

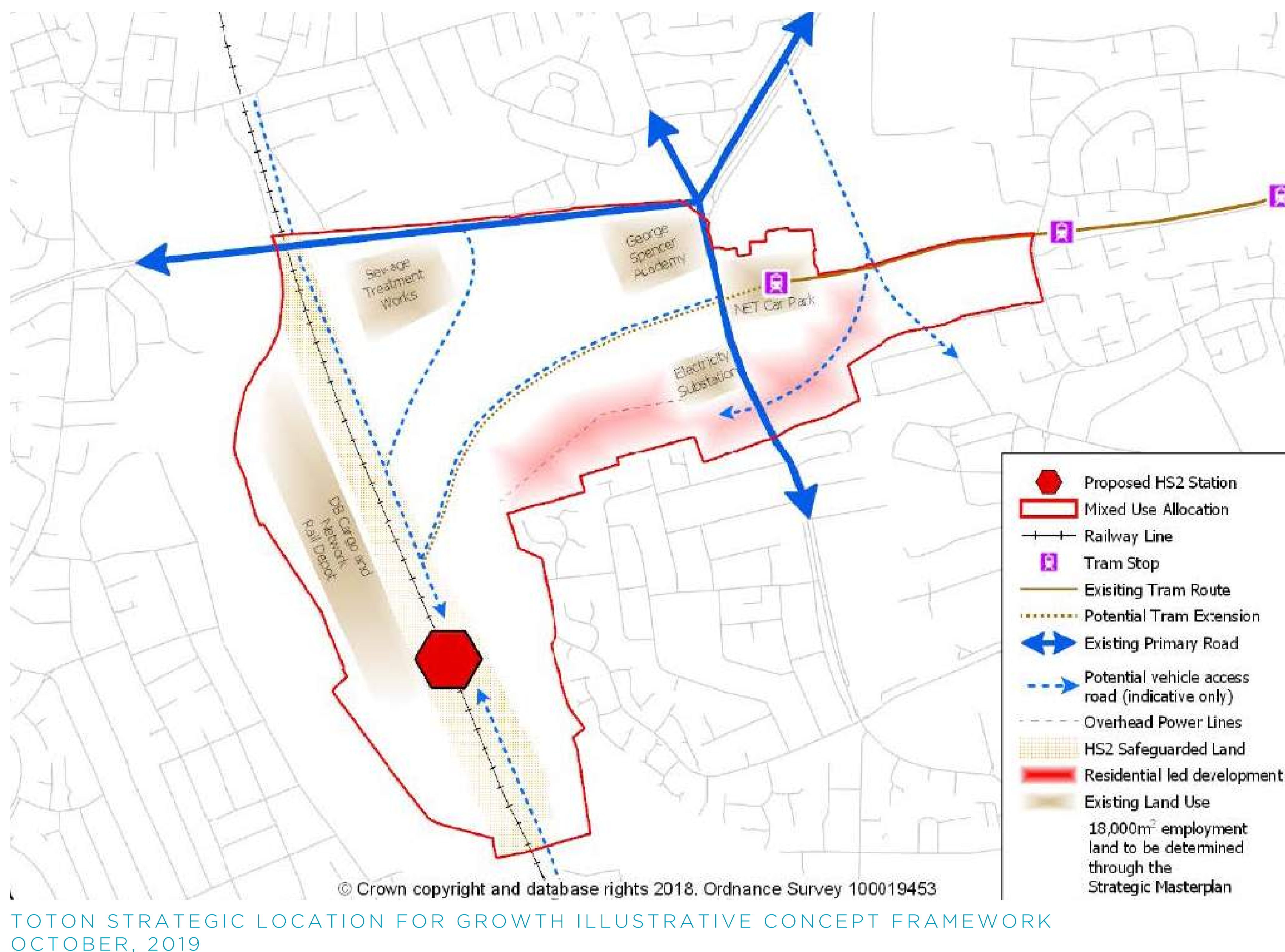
The Need for a Strategic Masterplan



Broxtowe Borough Council Part 2 Local Plan

Toton and Chetwynd Barracks are allocated for development in Broxtowe Borough Council's Part 2 Local Plan (see Policies 3.1 and 3.2). Since the Part 2 Local Plan only runs to 2028, and development across the two sites is expected to continue into the mid 2040s, a Strategic Masterplan needs to be prepared to guide development over a longer timeframe. A comprehensive and cohesive approach to development across the two sites is also required. This will ensure that development and infrastructure is delivered at the right time, and in the right places, to support new homes and jobs.

Appendix A to the SPD provides further details on how this SPD complies with the policy requirements of the Part 2 Local Plan.



Purpose of the Strategic Masterplan

The purpose of the Strategic Masterplan is to establish:

- A vision and key development principles for the two sites
- Locations for different land uses and design principles for future development
- The transport and open space networks needed to support development
- New community facilities (including schools, healthcare facilities, retail provision) required to support existing communities and new residents
- Key character areas to guide development and land uses in different parts of the sites
- Phasing of development and infrastructure so that they come forward at the right time

Relationship to other plans

Neighbourhood Plan

Chetwynd: The Toton and Chilwell Neighbourhood Forum is preparing a Neighbourhood Plan which includes most of the Masterplan area. This presents local aspirations for open spaces, improved traffic management and active travel, and a suitable supply of new homes. It also looks to enhance the character of the area with a focus on leisure, heritage and community functions, as well as ensuring sustainable provision and mix of employment opportunities and business uses. The Strategic Masterplan takes into consideration the ambitions of the emerging Neighbourhood Plan to design a place which is grounded in local aspirations.

Towns Fund

In September 2019, the Government launched the Stronger Towns Fund. Stapleford and Long Eaton, immediately north and west of the Masterplan area, have both produced Town Investment Plans and secured a combined total investment from Government of nearly £50m. It is important for the Strategic Masterplan to ensure that development at Toton and Chetwynd Barracks aligns with the projects to be funded by Government, and supports the ongoing role of Stapleford and Long Eaton as thriving local town centres.

Planning for High Speed 2

The Masterplan area includes the proposed High Speed 2 railway line, East Midlands Hub Station and its supporting access roads, car parking, environmental mitigation and railway facilities. High Speed 2 will be the subject of a 'Hybrid Bill', which will grant planning permission through an Act of Parliament rather than through planning applications to the Council. This means that proposals for High Speed 2 are not directly covered by this consultation.

Broxtowe Borough Council, Nottinghamshire County Council and other local partners have worked with High Speed Two Ltd to try and minimise any adverse effects of the project on nearby communities, and to ensure that the proposals reflect local aspirations as much as possible.