

# Appendix B

## 1. REST OF MODEL ASSUMPTIONS

### 1.1 Infrastructure Schemes – Rest of Model

- 1.1.1 Table 1 to 3 detail the infrastructure schemes outside of the Derby HMA area are included in all scenarios. These schemes are either already constructed or are committed and expected to be operational by 2044.

**Table 1. National Highways Committed Infrastructure Schemes**

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

**Table 2. Nottingham City and Nottinghamshire Committed Infrastructure Schemes**

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



**Table 3. Leicestershire Committed Infrastructure Schemes**

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

- 1.1.2 **Error! Reference source not found.** to **Error! Reference source not found.** detail all proposed infrastructure schemes included in the 2044 scenario that are associated with Local Plans within the wider modelled area.

**Table 4. Nottingham City or Nottinghamshire Proposed Infrastructure Schemes**

NOTTINGHAM CITY AND NOTTINGHAMSHIRE SCHEME
Ashfield transport enhancements associated with Local Plan
Toton Link Road

**Table 5. Derbyshire Proposed Infrastructure Schemes**

DERBY CITY OR DERBYSHIRE SCHEME
Kirk Hallam Relief Road
Erewash transport enhancements associated with Local Plan

**Table 6. Leicestershire Proposed Infrastructure Schemes**

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



## **1.2 Developments – Rest of Model**

- 1.2.1 Table 7 details the committed and allocated housing and employment developments included in the 2044 scenarios, presented by Local Authority (excluding the HMA area, which is provided separately in section 4). It is assumed that all developments will be fully built out by 2044 and therefore the quantum provided represents the fully built out development.
- 1.2.2 Developments of at least 180 dwellings (or those that are of an equivalent size in terms of trip generation for non-residential developments) are explicitly modelled. Smaller developments are included through the application of TEMPRO 8 growth assumptions.
- 1.2.3 Areas outside the Derby HMA study boundary will be constrained to TEMpro 2044 levels in all scenarios.



Table 7. Do Minimum Development Assumptions – Rest of Model

REF.	AREA	LA	DEVELOPMENT NAME	2044 HOMES	2044 RETAIL	2044 B1 (SQM)	2044 B2 (SQM)	2044 B8 (SQM)
N1	Nottinghamshire	Ashfield	Rolls Royce	902		47,000	35,250	35,250
N68	Nottinghamshire	Ashfield	Land North of A611/South of Broomhill Farm/Land at Broomhill Farm, Hucknall	850				
N69	Nottinghamshire	Ashfield	Rolls Royce/Hucknall Town FC	727				
N70	Nottinghamshire	Ashfield	Land adj. Stubbing Wood Farm, Watnall Rd	198				
N71	Nottinghamshire	Ashfield	Walesby Drive/A611, Derby Road	359				
N74	Nottinghamshire	Ashfield	Cauldwell Village	315				
N75	Nottinghamshire	Ashfield	Adj. Oakham Business Park	225				
N76	Nottinghamshire	Ashfield	Rear Kingsmill Hospital, Sutton-in-Ashfield	264				
N77	Nottinghamshire	Ashfield	Sunnyside Farm, Blackwell Road, Huthwaite	283				
N78	Nottinghamshire	Ashfield	Land to the East of A6075, Beck Lane, Skegby	212				
N79	Nottinghamshire	Ashfield	Land at Beck Lane, Skegby	422				
N80	Nottinghamshire	Ashfield	Alfreton Road	223				
N81	Nottinghamshire	Ashfield	Bull and Butcher and land off Park Lane	318				



REF.	AREA	LA	DEVELOPMENT NAME	2044 HOMES	2044 RETAIL	2044 B1 (SQM)	2044 B2 (SQM)	2044 B8 (SQM)
N82	Nottinghamshire	Ashfield	Land to the North East of Junction 27, M1					184,200
N83	Nottinghamshire	Ashfield	Land to the South East of Junction 27, M1					225,000
N11	Nottinghamshire	Broxtowe	Boots Site	627		4,500	30,000	30,000
N12	Nottinghamshire	Broxtowe	Field Farm	450				
N15	Nottinghamshire	Broxtowe	Toton Strategic Location for Growth	1,200		10,000	4,000	4,000
N16	Nottinghamshire	Broxtowe	Land west of Awsworth	250				
N17	Nottinghamshire	Broxtowe	Eastwood	960				
N18	Nottinghamshire	Broxtowe	Kimberley	363				
N19	Nottinghamshire	Broxtowe	Chtwynd Barracks	1,500				
N20	Nottinghamshire	Broxtowe	Land Adj and NW of Bramcote Crematorium	190				
N21	Nottinghamshire	Broxtowe	East of Coventry Lane, Bramcote	470				
N115	Nottinghamshire	Broxtowe	Beeston Business Park, Beeston	310				
N116	Nottinghamshire	Broxtowe	Bartons land between High Road & Queens Road West, High Road Chilwell	221				
N117	Nottinghamshire	Broxtowe	The Square, Beeston		8,290			



REF.	AREA	LA	DEVELOPMENT NAME	2044 HOMES	2044 RETAIL	2044 B1 (SQM)	2044 B2 (SQM)	2044 B8 (SQM)
L14	Leicestershire	Charnwood	Loughborough, Science Park			250,000		
L15	Leicestershire	Charnwood	Garendon Park, Loughborough	3,200		15,000	30,000	30,000
L16	Leicestershire	Charnwood	North East of Leicester	4,500		13,000	26,000	26,000
L17	Leicestershire	Charnwood	North of Birstall (Broadnook)	1,650		15,000	30,000	30,000
L18	Leicestershire	Charnwood	Watermead			12,500	23,750	23,750
L19	Leicestershire	Charnwood	West Shepshed (various applications)	892				
L21	Leicestershire	Charnwood	Land at Gynsill Lane & Anstey Lane, Glenfield	260				
L23	Leicestershire	Charnwood	Laburnum Way, Loughborough	422				
L24	Leicestershire	Charnwood	Land South of Loughborough	723				
L25	Leicestershire	Charnwood	Land off Tickow Lane (north), Shepshed	394				
L26	Leicestershire	Charnwood	Land North of Hallamford Road and West of Shepshed	250				
L27	Leicestershire	Charnwood	Land off Tickow Lane (south)	300				
L28	Leicestershire	Charnwood	Land West of Anstey	600				
L29	Leicestershire	Charnwood	Land South East of Syston	960				
L30	Leicestershire	Charnwood	Barkby Road, Syston	270				



REF.	AREA	LA	DEVELOPMENT NAME	2044 HOMES	2044 RETAIL	2044 B1 (SQM)	2044 B2 (SQM)	2044 B8 (SQM)
D50	Derbyshire	Erewash	West of Quarry Hill Road	350				
D57	Derbyshire	Erewash	Acorn Way	600				
D58	Derbyshire	Erewash	Spondon	200				
D59	Derbyshire	Erewash	Kirk Hallam	1,000				
D60	Derbyshire	Erewash	Cotmanhay	250				
D49a	Derbyshire	Erewash	North Stanton				200,000	200,000
D49b	Derbyshire	Erewash	South Stanton	1,000				
N23	Nottinghamshire	Gedling	Teal Close	807				
N24	Nottinghamshire	Gedling	Top Wighay Farm	1,900		8,000	41,500	
N25	Nottinghamshire	Gedling	H16 Park Road, Calverton	363				
N27	Nottinghamshire	Gedling	Land West of A60 Redhill (X2 and X3)	220				
N28	Nottinghamshire	Gedling	Gedling Colliery	941				
N29	Nottinghamshire	Gedling	North of Papplewick Lane	255				
N31	Nottinghamshire	Gedling	Mapperley Plains and Killisick Lane	435				
N34	Nottinghamshire	Gedling	Bestwood Business Park	220				
N101	Nottinghamshire	Gedling	Sainsbury land south of Colwick Loop Road		11,781			



REF.	AREA	LA	DEVELOPMENT NAME	2044 HOMES	2044 RETAIL	2044 B1 (SQM)	2044 B2 (SQM)	2044 B8 (SQM)
N135	Nottinghamshire	Gedling	Teal Close, ALDI Foodstore and Local Centre, Mornando Way		3,447			
3	Nottinghamshire	Mansfield	Land at Berry Hill (Lindhurst)	1,700		18.8ha		
16	Nottinghamshire	Mansfield	Pleasley Hill Regeneration Area	151				
17	Nottinghamshire	Mansfield	Park Hall Farm	140				
14	Nottinghamshire	Mansfield	Phase 1 Penniment Farm	202				
N38	Nottinghamshire	Nottingham	Chalfont Drive	475				
N39	Nottinghamshire	Nottingham	Former Padstow School Site	291				
N40	Nottinghamshire	Nottingham	Canal Quarter – Island Site		3,750			
N42	Nottinghamshire	Nottingham	Phase 1 Unity Square, Sheriffs Way			58,360		
N43	Nottinghamshire	Nottingham	Stanton Tip	500				
N44	Nottinghamshire	Nottingham	Clifton West	285				
N45	Nottinghamshire	Nottingham	Waterside	1,289		21,000		
N46	Nottinghamshire	Nottingham	Boots Site	230		4,500	30,000	10,000
N48	Nottinghamshire	Nottingham	Alfreton Road - Forest Mill	484				
N107	Nottinghamshire	Nottingham	Ilkeston Road - Radford Mill	339				
N108	Nottinghamshire	Nottingham	Woodhouse Way - Woodhouse Park	214				



REF.	AREA	LA	DEVELOPMENT NAME	2044 HOMES	2044 RETAIL	2044 B1 (SQM)	2044 B2 (SQM)	2044 B8 (SQM)
N109	Nottinghamshire	Nottingham	11 and Workshop Deakin Place	328				
N110	Nottinghamshire	Nottingham	Lidl on Linby Street, Bulwell		1,927			
N111	Nottinghamshire	Nottingham	Woodhouse Park		1,743			
N112	Nottinghamshire	Nottingham	The Triangle, Clifton		5,749			
N113	Nottinghamshire	Nottingham	Former Beechdale Baths		3,065			
N114	Nottinghamshire	Nottingham	Former N C V Garage Hucknall Road		1,600			
N118	Nottinghamshire	Nottingham	Victoria Centre Huntingdon Street		37,000			
N119	Nottinghamshire	Nottingham	Farnborough Road - Former Fairham Comprehensive School	196				
N120	Nottinghamshire	Nottingham	406 And 408 Derby Road And Northern Dairies LTD, Radmarsh Road Nottingham	306				
N121	Nottinghamshire	Nottingham	Western Village, University of Nottingham Campus	200				
N122	Nottinghamshire	Nottingham	NG2 West			14,000		
N123	Nottinghamshire	Nottingham	Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station			15,000		
L1	Leicestershire	NW Leic	Bardon Grange, Coalville	800				
L3	Leicestershire	NW Leic	South East Coalville	3,496				



REF.	AREA	LA	DEVELOPMENT NAME	2044 HOMES	2044 RETAIL	2044 B1 (SQM)	2044 B2 (SQM)	2044 B8 (SQM)
L4	Leicestershire	NW Leic	Standard Hill Coalville	400				
L5	Leicestershire	NW Leic	Money Hill (phase 1) Ashby	605				
L6	Leicestershire	NW Leic	Money Hill (phase 2) Ashby	1,252				
L7	Leicestershire	NW Leic	Land at Money Hill Ashby			31,980	21,329	21,320
L8	Leicestershire	NW Leic	Holywell Spring Farm Ashby	400				
L9	Leicestershire	NW Leic	Burton Road/Moira Road Ashby	800				
L10	Leicestershire	NW Leic	Castle Donnington	766				
L12S	Leicestershire	NW Leic	East Midlands Gateway					435,108
L32	Leicestershire	NW Leic	Measham Waterside	426				
L33	Leicestershire	NW Leic	Islay Woodhouse	4,250				
L34	Leicestershire	NW Leic	Land West of Castle Donnington	1,026				
L35	Leicestershire	NW Leic	Land North and South of Park Lane Castle Donnington			7,613	12,273	12,273
L36	Leicestershire	NW Leic	Land North of Leicester Road, Ibstock	450				
N51	Nottinghamshire	Rushcliffe	East of Melton Road, Edwalton	922				
N52	Nottinghamshire	Rushcliffe	West of Melton Road, Edwalton	922				
N54	Nottinghamshire	Rushcliffe	East and West of Chapel Lane, Bingham	1,022				



REF.	AREA	LA	DEVELOPMENT NAME	2044 HOMES	2044 RETAIL	2044 B1 (SQM)	2044 B2 (SQM)	2044 B8 (SQM)
N55	Nottinghamshire	Rushcliffe	RAF Newton	528				
N56	Nottinghamshire	Rushcliffe	Clifton South	360	1,250	10,000	20,000	20,000
N57	Nottinghamshire	Rushcliffe	Clifton South	1,440				
N58	Nottinghamshire	Rushcliffe	Clifton South	720				
N59	Nottinghamshire	Rushcliffe	Clifton South	480				
N60	Nottinghamshire	Rushcliffe	Clifton South		2,500	20,000	40,000	40,000
N61	Nottinghamshire	Rushcliffe	East of Gamston North of Tollerton	3,000	2,500			
N62	Nottinghamshire	Rushcliffe	Kirk Ley, East Leake	287				
N63	Nottinghamshire	Rushcliffe	Between Platt Lane and Station Road, Keyworth	187				
N64	Nottinghamshire	Rushcliffe	Land North of Nottingham Road/The Paddocks	175				
N66S	Nottinghamshire	Rushcliffe	Ratcliffe on Soar Power Station			48,370	246,645	83,617
N67S	Nottinghamshire	Rushcliffe	Ratcliffe on Soar Power Station			48,370	246,645	83,617
N96	Nottinghamshire	Rushcliffe	Land at Former Cotgrave Colliery	372				
N99	Nottinghamshire	Rushcliffe	Land at Rempstone Road (north)	282				
N100	Nottinghamshire	Rushcliffe	Shelford Road/Grooms Cottage	455				



REF.	AREA	LA	DEVELOPMENT NAME	2044 HOMES	2044 RETAIL	2044 B1 (SQM)	2044 B2 (SQM)	2044 B8 (SQM)
N102	Nottinghamshire	Rushcliffe	Land on Wilford Lane West Bridgford		4,098			
N103	Nottinghamshire	Rushcliffe	East Bridgford Garden Centre		13,136			
N104	Nottinghamshire	Rushcliffe	Lantern Lane, East Leake	365				
N105	Nottinghamshire	Rushcliffe	North of Bunny Lane	221				
N106	Nottinghamshire	Rushcliffe	East of L'brough Rd/Meadowcroft	231				
N124	Nottinghamshire	Rushcliffe	North of Grantham Road	280				
N125	Nottinghamshire	Rushcliffe	Land R/O Mill Lane/the Old Park/South of Hollygate Lane	414				
N136	Nottinghamshire	Rushcliffe	Landmere Lane Edwalton		3,770			
F1	FREEPORT		East Midlands Airport Area			Provided by East Midlands Freeports		
F2	FREEPORT		Ratcliffe-on-Soar Power Station			c.180,000sqm employment		



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