

FAQs

What is this consultation about?

The Toton and Chetwynd Barracks Strategic Masterplan Supplementary Planning Document (SPD) provides a high-level framework for future development at Toton and Chetwynd Barracks. It provides further details in relation to the Council's ambitious plans to create jobs, housing and transport links, connecting old and new communities over the next 20 years.

It's important that local people who already live in the area have their say because the Strategic Masterplan sets a framework for future planning decisions.

What are 'Supplementary Planning Documents' (SPDs)?

Supplementary Planning Documents (SPDs) add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary Planning Documents are capable of being a material consideration in planning decisions but are not part of the development plan.

What are the benefits?

In recognition of the potential opportunities, the sites at Toton and Chetwynd Barracks were allocated for development in Broxtowe Borough Council's Part 2 Local Plan in 2019, which covers the period up to 2028. However, the development of the Toton and Chetwynd Barracks sites will extend beyond 2028 into the mid-2040s. The Strategic Masterplan is therefore needed in order to set out a long-term overarching framework which ensures that a comprehensive and cohesive approach is taken to development across the two sites. The Strategic Masterplan will be used by Broxtowe Borough Council as a Supplementary Planning Document (SPD) to guide planning application decisions within the Strategic Masterplan area.

As Chetwynd Barracks is scheduled to close, this offers the opportunity for major development. The plans include the development of cycle pathways, green spaces, new schools, healthcare facilities and modern communities which offer affordable and carbon-neutral homes in the area.

Is this just for residents in Toton and Chilwell?

The ambitions and plans cover a much bigger area. This is not just about those areas directly affected by the development. Job creation and connectivity will have positive effects across the whole of Broxtowe, stretching from Toton up to Kimberley and Eastwood, across to Long Eaton, Sandiacre and beyond.

What is the Masterplan?

The purpose of the Strategic Masterplan is to confirm:

- A vision and key principles for the two sites.
- Locations for different land uses and design principles for future development.

- The roads, public transport, walking, cycling and open space networks needed to support development.
- New community facilities (schools, healthcare facilities, retail provision) required.
- Phasing of development and infrastructure so that they come forward together, and at the right time.

How does this fit in with the Chetwynd: Toton and Chilwell Neighbourhood Plan?

The Neighbourhood Plan is separate, but will be an important document which will shape development in the local area over the next 20 years. We are working closely with the Neighbourhood Forum to ensure the Masterplan is closely aligned with the Neighbourhood Plan. The Neighbourhood Plan can be viewed at: <https://cttcnf.org.uk/plan/>.

Why now?

There are plans by the Ministry of Defence to close Chetwynd Barracks by 2024. Similarly, the Government says it intends to develop the Toton hub station. We need to be ready to make the most of these developments, protecting our landscape and heritage whilst also creating communities for the future.

Does this mean building work is starting straight away?

No, there are no immediate scheduled works, this is about providing a framework for future works and what we expect to see from developments. Planning applications will follow in the coming months or years.

Why launch a consultation without knowing the outcome of the Integrated Rail Plan?

Regardless of national priorities and timescales, our local area needs to have a Masterplan to allow development to happen in a constructive, sensible manner. Any additional funding or improvements to transport would be welcomed in the area as it allows communities to be better connected as well as attract investment and jobs.

What do our councils think of HS2?

East Midlands Councils are agreed that HS2 will generate prosperity for our region and will have a major impact on at least 20 towns and cities in the East Midlands. The region has suffered from under investment in transport for many years. For every £1 invested by the Government, it will deliver £2 of benefit and that doesn't include jobs and health benefits.

What if the HS2 hub station doesn't go ahead at Toton – will we still need a link road?

Regardless of whether the HS2 hub station is approved, a new link road would relieve the peak time traffic pressure that builds around the A52 Bardill's Island. It would also mean that better and safer cycle connections can be built in and around the area.

What will happen after the consultation ends?

The Strategic Masterplan must be adopted by Broxtowe Borough Council. Once it has been adopted, it will become a Supplementary Planning Document (SPD), which means it will be used by the Council to make decisions about planning applications for the sites.

If this is about increasing the number of homes, will the amount of traffic increase?

The purpose of the Masterplan is to ensure 'phasing' so that when development happens, such as the building of new homes, the infrastructure communities need like new roads, cycle ways and even schools and GP surgeries, is also provided in a way which reduces potentially negative impacts on residents.

If there are more people living here will we need more school places?

Existing primary and secondary schools in the area surrounding Toton and Chetwynd Barracks are at capacity. New schools will therefore need to be provided. We have calculated that the up to 4,500 new homes proposed will create a demand for two new primary schools: one at Toton and one at Chetwynd Barracks. The primary schools will be delivered at the rate required to meet the need for school places arising from the new homes.

Work to-date suggests one primary school will be required by 2028 when it is expected that up to 1,300 homes will be built across the two sites.

Additional secondary school capacity will also be required. A range of options will therefore need to be considered, including the potential expansion of existing secondary schools or new provision within the masterplan area itself. Future secondary provision across the whole Broxtowe South school planning area will also be considered as part of the Greater Nottingham Strategic Plan and Part 2 Local Plan review. Any solution chosen must be viable, cost-effective, and provide a good educational setting for pupils. The timing of the new secondary school capacity will be linked to the delivery of new development.

Will we need more GP surgeries?

Similar to schools, we would work with those organisations who are responsible for healthcare (such as the Clinical Commissioning Groups) to ensure we inform them of population changes so they can provide additional provision if required. Existing doctor's surgeries in the area surrounding Toton and Chetwynd Barracks are at capacity. A new surgery will need to be provided by 2028, which we propose to locate in Chetwynd Barracks. This will enable the surgery to serve existing and new residents.

Why are the Chetwynd Barracks closing?

In 2016, the Government made an announcement that 26 Ministry of Defence sites would close across the country, including Chetwynd Barracks, as part of plans to reduce the land it owns and has to manage. (Source: <https://www.nottinghampost.com/news/nottingham-news/chetwynd-barracks-facing-closure-under-164436>).

Will the heritage of the Barracks be preserved (for example the Munition Factory Memorial)?

The Barracks have been a major part of our community for many decades and we will work with the community, the Ministry of Defence, and others, to try to ensure that its heritage is preserved.

Will this mean decades of road and building work?

The Masterplan allows for phases of development over many years, in order to minimise the impact on residents and local businesses.

How can I respond to this consultation?

Please feel free to submit comments on the Toton and Chetwynd Barracks Strategic Masterplan SPD through this website. Alternatively, you can email your comments to policy@broxtowe.gov.uk or send them by post to the Council at the following address:

Strategic Masterplan SPD Consultation,
Planning Department,
Broxtowe Borough Council,
Council Offices,
Foster Avenue,
Beeston,
Nottingham,
NG9 1AB.

What if I have any further questions?

Please free to contact Broxtowe Borough Council by email to policy@broxtowe.gov.uk or by telephoning the Council on 0115 917 7777, and asking to speak to the Duty Planner (10:30 to 12:30, Mon - Fri) and we will do our very best to answer your question.