

Creating a Sustainable Community

Our approach

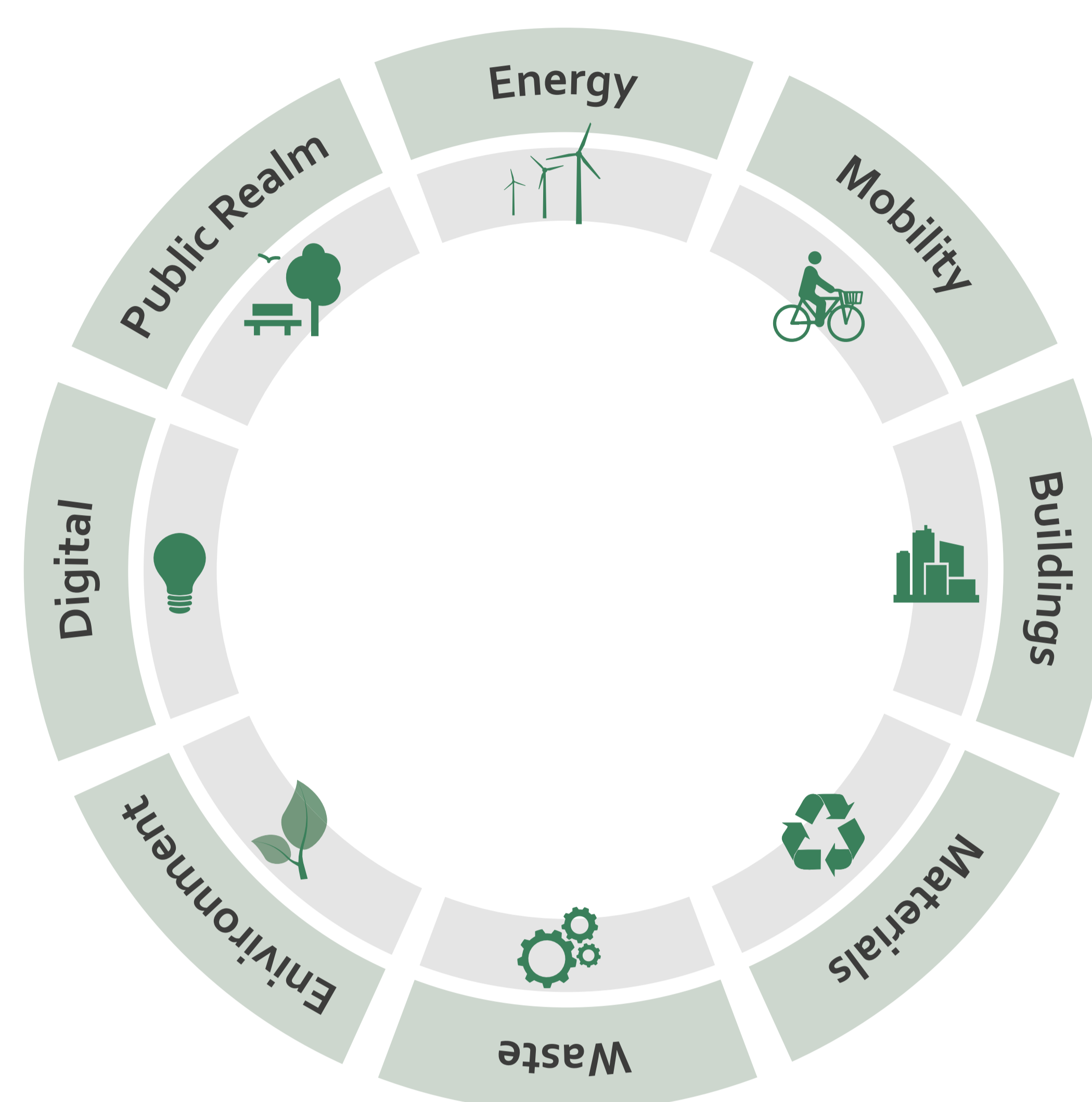
Toton and Chetwynd Barracks will showcase new, clean and green forms of development. This will enable us to fulfil our ambition to deliver a pioneering net zero carbon community.

Whilst development will bring change, the Strategic Masterplan will ensure that existing features and assets are protected and enhanced, recognising their importance to the identity of Toton and Chetwynd Barracks. Military heritage will be celebrated, and existing green spaces such as Toton Fields Local Nature Reserve will continue to be the heart of the community. The proposed development will also make some local features accessible for the first time, such as the sports facilities and woodland at Chetwynd Barracks. Development will also provide new community facilities for existing and new residents alike to use and enjoy.

Creating a net zero community

What is designed and built now will leave a long-lasting legacy. It is therefore critical that the Strategic Masterplan embeds key design principles that will help to reduce the amount of carbon that is used in both its construction and once the development is occupied to help achieve the transition to net zero. This will rely on changes in the physical environment, as well as by encouraging behavioural change.

The Council recognises that this is an area where progress needs to be made now, yet at the same time, a feasible and viable route to achieving a net zero community is not currently mapped out. The SPD will therefore expect planning applications to maximise their contribution to supporting the transition to net zero.



CONSIDERATIONS TO CREATE A NET ZERO CARBON COMMUNITY AT TOTON AND CHETWYND BARRACKS

New community facilities

What you previously told us

We previously asked for your views on the approach to providing new schools, a surgery and retail facilities within the Masterplan area. There was general support for the provision of new facilities. Some responses considered that the upgrade of existing facilities should be prioritised over the provision of new ones. Suggestions were also made for the provision of additional community facilities, including for sports, leisure and worship. Our updated approach for the provision of community facilities is set out below.

Education

Existing primary schools in the area surrounding Toton and Chetwynd Barracks are at capacity and cannot be expanded. The number of homes proposed to be built will therefore create a demand for two new primary schools; one at Toton and one at Chetwynd Barracks. Chetwynd Barracks is expected to deliver the first homes, and therefore this site should contain the first primary school, either in the Chetwynd West or Chetwynd East character areas (see Board 8). The preferred location for the second primary school is within the Toton North character area.



Modelling and forecasting by the Local Education Authority (Nottinghamshire County Council) has established that new secondary school provision will be required to accommodate the number of pupils likely to arise from the new development. A range of options are being considered, including the potential expansion of existing secondary schools in the local area or new provision on or adjacent to the two sites.

Healthcare

Existing doctors' surgeries in the area surrounding Toton and Chetwynd Barracks are at capacity and cannot be expanded. New primary healthcare provision will need to be made on-site to meet the patient demand arising from the new development. Since the new surgery will be needed straight away to support new residents, and because homes will be delivered first at Chetwynd Barracks, it should be located within the Chetwynd East or Chetwynd West character areas.

Retail

The Strategic Masterplan makes provision for shops, cafes, restaurants and other services in two local centres - one at each site. Chetwynd High Street, adjacent to the retained Memorial Gardens, will be the hub of the local community at Chetwynd Barracks. At Toton, community facilities will be focussed along the new boulevard between Stapleford Lane and the East Midlands Hub Station. In accordance with the Local Plan policies, these centres will support local needs and not compete with the retail offer in existing nearby centres.



Other community facilities

As part of the two new local centres, community facilities will be provided for both new and existing residents. The Strategic Masterplan encourages a flexible approach to the use of community facilities, with them being multi-purpose to accommodate community gatherings, religious groups and other events.

The Council is currently establishing the future leisure strategy for the Borough. It is recognised that there are a range of local views about where leisure facilities should be located. The Council is happy to consider opportunities for new leisure facilities within the Masterplan area.