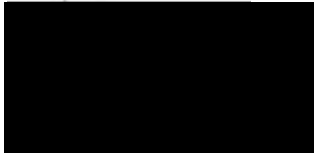


Statement of Common Ground.
Between Bloor Homes Ltd and Broxtowe Borough
Council.

In respect to Bloor Homes interests at Strategic
Allocation Toton and Chetwynd Barracks.

Date: July 2026 | Pegasus Ref: P23-2377

Author: Clare Clarke

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On behalf of: Broxtowe Borough Council	On behalf of: Pegasus Group on behalf of Bloor Homes Ltd
Date: 09/07/2026	Date: 09/07/2026



Document Management.

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Appendix A: Bloor Homes Landownership in relation to the Indicative Plan for the Strategic Allocation

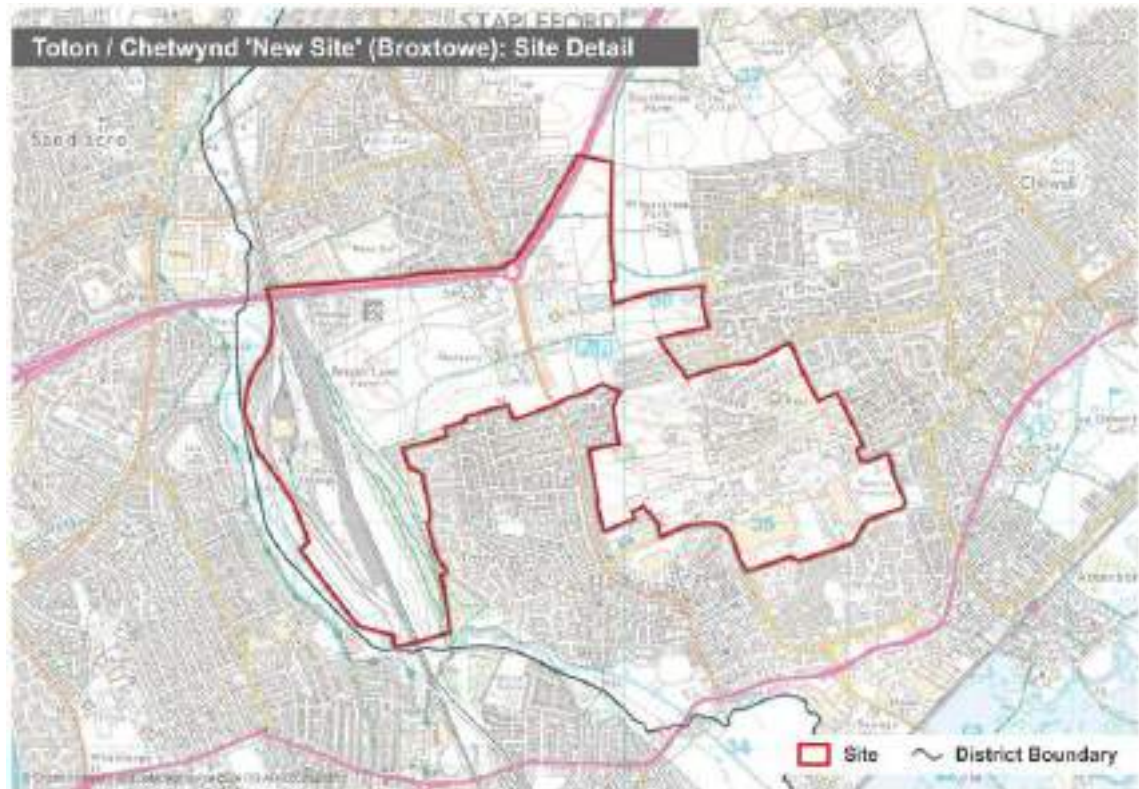
Appendix B: Bloor Homes Landownership

Appendix C: Combined Illustrative Masterplan for Bloor Homes

1. Purpose of this Statement

- 1.1. This Statement of Common Ground has been prepared by Pegasus Group on behalf of signatories Broxtowe Borough Council and Bloor Homes Ltd, in respect of Bloor Homes land interests in Strategic Allocation Toton and Chetwynd Barracks ("the site"). Figure 1 below shows the proposed allocation site.

Figure 1 – Proposed Inset Plan for Toton and Chetwynd Barracks

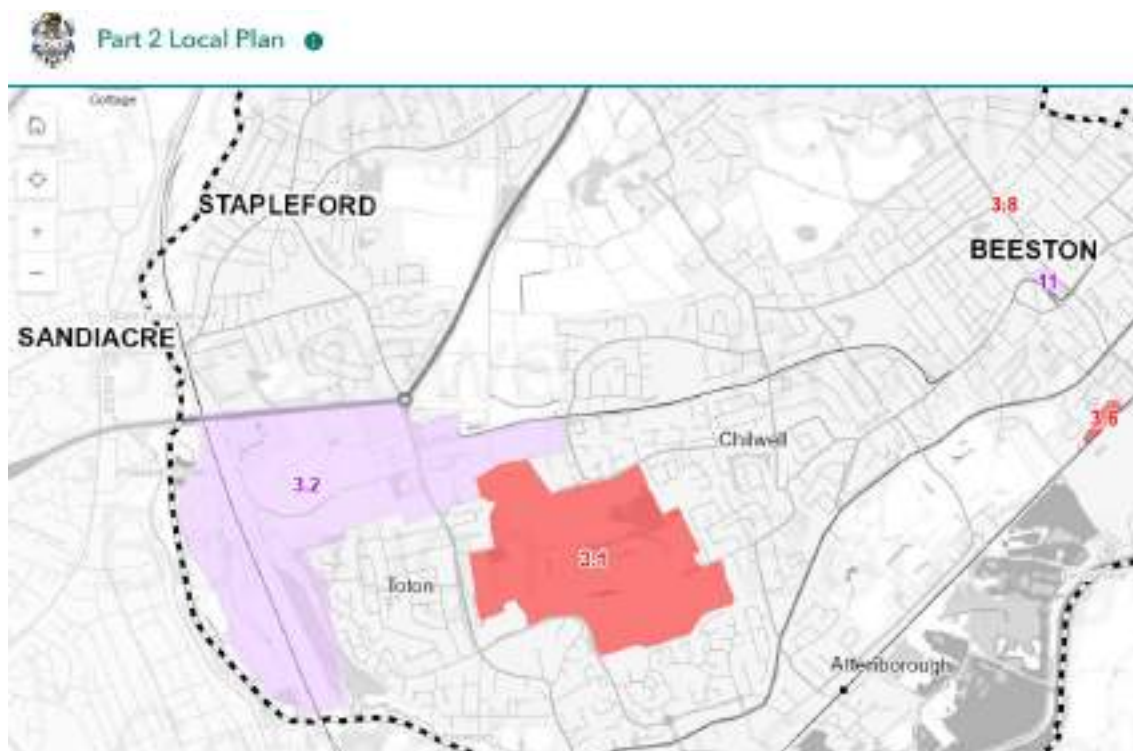


- 1.2. The purpose of this Statement is to identify areas of common ground between parties in respect of the proposed Strategic Allocation, identified for development in Policy 21 of the Greater Nottingham Strategic Plan, which covers the period to 2041. This Statement will also record areas where there is no consensus (uncommon ground).
- 1.3. The aim of this Statement is to provide evidence to support the emerging Greater Nottingham Strategic Plan Examination in Public. It provides further information as regards the proposed allocation and the deliverability of the site.

2. Site Context

- 2.1. The Toton and Chetwynd Barracks Strategic Allocation is located to the southwest of Nottingham, east of the M1 Motorway and south of the A52 as it runs from the M1 towards Nottingham.
- 2.2. The allocation is located between Toton, Chilwell and Stapleford: settlements within Broxtowe Borough which form part of the built-up area of Greater Nottingham. It is situated north of Toton, west of Chilwell, south of Stapleford. The B6003 Toton Lane runs south from Stapleford through the allocation, crossing the A52 at Bardills Roundabout on the northern boundary of the allocation.
- 2.3. To the west of the allocation is the River Erewash, which forms the boundary with Erewash Borough. To the west and northwest of this is Long Eaton and Sandiacre, two further settlements within the built-up area of Nottingham within Erewash Borough and outside the Greater Nottingham Strategic Plan area.
- 2.4. This Strategic Allocation combines two allocations from the Broxtowe Part 2 Local Plan, shown below in Figure 2. These sites are allocated in Policy 3.1 (Chetwynd Barracks) and Policy 3.2 (Toton) of the Broxtowe Part 2 Local Plan for approximately 4,500 homes as well as new jobs and community facilities.

Figure 2 – Broxtowe Part 2 Local Plan, Interactive Policies Map extract showing Allocations



- 2.5. In addition to combining the two currently allocated sites into a single strategic allocation, the Greater Nottingham Strategic Plan also proposes the removal of land to the north of the Toton Site from the Green Belt and the inclusion of this land in the emerging allocation.

2.6. The proposed amended to the Green Belt is shown in Figure 3 below.

Figure 3 – Proposed Green Belt Amendment



- 2.7. In total, the Strategic Allocation extends to approximately 266 hectares and includes;
- 2.8. the previously developed land to the west of the railway line;
- 2.9. the agricultural land north of Toton and
- 2.10. the previously developed Chetwyn Barracks, Ministry of Defence site.
- 2.11. The site also includes a number of uses to be retained, including an existing sewage works and the George Spencer Secondary School along the northwest boundary and south of the A52/west of the B6003, an electricity substation further south to the west of the B6003, Toton Park and Ride to the east of the B6003.
- 2.12. Draft Policy 21 of the Greater Nottingham Strategic Plan makes provision for 2700 dwellings during the plan period and at least 32,000 square metres of business and industrial floor space, two local centres community facilities, transport infrastructure including a link road between the A52 and Chetwyn Barracks and at least 16 hectares of open space.
- 2.13. The policy references the Toton and Chetwyn Barracks Strategic Masterplan Supplementary Planning Document (SPD) adopted by Broxtowe Council in February 2023.
- 2.14. The SPD establishes a vision and development principles that set the quality expectations for the new developments, to guide more detailed masterplanning of the sites. It presents an indicative and flexible spatial framework and identifies key land uses with the intention of

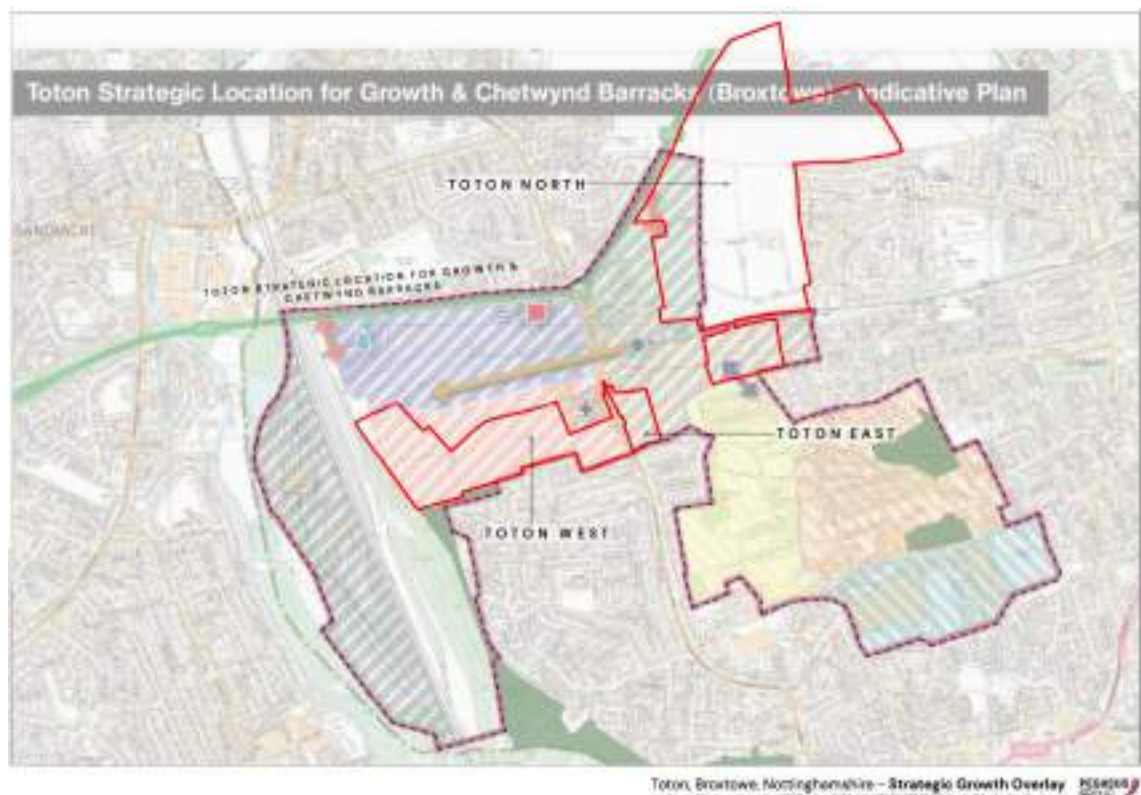


creating comprehensive development. It identifies character areas to provide further guidance to embed high-quality design outcomes, and these are reflected in the above Indicative Plan from the Grater Nottingham Strategic Plan.

3. Bloor Homes Interests

- 3.1. Bloor Homes has land interests in part of the original Toton allocation (Policy 3.2 shown in purple in Figure 2), part of the land proposed to be released from the Green Belt (shown in Figure 3) as well as additional land in the Green Belt to the east and north of this.
- 3.2. Figure 4 below (also **Appendix A**) shows the extent of Bloor Homes interests, using the Indicative Plan from the Greater Nottingham Strategic Plan supporting text (Figure 21.1 in the Publication Draft March 2025) to highlight all the land in Bloor's control, which is outlined in red.
- 3.3. There are three key parcels identified, Toton West (part of the Toton South character area), Toton East (part of the Toton East character area) and Toton North (part of the Toton Northeast character area and including land beyond the allocation). These relate to four live planning applications and are explained further below.

Figure 4 – Bloor Homes Landownership Red Line Plan



- 3.4. This Statement relates to the land within Bloor Homes control, but the wider co-ordination of development has been secured through the adoption of the Toton and Chetwynd Barracks Strategic Masterplan SPD.

4. Other Areas of Agreement

Landownership

- 4.1. Bloor Homes has control over a significant element of the proposed Strategic Allocation Toton and Chetwyn Barracks. Figure 5 (also shown in **Appendix B**) shows Bloor Homes land interests, which extend beyond the proposed allocation to the north and east of the Toton element of the site.

Figure 5 – Bloor Homes Land Interests



- 4.2. Bloor Homes is a family owned and run housebuilder, with headquarters in Derbyshire. Established in 1969, Bloor Homes is one of the largest privately owned house builders in the UK with 1,200 employees and building over 3,000 homes annually. Bloor Homes is recognised by the National Housing Building Council as a five star housebuilder. The land under their control therefore benefits from an active developer interest.
- 4.3. The land within Bloor Homes control is capable of delivering a total of 1,455 homes, of which 850 are within the proposed Strategic Allocation and remaining 605 dwellings are proposed on land not currently proposed to be allocated.

Planning Applications

- 4.4. Pegasus Group has submitted four planning applications at Toton on behalf of Bloor Homes, as part of a comprehensive plan to deliver new homes on land interests. Figure 6 below

shows the overall plan for the Bloor land and the three parcels of land that the four applications relate to (also shown in **Appendix C**). This also includes a small area of land in control of Peveril Homes, for which a join planning application has been submitted. All the applications have been prepared in the context of the Strategic Masterplan SPD and therefore contribute to a cohesive approach to development of the allocation.

Figure 6 – Comprehensive Plan of Bloor Homes planning applications at Toton



- 4.5. The four live planning applications are detailed in Table 1 below. There are two applications related to Toton West, an Outline application and a Hybrid application these relate to the same site and the same development
- 4.6. The Toton applications have been held up by holding objections from the Local Highways Authority and National Highways. With the exception of vehicular access and the impact of the proposals on the surrounding highway network, all technical matters are resolved or in the process of being resolved through engagement with the Council.
- 4.7. Nottinghamshire County Council Highways and National Highways initially stated that the absence of a wider transport modelling exercise for the allocation as a whole meant they could not engage in the determination of the application. This, in part, informed Bloor's decision to appeal the outline application.
- 4.8. The "East Midlands Gateway Model" (EMGM) is a comprehensive highway model that covers a large geographical area around the Midlands Gateway. The model is used by Local Planning Authorities, County Councils and National Highways (NH) to assess the high level and cumulative impacts of traffic generated by large development proposals on the wider highway network. The EMGM is operated by a consultancy, Systra.

- 4.9. Bloor Homes has instructed transport modelling through Systra and this reported to Broxtowe BC, Notts County Council Highways (NCC) and NH on 12th June 2026.
- 4.10. All parties engaged in discussion following the receipt of the Systra modelling. It is anticipated that all outstanding issues can be resolved with the Highways Authorities across all of the applications on the basis of this additional evidence. It is therefore anticipated that the Toton East and North applications will be taken to the Planning Committee later this year.

Table 1 – Bloor Homes Planning Applications

Planning Reference	Description of Development	Current Status	Illustrative Masterplan
Toton West (Outline) <u>25/00371/OUT</u>	Outline Planning Application for the construction of a residential development of up to 420 residential dwellings and associated open space and infrastructure (with some matters reserved). All matters reserved except details of vehicular access from Stapleford Lane. The vehicular access proposed is a four arm junction which would comprise the western end of the link road proposed between Stapleford Lane and the A52, to the north east of the Bardhills Roundabout,	Application submitted May 2025 supported by an Environmental Statement. This site is fully within the Strategic Allocation. An appeal against non-determination is pending, Public Inquiry programmed for August 2026. On 1st July 2026 the Council resolved that it would have approved the application subject to the removal of the objections from National Highways and Nottinghamshire County Council Highways. These highway bodies are currently reviewing the cumulative transport modelling work as set out in paragraph 4.10.	
Toton West (Hybrid) – <u>25/00928/FUL</u>	Hybrid Planning Application: Outline planning application for 420 dwellings with full details submitted for approval of 69 of those dwellings, vehicular access from Stapleford Lane, the provision of landscape buffer to allow undergrounding of high voltage cables, and associated infrastructure. All matters reserved apart from the details of the 69 dwellings and vehicular access from Stapleford Lane. The vehicular access proposed is a four arm junction which would	Application submitted in December 2025 supported by an Environmental Statement. This site is fully within the Strategic Allocation. This application is pending a decision.	

	comprise the western end of the link road proposed between Stapleford Lane and the A52, to the north east of the Bardhills Roundabout.		
Toton East (Full) – <u>25/00255/FUL</u>	Full Planning Application for construction of 155 dwellings and associated open space and infrastructure. The application includes a section of the link road proposed between Stapleford Lane and the A52, to the north east of the Bardhills Roundabout.	Application submitted in March 2025 jointly with Peveril Homes. This site is fully within the Strategic Allocation. This application is pending a decision.	
Toton North (Outline) – <u>25/00306/OUT</u>	Outline Planning Application for residential development of up to 880 homes (with some matters reserved) link road (means of access only), local centre, country park, education provision (forest school) and associated infrastructure. The application includes part of the proposed link road. In particular, the junction off the A52 to the north east of the Bardhills roundabout. The application also includes provision for a spur to facilitate access between the link road and Chetwynd Barracks, to the south.	Application submitted in April 2025 and pending a decision. This site is partly within the Strategic Allocation and also includes land within the Green Belt. The planning application is supported with information in respect of meeting the definition of grey belt and also that Very Special Circumstances exist.	

Infrastructure

- 4.11. The Infrastructure Delivery Plan (IDP) (2024) and Addendum (November 2025) supporting the Greater Nottingham Strategic Plan identifies the required infrastructure to support the proposed development including the Toton and Chetwyn Barracks site and this has informed the emerging policy for the site.
- 4.12. The live planning applications for the Bloor Homes land make provision for following:
- 30% on-site affordable housing provision;
 - 43.76 hectares of public open space including play facilities and a Country Park with Forest School available to education facilities in the vicinity (6.63 ha at Toton West, 1.96 ha at Toton East and 35.17 ha at Toton North);
 - Local Centre including convenience retail and services;
 - Provision of the link road between Stapleford Lane and the A52, to the north east of the Bardhills Roundabout.
 - Provision of a spur to facilitate access between the link road and Chetwynd Barracks, to the south;
 - New pedestrian and cycling routes including a segregated foot/cycle route on the eastern side of the proposed link road;
 - Improvements to existing public bridleways running north-south and east-west through the site, in terms of surfacing, lighting and waymarking, to enhance connections to the existing highway network;
 - Provision of a Mobility Hub within the local centre to include infrastructure such as bus stop, spaces for electric car club vehicles and spaces for E-bike hire;
 - Contributions to bus improvements, education and health;
 - Undergrounding of overhead lines; and
 - Safeguarding Tram Route.

Transport

- 4.13. The IDP Addendum 2025 identifies the need for the provision of a road between the A52 north east of Bardhills roundabout and Stapleford Lane. It also notes the need to extend the tramway to a new park and ride of around five hectares near Bessell Lane and for improvements to bus services including increased capacity and new routes with Chetwynd Road in particular prioritised for buses, cyclists and pedestrians as well as new active travel and public transport links to Toton NET and to a potential new rail hub.
- 4.14. The improvements proposed near Bessell Lane and Chetwyn Road relate to land outside of Bloor Homes' control, but the provision of the link road, contributions to improvements to bus services and strategic walking and cycling routes as well as provision of active travel links

and safeguarding the land for the extension of the tramway; are all provided for through the current live planning applications and supported by a Transport Assessment and Travel Plan.

- 4.15. The four planning applications collectively propose the link road between the A52 and Stapleford Lane. The application for “Toton North” includes a spur road to allow connection into the Chetwynd Barracks development site. The connection from the link road into Chetwynd, via the spur, is required to facilitate the delivery of development on the Chetwynd Barracks site.
- 4.16. Nottinghamshire County Council has previously sought public sector funding to deliver the link road. Two unsuccessful bids have been made. The first to the Housing Infrastructure Fund (HIF) (£26.5m) (refused 2019). The second to the Levelling Up Fund (LUF) (£36m) (refused 2023).
- 4.17. The parties in this Statement of Common Ground are working together to secure the prompt and viable delivery of the link road which is needed to secure the delivery of the Strategic Allocation at Toton and Chetwynd Barracks.

Drainage and Utilities

- 4.18. The IDP also requires the provision of sustainable drainage systems and other infrastructure as necessary to prevent flooding and contamination and to protect groundwater. Also, the need for new utilities infrastructure on-site during build. These requirements are all provided for through the live planning applications.

Education & Health Care

- 4.19. The IDP identifies the need for a new primary school and to ensure sufficient secondary and SEND education infrastructure and capacity, as well as primary healthcare provision, with S106 contributions to be confirmed on receipt of a full planning application. Through the current live planning applications Bloor Homes has agreed to enter into a Section 106 agreement which provides for contributions towards education and health alongside public transport and libraries contributions. The proposal is for a school to be delivered as part of the Strategic Allocation but not on land under the control of Bloor Homes and therefore contributions are sought for this.

Green & Blue Infrastructure

- 4.20. The IDP finally sets out the need for a range of blue and green infrastructure and open space, including:
- retaining and enhancing existing green infrastructure assets as set out in the SPD and corridors including along the Erewash Canal and Erewash River Valley;
 - providing a new multifunctional green infrastructure corridor to the south of Toton which connects Toton Fields Local Wildlife Site with Hobgoblin Wood (in Chetwynd Barracks) and extends northwards from Toton Fields up to Bessell Lane; and
 - delivering a series of new urban boulevards that connect the A52 to Toton Lane, Toton Lane to the potential railway station and the A52 to Swiney Way.

- 4.21. As far as these requirements relate to the land within the control Bloor Homes, these requirements are also provided for through the live applications.

Phasing Plan

- 4.22. It is Bloor Homes intention to the deliver the three parcels of development at Toton in the following broad phases:

- Phase 1 – Toton West parcel for which detailed permission has been sought as part of the Hybrid application and which can be delivered in the short term.
- Phase 2 – Toton East, 155 homes delivered in partnership with Peveril Homes. Full planning permission has been sought providing the basis for this site to be delivered in the short term.
- Phase 3 – Remainder of Toton West and Toton North, Link Road and Country Park.

- 4.23. Phase 3 will involve a number of sub-phases to be considered as planning permissions are secured. It is intended to ensure the development of the site is co-ordinated across the wider strategic development, particularly in relation to infrastructure, highway access, site layout, and landscaping to deliver a comprehensive development framework.

Timescales and Trajectory

- 4.24. Bloor Homes anticipate all three parcels of land at Toton will receive planning permission by the end of this year. This will provide detailed permission for 224 homes (69 at Toton West and 155 at Toton East). Following determination of the full application and the signing of the Section 106, it is anticipated that work on site can begin within six months and following six months of site preparation and infrastructure works, will start to deliver the first homes.
- 4.25. The remaining parcels will require Reserved Matters applications which are already well progressed and will be ready to submit within four weeks of the aforementioned applications, with the aim of getting determinations within 16 weeks of submission.
- 4.26. On this basis, the housing trajectory for the Bloor Homes element of the site is shown below (Figure 7), which anticipates delivery commencing in 2027/28.

Figure 7 – Housing Trajectory

Year	Number of Dwellings
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	25
2028/29	95
2029/30	125

2030/31	160
2031/32	165
2032/33	125
2033/34	120
2034/35	65
2035/36	90
2036/37	95
2037/38	95
2038/39	95
2039/40	100
2040/41	100
Total	1455

- 4.27. This includes the 605 homes on the land not currently proposed for allocation to the north.
- 4.28. The trajectory is informed by experience of delivery rates in the Greater Nottingham Housing Market Area.

Financial Appraisal

- 4.29. Bloor Homes has undertaken its own viability appraisals for the site and is confident that the development proposed by the live planning applications represents a viable development opportunity.

5. Areas of Uncommon Ground

- 5.1. The Council and Bloor Homes areas of uncommon ground in respect of the Toton and Chetwyn Barracks Strategic Allocation (Policy 21) relates to the extent of the Strategic Allocation and Green Belt release.
- 5.2. Figure 8 below shows the area of Green Belt proposed to be released and allocated in the emerging Greater Nottingham Strategic Plan and the additional 20.72 ha of Green Belt land promoted by Bloor Homes for release and allocation through the Local Plan process.

Figure 8 – Extent of Green Belt release proposed, and additional land promoted for release and allocation by Bloor Homes (overlaid on the illustrative masterplan for Bloor Homes Toton North application)



- 5.3. Bloor Homes submitted representations throughout the Local Plan process in support of the extension of the proposed Strategic Allocation and Green Belt release to provide additional housing land supply needed to meet housing needs in full and to support the delivery of the link road between the A52 east of Bardills Roundabout and Stapleford Lane, including the spur into Chetwyn Barracks, all of which is a requirement of Policy 21.
- 5.4. The cost of the link road is well understood by all parties due to the unsuccessful funding bid. The land required to deliver the link road and spur is within Bloor Homes control and can therefore be delivered as part of the live planning applications but will require the release of this additional land is required to support delivery.
- 5.5. **There is no common ground between the parties on the extent of additional land for development needed to support the delivery of the Link Road, and the wider Site.**

Appendix A: Bloor Homes Landownership in relation to the Indicative Plan for the Strategic Allocation

Toton Strategic Location for Growth & Chetwynd Barracks (Broxtowe) - Indicative Plan

SANDIACRE

TOTON STRATEGIC LOCATION FOR GROWTH & CHETWYND BARRACKS

TOTON NORTH

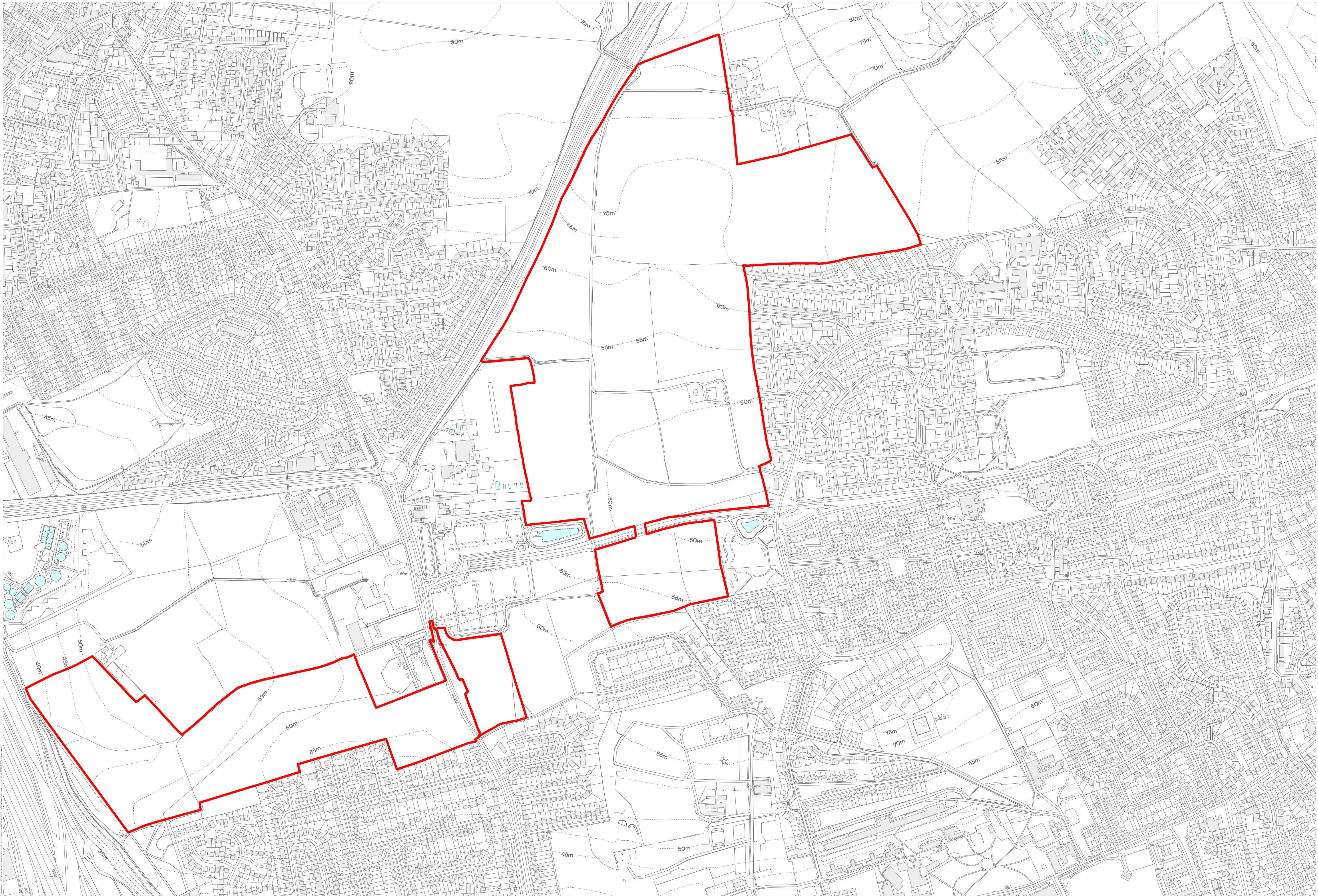
TOTON EAST

TOTON WEST

Chilwell



Appendix B: Bloor Homes Landownership





Appendix C: Combined Illustrative Masterplan for Bloor Homes

TOTON NORTH

REF: 25/00306/OUT

An outline application for up to 880 dwellings, a new Country Park, and the delivery of a new Link Road. The Link Road will be delivered solely by the Toton North application proposals and will support the Council's longstanding objective to improve the local highways network, by taking traffic congestion away from Bardills Roundabout, and providing a link to the allocated Barracks site, thereby unlocking the allocated Toton site area.

TOTON WEST

REF: 25/00371/OUT

An outline application for up to 420 dwellings, areas of public open space, and the undergrounding of high-voltage cables.

REF: 25/00928/FUL

Hybrid Planning Application: Full Planning permission for 69 dwellings, vehicular access from Stapleford Lane, the provision of landscape buffer to allow undergrounding of high voltage cables, and associated infrastructure. Outline Planning Permission: For the Construction of up to 351 dwellings and relevant infrastructure. All matters reserved apart from the details of vehicular access from Stapleford Lane.

COUNTRY
PARK

LOCAL
CENTRE

TOTON EAST

REF: 25/00255/FUL

A joint full application with Peveril for 155 dwellings and the creation of a new signalised junction on Toton Lane, with an initial section of the Link Road.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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