

From: [Catherine Townsend](#)
To: [Catherine Townsend](#)
Subject: Appendix D - NH Re-consultation response - 28 January 2026
Date: 10 June 2026 17:05:49
Attachments: [image001.png](#)
[ufm23_RECON - new_reconsultation.pdf](#)

From: Steve Freek
Sent: 28 January 2026 09:49
To: PABC <pabc@broxtowe.gov.uk>
Cc: Daniel Law <daniel.law@aecon.com>; Jessica Leung <jessica.leung@aecon.com>
Subject: Planning application consultation - 25/00371/OUT

FAO Mr D Ottewell

Hi,

I refer to the attached planning application consultation.

We have reviewed the Toton West Transport Assessment (TA) dated April 2025, produced by Mode Transport Planning on behalf of Bloor Homes for the proposed development of up to 420 dwellings on the land located to the west of the B6003 Stapleford Lane in Broxtowe, Nottinghamshire (Broxtowe Borough Council's Application reference 25/00371/OUT).

At the scoping stage, we have requested that one comprehensive traffic impact assessment to demonstrate the full impact of the combined site (Toton North, Toton East & Toton West parcels) should be produced, such that we can understanding the cumulative impacts, and in turn ensure an efficient and effective infrastructure package is developed to accommodate the full site.

In November 2025, Mode / Systra prepared and submitted *TN01 –Toton EMGM Strategic Modelling Validation* and *TN02 - Toton - Reference Case Assumptions* regarding the EMGM development and National Highways responded to Mode on 5 December 2025.

While the strategic modelling is yet to be agreed, we have reviewed the submitted TA and summarised our comments, as follows:

Trip Distribution

We are generally content with utilising 2011 Census 'Location of usual residence and place of work by method of travel to work' data in MSOA level to distribute the development onto the road network. We however required the applicant to provided

the details for the Census data used for deriving the distribution. Particularly, we note the distribution to zone G: Swiney Way (E) is significant as 15%. We require justification or supporting evidence regarding this assumed distribution to be applied.

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Background Growth Rate

We are generally content with utilising TEMPro v8.1 data that traffic growth be NTM adjusted for identifying the background growth rate for the traffic. From our individual check, we found that the 2025-2028 AM growth rate was derived selecting “England” as the area served, while the PM growth rate was derived selecting “Region”. We hence require the applicant to review all the growth rates to ensure the assumptions are consistent.

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Assessment Scenarios

In line with the DfT Circular 01/2022, the traffic impact for the development shall be assessed in the opening year plus committed development, with and without proposed development – the opening year being that in which the full build-out of the development is realistically expected to first become operational. As such, we require the modelling and assessment scenarios to be updated to represent the opening year of the full development, instead of the construction commencing year as 2028. If the development is to be delivered in a phased manner, the junction modelling scenarios will need to be produced to reflect this phased delivery unless mitigation requirements are going to be delivered during the first phase.

Following the receipt of the comprehensive traffic impact assessment to demonstrate the full impact of the combined wider allocation (Toton North, Toton East & Toton West parcels), National Highways will be better placed to comment on the overall traffic impact of the proposed development on the SRN.

For Note: This application has a current holding notification which will remain in place (expires on 18 March 2026).

At the time of compiling this response a hybrid application (25/00928/FUL) has been received by National Highways for this site and is awaiting review (69 dwellings full, 351 dwellings outline).

Regards

Steve Freek, MCIHT

Assistant Spatial Planner – Nottinghamshire, Derbyshire, N Leicestershire

National Highways (Area 7), Stirling House, Lakeside Court, Osier Drive,
Sherwood Business Park Nottingham NG15 0DS

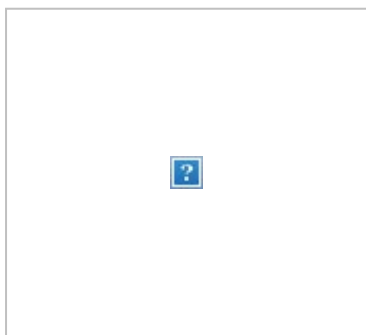
Tel: 0300 470 4457

Mob: 07712 543047

Email: steve.freek@nationalhighways.co.uk

My working days are Tuesday - Friday

For information about our engagement with the planning system please visit :
<https://nationalhighways.co.uk/our-roads/planning-and-the-strategic-road-network-in-england/>



-----Original Message-----

From: pabc@broxtowe.gov.uk

Sent: 13 January 2026 09:58

To: Planning M

Subject: Planning application consultation - 25/00371/OUT

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