

What you previously told us

We previously set out how the sites could be split between nine character areas, and the broad land uses within each of these. Comments suggested that further detail was required about the nature of each character area, including on how some noisy uses (commercial buildings, railway lines) will co-exist with any new homes and workspaces close to them. Further detail is provided in the SPD. There was also a mix of views about the amount and density of development which should be brought forward on the sites. We believe our proposals strike a good balance between facilitating new homes and jobs and protecting the character of the local area.

Our approach

This Strategic Masterplan is intended to be flexible, providing an overall framework for development. The character areas therefore do not prescribe precisely what will be built in specific locations. Rather they are accompanied by a set of principles on matters such as design and identity. Individual developments within the Strategic Masterplan area will need to demonstrate how they have complied with these principles as part of any planning application.

The nine character areas

1. Toton North
2. Toton South
3. Toton East
4. Chetwynd West
5. Chetwynd East
6. Chetwynd South
7. Toton West
8. Railway Corridor
9. Toton Fields Local Nature Reserve



Development in each character area



1. Toton North

The heart of the new community at Toton, with a local centre along a new east-west boulevard. It will include parts of the Innovation Campus, with a significant amount of new employment space, as well as new homes. Development will be around four to six storeys in height.



2. Toton South

Primarily a residential area, with the potential for some limited employment provision adjacent to the East Midlands Hub Station. The form and height of development will vary throughout the area; new development adjacent to existing homes will be of a similar height.



3. Toton East

Primarily a residential area, with the potential for some community facilities as a secondary hub for Toton given its greater distance from the boulevard and East Midlands Hub Station. Development will mainly consist of terraced, semi-detached and detached houses.



4. Chetwynd West

Primarily a residential area, with the potential for some community facilities as it will likely be one of the first areas to come forward for development. Development will mainly consist of terraced, semi-detached and detached houses.



5. Chetwynd East

The heart of the new community at Chetwynd Barracks that also serves existing communities, with a local centre adjacent to the Memorial Gardens consisting of sensitively-designed higher-density development to create a sense of place. The remainder of Chetwynd East will accommodate terraced, semi-detached and detached houses.



6. Chetwynd South

Primarily a residential area, with some community facilities and employment space. Development would include more terraced houses and low-rise apartments than Chetwynd West and Chetwynd East, reflecting the larger scale of existing military buildings that would be replaced.



7. Toton West

Part of the Innovation Campus, with a significant amount of new employment uses such as hotels, and new homes. It will be characterised by its proximity to the River Erewash and Erewash Canal. Development would be around four to six storeys in height.



8. Railway Corridor

This includes the proposed route of High Speed 2, the East Midlands Hub Station, indicative transport interchange area and parking area.



9. Toton Fields Local Nature Reserve

This is an important wildlife habitat which will be protected from development. New development should be designed to integrate with the Nature Reserve, and provide new linkages into the wider open space network.