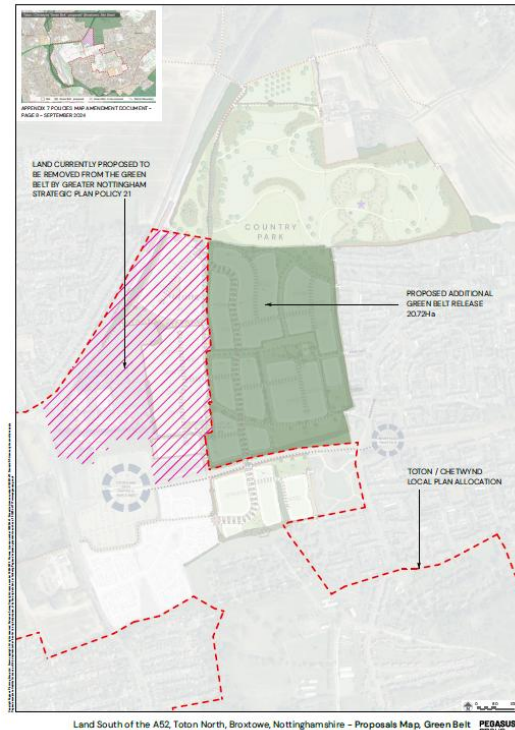
- 3.1. Partially, yes. Our client, Bloor Homes', site is at Toton and forms part of a wider allocation covered by Policy 21 of the Draft Plan and was assessed within Document SS/2c under study areas 37,38 and 39 shown in the extract below.
- 3.2. The assessment identifies the assessment of 47 broad areas. Site 39 which consists of the Green Belt land up to the A52 is a lower valued area. Site 38 which consists of Bloor Homes site is scored much higher than the adjacent site. Site 38 however consists of two different character areas; a low area consistent with the proposed allocation and the character Chillwell and Stapleford, and a distinctly different character area to the north on higher ground.
- 3.3. The area to the south and proposed by Bloor Homes shares characteristics with Site 39 and should not have been grouped or assessed with Green Belt land north forming the higher ground that wraps around Chilwell. Bloor Homes recognise the importance of this area of Green Belt and as part of development proposals (live planning application ref: 25/00306/OUT) have identified country park in this location to maintain the openness of it.



- 3.4. The boundaries of broad areas of 37, 38 and 39 do not follow key changes in the character of the areas. Had the boundaries been drawn differently, this would have yielded a different outcome. The evidence would support a further change in Green Belt boundaries set out below under Question 27, necessary to support the delivery of the link road an essential piece of infrastructure in support of the strategic allocation in Policy 21.

Q27 Do exceptional circumstances exist to justify the allocation of land within the Green Belt for housing, infrastructure and strategic distribution and logistics?

- 3.5. Yes, the Council's evidence supports the allocation at Policy 21: Strategic Allocation Toton and Chetwynd Barracks (Broxtowe). The Green Belt Assessment SS/2a, at Para 7.10 sets out the following clear and evidenced exceptional circumstances which justify the allocation within the Green Belt:
- a) The additional land is required to facilitate the provision of transport infrastructure which will provide access to the strategic site.
 - b) The site partly consists of previously developed land.
 - c) The amended boundary provides a clear boundary using physical features.
- 3.6. The plan below shows additional land that our client, Bloor Homes, is proposing be released from Green Belt to enable the delivery of the link road from the A52 east of Bardills Roundabout to Stapleford Lane, including a spur to the south to the Chetwynd Barracks site.



- 3.7. There have been two unsuccessful attempts to secure public funding for the link road and therefore Policy 21 was prepared in the context of link road being delivered through contributions from all development within the allocation (criteria D, point 9). In the absence of public funding to frontload the delivery of the road, which is essential infrastructure to

deliver the allocation and mitigate its impacts, an alternative private sector led approach is proposed. This is proposed in order to create certainty in the context of previous delays to the delivery of the link road.

- 3.8. Bloor Homes has submitted a planning application for the north east parcel of the allocation including the additional land necessary to enable provision of the link road, in full, to support the delivery of the wider allocation. This will provide certainty in the short term as all the land required for the link road is within Bloor Homes control.
- 3.9. The additional land is also within the Green Belt but the same justification for such a release of land is entirely consistent with the Council's reasoning in terms of a), b) and c) listed above.
- 3.10. In terms of criterion a) in the Council's justification, our client is proposing a private sector led delivery and funding of the link road, providing certainty for this essential infrastructure required to mitigate the impacts of the allocation in Policy 21. Our client has a deliverable solution, but this requires the release of additional land from the Green Belt to deliver the link road. Given the significance of the link road as a strategic transport requirement, with its role in releasing land essential for the delivery of the spatial strategy, this clearly is consistent with the Council's reasoning and represents exceptional circumstances.
- 3.11. The additional land proposed to be released from Green Belt consists partly of previously developed land in the form of farm buildings and so is consistent with the Council's reasoning under b) above.
- 3.12. Bloor Homes has submitted an outline planning application to Broxtowe Borough Council (planning application ref: 25/00306/OUT) which includes provision for the link road and a country park. Development would sit within clearly defined field boundaries marked by mature hedgerows and would utilise the boundary of the link road thereby providing an amended boundary to the Green Belt using clearly defined physical features. Green Belt land north of this proposed amended boundary would also be retained, enhanced and secured for the long term through the delivery of a country park as currently proposed.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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