

TECHNICAL NOTE

TOTON

REFERENCE CASE ASSUMPTIONS

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1. INTRODUCTION

- 1.1.1 SYSTRA has been commissioned by Mode Transport Planning to assess the impact of three housing developments (Toton North, Toton East and Toton West) in Toton with primary access provided from Stapleford Lane. The East Midlands Gateway Model (EMGM) will be used to assess the impacts and access strategies of the Toton sites.
- 1.1.2 The EMGM is a multimodal transport model built following the guidance in the Department for Transport's (DfT) 'Transport Analysis Guidance' (TAG). The model was fully calibrated and validated in line with TAG guidance in 2018 and has a base year of 2016. It has since been used for a variety of studies, including local plans, development assessments, DfT compliant business cases and regional growth strategies.
- 1.1.3 This note defines the land use and infrastructure requirements of the 2025 baseline model and the three forecast Reference Case models with years of 2026, 2028 and 2041 required to assess the strategic transport impacts of the developments at Toton using the East Midlands Gateway Model (EMGM).
- 1.1.4 The opening year is proposed to be 2026 with a partial build out in 2028 and the end of the plan period is proposed to be 2041. The proposed Reference Case years are therefore 2026, 2028 to represent the ongoing work on the development and 2041, which allows for the development to be fully occupied and operational.

2. THE EAST MIDLANDS GATEWAY MODEL

2.1 EMGM Overview

- 2.1.1 The EMGM has been developed as a multimodal transport model built following guidance in the Department for Transport's (DfT) Transport Analysis Guidance (TAG). The EMGM is fully simulated in an area covering Nottinghamshire, Derbyshire and North Leicestershire.
- 2.1.2 The EMGM was previously recalibrated and validated in line with the DfT's TAG. To ensure that the EMGM is fit for purpose for the present assessment, a review of the model was undertaken in and around this site. It was found that the EMGM achieves good levels of calibration and validation and is therefore fit for purpose.
- 2.1.3 An overview of the structure of the EMGM is shown in Figure 1. In summary, the modelling suite is comprised of the following elements:
- SATURN Highway Model;
 - CUBE Voyager Public Transport Model;
 - Cube Variable Demand Model including destination, mode choice, trip frequency and time of day responses;
 - Park and Ride model; and
 - TRICS based Trip End Model.

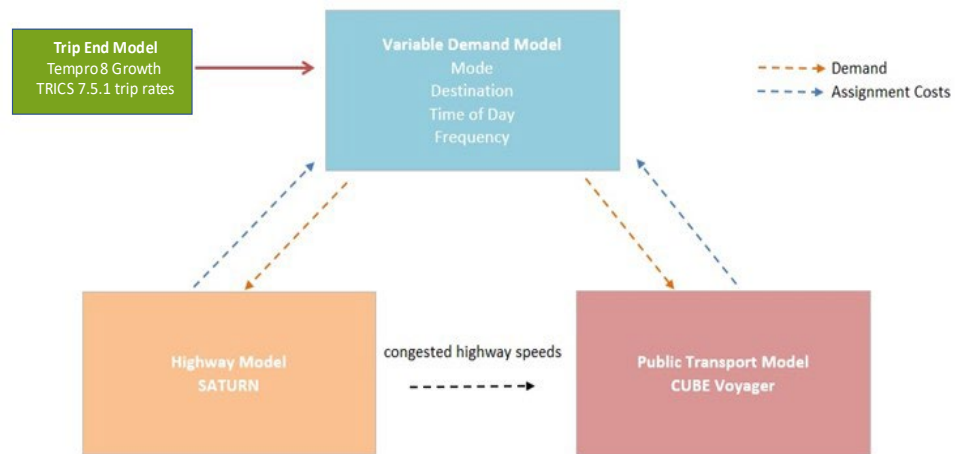


Figure 1. EMGM Technical Structure

2.1.4 Forecast demand is calculated in the Trip End Model, as in Figure 2.

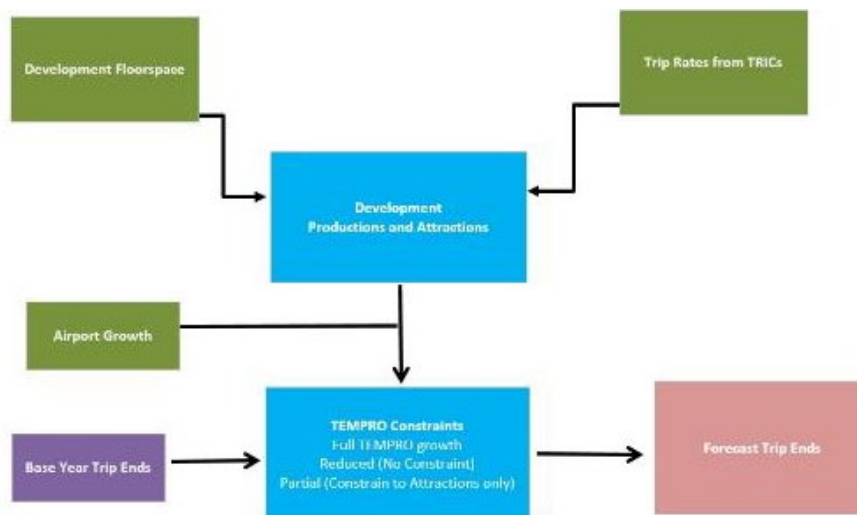


Figure 2. Trip End Model Structure

- 2.1.5 The number of development trips is calculated from trip rates contained within TRICS and are applied to floorspace, or the number of dwellings, proposed at each development. The development trips are added to the base matrices and then background growth is applied to the matrix in a way that ensures that the outturn growth matches Trip End Model Presentation Program (TEMPro 8) growth forecasts i.e. the EMGM is constrained to TEMPro growth.
- 2.1.6 Outturn generations for developments which have been entered specifically, closely align with the expected level of generations. Residual TEMPro growth is applied to surrounding wards within each MSOA and constrained at a district level.
- 2.1.7 Trip rates have been extracted from TRICS 7.5.1 for different types of land-use and segmented by mode and time period. The final person trip rates applied in the trip end model are shown in Table 1. These have been previously agreed with the Local Authorities

and National Highways for the development of previous EMGM Reference Cases in 2023 as part of the assessment of the Greater Nottingham Strategic Plan.

Table 1. EMGM Person Trips Rates

	AM PEAK (08:00 – 09:00)			PM PEAK (17:00 – 18:00)		
	ARRIVAL	DEPARTURE	TOTAL	ARRIVAL	DEPARTURE	TOTAL
Residential houses (per dwelling)	0.183	0.729	0.912	0.570	0.257	0.827
Residential flat (per flat)	0.074	0.295	0.369	0.231	0.104	0.335
B1 Employment (per 100sqm)	1.631	0.115	1.746	0.102	1.479	1.581
B2 Employment (per 100sqm)	0.388	0.145	0.533	0.081	0.375	0.456
B8 Employment (per 100sqm)	0.087	0.023	0.110	0.011	0.042	0.090
Primary Education (per 100sqm)	7.193	1.613	8.806	0.311	0.658	0.969
Secondary Education (per 100sqm)	2.341	0.256	2.597	0.066	0.634	0.700
College (Nottingham Skills Hub, per pupil)	0.359	0.017	0.376	0.031	0.069	0.100
Food Retail (per 100sqm)	3.518	2.624	6.142	6.558	6.887	13.445
Non-Food Retail (per 100sqm)	0.287	0.069	0.356	0.253	0.206	0.459
Café/Restaurant/Bar (per 100sqm)	0.000	0.000	0.000	6.256	2.874	9.130
Health Centre (Clinic) (per 100sqm)	1.952	0.355	2.307	0.124	0.805	0.929

3. REFERENCE CASE DEFINITION

3.1 Introduction

- 3.1.1 This chapter details the developments and infrastructure schemes that will be included in the 2025, 2026, 2028 and 2041 Reference Cases unless stated otherwise. Build out rates are based upon best available knowledge, as provided by each Planning Authority.

3.2 Infrastructure Schemes

Committed Infrastructure Schemes

- 3.2.1 Table 2 to Table 5 detail the committed infrastructure schemes that will be included by the 2041 Reference Case. These schemes are either already constructed or commitments expected to be operational by 2041. Information is presented by Authority.

Table 2. National Highways Committed Infrastructure Schemes

NATIONAL HIGHWAYS SCHEMES	2025	2026	2028	2041
A52 Nottingham junction improvements at the following junctions: Bingham Road, Stragglethorpe Road, Silverdale roundabout and Gamston roundabout	Y	Y	Y	Y
Grade Separation of A38 junctions with A61, A52 and A5111	N	N	N	Y
EM SRFI mitigation at M1 J24/24a (built)	Y	Y	Y	Y
A52 Nottingham Junctions Improvement Scheme (Nottingham Knight and Wheatcroft)	N	N	N	Y
Improvements to M1 J22 (associated with Bardon Grange development)	Y	Y	Y	Y
A453 Mill Hill roundabout and Crusader roundabout improvement schemes as conditioned to the consented Clifton South SUE development (planning reference 14/01417/OUT)	Y	Y	Y	Y
Smart Motorways schemes implemented along M1 J23a to J25 (built)	Y	Y	Y	Y
M1 J20 signalisation to support the Lutterworth East development	Y	Y	Y	Y
A46/A6 junction improvements to support North Birstall development	Y	Y	Y	Y
M1 J26/A610 slip road improvements	Y	Y	Y	Y
M1 J28 junction improvement scheme	N	N	N	Y

NATIONAL HIGHWAYS SCHEMES	2025	2026	2028	2041
M1 J27 junction improvement scheme	N	N	N	Y
A514/A50 junction slip lanes	Y	Y	Y	Y
Signalisation of southbound A38(T) arm at A38 Kingsway/A5111	Y	Y	Y	Y
EMIP Development Mitigation	N	N	N	Y
M1 widening between J23a and 25	Y	Y	Y	Y

Table 3. Nottingham City and Nottinghamshire Committed Infrastructure Schemes

NOTTINGHAM CITY AND NOTTINGHAMSHIRE SCHEMES	2025	2026	2028	2041
Turning Point South	Y	Y	Y	Y
Gedling Access Road (built)	Y	Y	Y	Y
Boots Link Road (built)	Y	Y	Y	Y
A614 / A6097 MRN junction scheme package (6 junctions)	N	N	N	Y
A60 Larch Farm crossroads improvement, Ravenshead	Y	Y	Y	Y
A612 Colwick Loop Road bus priority linked to southern growth corridor	N	N	N	Y
Northern, Southern, Central and Western bus priority growth corridors as part of Transforming Cities Fund	N	N	N	Y

Table 4. Derby City and Derbyshire Committed Infrastructure Schemes

DERBY CITY OR DERBYSHIRE SCHEMES	2025	2026	2028	2041
Highway Proposals associated with the East Midlands Gateway development adjacent to M1 J24 (built)	Y	Y	Y	Y
Stenson Road/A5111 associated with Stenson Fields development	Y	Y	Y	Y
Radbourne Lane development mitigation	N	N	N	Y
Schemes associated with South Derbyshire Core Strategy (south of A50)	N	N	N	Y
A52 Wyvern Transport Improvement Scheme (built)	Y	Y	Y	Y

DERBY CITY OR DERBYSHIRE SCHEMES	2025	2026	2028	2041
NO2 Scheme	Y	Y	Y	Y
Rolls Royce Victory Road Realignment (built)	Y	Y	Y	Y
New A50 junction and associated South Derby Growth Zone link road	N	N	N	Y
Pentagon Island bus priority	N	N	N	Y
Junction Improvements at Blue Peter Roundabout and London Road (built)	Y	Y	Y	Y
Junction Improvements associated with Boulton Moor development	N	N	N	Y
Walton Bypass (under construction)	Y	Y	Y	Y
Woodville to Swadlincote Regeneration Route	N	N	N	Y
Wragley Way Development Mitigation	N	N	N	Y
Smartparc Highway Improvements	N	N	N	Y
Merrill Way Signal Junction Improvement	N	N	N	Y
Improvement schemes associated with Transforming Cities	N	N	N	Y

Table 5. Leicestershire Committed Infrastructure Schemes

LEICESTERSHIRE SCHEMES	2025	2026	2028	2041
Bardon vehicular link and improvements to A42 junction 13 (associated with Bardon Grange)	N	N	N	Y
Link Road between A512 and A6 north and improvements to M1 J23 (associated with Garendon)	N	N	N	Y
Castle Donnington Western Relief Road linking Back Lane with Hill Top	Y	Y	Y	Y
Signalisation of the A50/A46 roundabout (associated with Ashton Green and Glenfield Park)	Y	Y	Y	Y
Signalisation of the A46/Ansty Lane roundabout (associated with Ashton Green)	Y	Y	Y	Y
Kegworth Bypass (built)	Y	Y	Y	Y

Infrastructure Schemes Without Funding Commitment

3.2.2 Table 6 to Table 8 detail all proposed infrastructure schemes that will be included in the Reference Case that are associated with Local Plans within the wider modelled area.

Table 6. Nottingham City or Nottinghamshire Proposed Infrastructure Schemes

NOTTINGHAM CITY AND NOTTINGHAMSHIRE SCHEME	2025	2026	2028	2041
Ashfield transport enhancements associated with Local Plan	N	N	N	Y

Table 7. Derby City or Derbyshire Proposed Infrastructure Schemes

DERBY CITY OR DERBYSHIRE SCHEME	2025	2026	2028	2041
Kirk Hallam Relief Road	N	N	N	Y
Amber Valley transport enhancements associated with Local Plan	N	N	N	Y
Erewash transport enhancements associated with Local Plan	N	N	N	Y

Table 8. Leicestershire Proposed Infrastructure Schemes

LEICESTERSHIRE SCHEMES	2025	2026	2028	2041
Main road via East Thurmaston from Barkby Thorpe Lane to King Street and Hamilton Lane	N	N	N	Y
Link to Sandhills Avenue	N	N	N	Y
Link road from North East Leicester SUE	N	N	N	Y
Capacity enhancements at A607 Barkby Thorpe Lane and Troon way / Barkby Road roundabouts	N	N	N	Y

3.3 Committed and Proposed Developments – Full Model

3.3.1 Table 9 details the committed and allocated housing and employment developments, presented by Local Authority, that will be included in the Reference Cases. It is assumed that all developments will be fully built out by 2041 and therefore the quantum provided represents the fully built out development. The total percentage of the development built in 2027 has also been provided.

3.3.2 To be included in the Reference Case, developments of at least approximately 180 dwellings (or those that are of an equivalent size in terms of trip generation for non-

residential developments) are explicitly modelled, due to the EMGM being strategic. Smaller developments are included through the application of TEMPro 8 growth assumptions.



Table 9. Reference Case Committed and Proposed Development Inputs

REF.	AREA	DEVELOPMENT NAME	LOCAL AUTHORITY	2041 HOMES	2041 RETAIL	2041 B1 (SQM)	2041 B2 (SQM)	2041 B8 (SQM)	2028 BUILD OUT	2026 BUILD OUT	2025 CURRENT YEAR
D1	Derbyshire	Ryknel Road (Heatherton Extn)	Derby	800					35%	26%	26%
D2	Derbyshire	Derby Triangle/Indurant Park	Derby				22,875	132,075	100%	66%	53%
D3	Derbyshire	Derby Royal Infirmary	Derby	796					100%	79%	71%
D4	Derbyshire	Chaddesden Sidings (West)	Derby				13,000	13,000	100%	79%	71%
D5	Derbyshire	Raynesway/Derby Commercial Park	Derby					181,000	100%	87%	81%
D6	Derbyshire	Manor/Kingsway Hospitals	Derby	468					100%	83%	76%
D8	Derbyshire	Chellaston Business Park/ Park	Derby			6,415	75,666	89,012	100%	66%	53%
D9	Derbyshire	Brook Farm Chaddesden	Derby	214					100%	79%	71%
D10	Derbyshire	Hackwood Farm	Derby	410					100%	79%	71%
D11	Derbyshire	Nightingale Works	Derby	400					100%	79%	71%

REF.	AREA	DEVELOPMENT NAME	LOCAL AUTHORITY	2041 HOMES	2041 RETAIL	2041 B1 (SQM)	2041 B2 (SQM)	2041 B8 (SQM)	2028 BUILD OUT	2026 BUILD OUT	2025 CURRENT YEAR
D12	Derbyshire	Infinity Park Extension	Derby			5,000	45,000		100%	69%	57%
D14	Derbyshire	Castleward	Derby	582					100%	75%	65%
D15	Derbyshire	Friar Gate Goods Yard	Derby	280	1,000	2,500			100% (Resi) 0% (Emp)	79% (Resi) 0% (Emp)	71% (Resi) 0% (Emp)
D18	Derbyshire	Boulton Moor/Snelsmoor Grange	Derby	800					43%	36%	33%
D19	Derbyshire	Boulton Moor Phase 1	South Derbyshire	1,157	3,440				100% (Resi) 0% (Emp)	79% (Resi) 0% (Emp)	71% (Resi) 0% (Emp)
D20	Derbyshire	Boulton Moor Phase 2	South Derbyshire	550					100%	79%	71%
D21	Derbyshire	Boulton Moor Phase 3	South Derbyshire	250					100%	79%	71%
D22	Derbyshire	Land at Hackwood Farm	South Derbyshire	290					100%	60%	47%
D23	Derbyshire	Land South of Sinfin Moor/Infinity Park	South Derbyshire			3,000	3,000	24,000	100%	60%	47%

REF.	AREA	DEVELOPMENT NAME	LOCAL AUTHORITY	2041 HOMES	2041 RETAIL	2041 B1 (SQM)	2041 B2 (SQM)	2041 B8 (SQM)	2028 BUILD OUT	2026 BUILD OUT	2025 CURRENT YEAR
D24	Derbyshire	Primula Way	South Derbyshire	500					100%	60%	47%
D25	Derbyshire	Chellaston Fields	South Derbyshire	450	2,042				100% (Resi) 0% (Emp)	60% (Resi) 0% (Emp)	47% (Resi) 0% (Emp)
D26	Derbyshire	Land West of Mickleover Phase 1 (Newhouse Farm)	South Derbyshire	288					100%	60%	47%
D27	Derbyshire	Land West of Mickleover Phase 2	South Derbyshire	252					100%	60%	47%
D28	Derbyshire	Land West of Mickleover Phase 3	South Derbyshire	317					100%	60%	47%
D29	Derbyshire	Broomy Farm	South Derbyshire	589					100%	60%	47%
D30	Derbyshire	Land NE of Hatton	South Derbyshire	385					100%	60%	47%
D32	Derbyshire	Church Street, Church Gresley	South Derbyshire	306					100%	60%	47%
D33	Derbyshire	Land off the Mease, Hilton	South Derbyshire	494		7,333	7,333	7,333	100% (Resi) 100% (Emp)	60% (Resi) 60% (Emp)	47% (Resi) 47% (Emp)

REF.	AREA	DEVELOPMENT NAME	LOCAL AUTHORITY	2041 HOMES	2041 RETAIL	2041 B1 (SQM)	2041 B2 (SQM)	2041 B8 (SQM)	2028 BUILD OUT	2026 BUILD OUT	2025 CURRENT YEAR
D34	Derbyshire	Woodville Regeneration Area	South Derbyshire	300	2,850	2,000	4,000	8,000	100% (Resi) 100% (Emp)	60% (Resi) 60% (Emp)	47% (Resi) 47% (Emp)
D35	Derbyshire	Land North of Dove Valley Business Park	South Derbyshire				51,106	51,106	100%	60%	47%
D37	Derbyshire	Highfield Farm	South Derbyshire	1,064	1,012				100% (Resi) 0% (Emp)	60% (Resi) 0% (Emp)	47% (Resi) 0% (Emp)
D38	Derbyshire	Drakelow Power Station	South Derbyshire	2,239	2,000		5,000	5,000	100% (Resi) 100% (Emp)	60% (Resi) 60% (Emp)	47% (Resi) 47% (Emp)
D39a	Derbyshire	SmartParc (old Celanese Site)	Derby			10,450	99,275	99,275	100%	69%	58%
D41	Derbyshire	Phase 1 Radbourne Lane, Mackworth	Amber Valley	510					100%	100%	100%
D42	Derbyshire	Phase 2 Radbourne Lane, Mackworth	Amber Valley	600					36%	22%	17%
D43	Derbyshire	Land S of Mansfield Road/N of A38, Alfreton	Amber Valley	323					100%	90%	81%

REF.	AREA	DEVELOPMENT NAME	LOCAL AUTHORITY	2041 HOMES	2041 RETAIL	2041 B1 (SQM)	2041 B2 (SQM)	2041 B8 (SQM)	2028 BUILD OUT	2026 BUILD OUT	2025 CURRENT YEAR
D44	Derbyshire	Coppice Farm, Peasehill Road, Ripley	Amber Valley	400					100%	51%	26%
D45	Derbyshire	Lily Street Farm, Derby Road, Swanwick	Amber Valley	600		6,500	7,500	10,000	23% (Resi) 37% (Emp)	16% (Resi) 29% (Emp)	14% (Resi) 26% (Emp)
D46	Derbyshire	Kedleston Road, Quarndon	Amber Valley	400					100%	60%	36%
D47	Derbyshire	Shipley Lakeside, Shipley	Amber Valley	307					26%	14%	10%
D50	Derbyshire	West of Quarry Hill Road	Erewash	350					100%	60%	47%
D53	Derbyshire	Nether Farm, Birchwood Lane, Somercotes	Amber Valley	200					36%	22%	17%
D55	Derbyshire	Onslow Road	Derby	203					100%	40%	25%
D56	Derbyshire	Newlands/Loscoe Fields	Amber Valley	500					36%	22%	17%
D57	Derbyshire	Acorn Way	Erewash	600					36%	22%	17%
D58	Derbyshire	Spondon	Erewash	200					36%	22%	17%

REF.	AREA	DEVELOPMENT NAME	LOCAL AUTHORITY	2041 HOMES	2041 RETAIL	2041 B1 (SQM)	2041 B2 (SQM)	2041 B8 (SQM)	2028 BUILD OUT	2026 BUILD OUT	2025 CURRENT YEAR
D59	Derbyshire	Kirk Hallam	Erewash	1,000					36%	22%	17%
D60	Derbyshire	Cotmanhay	Erewash	250					36%	22%	17%
D65	Derbyshire	Land off Brun Lane, Mackworth	Amber Valley	2,000					36%	22%	17%
D66	Derbyshire	Land off Aldreds Lane, Heanor	Amber Valley	250					36%	22%	17%
D49a	Derbyshire	North Stanton	Erewash				200,000	200,000	28%	21%	19%
D49b	Derbyshire	South Stanton	Erewash	1,000					28%	21%	19%
D67	Derbyshire	City Centre, Northern Gateway	Derby	200					100%	93%	90%
D69	Derbyshire	City Centre, Derbion Masterplan	Derby	400					100%	93%	90%
D78	Derbyshire	City Centre, Derbion Masterplan	Derby	400					100%	93%	90%
D72	Derbyshire	City Centre, Railway Station Masterplan	Derby	500					100%	93%	90%
D73	Derbyshire	City Centre, Phoenix Street	Derby	202					100%	93%	90%

REF.	AREA	DEVELOPMENT NAME	LOCAL AUTHORITY	2041 HOMES	2041 RETAIL	2041 B1 (SQM)	2041 B2 (SQM)	2041 B8 (SQM)	2028 BUILD OUT	2026 BUILD OUT	2025 CURRENT YEAR
D75	Derbyshire	City Centre, Becketwell	Derby	259					100%	93%	90%
D76	Derbyshire	City Wide	Derby	2,000					100%	93%	90%
D77	Derbyshire	Infinity Garden Village, Including Lowes Farm	South Derbyshire	2,000	2,000	93,333	93,333	93,333	100% (Resi) 100% (Emp)	93% (Resi) 93% (Emp)	90% (Resi) 90% (Emp)
D79	Derbyshire	Breadsall, Hilltop	Derby	250					0%	0%	0%
D82	Derbyshire	Moorway Lane, Littleover	Derby	375					0%	0%	0%
D85	Derbyshire	Derby Riverside (emerging city centre allocation)	Derby	800					0%	0%	0%
D86	Derbyshire	Non-Strategic Housing Allocation Allowance	Derby	200					0%	0%	0%
D87	Derbyshire	Housing Windfall Allowance	Derby	1,800					0%	0%	0%
D88	Derbyshire	Wragley Way (SDDC) phase 2	South Derbyshire	1,850	2,350				0% (Resi) 0% (Emp)	0% (Resi) 0% (Emp)	0% (Resi) 0% (Emp)

REF.	AREA	DEVELOPMENT NAME	LOCAL AUTHORITY	2041 HOMES	2041 RETAIL	2041 B1 (SQM)	2041 B2 (SQM)	2041 B8 (SQM)	2028 BUILD OUT	2026 BUILD OUT	2025 CURRENT YEAR
D89	Derbyshire	Land West of Mickleover Phase3b	South Derbyshire	783	2,050				0% (Resi) 0% (Emp)	0% (Resi) 0% (Emp)	0% (Resi) 0% (Emp)
D91	Derbyshire	North of William Nadin Way Site B	South Derbyshire	400					0%	0%	0%
D92	Derbyshire	Tetron Point	South Derbyshire			4,241	4,241	4,241	0%	0%	0%
D93	Derbyshire	Dove Valley Business Park	South Derbyshire			17,785	17,785	17,785	0%	0%	0%
D94	Derbyshire	Land South of Mickleover (STRA2)	South Derbyshire	1,950	2,000	20,000	20,000	20,000	0% (Resi) 0% (Emp)	0% (Resi) 0% (Emp)	0% (Resi) 0% (Emp)
D95	Derbyshire	Former Drakelow Power Station (STRA2)	South Derbyshire			90,666	90,666	90,666	0%	0%	0%
D96	Derbyshire	East Midlands Freeport Strategic Rail Freight Interchange (INF3)	South Derbyshire				346,000	346,000	0%	0%	0%
D98	Derbyshire	Land East of Dove Valley Business Park	South Derbyshire				26,759	26,759	0%	0%	0%
D99	Derbyshire	ATL, Woodyard Lane, Foston	South Derbyshire					15,565	0%	0%	0%

REF.	AREA	DEVELOPMENT NAME	LOCAL AUTHORITY	2041 HOMES	2041 RETAIL	2041 B1 (SQM)	2041 B2 (SQM)	2041 B8 (SQM)	2028 BUILD OUT	2026 BUILD OUT	2025 CURRENT YEAR
N1	Nottinghamshire	Rolls Royce	Ashfield	902		47,000	35,250	35,250	100% (Resi) 100% (Emp)	67% (Resi) 72% (Emp)	55% (Resi) 61% (Emp)
N11	Nottinghamshire	Boots Site	Broxtowe	627		4,500	30,000	30,000	100% (Resi) 0% (Emp)	45% (Resi) 0% (Emp)	30% (Resi) 0% (Emp)
N12	Nottinghamshire	Field Farm	Broxtowe	450					100%	61%	48%
N15	Nottinghamshire	Toton Strategic Location for Growth	Broxtowe	1,200		10,000	4,000	4,000	20% (Resi) 0% (Emp)	15% (Resi) 0% (Emp)	13% (Resi) 0% (Emp)
N16	Nottinghamshire	Land west of Awsworth	Broxtowe	250					58%	34%	26%
N17	Nottinghamshire	Eastwood	Broxtowe	960					100%	82%	74%
N18	Nottinghamshire	Kimberley	Broxtowe	363					100%	70%	59%
N19	Nottinghamshire	Chetwynd Barracks	Broxtowe	1,500					20%	15%	13%
N21	Nottinghamshire	East of Coventry Lane, Bramcote	Broxtowe	470					58%	34%	26%
N23	Nottinghamshire	Teal Close	Gedling	807					100%	70%	59%
N24	Nottinghamshire	Top Wighay Farm	Gedling	1,900		8,000	41,500		100% (Resi)	28% (Resi) 30% (Emp)	14% (Resi) 17% (Emp)

REF.	AREA	DEVELOPMENT NAME	LOCAL AUTHORITY	2041 HOMES	2041 RETAIL	2041 B1 (SQM)	2041 B2 (SQM)	2041 B8 (SQM)	2028 BUILD OUT	2026 BUILD OUT	2025 CURRENT YEAR
									100% (Emp)		
N25	Nottinghamshire	H16 Park Road, Calverton	Gedling	363					100%	60%	47%
N27	Nottinghamshire	Land West of A60 Redhill (X2 and X3)	Gedling	220					100%	88%	82%
N28	Nottinghamshire	Gedling Colliery	Gedling	941					100%	75%	65%
N29	Nottinghamshire	North of Papplewick Lane	Gedling	255					100%	95%	93%
N31	Nottinghamshire	Mapperley Plains and Killisick Lane	Gedling	435					100%	53%	38%
N34	Nottinghamshire	Bestwood Business Park	Gedling	220					100%	40%	25%
N38	Nottinghamshire	Chalfont Drive	Nottingham	475					100%	63%	50%
N39	Nottinghamshire	Former Padstow School Site Gainsford Crescent	Nottingham	291					100%	63%	50%
N40	Nottinghamshire	Canal Quarter – Island Site	Nottingham		3,750				100%	40%	25%

REF.	AREA	DEVELOPMENT NAME	LOCAL AUTHORITY	2041 HOMES	2041 RETAIL	2041 B1 (SQM)	2041 B2 (SQM)	2041 B8 (SQM)	2028 BUILD OUT	2026 BUILD OUT	2025 CURRENT YEAR
N42	Nottinghamshire	Phase 1 Unity Square, Sheriffs Way	Nottingham			58,360			100%	40%	25%
N43	Nottinghamshire	Stanton Tip	Nottingham	500					100%	63%	50%
N44	Nottinghamshire	Clifton West	Nottingham	285					100%	63%	50%
N45	Nottinghamshire	Waterside	Nottingham	1,289		21,000			100% (Resi) 100% (Emp)	63% (Resi) 60% (Emp)	50% (Resi) 47% (Emp)
N46	Nottinghamshire	Boots Site	Nottingham	230		4,500	30,000	10,000	100% (Resi) 100% (Emp)	63% (Resi) 60% (Emp)	50% (Resi) 47% (Emp)
N48	Nottinghamshire	Alfreton Road - Forest Mill	Nottingham	484					100%	63%	50%
N51	Nottinghamshire	East of Melton Road, Edwalton	Rushcliffe	922					100%	86%	80%
N52	Nottinghamshire	West of Melton Road, Edwalton	Rushcliffe	922					100%	86%	80%
N54	Nottinghamshire	East and West of Chapel Lane, Bingham	Rushcliffe	1,022					100%	100%	74%

REF.	AREA	DEVELOPMENT NAME	LOCAL AUTHORITY	2041 HOMES	2041 RETAIL	2041 B1 (SQM)	2041 B2 (SQM)	2041 B8 (SQM)	2028 BUILD OUT	2026 BUILD OUT	2025 CURRENT YEAR
N55	Nottinghamshire	RAF Newton	Rushcliffe	528					100%	55%	40%
N56	Nottinghamshire	Clifton South	Rushcliffe	360	1,250	10,000	20,000	20,000	28% (Resi) 41% (Emp)	19% (Resi) 31% (Emp)	15% (Resi) 26% (Emp)
N57	Nottinghamshire	Clifton South	Rushcliffe	1,440					28%	19%	15%
N58	Nottinghamshire	Clifton South	Rushcliffe	720					28%	19%	15%
N59	Nottinghamshire	Clifton South	Rushcliffe	480					28%	19%	15%
N60	Nottinghamshire	Clifton South	Rushcliffe		2,500	20,000	40,000	40,000	41%	31%	26%
N61	Nottinghamshire	East of Gamston North of Tollerton	Rushcliffe	3,000	2,500				22% (Resi) 22% (Emp)	16% (Resi) 16% (Emp)	14% (Resi) 14% (Emp)
N62	Nottinghamshire	Kirk Ley, East Leake	Rushcliffe	287					100%	100%	100%
N66S	Nottinghamshire	Ratcliffe on Soar Power Station	Rushcliffe			48,370	246,645	83,617	100%	100%	58%
N67S	Nottinghamshire	Ratcliffe on Soar Power Station	Rushcliffe			48,370	246,645	83,617	100%	58%	0%
N68	Nottinghamshire	Land North of A611/South of Broomhill Farm/Land at Broomhill Farm, Hucknall	Ashfield	850					100%	40%	25%

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N69	Nottinghamshire	Rolls Royce/Hucknall Town FC	Ashfield	727					100%	40%	25%
N71	Nottinghamshire	Walesby Drive/A611, Derby Road	Ashfield	359					100%	40%	25%
N74	Nottinghamshire	Cauldwell Village	Ashfield	315					100%	40%	25%
N75	Nottinghamshire	Adj. Oakham Business Park, Sutton-in-Ashfield	Ashfield	225					100%	40%	25%
N76	Nottinghamshire	Rear Kingsmill Hospital, Sutton-in-Ashfield	Ashfield	264					100%	40%	25%
N77	Nottinghamshire	Sunnyside Farm, Blackwell Road, Huthwaite	Ashfield	283					100%	40%	25%
N78	Nottinghamshire	Land to the East of A6075, Beck Lane, Skegby	Ashfield	212					100%	40%	25%
N79	Nottinghamshire	Land at Beck Lane, Skegby	Ashfield	422					100%	40%	25%
N80	Nottinghamshire	Alfreton Road	Ashfield	223					100%	40%	25%

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N81	Nottinghamshire	Bull and Butcher and land off Park Lane	Ashfield	318					100%	40%	25%
N82	Nottinghamshire	Land to the North East of Junction 27, M1	Ashfield					184,200	22%	16%	14%
N83	Nottinghamshire	Land to the South East of Junction 27, M1	Ashfield					225,000	22%	16%	14%
N96	Nottinghamshire	Land at Former Cotgrave Colliery	Rushcliffe	372					100%	100%	100%
N99	Nottinghamshire	Land at Rempstone Road (north)	Rushcliffe	282					100%	66%	53%
N100	Nottinghamshire	Shelford Road/Grooms Cottage	Rushcliffe	455					100%	74%	64%
N101	Nottinghamshire	Sainsbury land south of Colwick Loop Road	Gedling		11,781				100%	100%	100%
N102	Nottinghamshire	Land on Wilford Lane West Bridgford	Rushcliffe		4,098				100%	40%	25%
N103	Nottinghamshire	East Bridgford Garden Centre	Rushcliffe		13,136				100%	40%	25%

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N104	Nottinghamshire	Lantern Lane, East Leake	Rushcliffe	365					100%	83%	76%
N105	Nottinghamshire	North of Bunny Lane	Rushcliffe	221					100%	83%	75%
N106	Nottinghamshire	East of L'brough Rd/Meadowcroft	Rushcliffe	231					100%	74%	64%
N107	Nottinghamshire	Ilkeston Road - Radford Mill	Nottingham	339					100%	100%	100%
N108	Nottinghamshire	Woodhouse Way - Woodhouse Park	Nottingham	214					100%	100%	100%
N109	Nottinghamshire	11 and Workshop Deakin Place	Nottingham	328					100%	100%	100%
N110	Nottinghamshire	Lidl on Linby Street, Bulwell	Nottingham		1,927				100%	100%	100%
N111	Nottinghamshire	Woodhouse Park	Nottingham		1,743				100%	100%	100%
N112	Nottinghamshire	The Triangle, Clifton	Nottingham		5,749				100%	100%	100%
N113	Nottinghamshire	Former Beechdale Baths	Nottingham		3,065				100%	100%	100%
N114	Nottinghamshire	Former N C V Garage Hucknall Road	Nottingham		1,600				100%	100%	100%

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N115	Nottinghamshire	Beeston Business Park, Technology Drive, Beeston	Broxtowe	310					91%	82%	78%
N116	Nottinghamshire	Bartons land between High Road & Queens Road West, High Road Chilwell	Broxtowe	221					57%	33%	25%
N117	Nottinghamshire	The Square, Beeston	Broxtowe		8,290				58%	34%	26%
N118	Nottinghamshire	Victoria Centre Huntingdon Street	Nottingham		37,000				52%	27%	19%
N120	Nottinghamshire	406 And 408 Derby Road And Northern Dairies LTD, Radmarsh Road Nottingham	Nottingham	306					100%	56%	32%
N121	Nottinghamshire	Western Village, University of Nottingham Campus	Nottingham	200					100%	56%	32%
N122	Nottinghamshire	NG2 West	Nottingham			14,000			100%	100%	100%
N123	Nottinghamshire	Royal Quarter - Burton Street, Guildhall, Police	Nottingham			15,000			100%	100%	100%

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Station and Fire Station											
N124	Nottinghamshire	North of Grantham Road	Rushcliffe	280					36%	22%	17%
N125	Nottinghamshire	Land R/O Mill Lane/the Old Park/South of Hollygate Lane	Rushcliffe	414					36%	22%	17%
N135	Nottinghamshire	Teal Close, ALDI Foodstore and Local Centre, Mornando Way	Gedling		3,447				100%	100%	100%
N136	Nottinghamshire	Landmere Lane Edwalton	Rushcliffe		3,770				88%	83%	80%
N137	Nottinghamshire	Arnold (windfall)	Gedling	864					0%	0%	0%
N147	Nottinghamshire	Carlton (windfall)	Gedling	1,221					0%	0%	0%
N157	Nottinghamshire	Bestwood (windfall)	Gedling	541					0%	0%	0%
N158	Nottinghamshire	Calverton (windfall)	Gedling	586					0%	0%	0%
N159	Nottinghamshire	Ravenshead (windfall)	Gedling	586					0%	0%	0%

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N160	Nottinghamshire	Nottingham City Centre Flats	Nottingham	18,811					0%	0%	0%
N161	Nottinghamshire	Nottingham City Centre Offices	Nottingham			115,741			0%	0%	0%
M1	Mansfield	Pleasley Hill Farm	Mansfield District Council	925		6,800	5,100	5,100	0% (Emp) 0% (Resi)	0% (Emp) 0% (Resi)	0% (Emp) 0% (Resi)
M2	Mansfield	Land East of Jubilee Way South	Mansfield District Council	800		6,400	4,800	4,800	0% (Emp) 0% (Resi)	0% (Emp) 0% (Resi)	0% (Emp) 0% (Resi)
M3	Mansfield	Land at Berry Hill (Lindhurst)	Mansfield District Council	1700		75,200	56,400	56,400	100% (Resi) 100% (Emp)	100% (Resi) 100% (Emp)	100% (Resi) 100% (Emp)
M4	Mansfield	Land south of Clipstone Road East	Mansfield District Council	313					0%	0%	0%
M6	Mansfield	Land off Skegby Lane	Mansfield District Council	215					0%	0%	0%
M7	Mansfield	Fields Farm, Abbott Road	Mansfield District Council	200					0%	0%	0%

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M12	Mansfield	Stonebridge Lane	Mansfield District Council	400					0%	0%	0%
M13	Mansfield	Land north of Skegby Lane	Mansfield District Council	150					0%	0%	0%
M14	Mansfield	Phase 1 Penniment Farm	Mansfield District Council	202					100%	41%	26%
M15	Mansfield	Land adjacent to Abbott Road	Mansfield District Council	228					0%	0%	0%
M18	Mansfield	Ratcher Hill Quarry	Mansfield District Council			13,800	10,350	10,350	0%	0%	0%
M19	Mansfield	Oakfield Lane, Market Warsop	Mansfield District Council			8,800	6,600	6,600	0%	0%	0%
M20	Mansfield	Penniment Farm Employment	Mansfield District Council			36,000	10,800	10,800	100%	100%	100%
L1	Leicestershire	Bardon Grange, Coalville	NW Leicestershire	800					49%	30%	24%

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L3	Leicestershire	South East Coalville	NW Leicestershire	3,496					49%	30%	24%
L4	Leicestershire	Standard Hill Coalville	NW Leicestershire	400					70%	56%	50%
L5	Leicestershire	Money Hill (phase 1) Ashby	NW Leicestershire	605					61%	44%	37%
L6	Leicestershire	Money Hill (phase 2) Ashby	NW Leicestershire	1,252					61%	44%	37%
L7	Leicestershire	Land at Money Hill Ashby	NW Leicestershire			31,980	21,329	21,320	62%	45%	38%
L8	Leicestershire	Holywell Spring Farm Ashby	NW Leicestershire	400					80%	70%	65%
L9	Leicestershire	Burton Road/Moira Road Ashby	NW Leicestershire	800					80%	70%	65%
L10	Leicestershire	Castle Donington	NW Leicestershire	766					65%	49%	42%
L12S	Leicestershire	East Midlands Gateway	NW Leicestershire					435,108	80%	70%	65%
L14	Leicestershire	Loughborough, Science Park	Charnwood			250,000			100%	60%	47%

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L15	Leicestershire	Garendon Park, Loughborough	Charnwood	3,200		15,000	30,000	30,000	100% (Resi) 100% (Emp)	60% (Resi) 60% (Emp)	47% (Resi) 47% (Emp)
L16	Leicestershire	North East of Leicester	Charnwood	4,500		13,000	26,000	26,000	100% (Resi) 100% (Emp)	60% (Resi) 60% (Emp)	47% (Resi) 47% (Emp)
L17	Leicestershire	North of Birstall (Broadnook)	Charnwood	1,650		15,000	30,000	30,000	100% (Resi) 100% (Emp)	60% (Resi) 60% (Emp)	47% (Resi) 47% (Emp)
L18	Leicestershire	Watermead	Charnwood			12,500	23,750	23,750	100%	60%	47%
L19	Leicestershire	West Shepshed (various applications)	Charnwood	892					62%	45%	38%
L21	Leicestershire	Land at Gynsill Lane & Anstey Lane, Glenfield	Charnwood	260					34%	17%	12%
L23	Leicestershire	Laburnum Way, Loughborough	Charnwood	422					22%	12%	9%
L24	Leicestershire	Land South of Loughborough	Charnwood	723					10%	6%	4%

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L25	Leicestershire	Land off Tickow Lane (north), Shepshed	Charnwood	394					40%	16%	10%
L26	Leicestershire	Land North of Hallamford Road and West of Shepshed	Charnwood	250					37%	19%	14%
L27	Leicestershire	Land off Tickow Lane (south)	Charnwood	300					43%	18%	12%
L28	Leicestershire	Land West of Anstey	Charnwood	600					20%	11%	8%
L29	Leicestershire	Land South East of Syston	Charnwood	960					8%	5%	4%
L30	Leicestershire	Barkby Road, Syston	Charnwood	270					30%	16%	12%
L32	Leicestershire	Measham Waterside	NW Leicestershire	426					0%	0%	0%
L33	Leicestershire	Islay Woodhouse	NW Leicestershire	4,250					36%	18%	13%
L34	Leicestershire	Land West of Castle Donnington	NW Leicestershire	1,026					36%	18%	13%
L35	Leicestershire	Land North and South of Park Lane Castle Donnington	NW Leicestershire			7,613	12,273	12,273	0%	0%	0%

REF.	AREA	DEVELOPMENT NAME	LOCAL AUTHORITY	2041 HOMES	2041 RETAIL	2041 B1 (SQM)	2041 B2 (SQM)	2041 B8 (SQM)	2028 BUILD OUT	2026 BUILD OUT	2025 CURRENT YEAR
L36	Leicestershire	Land North of Leicester Road, Ibstock	NW Leicestershire	450					36%	21%	13%
F1	FREEPORT	East Midlands Airport Area	Provided by East Midlands Freeports								
F2	FREEPORT	Ratcliffe-on-Soar Power Station	c.180,000sqm employment								

APPROVAL

Version	Name		Position	Date	Modifications
1	Author	Huw Harrhy	Consultant	03/11/2025	
	Checked by	Helen O'Mara	Associate Director	04/11/2025	
	Approved by	Duncan Irons	Director	13/11/2025	
2	Author				
	Checked by				
	Approved by				

