

Our Vision for Toton and Chetwynd Barracks

What you previously told us

We previously asked for your views on our proposed vision and key development principles. The majority of respondents agreed with our proposals, with some comments suggesting changes including a clearer focus on sustainable/net zero carbon development and better reflecting the existing highly-valued sense of place in the Masterplan area (particularly at Chetwynd Barracks). We have made changes to the key development principles.

Vision

Our vision for Toton and Chetwynd Barracks has been informed by the following:

- The aspirations set out in Broxtowe Borough Council's Part 2 Local Plan
- Work undertaken in support of the East Midlands Development Corporation programme
- Analysis of the opportunities and constraints, set out in Chapter 2 of the SPD
- Engagement feedback and discussions with stakeholders

The unique opportunities at Toton and Chetwynd Barracks will be harnessed to create a next-generation community, and a beacon for innovation. A pioneer for great placemaking, it will showcase new, clean and green ways of living, working and learning, as an internationally significant exemplar net zero carbon community. The development will provide unparalleled connectivity through new public transport, digital infrastructure and walking, cycling and wheeling links. The unique history of the area and the diverse landscapes of the Erewash river valley will support the creation of a place rooted in its past but looking to the future.



Illustrative image showing the possible future places and spaces that could be brought forward at Toton and Chetwynd Barracks

Key development principles

We have identified eight development principles, which will provide the framework for realising the aspirations and vision for Toton and Chetwynd Barracks.



1. Net zero carbon community

Integrate the principles of net zero carbon development through the layout of the development, technologies proposed, methods of construction and materials used.



2. Locally specific sense of place

Create distinctive and recognisable places which complement and enhance the existing qualities of the sites. This should include integrating the new development into its wider landscape and enhancing the military heritage of Chetwynd Barracks.



3. High-quality network of public spaces

Deliver a comprehensive network of open and public spaces for leisure, health and wellbeing and recreation, which can be accessed by walking, cycling and wheeling. The spaces should be integrated with built development, provide connections to existing open spaces including the wider landscape, and support wildlife corridors/achievement of biodiversity net gain.



4. Well-connected place

Create a vibrant interchange and focal point around the East Midlands Hub Station providing a distinctive sense of arrival to the area. This should be complemented by world class public transport, active travel and digital connectivity, which link existing and new communities to the station and each other, and reduce reliance on private vehicles.



5. Human scale streets and spaces

Create liveable and legible neighbourhoods that are structured around streets and public spaces and ensure new and existing residents can access local facilities to meet their day-to-day needs through walking, cycling or wheeling.



6. Vibrant mix of uses

Support great placemaking by mixing uses and forms of development throughout the sites to provide a range of homes, jobs and community facilities that meet local needs and which existing communities and new residents can access.



7. Jobs and skills for all

Create the conditions to provide a range of jobs across all skill levels in growing and new sectors, both for local people and new residents. This includes through the anchor occupiers of the Innovation Campus.



8. New models of living

Pioneer new and innovative models of development which meet the range of housing needs of the local area, support the transition to net zero, integrate living, working and playing and adopt new approaches to community ownership/stewardship in their maintenance and management.