

# For Sale

Strategic Development Land  
Toton Lane, Nottingham  
Development Prospectus

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March 2019

# Executive Summary

- Major **mixed-use development site** in the Toton Strategic Location for Growth
- The subject site measures **53.75 acres (21.75 ha)**
- Existing outline planning consent in conjunction with the adjoining landowner to provide a **mixed use scheme incorporating 500 houses**
- HS2 Station and extension of the NET Tram Network will **provide unrivalled connectivity** across the East Midlands
- **Freehold disposal**



HS2 STATION

J25 M1

A52

The subject site measures  
**53.75 acres (21.75 ha)**

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# Introduction

**The land at Toton presents the opportunity to deliver a mixed-use scheme anchored by the HS2 East Midlands Hub development.**

The East Midlands comprises of 4.77 million people and over 200,000 businesses. An established location for the manufacturing, technology and high value service industries, boosting names such as Rolls-Royce, Boots and Bombardier. The continued investment into the East Midlands has been reflected over recent years in the creation of new jobs and as a consequence increased demand for housing. House prices have continued to climb within the East Midlands experiencing strong growth.

This development opportunity has come forward following the announcement of the HS2 phase 2b hub locations, providing an opportunity for a strategic growth area. The subject site is 53.75 acres (21.75 ha). The outline planning permission was obtained jointly with Peveril Homes Ltd, the neighbouring land owner.

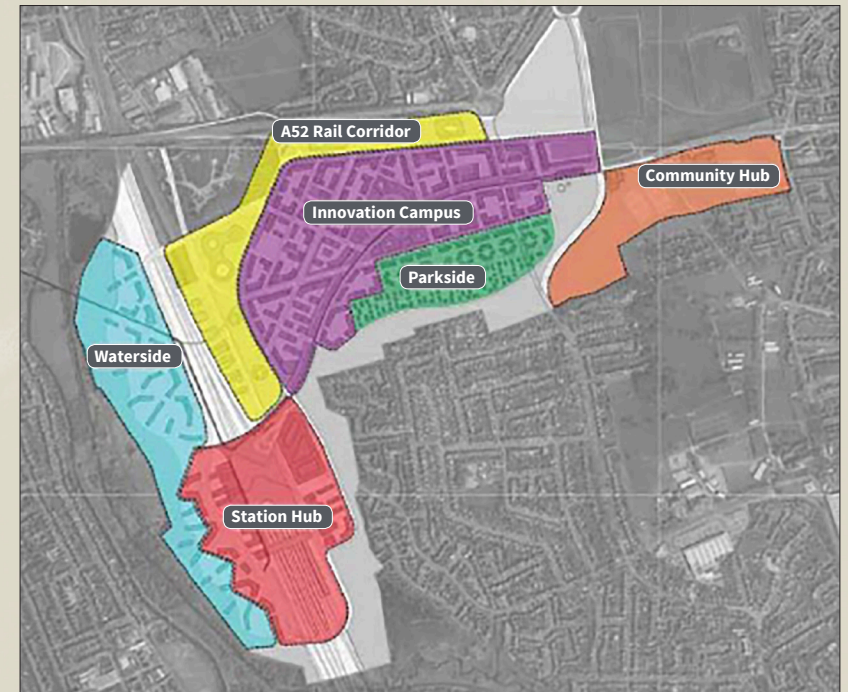
The Toton Strategic Location for Growth is allocated for development in the draft Part 2 Broxtowe Local Plan 2017 –2028. The draft plan is at an advanced stage and has been examined by a Planning Inspector. The submitted version of the Part 2 Local Plan growth area includes Toton Sidings, land to the north abutting the A52, Toton to the south and Toton Lane to the East. It also includes the tram terminus and all the land south to the built up area of Chilwell.

The East Midlands Growth Strategy was developed between the East Midlands Councils including Nottingham City, Derby City, Nottinghamshire, Derbyshire and Leicestershire County Councils, D2N2 Local Enterprise Partnership and Leicestershire Local Enterprise Partnership.

This document is based on three fundamental themes - People, Place and Connectivity, with a clear focus on delivery. The plans outlined for the growth area propose a network of garden villages with a centrally located 'Innovation Village' at the Hub Station. The Growth Strategy within the wider context could result in the creation of :

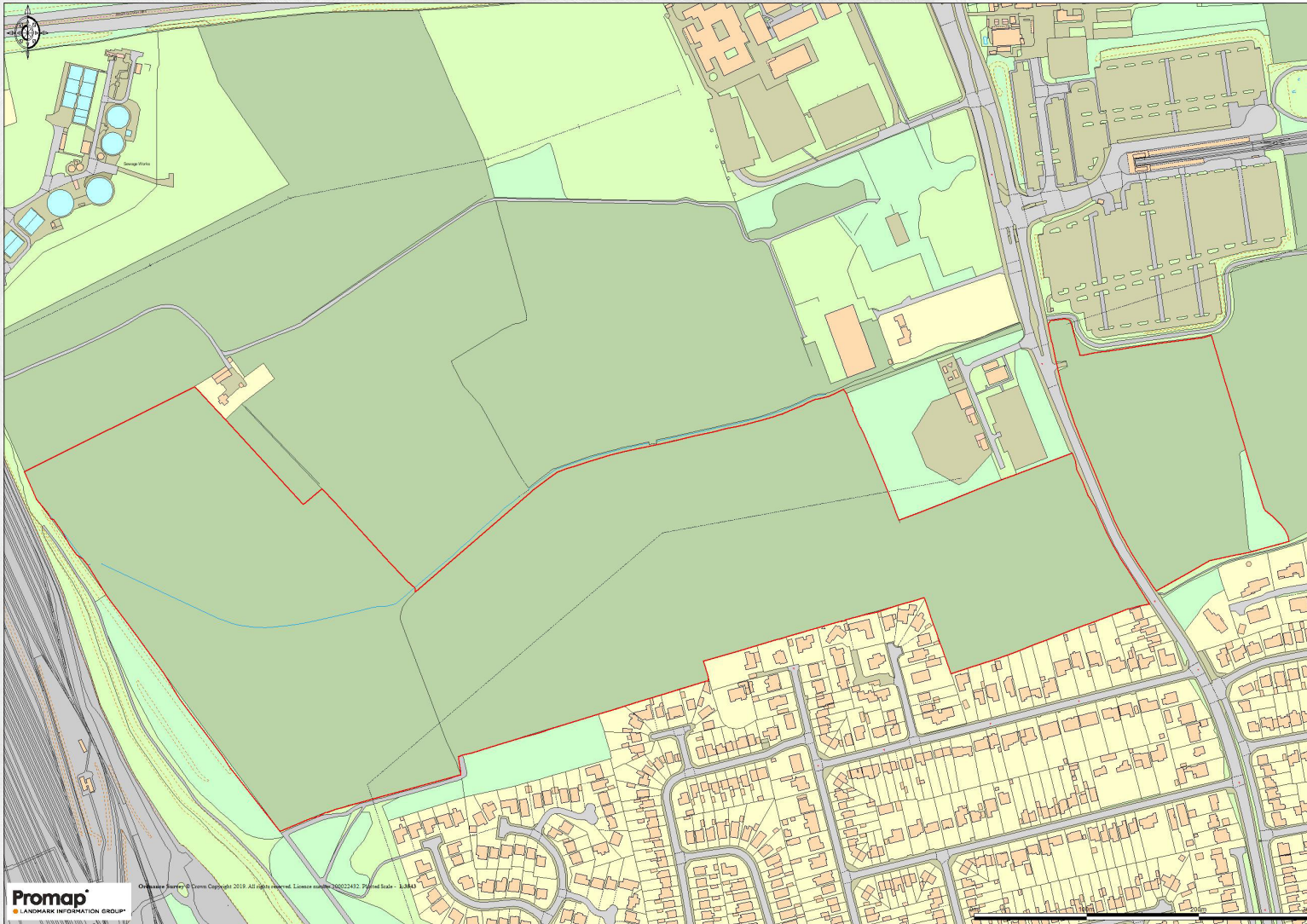
- 170,000 sqm OFFICE/Research and development floor space
- 11,000 sqm retail and other commercial floorspace
- 11,500 gross jobs and 9,100 net additional jobs
- £590m in net additional Gross Value Added once the development is complete
- 5,300 gross new homes across Toton, Chetwynd Barracks and Stanton.
- A new junction into the site from the A52
- Other benefits including a relocated school, new sewage works, sub-station and a redeveloped Park and Ride scheme.

The development framework outlined in the East Midlands Growth Strategy has been designed as such to allow for a series of distinct character areas as outlined in the masterplan.



*Toton Area (Hub Station) Development Masterplan  
Images courtesy of HS2 Growth Strategy*

# Site Boundary Plan



*This plan is for identification purposes only and any interested parties should undertake their own investigations to determine the site boundary.*

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# Opportunity

The land at Toton offers an opportunity located within the Toton Strategic Location for Growth, providing the potential for a development partner to gain early involvement and shape the development design, layout, scale and character of a pivotal site within the wider allocation. The scheme will provide a substantial residential and commercial development anchored around the HS2 East Midlands Hub. Combining the national agenda of connecting HS2 from London to Manchester and Leeds.

This parcel of land represents the opportunity to be a key driver in the delivery of a high quality mixed use development, incorporating residential, PRS, neighbourhood retail and office accommodation.

The subject site extends 53.75 acres (21.75 ha) which is a substantial parcel within the overall Strategic Location for Growth covering over 381 acres (154 ha). The existing access is from Toton Lane (B6003) providing a direct link to the A52. The site boundary treatment includes robust mature hedgerows, separating the site from the existing residential areas and neighbouring fields. The land is currently occupied for agricultural use. The site is dissected by Toton Lane and provides 6.98 acres to the east, adjacent to the tram terminus, and the remaining land to the west equates to 46.77 acres.



*Local Plan Part 2 – Draft Allocation*

*The red line of this plan does not reflect the title plan.*

*Source: Broxtowe Borough Council Draft Local Plan Part 2*

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# Site Location Plan



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# The HS2 Proposal

HS2 is the major new infrastructure project for the rail network connecting 8 out of the 10 largest cities in Britain. It is a significant investment in Britain's future and will be a catalyst for economic growth. HS2 could provide 345 miles of new high-speed track and could carry over 300,000 passengers a day with up to 48 HS2 trains every hour, linking 25 stations directly.

Construction of phase one linking London and Birmingham will complete by 2026, whilst phase two will run from the West Midlands to Manchester in the west and Leeds in the east completing the network by 2033.

The exact route for the second phase was announced by the Government in 2017 and the East Midlands forms part of Phase 2b. The consultation of the Draft environmental Statement & Equalities Impact Assessment began in late 2018 and HS2 Ltd anticipate the Hybrid Bill deposit by early 2020.

The East Midlands growth strategy sets out that HS2 connectivity will generate an additional 74,000 jobs across the East Midlands by 2043. It is projected that main civils design work should commence in late 2022 with Royal Assent in 2023 and start of construction in mid 2023.

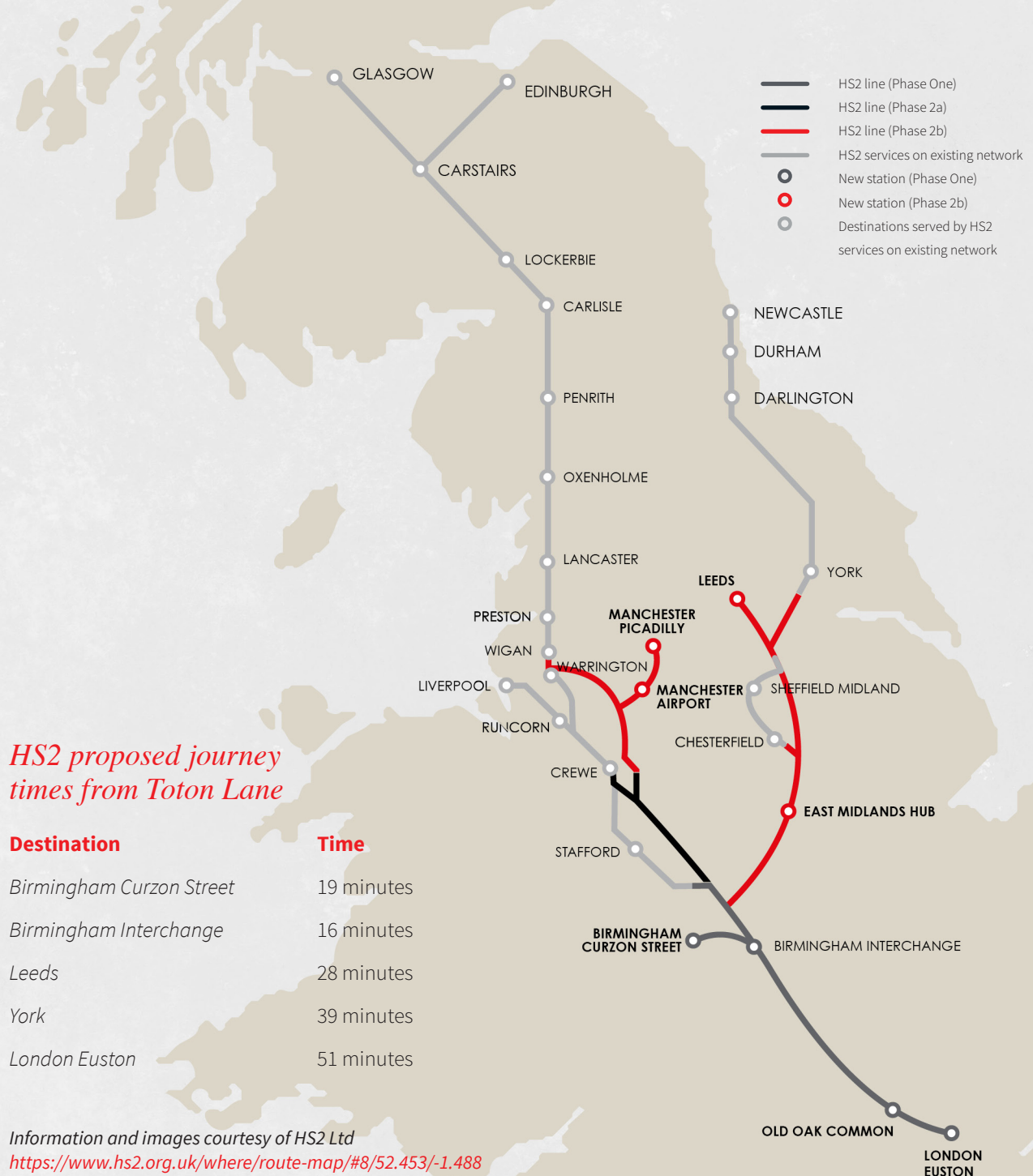
Current plans for HS2 Phase 2 places a new Rail Hub Station at Toton. The Hub Station and multi-modal transport interchange is expected to be the most connected HS2 station outside London, with seven services in each direction per hour. HS2 is vital for delivering better connections between the cities. It provides enormous opportunities for growth in the Midlands.

The proposals for the Hub Station links to the existing motorways, rail and electric tram networks. Derby and Nottingham are working together on an ambition that envisages a journey time of just 10 minutes from their city centres to the HS2 Hub, subsequently better connecting the two cities in the process.

The delivery of HS2 supports the region's ambitions to become a globally competitive centre for hi-tech manufacturing and engineering therefore subsequently creating opportunities for high value service sector jobs.

<https://www.hs2.org.uk/stations/east-midlands-hub/>

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# Infrastructure Improvements

The major infrastructure requirements for delivery have been drafted by the HS2 Growth Strategic Board. This will be developed further through a joint funded venture by Midlands Connect, East Midlands Partners, HS2 and Highways England, which is known as the East Midlands Gateway Connectivity Plan. This includes a new junction on the A52 east of Bardills Roundabout linked to a new Toton Lane with greater network capacity. All parties are committed to working together to provide a solution to the infrastructure requirements.

Proposals of the upgrading works to support the delivery of the growth zone fall within the wider East Midlands HS2 growth strategy. We understand there has been funding from Central Government to help realise the potential of the new HS2 station and boost infrastructure. Nottinghamshire County Council have made an application to Homes England for Housing and Infrastructure Funding (HIF). This will support the delivery of this major project at Toton in connection with the surrounding proposals for Chetwynd Barracks, Stanton and Ratcliffe on Soar.



Images courtesy of East Midlands HS2 Growth Strategy

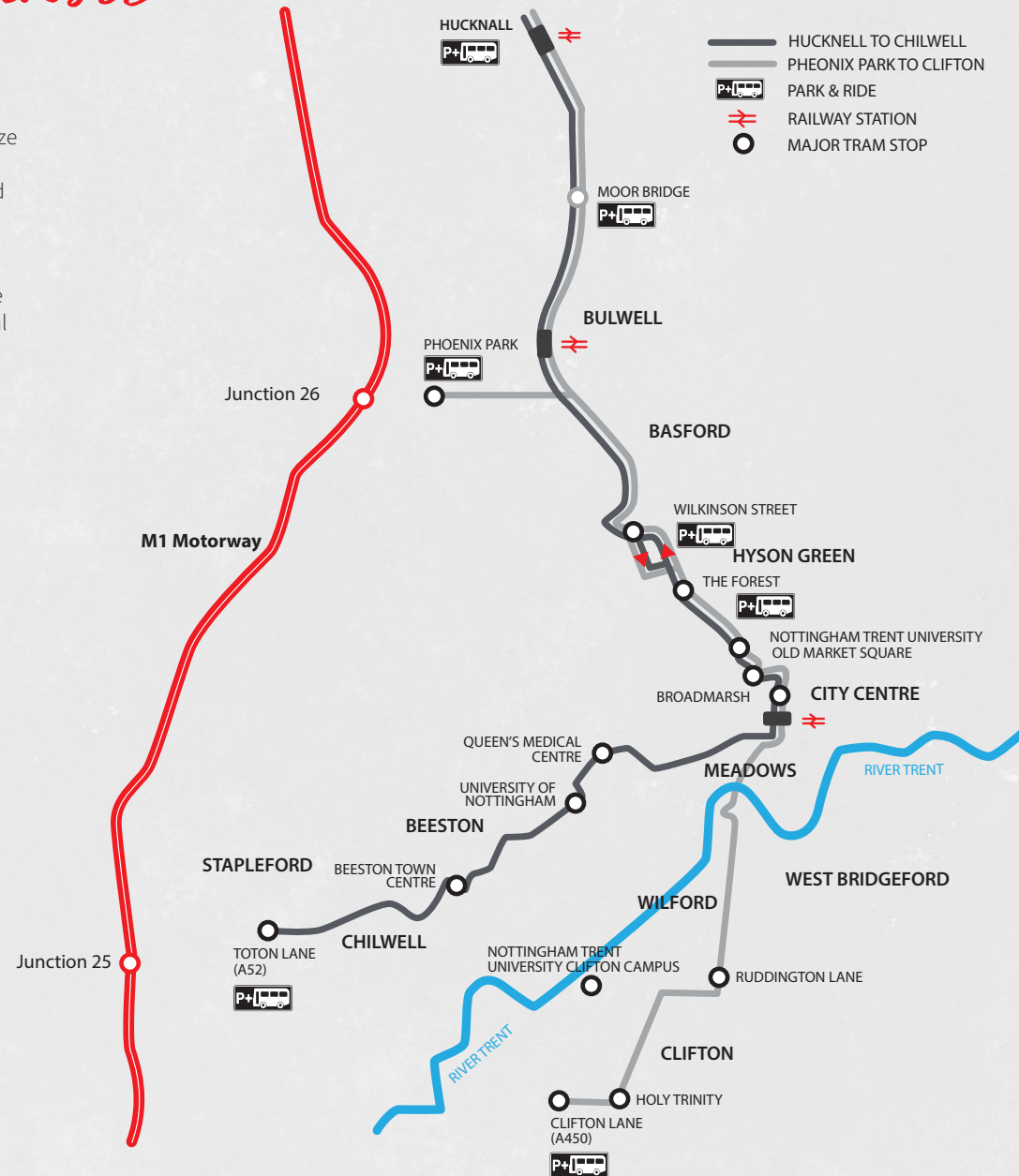
# NET Nottingham Express Transit

The Nottingham Express Transit is an electric 32 km tram system, connecting the greater Nottingham urban area. The first phase opened to the public in March 2004. The phase two extension of the NET doubled the size of the Nottingham tram network providing a further 28 new tram stops to the south of the city. The network now consists of 51 tram stops, with two lines linking directly at Nottingham Station. There are seven park and ride sites, providing services to approximately 23 million passengers a year.

The extension of the line which completed in Summer 2015 introduced the Toton Lane tram stop where the existing line now terminates. Draft plans show a proposed connection of the existing tram line through to the HS2 Hub allowing further connectivity into Nottingham city via the University of Nottingham, Queens Medical Centre, business districts at Beeston, Lenton, NG2 Business Park, Nottingham Trent University and through to the north of the city. The potential extension of the line will provide direct access to the subject site, the proposed NET Car Park is to be located in the southern area of the Toton Strategic Location for Growth.



Images courtesy of NET



# *Development concept* for the East Midlands Station at Toton's Hub



Image courtesy of HS2 Ltd

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# Planning Background

The site is located within the Broxtowe Borough, a substantial authority situated to the west of the Nottingham city centre. This document has not commented specifically on either the National Planning Policy Framework or other national planning policy guidance.

The council adopted their Core Strategy Part 1 Local Plan in 2014, the strategies in the document were aligned with neighbouring authorities in Gedling, Rushcliffe, Nottingham City, Erewash and Ashfield. This sets the vision, objectives, spatial strategy and strategic policies for the Borough up to 2028. The draft Part 2 Local Plan is at a relatively advanced stage, already examined by a Planning Inspector and hearing sessions were held in December 2018. Broxtowe have resubmitted their proposed policy changes for the Toton Strategic Location for Growth and responses from the Inspector are anticipated shortly.

The modifications issued to the Inspector identify the overall capacity for housing to be around 3,000 homes with up to 800 being located in the southern parcel of the strategic area and to be built within the plan period. An illustrative concept framework plan incorporated in the recent modifications submission document are presented on the following page of the development prospectus.

In Broxtowe's revised draft policy they propose that the employment element of development at this location will prove more attractive to the market in the later years of the plan period and quite possibly beyond 2028 when the Station is operational.

Draft Policy 15.7 confirms that any development permitted in or adjacent to the proposed Strategic Location for Growth at Toton, shall allow for adequate provision for the construction of the HS2 route, the station, vehicle access to it and an extension of the NET route, which as a minimum shall be to the station and also allow for its potential future extension to Erewash Borough.

The key development requirements in the current draft relate in part to development proposals, which are expected to come forward within the plan period. The authorities' inspiration are for a comprehensive and cohesive development to ensure that future development opportunities are not compromised. For development which comes forward within the plan period, it is essential to ensure that the form of development is consistent with wider development opportunities in order to secure a high quality sense of place facilitating further development opportunities at the point that the HS2 station is open to passengers.

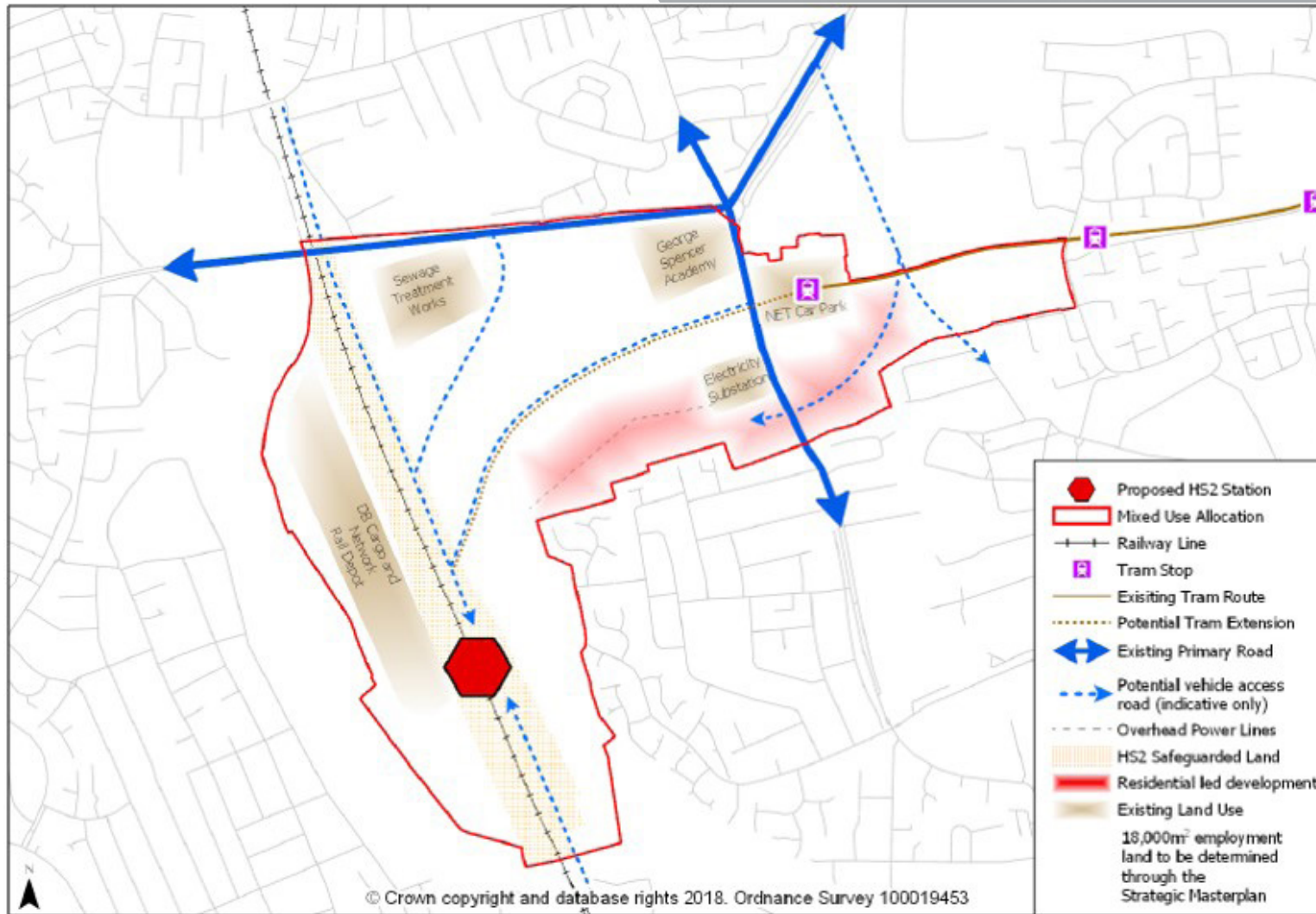
Key Development Requirements within the Plan Period:

- Between 500 and 800 homes with an overall capacity of around 3,000 homes in the Toton Strategic Location for Growth
- Development proposals should comprise a blended density taking into account adjacent development, topography and avoiding an inefficient use of land
- Minimum of 18,000 square meters for mixed employment B Use Classes
- Neighbourhood retail and community facilities to include health and education
- Provision of a multi-functional green infrastructure corridor.

The site is located within a neighbourhood area and may be subject to the Chetwynd, Toton and Chilwell Neighbourhood Plan once it is drafted and adopted.

The Greater Nottingham Joint Planning Advisory Board are currently reviewing the Core Strategy for housing delivery up to 2038 for the aligned authorities. Housing projections for each authority will increase and Broxtowe Borough Council are currently only delivering 57.3% of their numbers in the current local plan period of 2011 to 2018. The most recent publication of the Broxtowe Borough Council Strategic Housing Land Availability Assessment outlines the existing 5 year supply is only 3.9 years therefore further permissions are required to be granted in the short term to address the shortfall. This represents an established demand for the delivery of housing from both the public and private sectors.

# Toton *Strategic Location* for Growth Illustrative Concept Framework



Illustrative map courtesy of Broxtowe Borough Council Policy Amendments for the Local Plan Part 2

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# Planning Background continued

The site is subject to an existing outline planning permission (12/00585/OUT) which was granted in 2016. This was a joint application with the neighbouring land owners. This extended outline planning permission will expire in 2022 and will be subject to the submission of a reserved matters application. This holistic application was based on the delivery of the following:

- Up to 500 residential dwellings
- Convenience store and retail units (Use class A1)
- Education provision ( Use class D1)
- Day nursery (Use class D1)
- Pub/restaurant (Use class A4)
- 80 bed residential care facility (0.04ha) (Use class C2)
- Open space (0.08ha)
- Plot for a medical surgery (Use class D1)
- Community facility (Use class D2)

The neighbouring land owners Peveril Homes Ltd have subsequently submitted for reserved matters (17/00499/REM) to construct 282 dwellings, including highway and drainage infrastructure and public open space. Their Development has not yet commenced.

Prospective development partners should satisfy any planning enquiries directly with Broxtowe Borough Council and should engage with the Head of Planning Steffan Saunders at [steffan.saunders@broxtowe.gov.uk](mailto:steffan.saunders@broxtowe.gov.uk).

## Section 106 Contributions

The Section 106 Agreement linked to the approved planning application 12/00585/OUT was signed 1st July 2016 and a synopsis of the obligations are detailed below:

- Onsite provision of affordable housing equating to 30% of the total dwellings
- Public open space – playing fields for the school and SUDS
- POS council management fee – £293,795 phased on the delivery of housing
- Extra land contribution – provision of 1 ha for the George Spencer Academy

# Planning Permission 12/00585/OUT Annotated Illustrative Master Plan



Please note this planning permission does not outline the extent of the title for the subject land.

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# Technical Constraints

## *Pylons*

There are a series of pylons crossing the land, two large scale electricity pylons conveying 132Kv overhead lines cross the site from the sub-station on an alignment westwards and southwards. If this infrastructure remains on site it will have a very detrimental impact on visual amenity and also the deliverability of the development. The intention is to remove the pylons and reroute the cables underground giving an improved masterplan. The underground route for the electrical cables does not unduly constrain the layout and highway routes.

Detailed enquiries have been made to Western Power Distribution and the response and provisional quotation can be made available.



## *Topography*

The site falls towards the west from approximately 60m AOD around Toton Lane / Stapleford Lane to a level of approximately 40m AOD. This is a fall of about 20 metres across the site in a distance of about 900 metres. Steeper slopes are evident towards the west. Bessell Farm (now off site) on the neighbouring parcel is located on a prominent ridge line and this location is visible from wider views. The site also slopes gently towards a central drainage ditch and hedgerow which runs east-west through the site. Consideration of these level changes must be included in any design proposals for the scheme.



## *Trees*

A detailed tree assessment has been undertaken as part of the outline planning application and the overall masterplan proposed to retain trees identified in this report as of high value. Wherever possible, and across the site, trees identified as of moderate value should be retained as sensible. The widely spaced group of moderate quality trees close to Toton Lane are important and site access infrastructure and future development will need to be sensitive to these trees.

## *Hedgerows and drainage channels*

There are a number of existing field drainage ditches on site and these could be utilised in the masterplan to respect terrain and support natural drainage. The existing main drainage ditch runs through the entire site east-west including the neighbouring land and follows the lowest point on site as levels fall towards the centre and west of the site. This ditch is wet in storm events and dry for long periods of time in warmer months. It drains the site and is not part of a wider drainage catchment.

## *Noise Impact*

The two main areas where noise impacts could effect the scheme are towards Toton Sidings and around the existing electricity sub-station, towards the west and east respectively. In each case the impact on residential amenity within habitable rooms and garden areas is a consideration and should inform the design solution in these areas. Noise is less of an issue alongside Toton Lane / Stapleford Lane and the A52 and in these locations other considerations.

# Further Information

## Information Pack

Further information is available, including:

- Title Plan
- Title Register
- Existing planning permission, S.106 and land owners agreement
- Desktop ground investigation
- Soils and agricultural land investigation
- Environmental statement
- Design and access statement
- Highways overview
- Site access junctions
- Peak hours 2016 survey flows
- Indicative phasing plan
- Transport and infrastructure planning
- Indicative land uses plan

## Tenure

The site is held freehold, subject to agricultural tenancies.

## Viewings & Further Information

Please contact the sole selling agent for any additional information. Any site visits are to be strictly by prior arrangement.

## Expressions of Interest

We welcome expressions of interest for disposal proposal to include unconditional sale, subject to planning and joint venture structures.

# Contacts



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