



Broxtowe
Borough
COUNCIL

**Toton & Chetwynd Barracks
Strategic Masterplan
Supplementary Planning Document
(SPD)**

Consultation Statement

**Broxtowe Borough Council
October 2021**

1.0 Introduction

- 1.1 The Toton and Chetwynd Barracks Strategic Masterplan Supplementary Planning Document (SPD) has been prepared in order to set out additional detail in relation to the development of the strategic sites of Toton and Chetwynd Barracks, which combined, could provide up to 4500 homes along with associated infrastructure. The SPD sets out a long-term overarching framework to ensure that a comprehensive and cohesive approach is taken to development across the two sites.
- 1.2 This masterplan is the result of strong partnership working with EM DevCo (the East Midlands Development Company). Planning Consultants, Arup, were commissioned to prepare a draft of the SPD document.
- 1.3 Part (a) of Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) requires that, when producing a Supplementary Planning Document, the local planning authority must prepare a statement setting out:
 - (i) the persons the local planning authority consulted when preparing the Supplementary Planning Document;
 - (ii) a summary of the main issues raised by those persons; and
 - (iii) how those issues have been addressed in the Supplementary Planning Document.
- 1.4 This Consultation Statement has been prepared in order to comply with the requirements within parts (a) and (b) of Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

2.0 Public and Stakeholder Engagement

- 2.1 Broxtowe Borough Council, along with partner authority Nottinghamshire County Council and EM DevCo and with the assistance of Arup, undertook a very extensive programme of engagement with stakeholders and members of the public. A major public consultation exercise was undertaken in relation to the key principles to be set out within the Toton and Chetwynd Barracks Strategic Masterplan Supplementary Planning Document. This was held between 12th October 2020 and 22nd November 2020.
- 2.2 In addition, further engagement (through meetings and other activities) was undertaken with key stakeholders including: the Neighbourhood Forum ('The Chetwynd: The Toton and Chilwell Neighbourhood Forum'); major landowners and their agents; businesses; local authority stakeholders; and other organisations.
- 2.3 This statement sets out the engagement strategy, describes the level and type of responses received, the main issues raised and how they have been addressed in the Masterplan document.

3.0 Consultant Engagement

- 3.1 The masterplan has been prepared on behalf of Broxtowe Borough Council by consultants, Arup, in collaboration with Nottinghamshire County Council and EM DevCo.
- 3.2 The consultant-led public engagement of the Toton and Chetwynd Barracks Masterplan lasted for six weeks during the period of 12th October to 22nd November 2020.
- 3.3 Due to the COVID-19 pandemic, an online 'virtual' public exhibition room was arranged. The online consultation material included virtual display boards and a questionnaire, which could be completed online.
- 3.4 This stage of engagement sought feedback on the following emerging elements of the proposals for the sites:
 - The Vision for the sites
 - Key Principles
 - Constraints and Opportunities
 - Community Facilities
 - Open Space Network
 - Transport and Movement
 - Character Areas
- 3.5 Paper copies of the consultation materials and the feedback form were readily available upon request.
- 3.6 Details of the October 2020 public consultation were published on the websites of both Broxtowe Borough Council and Nottinghamshire County Council.
- 3.7 The consultation was further publicised on Broxtowe Borough Council's social media platforms. Furthermore, to notify residents and businesses in the areas surrounding Toton and Chetwynd Barracks, a leaflet was produced which included details of the context of the engagement, a map of the engagement area and a QR code to access the Virtual Engagement site. This leaflet was distributed to 38,255 homes.
- 3.8 Both the Beeston & District Civic Society and the Chetwynd: The Toton and Chilwell Neighbourhood Forum provided information about the consultation to their members. They were provided with posters and feedback forms, to display and promote the consultation. The Neighbourhood Forum also published details in their newsletter. As well as this, local MPs, county councillors and district ward councillors were also made aware of the public consultation and were encouraged to share information within their local networks.

- 3.9 The engagement materials were made available to view in the 'virtual exhibition room' on Arup's website, along with a feedback form. In addition to this, a 'frequently asked questions' section, and a pop-up window allowing users to ask questions in the same way they would in a physical exhibition, were included. As the exhibition was online, this meant that the consultation materials could be accessed at any time and from any location, saving travel time and costs for participants as well as helping to encourage participation from a broad spectrum of the public.
- 3.10 Printed copies of materials were made available upon request from the Council, including hard copy feedback forms, with these being distributed to around 30 households.
- 3.11 Over the six-week public consultation period, the consultation webpage generated 5,366 views and 175 responses, with a further 21 responses sent directly to Broxtowe Borough Council. A summary of the engagement undertaken is included within this Consultation Statement. In addition, in 2020, a 'Report of Engagement' was produced. This document is also available on the Council's website via the following link: <https://democracy.broxtowe.gov.uk/documents/s12366/9.1%20Report%20of%20Oct%202020%20Engagement%20-%20Final%20for%20TDB%20v2.pdf>. This provides additional information in relation to the comments which were received and the demographics of the respondents.

4.0 Stakeholder Engagement

- 4.1 Several stakeholders have informed the emerging vision, key principles and infrastructure proposals for the sites and were subject to targeted engagement. These included:
- Chetwynd: The Toton and Chilwell Neighbourhood Forum, to discuss the alignment between the Masterplan and proposed Neighbourhood Plan (which covers a significant proportion of the Masterplan area)
 - Technical consultees such as the Local Highway Authority and Local Education Authority (both Nottinghamshire County Council), Nottinghamshire and Nottinghamshire Clinical Commissioning Group, and the Environment Agency.
 - Utilities providers – Western Power Distribution, Cadent Gas and Severn Trent Water.
 - Nottingham City Council in respect to the extension of the Nottingham Express Transit (NET) tram system.
 - Landowners within the Masterplan area were notified of the engagement and a number of virtual meetings have taken place with various landowners to discuss specific queries in relation to the proposals.

5.0 Consultation Responses

- 5.1 Appendix A to this Statement sets out:
- details of the respondents to the engagement exercises;
 - a summary of the representations received;
 - the Borough Council's response to the representations received; and,
 - how the SPD was drafted in order to take account of these representations.
- 5.2 Once an initial draft of the Toton and Chetwynd Barracks Strategic Masterplan SPD had been prepared, additional targeted engagement was undertaken with major stakeholders including the Chetwynd: The Toton and Chilwell Neighbourhood Forum and a number of landowners and/or their agents. The schedule within Appendix A also sets out:
- details of the stakeholders that responded to the engagement exercises;
 - a summary of the representations received;
 - the Borough Council's response to the representations received; and,
 - how the initial drafts of the SPD were amended in order to take account of these representations.

6.0 Consultation Statement Representations

- 6.1 In order to comply with Regulations 12 (b) and 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), representations in relation to both the Toton and Chetwynd Barracks Strategic Masterplan SPD and this Consultation Statement are now sought by the Borough Council.
- 6.2 Any representations in relation to this Consultation Statement should be sent to Broxtowe Borough Council by email to policy@broxtowe.gov.uk or by post to: Strategic Masterplan SPD Consultation, Planning Department, Broxtowe Borough Council, Council Offices, Beeston, Nottingham, NG9 1AB.
- 6.3 Any representations need to be received by the Borough Council by 6 December 2021.
- 6.4 For further information in relation to either the Toton and Chetwynd Barracks Strategic Masterplan SPD or this Consultation Statement, please feel free to contact the Planning Policy Team of Broxtowe Borough Council by email at policy@broxtowe.gov.uk.

Broxtowe Borough Council
14 October 2021

APPENDIX A: Schedule of Representations Received

Consultee	Representation Summary	Council Response	SPD changes / text to add
Individuals	<u>Consultation Process</u>		
	<ul style="list-style-type: none"> A response considered that consulting during Covid-19 restrictions would result in fewer responses. Another comment noted that the consultation should have included public events and drop-in sessions rather than being entirely virtual. 	<ul style="list-style-type: none"> The consultation process received a high turnout and reached a diverse range of individuals with over 170 comments being received. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> A number of respondents felt that some of the questions were inflexible in their nature by asking responders to rank priorities. Comments noted that some elements were of equal importance and therefore ranking was not effective or appropriate. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> This will be taken into consideration during the next consultation process.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> It was also put forward that it was difficult to comment on the proposals without a clear draft plan and that the use of jargon made some of the content difficult to understand 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> An executive summary will be included which will provide an easily interpretable overview of the proposals. Some of the language will be amended so that it can be better understood and interpreted by the wider public.
Individuals	Impacts of COVID-19		
	<ul style="list-style-type: none"> 16 responses received indicate that development plans should take into consideration the impact of COVID-19 and the lockdowns, for example, the desire for increased green space and walking and cycle routes as well as any potential impacts in relation to travel, high street shops and employment facilities as a result of new working from home arrangements. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None. There is already reference to related issues.

Consultee	Representation Summary	Council Response	SPD changes / text to add
Individuals	HS2		
	<ul style="list-style-type: none"> Many comments expressed general concerns regarding the principle of HS2 and its placement in Toton. 	<ul style="list-style-type: none"> Comments relating to HS2 cannot be considered as part of this consultation and should be sent to HS2 Ltd directly. The SPD notes that the Council and other local partners will continue to work with HS2 Ltd to minimise any adverse effects of the project on nearby communities wherever possible. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> A number of comments were also received which noted that the SPD should consider that HS2 may be cancelled and plan for this outcome. 	<ul style="list-style-type: none"> Noted. The decision relating to HS2 is outside of the Council's control. The site is an important strategic priority irrespective of this decision. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
Individuals	<u>The Hub</u>		
	<ul style="list-style-type: none"> Generally, responses showed support for the station in a park concept. With one comment describing it as 'very positive'. Other responses noted the importance of the station blending into its surrounding environment and that any potentially harmful impacts should be mitigated. Having good access and connectivity to the hub was also raised as an important issue, as well as the hub appealing to everyone, and not just commuters. 	<ul style="list-style-type: none"> Noted. It is not considered that the hub will appeal solely to commuters and therefore no additional text is considered to be necessary here. 	<ul style="list-style-type: none"> None.
Individuals	<u>Roads / Traffic / Access</u>		
	<ul style="list-style-type: none"> Comments received expressed concern regarding traffic congestion and how the proposed developments may further impact on this (especially on the A52). It was put forward that this should be mitigated by improved public transport and detailed traffic surveys. 	<ul style="list-style-type: none"> Noted. A Local Connectivity Study, prepared by Mott MacDonald, assesses how the sites should be accessed by road and sustainable transport modes including public transport. 	<ul style="list-style-type: none"> Text within the document has regard for all of these points raised. The SPD further acknowledges the emerging Neighbourhood Plan's aspiration for improved traffic management and active travel access. It further details that technical and design work will need to be

Consultee	Representation Summary	Council Response	SPD changes / text to add
			<p>completed in order to help manage traffic. It also notes that based on the Local Connectivity Study, multiple points of vehicular access to the site are likely to be required.</p>
Individuals	<u>Bessell Lane</u>		
	<ul style="list-style-type: none"> Comments received relating to Bessell Lane discuss access issues such as whether or not it access should be limited to 'bus only' as opposed to all traffic. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> The SPD acknowledges that proposals for Bessell Lane should include a bus gate to the south of the A52 Brian Clough Way overbridge to maintain access to existing properties and businesses but remove the potential for significant increases in vehicular traffic.
Individuals	<u>Walking/Cycling Connectivity</u>		
	<ul style="list-style-type: none"> A comment noted that the 'focus on walking and cycling connectivity in the vision is to be applauded'. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> Responses received also noted that more detail regarding routes (design and location etc.) should be provided and further responses suggested that such routes should also have provision for horse riders. 	<ul style="list-style-type: none"> Noted. Specific routes will be confirmed at a later stage / determined as part of planning applications. 	<ul style="list-style-type: none"> None.
Individuals	Public Transport / Links		
	<ul style="list-style-type: none"> Comments note that public transport links in local areas need developing to reduce additional car traffic. 	<ul style="list-style-type: none"> Agree. 	<ul style="list-style-type: none"> Improved public transport is an aspiration included within the 'Transport and Movement' section of the SPD.
	<ul style="list-style-type: none"> Concerns were expressed regarding the extension of the tram network. 	<ul style="list-style-type: none"> It is considered that the positive impacts of the tram extension would outweigh any negatives. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
Individuals	Education		
	<ul style="list-style-type: none"> A number of responses have expressed concern regarding the potential for existing schools being overcrowded. However, other comments noted that new schools were not needed as existing schools are not at full capacity. 	<ul style="list-style-type: none"> As the necessary school/s will be provided, it is not considered that existing schools will become overcrowded as a result of development. 	<ul style="list-style-type: none"> The SPD notes that a new primary school will be required and provided. Discussions have also taken place with the Education Authority regarding secondary school provision and recent projections show that additional capacity is needed. Therefore, wording will be included within the SPD to reflect this.
	<ul style="list-style-type: none"> Comments received also queried the location of George Spencer Academy and whether there will be any proposed space for extending secondary school provision 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> The SPD notes that from discussions with the Spencer Academies Trust, there are no current plans to relocate George Spencer Academy. However, there may be opportunities in the future for the school to be relocated and therefore the SPD deploys the appropriate flexibility in this regard.

Consultee	Representation Summary	Council Response	SPD changes / text to add
Individuals	Housing		
	<ul style="list-style-type: none"> Some comments noted that there should be less affordable housing provided (and that the location of any affordable housing should be stated), whilst others felt that there should be more provision for affordable housing. It was also noted that the location of affordable housing should be included. 	<ul style="list-style-type: none"> Affordable housing percentages are already considered within the Local Plan. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> It was noted that houses and the typology of residential development should be sensitively designed to fit in with the surrounding and wider area. 	<ul style="list-style-type: none"> Noted. Policy is contained within the Local Plan. 	<ul style="list-style-type: none"> There is a heading and some text on 'Design Considerations' included within the SPD which may provide further clarity.
	<ul style="list-style-type: none"> Comments received indicated that for each development, housing numbers should be provided and justified. 	<ul style="list-style-type: none"> Housing numbers are provided and justified within the Local Plan. 	<ul style="list-style-type: none"> The SPD also notes how many homes the sites have capacity for and are expected to deliver.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> Comments also referenced a desire for the provision of custom and self-build housing to be included within the SPD. 	<ul style="list-style-type: none"> Based on the Council's number of individuals on the Custom and Self-Build register, it is not considered that there is sufficient demand for this type of development. 	<ul style="list-style-type: none"> None.
Individuals	<u>Green Infrastructure / Open Space / Green Belt</u>		
	<ul style="list-style-type: none"> The general consensus of comments received seek the protection, retention and enhancement of green spaces/woodland as well as provision for further green/open space and trees which should all be linked through effective (and well lit) connecting routes. 	<ul style="list-style-type: none"> Noted and agree. 	<ul style="list-style-type: none"> Wording within the SPD notes the importance of both the retention and enhancement of existing open spaces in accordance with text within the Part 2 Local Plan. It further notes the provisions as stated in the Green Infrastructure Framework Plan.

Consultee	Representation Summary	Council Response	SPD changes / text to add
Individuals	Local Wildlife/Biodiversity		
	<ul style="list-style-type: none"> There was general concern regarding the impact on biodiversity and local wildlife, and how this would be mitigated. 	<ul style="list-style-type: none"> Noted. The Green Infrastructure Framework Plan (referenced within the SPD) has been informed in line with retaining and enhancing habitats for wildlife that live in or migrate through the sites, with detailed specific measurements required to achieve biodiversity net gain to be determined through individual planning applications. 	<ul style="list-style-type: none"> The SPD notes the potential and importance for development proposals to protect and enhance biodiversity, as well as create new habitats to ensure biodiversity net gain as well as support local nature recovery.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> Responses note that maintaining wildlife corridors and biodiversity assets as well as enhancing them is of importance and that wildlife surveys should be completed prior to development of any site. 	<ul style="list-style-type: none"> Noted. The Green Infrastructure Framework Plan (referenced within the SPD) has been informed in line with retaining and enhancing habitats for wildlife that live in or migrate through the sites, with detailed specific measurements required to achieve biodiversity net gain to be determined through individual planning applications. 	

Consultee	Representation Summary	Council Response	SPD changes / text to add
Individuals	Economy/Jobs/Employment		
	<ul style="list-style-type: none"> Comments received include: the proposal's estimate of 84,000 jobs requires justification; the Innovation Campus should be defined; and, for each development employment space should be specified. 	<ul style="list-style-type: none"> It is not considered that employment space should be specified for each development at this stage or within the SPD. The purpose of the SPD is to guide development rather than to explicitly specify it. 	<ul style="list-style-type: none"> Further wording regarding the Innovation Campus will be included within the SPD.
	<ul style="list-style-type: none"> Whilst some comments consider that employment opportunities should be geared to nearby communities and not (overly) encourage commuters from elsewhere, this is countered by another response which states that jobs should also be created for those outside of the immediate area. 	<ul style="list-style-type: none"> It is considered that there will be sufficient employment opportunities for the local community as well as commuters. It is not considered that the SPD gears such opportunities unfairly towards any specific group. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
Individuals	Local Facilities / Infrastructure		
	<ul style="list-style-type: none"> Responses referenced a desire for the following facilities being included as part of development: a leisure centre; a community centre/hub; a place of worship; a GP surgery; parks; allotments; and community gardens. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> The SPD notes the importance of community infrastructure and considers that development provides the opportunity to deliver new facilities to meet the needs of local people and new residents. Facilities referred to within the SPD include education, healthcare, local parks and open spaces.
	<ul style="list-style-type: none"> Comments also request further detail regarding the location of future community infrastructure and note that this should be in place before any significant increase in local population from new housing. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> It was put forward that consideration needs to be given to how the possibility of vandalism will be mitigated and how the infrastructure provided will be preserved. 	<ul style="list-style-type: none"> Noted. The Part 2 Local Plan refers to Building for Life (BfL)12, which includes advice on how the potential for vandalism can be reduced. This can be considered at the planning application stage. 	<ul style="list-style-type: none"> None.
Individuals	<u>Climate / Environment / Energy</u>		
	<ul style="list-style-type: none"> Comments received expressed a desire for the area/development to be net-zero carbon (and in some cases 'energy positive') and also highlight the opportunities for this to be achieved. For example, through a commitment to low carbon technology (e.g. solar energy) and provision for the use of Electric Vehicles. 	<ul style="list-style-type: none"> Noted and agree. This ambition is shared by the Council. 	<ul style="list-style-type: none"> The SPD notes that both Toton and Chetwynd will showcase new clean and green models of development which will help to fulfil the aspiration of delivering and pioneering a net-zero carbon development.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> It was also put forward that there could be opportunities to make space for water and to reduce flood risk. 	<ul style="list-style-type: none"> Noted. Policy within the Local Plan seeks to address flood risk issues and the SPD supports this. 	<ul style="list-style-type: none"> The SPD notes that proposals for development will need to include appropriate flood and surface water mitigation in accordance with policy to ensure that development is protected from flood risk.
Individuals	<u>Heritage</u>		
	<ul style="list-style-type: none"> Although a comment regarded that heritage is 'over emphasised', this was countered by responses which noted that the memorial on site at Chetwynd Barracks should be maintained as an appropriate record of local history and that heritage assets should be incorporated into the design of development. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> The SPD accounts for the importance of heritage assets and notes that the retention of these on the Barracks site will help provide character to new development and create a sense of place.
Individuals	<u>Maps</u>		
	<ul style="list-style-type: none"> It was highlighted that some of the maps used are not the most up-to-date. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> All maps included in the SPD document are accurate and up-to-date.

Consultee	Representation Summary	Council Response	SPD changes / text to add
Individuals	Other Impacts		
	<ul style="list-style-type: none"> Concerns regarding possible impact of development on Long Eaton 	<ul style="list-style-type: none"> It is considered that the proposed development, with its supporting infrastructure, should result in better linkages to Long Eaton and that the positives as a result would outweigh any negatives. 	<ul style="list-style-type: none"> None.
Natural England	Green Infrastructure / Climate Change		
	<ul style="list-style-type: none"> The sites have potential to offer significant gains in biodiversity and green infrastructure and to contribute to climate change resilience. 	<ul style="list-style-type: none"> Noted and agree. 	<ul style="list-style-type: none"> These are all clear aspirations and ambitions of the SPD.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> The redevelopment of this site presents a valuable opportunity to design a scheme as an exemplar for green infrastructure and for “re-naturing” within an urban area. The Covid 19 pandemic has highlighted the importance of the provision of greenspace close to people’s homes, and there is now a significant body of evidence linking safe access to nature with increased health and wellbeing. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> The climate crisis demands innovative use of natural interventions to increase resilience (green SuDS to capture storm rainwater, for example) and adaptation (trees providing cooling and additional areas of shade during extreme temperatures.) 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> The Nature Recovery Partnership provides an exciting opportunity for Local Planning Authorities and developers to get involved in reversing the decline of biodiversity, and a development such as those at Toton & Chetwynd sites could be planned as part of such a network and make a huge contribution. 	<ul style="list-style-type: none"> Noted. This is something that the Council would be happy to consider in the future. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> The Masterplan may wish to refer to the GI National Standards projects as the emerging standards become available. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
HS2 Ltd	<u>General</u>		
	<ul style="list-style-type: none"> Support the visions and principles of the Masterplan and through on-going engagement, will support the East Midlands Councils in developing an integrated scheme that can co-exist with HS2's East Midlands Hub and wider Phase 2b scheme. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
HS2 Ltd	<u>Development Corporation</u>		
	<ul style="list-style-type: none"> The role of the Development Corporation should be set out. 	<ul style="list-style-type: none"> Noted and agree. 	<ul style="list-style-type: none"> The role of the Development Corporation will be specified within the SPD document.
HS2 Ltd	<u>Land Uses</u>		
	<ul style="list-style-type: none"> Would welcome further detail on the proposed land uses that share boundary with EMH. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> The SPD sets out further details in relation to proposed uses.

Consultee	Representation Summary	Council Response	SPD changes / text to add
HS2 Ltd	Design		
	<ul style="list-style-type: none"> • Would advise that flexibility is incorporated into the Masterplan designs and policies, in order to allow sufficient flexibility should design changes occur. 	<ul style="list-style-type: none"> • Noted and agree. 	<ul style="list-style-type: none"> • The document has been specifically written in order to offer a good degree of flexibility and not be too prescriptive.
	<ul style="list-style-type: none"> • Would welcome the opportunity to work collaboratively with the council as our design emerges to ensure that all interfaces are compatible with EMH. 	<ul style="list-style-type: none"> • Noted. The Council would also welcome the opportunity to work with HS2 Ltd on these matters. 	<ul style="list-style-type: none"> • The SPD notes the collaborative approach that the Council has taken and the importance of working with partners as well as stakeholder engagement.
	<ul style="list-style-type: none"> • It would be useful to understand how the Masterplan area integrates from an urban design perspective with the areas of land outside the authority's area, and any related/proposed planning strategies. 	<ul style="list-style-type: none"> • Noted. The Masterplan has taken these comments on board. 	<ul style="list-style-type: none"> • Reference to areas outside the Masterplan area is included in the SPD (e.g. Long Eaton) as well as mention of other strategic developments which are planned for certain locations in the wider East Midlands area.

Consultee	Representation Summary	Council Response	SPD changes / text to add
HS2 Ltd	Environment		
	<ul style="list-style-type: none"> Green Corridors, Public Rights of Way and Environmental mitigation in the Working Draft Environment Statement should be used as the main starting point when considering how the wider environment might interact with HS2. With this said, it is advised that the council follows these designs as a working draft, given that they are not yet fixed. 	<ul style="list-style-type: none"> Noted. These issues have been considered within the Masterplan. 	<ul style="list-style-type: none"> None.
HS2 Ltd	Infrastructure / Programming		
	<ul style="list-style-type: none"> HS2 Ltd would welcome further information around infrastructure and programming as well as clarity regarding timeframes for development as this is not particularly clear. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> Information on phasing stages will be included within the SPD document.

Consultee	Representation Summary	Council Response	SPD changes / text to add
HS2 Ltd	<p>Other</p> <ul style="list-style-type: none"> It is important to note that HS2 Ltd does not operate under the Town and Country Planning Act, and the expected regime reduces the scope for determination and is designed to streamline the determination process. This should be set out in the SPD so that it is clear to partners how decisions will be made on planning submissions in the area. 	<ul style="list-style-type: none"> Noted. However, it is not considered necessary to specify this. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> It would be helpful to understand the Council's view on the Planning for the Future White Paper consultation to what or how any impacts will be managed going forward in preparing the plans for the area in relation to HS2. 	<ul style="list-style-type: none"> Noted. However, the Council does not consider it appropriate to include this in the SPD. The Council would be happy to discuss this directly with HS2. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
Leicestershire County Council	<u>General</u>		
	<ul style="list-style-type: none"> • Welcomes the opportunity to comment on the proposals. 	<ul style="list-style-type: none"> • Noted. 	<ul style="list-style-type: none"> • None.
	<ul style="list-style-type: none"> • Remains committed to working with partners to achieve transport delivery enhancements and to ensure that further work is carried out to identify what other measures might be necessary to improve the wider Strategic Road Network. 	<ul style="list-style-type: none"> • Noted. 	<ul style="list-style-type: none"> • None.
Leicestershire County Council	<u>Opportunities / Benefits</u>		
	<ul style="list-style-type: none"> • Notes that the sites will bring job creation, and add value and connectivity improvements throughout the region. 	<ul style="list-style-type: none"> • Agreed. 	<ul style="list-style-type: none"> • None.
	<ul style="list-style-type: none"> • Feels that growth at Toton should offer opportunities and benefits as widely as possible to residents and businesses across the East Midlands. 	<ul style="list-style-type: none"> • Agree. It is considered that the Masterplan SPD facilitates such opportunities and benefits. 	<ul style="list-style-type: none"> • None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
Derbyshire County Council	<u>General</u>		
	<ul style="list-style-type: none"> The vision and key development principles for both of the sites are broadly supported. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> The broad design and layout of the site has been well conceived and appropriately seeks to maximise the connectivity of the two strategic sites, including the HS2 station hub, to the immediate and surrounding area (particularly to Long Eaton). 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
Derbyshire County Council	<u>Net-Zero Carbon</u>		
	<ul style="list-style-type: none"> This is a unique opportunity to create a new large net-zero carbon sustainable community. This relates well to Derbyshire County Council's own priority for net-zero carbon emissions. Consider that the broad area of the site would form a logical sustainable urban extension. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
Derbyshire County Council	<u>Highways and Accessibility</u>		
	<ul style="list-style-type: none"> The response's main comment relates to the proposed road link from the site into Long Eaton (Board 8) which will then join up with the existing Midland Street in Long Eaton. Whilst the County Council is happy to see that this is shown as the route which the extended NET tram line will take into Long Eaton it has long been proposed that the new road link should only be for bus, taxis, cycles. This was to stop it acting as a rat run between Bardills and the A52 and Long Eaton and to ensure public transport, and cycles etc. got priority access to the HS2 station and surrounding new area. However, on the plans on Board 8 this is not mentioned as an option. This does need to be included. 	<ul style="list-style-type: none"> Noted. However, further discussions with Derbyshire County Council will be needed to address some of these cross-boundary issues. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
Derbyshire County Council	<u>Chetwynd Barracks site</u>		
	<ul style="list-style-type: none"> The site is located in a sustainable location and is located to take advantage of the recent opening of the NET extension and proposed HS2 station at Toton. 	<ul style="list-style-type: none"> Noted and agree. 	<ul style="list-style-type: none"> None.
	<u>Toton site</u>		
Derbyshire County Council	<ul style="list-style-type: none"> Consider that the broad area of the site would form a logical sustainable urban extension to the existing area of residential development. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> As much of the land included in the allocation is Green Belt land, it is an important consideration in the design of the scheme that significant areas of landscaping and open space are incorporated to ensure that the separation of the urban areas (Toton, Stapleford, Long Eaton and Chilwell) are maintained. 	<ul style="list-style-type: none"> Noted. It is considered that the SPD appropriately addresses the issue of open space and ensuring that this is incorporated into development as well as maintaining the separation between urban areas. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<u>Education</u>		
	<ul style="list-style-type: none"> The SPD should ensure that that the primary and secondary school place needs which will arise as a result of the proposed development are appropriately met within the site and should have no impact on school place provision within the adjoining Local Education Authority area in Derbyshire. 	<ul style="list-style-type: none"> Noted and agree. 	<ul style="list-style-type: none"> The need for additional school places will be met on site through the development of new education facilities.
	<u>Consultation Material and SPD Process</u>		
Avison Young (on behalf of Homes England)	<ul style="list-style-type: none"> Welcomes the preparation of the Masterplan and the timetable within which it is expected to be completed. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> Welcomes and supports the clear articulation in the consultation material of the ambition to see exceptional place-making and the highest quality development proceed across both sites. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> As the evidence base to this work has not been published, this makes it difficult to comment on certain matters. Homes England hopes that these will be made available as soon as possible so that they can be considered during the preparation of the outline planning application, and reserves the right to comment on this when it is published. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> The consultation has taken place ahead of the completion of site surveys on Chetwynd Barracks and it is considered that this work would have helped to inform the draft of the Masterplan. 	<ul style="list-style-type: none"> The completion of the site surveys is not considered necessary to inform this document. Notwithstanding this, the Council looks forward to reviewing these documents in advance of any potential planning application for the site. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<u>Chetwynd Barracks Evidence Base</u>		
Avison Young (on behalf of Homes England)	<ul style="list-style-type: none"> The technical assessments which informed the 'Vision Document', upon which the allocation of Chetwynd Barracks in the Part 2 Local Plan was based, are out-dated and their scope is not sufficient to support the preparation of the OPA and Environmental Statement. 	<ul style="list-style-type: none"> Noted. It would be the responsibility of any applicant of a potential planning application to ensure that appropriate supporting documents are prepared. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> If sufficient progress has not been made on the surveys before the completion of the draft masterplan document, then its content should remain 'high level' and indicative. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> Where necessary and appropriate, a number of elements within the SPD are referenced as being indicative.
	<u>The Scope of the Strategic Masterplan SPD</u>		
Avison Young (on behalf of Homes England)	<ul style="list-style-type: none"> Policy 3.1 within the Part 2 Local Plan appears to relate to a site specific masterplan for Chetwynd Barracks, rather than a 'Strategic Masterplan' for the combined Barracks and the Toton sites. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> The SPD should confirm the outline planning application process and include that the phased redevelopment of Chetwynd Barracks may proceed on a different timeline to that of the Toton site. 	<ul style="list-style-type: none"> It is not considered necessary for the SPD to confirm the outline planning application process. 	<ul style="list-style-type: none"> The phasing of development at Chetwynd Barracks is discussed separately to that of development at Toton.
	<ul style="list-style-type: none"> The SPD should include, as a minimum, the matters at paragraph 3.9 of the Part 2 Local Plan. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> This is included within the SPD document.
	<ul style="list-style-type: none"> The landowners have not been involved in the SPD process (up until the point of the consultation) which is contrary to paragraph 3.10 of the Part 2 Local Plan. Homes England assumes that the ongoing preparation of the SPD will be collaborative and will involve Homes England contributing to the elements which focus on Chetwynd Barracks. 	<ul style="list-style-type: none"> The Council has strived to involve landowners and stakeholders as much as possible which has included numerous meetings that involved discussing the draft document. This is also demonstrated by this extensive consultation. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> Homes England assumes that the vision and guiding principles will have regard to the content of the Part 2 Local Plan and the best evidence currently available for the site. 	<ul style="list-style-type: none"> It is the purpose of the SPD to support and supplement the Part 2 Local Plan and, as such, will of course have due regard to it. 	<ul style="list-style-type: none"> None.
	<p><u>Relationship with Other Processes</u></p>		
<p>Avison Young (on behalf of Homes England)</p>	<ul style="list-style-type: none"> It would have been useful for the relationship between the Masterplan, the Aligned Core Strategy and the CTTC Neighbourhood Plan to have been explained in the consultation material. Homes England consider that the draft Strategic Masterplan should make clear the scope and purpose of each document and the 'hierarchy' of policy that they contain. 	<ul style="list-style-type: none"> Noted and agree that this would be useful. 	<ul style="list-style-type: none"> There is a section in the Masterplan document which discusses its relationship with other relevant plans.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<p><u>Board 4 – Constraints and Opportunities</u></p>		
	<ul style="list-style-type: none"> The redevelopment of Chetwynd Barracks provides the opportunity to make developments through the site and across its boundaries and this is something which is fully supported by Homes England. 	<ul style="list-style-type: none"> Noted and agree. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> The site's allocation within the Part 2 Local Plan is not contingent on the delivery of alternative routes to Toton Lane/Stapleford Lane and Swiney Way. Homes England will be testing the ability to access and service the site from the existing road network. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> The redevelopment of the Chetwynd site will provide substantial opportunities to establish vehicular, footpath and cycle connections as well as to connect with existing public routes to support effective integration of the new community. 	<ul style="list-style-type: none"> Noted and agree. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> Agrees that the Chetwynd site contains various areas of green space, open space and trees and woodland and that appropriate retention of these spaces and uses will contribute to the quality of the place to be created by redevelopment. Homes England accepts the merit of retaining Hobgoblin Wood, the Memorial Gardens and the sports pitches. 	<ul style="list-style-type: none"> It is important to note that Policy also requires certain spaces to be enhanced as well as retained. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> Understands the emphasis on the site's military heritage and that this is recognised and reflected in the site's redevelopment. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
	<p><u>Board 5 – Our Vision for Toton and Chetwynd Barracks</u></p>		
Avison Young (on behalf of Homes England)	<ul style="list-style-type: none"> Share the vision that is articulated on Board 5. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> It would be desirable for the draft SPD to be clear about its role, and the role of the planning process, alongside other regulatory and legislative requirements in supporting the ambitions given on Board 5. 	<ul style="list-style-type: none"> Noted. The Council has tried to be as clear as possible within the SPD. 	<ul style="list-style-type: none"> Please see Appendix A.
	<ul style="list-style-type: none"> The SPD should explain how the aspiration to achieve net-zero carbon development is to be measured. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> The section in relation to net-zero carbon has been carefully drafted in response to various representations.
Board 6 – Community Facilities			
Avison Young (on behalf of Homes England)	<ul style="list-style-type: none"> Acknowledges the need to plan for the delivery of a primary school and healthcare facilities within the Chetwynd Barracks site and regard that the SPD should not yet commit to specific locations as further tests should first be completed. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> The SPD provides a degree of flexibility.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	Board 7 – Open Space		
	<ul style="list-style-type: none"> • Supports the approach to the delivery of the new open space network explained in the consultation material. 	<ul style="list-style-type: none"> • Noted. 	<ul style="list-style-type: none"> • None.
	<ul style="list-style-type: none"> • The material refers to seven typologies but does not say what those are. 	<ul style="list-style-type: none"> • Noted. 	<ul style="list-style-type: none"> • These have been explained within the document.
	<ul style="list-style-type: none"> • The proposed ‘Open Space Network’ diagram reflects some of the content of the 2017 Vision Document but appears otherwise to be based around a block structure and street hierarchy that has not been shared with the landowner or other stakeholders. 	<ul style="list-style-type: none"> • The SPD will be subject to further consultation. 	<ul style="list-style-type: none"> • Additional detail relating to Open Space is contained within the SPD.
	<ul style="list-style-type: none"> • The diagram includes corridors and links across multiple ownerships so that the deliverability of some elements is uncertain. 	<ul style="list-style-type: none"> • Noted. Unfortunately some level of uncertainty is unavoidable at this stage. 	<ul style="list-style-type: none"> • None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> The Masterplan SPD should refer to the open space strategy as 'indicative'. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> The Framework Plan is referenced as an indicative diagram in the SPD document.
Board 8 – Transport and Movement			
Avison Young (on behalf of Homes England)	<ul style="list-style-type: none"> Supports the objective of maximising connectivity within and between the sites and the existing urban fabric, insofar as that is possible having regard to ownership and other constraints. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> The Proposed Movement Network diagram, at least insofar as it relates to Chetwynd Barracks, should be treated as indicative. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> The links are shown as indicative at this stage.
Board 9 – Character Areas			
Avison Young (on behalf of Homes England)	<ul style="list-style-type: none"> Concerned about the level of detail that some of the references suggest may be included in the SPD document. The SPD is strategic in nature and therefore should not be prescriptive over the 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> The SPD provides a degree of flexibility.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<p>content of planning applications for either site. Therefore, the SPD should limit the level of detail that it includes specifically regarding the following:</p> <ul style="list-style-type: none"> - The vision and guiding principles for Chetwynd Barracks - The strategic framework for delivery including the movement hierarchy, landscape features, development plots and land use mix - The quantum and phasing of residential and employment development - The scope and phasing of infrastructure requirements, including any shared with the Toton SLG 		
	<ul style="list-style-type: none"> • Notes that the consultation material splits the Barracks into three 'Character Areas' which appear broadly appropriate, noting that they are to be treated as indicative. 	<ul style="list-style-type: none"> • Noted. 	<ul style="list-style-type: none"> • None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<u>Masterplan Site Boundary</u>		
Peveril Homes	<ul style="list-style-type: none"> The Japanese Water Garden site and Bardills Garden Centre site should be removed from the Green Belt and included within the Masterplan site boundary. At the very least, the SPD document should acknowledge that opportunities exist on these sites. 	<ul style="list-style-type: none"> It is not within the remit of the Masterplan to remove land from the Green Belt. 	<ul style="list-style-type: none"> None.
	<u>Open Space Network</u>		
Peveril Homes	<ul style="list-style-type: none"> Support the provision of establishing an open space network. With regard to the proposed open space network on the southern boundary to the East of Toton Lane, they are of the view that an established corridor exists at the present time. This provides pedestrian and cycle access to the northern boundary of the Chetwynd Barracks site and can be utilised further through improvements. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<u>Access</u>		
Peveril Homes	<ul style="list-style-type: none"> Support the principle of the new access from the A52 Toton Lane. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
	<u>Masterplan Process</u>		
Bloor Homes	<ul style="list-style-type: none"> Understand why the Council is keen to progress a Masterplan but regard that, in view of the emerging Development Corporation and Greater Nottingham Growth Strategy, now is not the right time to develop the Masterplan. The preparation of the Masterplan should be put on hold until these key matters have sufficiently progressed to a stage when it is clear how they might affect the planning area, and also until the benefits of the site within Bloor Homes' control have been considered and maximised. 	<ul style="list-style-type: none"> Disagree. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<u>Principles</u>		
Bloor Homes	<ul style="list-style-type: none"> Agree with the vision and principle, however do not agree with the solution and consider that in order to take advantage of the 'once in a generation opportunity' provided through the development of the Hub Station at Toton, that a better and more comprehensive approach could be adopted. 	<ul style="list-style-type: none"> Disagree. It is not clear what approach is being suggested by the respondent. 	<ul style="list-style-type: none"> None.
	<u>Land within Bloor Homes' Control</u>		
Bloor Homes	<ul style="list-style-type: none"> The land within the control of Bloor Homes can help to deliver a more comprehensive scheme which better matches the vision for the area than the proposals currently set out. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
	<u>Development Corporation/Jobs</u>		
Bloor Homes	<ul style="list-style-type: none"> Support the East Midlands Development Corporation and its aspiration to deliver around 84,000 new jobs for the region. The Borough Council should maximise opportunities to develop a scheme which responds to these emerging aspirations. 	<ul style="list-style-type: none"> The Council considers that the approach taken is the appropriate one and that the opportunities to develop a scheme which responds to emerging aspirations has been maximised. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	Hub Station		
Bloor Homes	<ul style="list-style-type: none"> • Welcomes the emerging Greater Nottingham Growth Strategy which is supported by a Greater Nottingham Growth Options Study that recognises the unique opportunity presented by the development of the Hub Station at Toton and highlights the unrivalled connectivity to jobs and services that this would bring to the area. 	<ul style="list-style-type: none"> • Noted. 	<ul style="list-style-type: none"> • None.
	<ul style="list-style-type: none"> • The Masterplan does not reflect the opportunities presented by the Toton Hub and would limit the area's capacity to deliver an Innovation Campus through a lack of employment land and short-term aspirations for housing delivery. 	<ul style="list-style-type: none"> • Disagree. 	<ul style="list-style-type: none"> • None.
	Open Space Network		
Bloor Homes	<ul style="list-style-type: none"> • The ambition within the Masterplan to create a 'comprehensive and high-quality network of open spaces' is critical and fully supported. However, the Plan, as indicated by the Open Space Network Plan, would not deliver this. 	<ul style="list-style-type: none"> • Disagree. 	<ul style="list-style-type: none"> • Comprehensive guidance in relation to Open Space have been provided within the SPD.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> It is unclear how the approach would deliver areas for more formal recreation and sport. Larger areas of green space are required. 	<ul style="list-style-type: none"> Further details are set out within the SPD. 	<ul style="list-style-type: none"> Significant areas of Open Space are included within the SPD for retention and enhancement.
	<u>Highway Infrastructure and Link road</u>		
Bloor Homes	<ul style="list-style-type: none"> The importance of highway infrastructure is supported. However, as currently proposed, the new link road would form an isolated incursion into land which would otherwise remain in agricultural use. Such a large scale piece of infrastructure without associated land use changes would be incongruous and appears at odds with the overarching aims to deliver a truly sustainable place. 	<ul style="list-style-type: none"> Disagree. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	Figures / Images / Maps / Text		
Chetwynd: The Toton and Chilwell Neighbourhood Forum	<ul style="list-style-type: none"> • Question the relevance of figure 5 	<ul style="list-style-type: none"> • Figure 5 is contained within the Part 2 Local Plan which forms part of the Development Plan for Broxtowe and so is of direct relevance to this document. 	<ul style="list-style-type: none"> • None.
	<ul style="list-style-type: none"> • Regard that the pictures on page 22 do not represent the areas which they describe. 	<ul style="list-style-type: none"> • Noted and agree. 	<ul style="list-style-type: none"> • Photographs within the SPD document have been replaced with more suitable alternatives.
	<ul style="list-style-type: none"> • Regarding the maps and text on pages 30 and 31, it should be noted that contaminated land could prevent development and it is noted that the text here ignores the lack of detailed examinations and surveys of the site. 	<ul style="list-style-type: none"> • Site investigations will be undertaken at the planning application stage. 	<ul style="list-style-type: none"> • None.
	<ul style="list-style-type: none"> • Note that there are some inaccuracies on the map on page 44 of the draft SPD. 	<ul style="list-style-type: none"> • Noted. 	<ul style="list-style-type: none"> • Inaccuracies have been amended.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> Character Area maps should indicate where and how biodiversity is to be increased. 	<ul style="list-style-type: none"> It is considered that the issue of biodiversity and how it can be maintained and increased is covered sufficiently within the SPD document. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> The various maps need to be consolidated. Specifically, the Character Areas (Fig 28) need to indicate the fragmentation caused by the "Fixes" (Fig 22). 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
	Engagement		
Chetwynd: The Toton and Chilwell Neighbourhood Forum	<ul style="list-style-type: none"> It should be noted that engagement took place only virtually due to Covid-19 and also question whether the next consultation will involve face-to-face engagement? 	<ul style="list-style-type: none"> It is not considered necessary to state this. The next engagement activities are likely to also be 'virtual'. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> Concerns regarding the structure of the initial consultation. Specifically question do residents have to choose what they would prefer as all are important? 	<ul style="list-style-type: none"> Agree. The question format for the next consultation will be far more flexible following feedback received. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<u>Development Principles</u>		
Chetwynd: The Toton and Chilwell Neighbourhood Forum	<ul style="list-style-type: none"> A key development principle should be that housing should be of the size, affordability, tenure and availability for people living in and moving to the area. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> Consider how to make clearer to readers the significance and weight of the development principles and how to draw attention to their importance and how they will impact on requirements. 	<ul style="list-style-type: none"> Agree. 	<ul style="list-style-type: none"> Consider that this has been made clear within the document.
	<u>Bessell Lane</u>		
Chetwynd: The Toton and Chilwell Neighbourhood Forum	<ul style="list-style-type: none"> Suggest changes to the wording to Access to/From Stapleford via Bessell Lane 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> Amendments have been made with the SPD.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<p><u>Net-Zero Carbon / Sustainability / Environment</u></p>		
<p>Chetwynd: The Toton and Chilwell Neighbourhood Forum</p>	<ul style="list-style-type: none"> The community wants to see the whole area become 'net-zero carbon' and the Forum's vision is to be a net energy contributor and fully supports concepts that will deliver the benefits to new households (and the wider community). 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> There has been some amended and additional detailed text relating to 'net-zero carbon' included within the SPD.
	<ul style="list-style-type: none"> More thought needs to be given to existing blue/green infrastructure which should be retained, enhanced and expanded to accommodate the increase in population. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> A section on Blue and Green Infrastructure is contained within the SPD and how these features can be incorporated into development.
	<ul style="list-style-type: none"> The definition of net-zero carbon is generally welcomed, but will need further clarification regarding how it will be achieved during & after development. 	<ul style="list-style-type: none"> The Council has prepared additional text. 	<ul style="list-style-type: none"> Additional text regarding net-zero carbon has been included within the SPD document.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> There is no mention of energy production e.g. solar etc. that could be used to make the development 'carbon-negative' (producing more than it uses) such as a community energy project/partnership. 	<ul style="list-style-type: none"> The Council considers that this could form part of the emerging Neighbourhood Plan. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> Considers that the section contains unnecessary jargon and query whether the site needs to be referred to as 'internationally significant'. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> Unnecessary jargon has been removed from the draft document.
	<u>Relationship with other Plans</u>		
Chetwynd: The Toton and Chilwell Neighbourhood Forum	<ul style="list-style-type: none"> Notes that it would be beneficial to include a section which provides clarity on how the different elements of the policy framework will interact with the Part 2 Local Plan and the emerging Neighbourhood Plan, as well as the different roles that these different documents will have. Suggest that this could be presented in a tabular format to show the hierarchy. 	<ul style="list-style-type: none"> Noted and agree. 	<ul style="list-style-type: none"> A section regarding the SPD's relationship to other plans has been included within the document.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	Freeport		
Chetwynd: The Toton and Chilwell Neighbourhood Forum	<ul style="list-style-type: none"> Query why Freeport is mentioned and whether these are additional jobs. Notes that the Freeport & Ratcliffe-on-Soar power station are outside of the scope of the SPD. 	<ul style="list-style-type: none"> Referenced for strategic context. 	<ul style="list-style-type: none"> Text updated within SPD.
	Education		
Chetwynd: The Toton and Chilwell Neighbourhood Forum	<ul style="list-style-type: none"> Regards that George Spencer Academy needs to be moved to a new campus (across Toton Lane) in advance of the requirement for new capacity. 	<ul style="list-style-type: none"> It is understood that there are currently no plans to relocate George Spencer Academy. That said, there may be opportunities for the school to be relocated in the future. 	<ul style="list-style-type: none"> The SPD provides flexibility in relation to this issue.
	<ul style="list-style-type: none"> Notes that a new Primary School in the Toton-North area would be surrounded by roads. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<p><u>Green Space / Green Infrastructure / Open Space / Natural Assets / Biodiversity</u></p>		
<p>Chetwynd: The Toton and Chilwell Neighbourhood Forum</p>	<ul style="list-style-type: none"> Note that text on page 36 of the draft SPD is difficult to understand and would benefit from being reworded with further clarity. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> Text has been updated.
	<ul style="list-style-type: none"> The response holds that not enough recognition of the natural assets (other than Toton Fields LNR) has been provided. The Forum would like to see a more aspirational approach to retaining, enhancing and increasing the natural assets of the area. 	<ul style="list-style-type: none"> The Council considers that the SPD includes significant recognition of natural assets. 	<ul style="list-style-type: none"> The SPD text has been reviewed in relation to this issue.
	<ul style="list-style-type: none"> There seems to only be reference to Open Space as opposed to green infrastructure, which should be a key principle in the development of the sites. 	<ul style="list-style-type: none"> Green infrastructure is an important element of consideration and has been referenced extensively throughout the draft SPD. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> It should be recognised that development may decrease biodiversity in certain areas. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> A more integrated approach to the provision of green space as set out in the Neighbourhood Plan and the Broxtowe Borough Council's Part 2 Local Plan would increase connectivity, particularly for wildlife, within the area and between adjacent areas. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> Thought should be given to how areas of green space (not open space) should integrate with adjacent green spaces. 	<ul style="list-style-type: none"> Noted. These issues have been considered as a part of the SPD drafting. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> There appears to be no provision for recreational spaces such as allotments. 	<ul style="list-style-type: none"> Noted. This could also be considered with the emerging Neighbourhood Plan. 	<ul style="list-style-type: none"> Allotments are included on the Map of the Spatial Framework Plan in the draft document. Recreation in general is a key part of the SPD and is addressed within the document.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> A clear definition of the “Green Corridors” is required (at least width, uses). 	<ul style="list-style-type: none"> Noted. It is considered that some flexibility should be provided. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> Wildlife Corridors must not include back gardens. 	<ul style="list-style-type: none"> Noted and agree. 	<ul style="list-style-type: none"> This has not been included within the SPD document.
	<u>Connectivity / Travel</u>		
Chetwynd: The Toton and Chilwell Neighbourhood Forum	<ul style="list-style-type: none"> Propose that the National Cycle Route (NCR) is connected to the indicative travel routes as proposed in the emerging Neighbourhood Plan. 	<ul style="list-style-type: none"> Noted 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> Suggest separating out walking and cycle lanes from one another. 	<ul style="list-style-type: none"> Noted. However, the Council considers that this could be too prescriptive. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> There is no mention of creating an environment more in tune with the needs of active travel (i.e. 20mph zones, improved signage and road markings, upgraded lighting, improved surfacing and secure bike storage). The promotion of a LCWIP focussed on the area should also have been included. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> These issues have been considered during the preparation of the SPD.
	<ul style="list-style-type: none"> There is no mention of consultants with a track record of delivering quality active travel outcomes. 	<ul style="list-style-type: none"> The Borough Council is unclear as to the point being made. 	<ul style="list-style-type: none"> N/A
	Character Areas		
Chetwynd: The Toton and Chilwell Neighbourhood Forum	<ul style="list-style-type: none"> Agree with the outline of the Character Areas but feel that more detail is required regarding the nature of the buildings that will be provided (specifically information on: housing density, mix by size, mix by tenure, affordability, height and availability). 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> Appropriate information is set out within the SPD.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> Hobgoblin Wood is at present not accessible to the community and therefore cannot (yet) be described as well-loved 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> This reference has not been included in the SPD document.
	<ul style="list-style-type: none"> Toton South should be solely residential. 	<ul style="list-style-type: none"> It is considered that Toton South should be primarily residential (rather than solely) alongside limited employment. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> Toton East should incorporate community facilities, in particular a relocated George Spencer Academy and a new South Broxtowe Leisure Centre. 	<ul style="list-style-type: none"> It is considered that Toton East should incorporate some community facilities. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> Toton North should be primarily focused on employment with residential being mainly apartment-style. 	<ul style="list-style-type: none"> Consider that the Toton North area should be employment, residential, retail and community facilities. 	<ul style="list-style-type: none"> The SPD envisages that buildings (around four to six storeys) will be medium to high density and that new homes may also be located on upper floors above employment uses.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> Chetwynd West should be solely residential with green space. 	<ul style="list-style-type: none"> Consider that Chetwynd West should be primarily residential (rather than solely) alongside community facilities. 	<ul style="list-style-type: none"> Sets out that Chetwynd West will be a primarily residential area, as well as the potential location for some community facilities, by virtue of it being one of the first areas of development likely to come forward.
	<ul style="list-style-type: none"> Chetwynd East should focus on a 'plaza/village centre' feel. Thought also needs to be given as to whether the proposed Local Green Spaces contained within the emerging Neighbourhood Plan will be integrated into the wider Green Infrastructure. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> The SPD stresses that it will be the heart of the new community at Chetwynd Barracks.
	<ul style="list-style-type: none"> Chetwynd South should have more focus on appropriate employment uses as well as residential. 	<ul style="list-style-type: none"> Largely agree. It is considered that Chetwynd South will be a residential area with community facilities and employment uses. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> • Mostly agree with the recommendation of Toton West. 	<ul style="list-style-type: none"> • Noted. 	<ul style="list-style-type: none"> • None.
	<ul style="list-style-type: none"> • Toton Field Local Nature Reserve should be enhanced rather than just retained. 	<ul style="list-style-type: none"> • Agree 	<ul style="list-style-type: none"> • Text within the SPD reflects this.
	Housing		
Chetwynd: The Toton and Chilwell Neighbourhood Forum	<ul style="list-style-type: none"> • The availability and location of different types of housing (by size, tenure, affordability and density) should be proposed so that the nature of the different character areas can be better understood. 	<ul style="list-style-type: none"> • Noted. Further guidance has been added within the SPD but detail will be a matter for planning applications. 	<ul style="list-style-type: none"> • Guidance has been expanded.
	Heritage Buildings		
Chetwynd: The Toton and Chilwell Neighbourhood Forum	<ul style="list-style-type: none"> • Question the retention of William barracks building and note that the Forum's NDO plan will provide clarity and further options for this asset. 	<ul style="list-style-type: none"> • Noted. 	<ul style="list-style-type: none"> • None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	Local Facilities / Infrastructure		
Chetwynd: The Toton and Chilwell Neighbourhood Forum	<ul style="list-style-type: none"> New facilities must be in place and available before any significant increase in local population from new housing. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> A new Leisure Centre for South Broxtowe should be built and co-located with the new Academy at Toton Lane. 	<ul style="list-style-type: none"> Noted but outside of the control of the SPD. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> An integrated, multi-functional community hub that incorporates a new health centre should be built in the centre of the 'garden village' proposed for the Barracks by both the Forum and Midlands Engine. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> The neighbourhood shops proposed to the west of Toton Lane will need to be positioned in a location that doesn't adversely affect shops in nearby Stapleford. 	<ul style="list-style-type: none"> Agree. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> New community facilities should include the provision of allotment/community gardens. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> N/A
	<ul style="list-style-type: none"> Facilities should be encouraged that can be used for their primary use and also for overlapping/community uses (e.g. school facilities should be designed to be used outside school hours for other educational and leisure activities). 	<ul style="list-style-type: none"> Agree with principle. 	<ul style="list-style-type: none"> None
	<p><u>The Hub (and surrounding area)</u></p>		
<p>Chetwynd: The Toton and Chilwell Neighbourhood Forum</p>	<ul style="list-style-type: none"> Notes that the 'station in a park' is a good concept but it is important to ensure that the station (and supporting services) blend into the surrounding environment. It should also be ensured that the immediate area is not seen to be a place just for commuters and the appropriate 'sense of place' should be provided. 	<ul style="list-style-type: none"> Noted. It is considered that these points are covered within the SPD draft document and that new development will be appropriately and sensitively integrated into the area. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<u>Innovation Campus</u>		
Chetwynd: The Toton and Chilwell Neighbourhood Forum	<ul style="list-style-type: none"> The employment opportunities provided by the Innovation Campus need to be geared to nearby communities and not (overly) encourage commuters. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
	<u>Other</u>		
Chetwynd: The Toton and Chilwell Neighbourhood Forum	<ul style="list-style-type: none"> Consideration should be given to moving (or at least disguising) the wastewater treatment plant. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> N/A
	<ul style="list-style-type: none"> Pylons east of Toton Lane should also be placed underground. The response queries why this been excluded. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> The SPD refers to the retention of areas under overhead pylons as green routes, with pathways and provision of SuDS infrastructure, contributing towards placemaking.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> Given that waterways/water bodies are important water vole habitat (among other Priority Species), care must be taken about placement of recreational opportunities alongside and around them. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> Question the wording regarding removing the military fence. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> The SPD indicates that it is flexible enough to meet the infrastructure to be put into place by 2045. However, it ignores the possibility of building on Wheatgrass Farm land which is included for part of the infrastructure proposals, and is included within the Greater Nottingham Strategic Plan. 	<ul style="list-style-type: none"> Issues in relation to future land supply will be considered as a part of the Greater Nottingham Strategic Plan process. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> Expresses concern regarding the assumption throughout the SPD is that the Service Accommodation will be retained “in perpetuity”. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> N/A

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> There should be mention of Hill Close to the west of Chetwynd Barracks. 	<ul style="list-style-type: none"> Should this be 'Hill Close'? 	<ul style="list-style-type: none"> Reference is made to Hill Close Wood in the SPD.
	<ul style="list-style-type: none"> The fact that the Sewage Works cannot be moved means that the first sight of people coming to the East Midlands via HS2 will be a sewage work. How this will be mitigated should be included/required within the document. 	<ul style="list-style-type: none"> Noted 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> The SPD should either contain an alternative if the TMD land is not available or make it a policy that the land will be compulsory purchased. 	<ul style="list-style-type: none"> The SPD cannot introduce new policies or amend existing Local Plan policies. 	<ul style="list-style-type: none"> None.
	Taxi / Private Hire provision		
A Private Hire Executive Chauffeur Service	<ul style="list-style-type: none"> SPD should make provision for Private Hire – not just taxis. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> There should be All Electric parking close to HS2 Hub. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
<u>Highway Impacts / Railhead</u>			
Stanton Bonna Concrete Ltd	<ul style="list-style-type: none"> Support the broad vision but are keen to ensure that consideration is given to the highway impacts of development as well as the need to safeguard railhead provision at Toton. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> Consideration should also be given to maintenance of a railhead at Toton Sidings to allow future opportunities for freight to be moved by rail to be realised. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
<u>Constraints and Opportunities</u>			
Stanton Bonna Concrete Ltd	<ul style="list-style-type: none"> Reference should be made to the highway network as a potential constraint to development of the Masterplan. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	Key Development Principles		
Stanton Bonna Concrete Ltd	<ul style="list-style-type: none"> The successful integration of the Masterplan within the local highway network should be added as a Key Development Principle. This should specifically include reference to vehicular trips and reducing existing congestion hotspots. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
	Transport and Movement		
Stanton Bonna Concrete Ltd	<ul style="list-style-type: none"> Support the principles of improving public transport, walking and cycling connections with the aim of enabling car-free journey as well as the provision for improvements to connectivity in the local area. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> There is little detail provided to illustrate how the new connections will integrate with the existing transport network in terms of trips and movements, which is critical to understanding how successful these measures will be. The 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> This is reflected in the SPD.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<p>Masterplan should be developed to ensure that no adverse impact upon neighbouring streets is created and to tackle existing areas of congestion.</p>		
	<ul style="list-style-type: none"> Any infrastructure upgrades should be delivered in a timely manner to support development as it comes forward. 	<ul style="list-style-type: none"> Agree with principle. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> The Masterplan should ensure that future proposals can be integrated effectively without undermining the economic performance of existing businesses. 	<ul style="list-style-type: none"> Agree in principle. 	
	<p><u>Opportunity of the land</u></p>		
<p>Land at Toton Lane (P&DG)</p>	<ul style="list-style-type: none"> The opportunity of the land to deliver for the HS2 link, whilst providing a required number of housing, requires a defined function and parameter for the southern green corridor. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<u>Wildlife Corridor</u>		
Land at Toton Lane (P&DG)	<ul style="list-style-type: none"> Support the need for, and desirability of, an undeveloped corridor along the southern boundary. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> A wildlife corridor varying in width (15-20 metres) should be considered within the Masterplan and offers a balanced opportunity to deliver the necessary housing needs whilst protecting existing residents' amenity and implementing green and blue infrastructure. 	<ul style="list-style-type: none"> A Part 2 Local Plan development requirement is that these be of varying widths and it is not considered appropriate to prescribe the width of these within the SPD document. 	<ul style="list-style-type: none"> None.
	<u>Education</u>		
A local School	<ul style="list-style-type: none"> The current need for a new school on the site of Chilwell school and the opportunities that this will afford should be included. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> The requirement of a new primary school on the Chetwynd Barracks site has been included within the SPD.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> The opportunity to redevelop the site of Chilwell school to provide additional capacity for the increase in secondary population should be included as an option. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> The current leisure facilities for the local population at Chilwell school are an asset that should be considered for development. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.
	<u>General</u>		
The Ramblers	<ul style="list-style-type: none"> There is a great deal to be applauded in the current proposal and would welcome the opportunity to be fully involved as the plans for the site develop. Would also have liked more time to walk over the whole area so as to make more specific comments and therefore request that the Barracks site is made available for access ready for the next consultation. 	<ul style="list-style-type: none"> Noted. Unfortunately, as Chetwynd Barracks is currently an operational MOD base, access is outside of the Council's control. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	Relocation		
DB Cargo UK Ltd	<ul style="list-style-type: none"> The Masterplan must comprehensively and robustly deal with the likely scenario that the DB Cargo and Network Rail operations will remain in part or in whole for the long-term and will need to be flexible to deal with the uncertainty of relocation. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> The draft SPD document notes that these will 'only be re-located subject to an appropriate relocation site being identified and secured, and these proposals being demonstrated to be both feasible and viable.'
	<ul style="list-style-type: none"> The Masterplan must directly reference and confirm that any future potential relocation of DBC / NR's operations must fully accord with adopted Local Plan Part 2 Policy and is subject to the viability of such proposals and appropriate relocation sites being identified and secured. 	<ul style="list-style-type: none"> The SPD needs to be in conformity with the Part 2 Local Plan. 	<ul style="list-style-type: none"> The SPD has been prepared to be in conformity with the Part 2 Local Plan.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> The Masterplan must ensure that any sensitive development in close proximity to the sidings and existing or retained operations, are expressly required to ensure they are planned, laid out, designed and mitigated so as not to prejudice the future operation of the sidings. 	<ul style="list-style-type: none"> Details would be a matter for any planning application received. 	<ul style="list-style-type: none"> None.
	<u>Maps</u>		
DB Cargo UK Ltd	<ul style="list-style-type: none"> The preparation of the Masterplan must be based on an accurate and up to date mapping and understanding of the DBC and NR operations and landholdings at Toton Sidings. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> The maps and figures included within the draft SPD document are all accurate and up-to-date.
	<u>Text</u>		
DB Cargo UK Ltd	<ul style="list-style-type: none"> Under the heading of ‘constraints’ – there is no reference to the Toton Sidings operation. This should be identified as a key constraint. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> Operational rail assets including Toton Sidings and TMD have been identified as a constraint within the draft SPD document.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<u>Strategic Growth at Toton</u>		
Hill Top Farm (Oxalis Planning)	<ul style="list-style-type: none"> Support the vision for the area and the approach taken to engage with stakeholders. However, consider that the strategy established does not reflect the vision or key development principles and that opportunities for development of wider Toton area are being missed. 	<ul style="list-style-type: none"> Do not agree that the strategy does not reflect the vision or principles. 	<ul style="list-style-type: none"> Text within the draft SPD document clearly demonstrates how vision and principles can be met.
	<ul style="list-style-type: none"> Not all the development principles can be met in full when based on the land area covered by the Masterplan. The vision for a “high-quality network of open spaces” which are required to improve connectivity between communities, will not be achieved with the strategy proposed in the Masterplan unless further land is included within the plan. 	<ul style="list-style-type: none"> Do not agree that the development principles cannot be met with the land included within the Masterplan boundary. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	<ul style="list-style-type: none"> The opportunities presented by the Hub Station present a once in a generation opportunity for the sustainable development of Toton and Chetwynd Barracks and, as such, the surrounding area should be a focus for housing growth to meet the vision and development principles set out in the Strategic Masterplan document. 	<ul style="list-style-type: none"> Any further housing allocations would need to be considered as a part of the Greater Nottingham Strategic Plan process. 	<ul style="list-style-type: none"> None.
	<p><u>Development of the land around Hill Top Farm</u></p>		
Hill Top Farm (Oxalis Planning)	<ul style="list-style-type: none"> The site should be included within the Masterplan as development of the site could not only provide homes to help meet the housing needs of the Borough but also deliver very significant areas of landscaped open space including additional woodland planting to retain and enhance the character of the area and deliver new community assets. 	<ul style="list-style-type: none"> Any further housing allocations would need to be considered as a part of the Greater Nottingham Strategic Plan process. 	<ul style="list-style-type: none"> None.

Consultee	Representation Summary	Council Response	SPD changes / text to add
	Timing of the Masterplan		
Hill Top Farm (Oxalis Planning)	<ul style="list-style-type: none"> The development of the area is currently not clear due to key emerging proposals (the emerging Greater Nottingham Strategic Plan and the Aecom study) which affect the area and therefore the preparation of the Masterplan should be put on hold until further detail in respect of long-term development of the area has been made known. 	<ul style="list-style-type: none"> Disagree. The production of the SPD is to supplement the Part 2 Local Plan and the timing of the emerging Greater Nottingham Plan is separate / not relevant in this regard. 	<ul style="list-style-type: none"> None.
	Infrastructure / Facilities		
Local Churches	<ul style="list-style-type: none"> Express a desire is to see one or more Christian churches established in the area, to serve the new development. 	<ul style="list-style-type: none"> Noted. 	<ul style="list-style-type: none"> None.

Broxtowe Borough Council

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