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Dear Sir / Madam,

Consultation on the Toton and Chetwynd Barracks Strategic Masterplan Supplementary Planning Document

National Highways welcomes the opportunity to comment on the Toton and Chetwynd Barracks Strategic Masterplan Supplementary Planning Document (SPD), which has been produced to inform the development of the Broxtowe Borough Council Local Plan Part 2, and guide planning application decisions within the masterplan area.

The submission provides a vision for the future of the Toton and Chetwynd Barracks areas and sets out a number of key objectives and planning policies which will be used to help support growth across the region.

National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is the role of National Highways to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Broxtowe Local Plan, our principal interest is safeguarding the operation of the A52 and M1 which bisect the Local Plan area.

The growth aspirations across Toton and Chetwynd Barracks aim to deliver 1,000 to 1,300 new homes during the Part 2 Local Plan period up to 2028, however we note that going beyond 2028 the site has the capacity to provide approximately 4,500 in total. The Masterplan also aspires to deliver a total of 53,000sqm of employment use development (of which at least 35000sqm shall be B1 use).

We note however that the SPD does not appear to have been updated to account for the HS2 East Midlands Hub station no longer being situated at Toton. We therefore expect that the development aspirations, and potentially transport infrastructure proposals, will change from that set out in this consultation.

The SPD aims to deliver growth supporting net zero carbon ambitions, with shared living and working spaces, and local centres in both Chetwynd and Toton providing sustainable transport, retail and service facilities.

We note the highway infrastructure proposal to serve the masterplan site via new junction onto the A52 located approximately 500m to the north of the Bardills roundabout. Although multiple connections to a particular highway link can be necessary to enable high demands from the local urban area to flow out onto the highway link, increased permeability of a strategic link such as the A52 can present major concerns.

The A52 serves as the major strategic link for long distance trips into Nottingham via the M1. The A52 between the M1 and Nottingham city centre is already congested due to high strategic demands, as well as serving its secondary purpose as a local commuter link road connecting the west of Nottingham area with the wider city. The provision of an additional junction onto the A52 will accommodate increased traffic flows onto a severely strained strategic link.

Any proposal to deliver a new junction on the SRN requires a Strategic Business Case demonstrating the need, impacts, benefits, and evidencing that the growth aspirations cannot be accommodated via upgrade to the existing junctions on the network. Decision to grant or refuse permission will not be made by National Highways, but by the DfT.

An additional concern is that this proposed junction will be located in close proximity to the existing Bardills roundabout, which itself suffers from capacity constraints and would be expected to interact with the new junction, with queues from one reaching back to and interfering with the other. This proposal will require an application for Departures from Standards to be approved.

National Highways is concerned that the delivery of this new connection to the A52 shall have a major detrimental impact on journey times, reliability of the SRN to serve both local and long distance trips, as well as highway safety.

We have no further comments to provide at this stage but reiterate that Highways England is committed to continued engagement with the Local Planning Authority in order to agree an approach for any future mitigation needed on the A52 to support the delivery of the growth aspirations.

Yours sincerely,

[Redacted signature]

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Midlands Operations Directorate

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