

### Document Revision Control

Revision	Date	Status	Prepared By	Approved By
7	24/7/18	Final	LC	DY

### INTRODUCTION

1. This report has been prepared by SCP on behalf of East Midlands Council (EMC), the purpose is to assist bidders for the East Midlands Rail franchise and understand the locations with growth potential within the East Midlands region and in turn the opportunity for service growth and Revision 7 adds development in Derbyshire.
2. The information contained in this note has been gathered from a variety of sources and summarised for each of the stations within the region. The stations have been presented by line of route as follows:
  - Sheffield to Nottingham
  - Lincoln to Cleethorpes
  - Doncaster to Peterborough via Lincoln and Sleaford
  - Ivanhoe Line (Loughborough to Leicester inc. East Midlands Parkway and Market Harborough)
  - Castle Line (Nottingham to Lincoln)
  - Poacher Line (Nottingham to Skegness via Grantham)
  - Derwent Valley Line (Matlock to Nottingham inc. Willington)
  - Robin Hood Line (Worksop to Nottingham via Mansfield)
  - Melton Mowbray to Luton Airport Parkway (including Stamford)
3. This note collates both current information as well as any known future developments which could lead to growth within the vicinity of each station, this includes planned investments at and in the vicinity of stations, housing proposals and employment prospects. Where possible, the distance from the station has been limited to within roughly a 1km boundary (representing walking catchment) and then an approximate 5km boundary (representing the core driving catchment).
4. No guarantee or warranty can be offered by either EMC or SCP on either the timing of the works or indeed the completion of any developments, bidders will need to assess the commercial potential and risk themselves. However it is important that bidders are aware of the potential opportunities.

## THE LINES

### 5. Sheffield to Nottingham

This text focuses on the regional and local services which stop at Dronfield, Chesterfield, Alfreton, Langley Mill, Ilkeston and Nottingham. Sheffield is excluded from the report as it is outside of the EMC region.

<u>Station</u>	<u>General and at/near Station Investments</u>	<u>Housing Growth Potential</u>	<u>Economic Growth Potential</u>
<b>Sheffield</b>	For information regarding Sheffield and stations through Manchester Piccadilly to Liverpool Lime Street consult the appropriate Local Authorities.		
<b>Dronfield</b>	Structural refurbishment/replacement of access ramp adjacent to Dronfield station, funded by Derbyshire County council, status unknown.	<u>Within 5km</u> <ul style="list-style-type: none"> <li>• 475 dwellings planned in the next 10 years</li> </ul>	
<b>Chesterfield</b>	Cycle links, completed Autumn/Winter 2016. Waterside development which included redevelopment of the area near the station, currently in the early stages.	<u>Within 1km:</u> <ul style="list-style-type: none"> <li>• The Waterside development includes plans for up to 1,550 new dwellings.</li> </ul> <u>Within 5km:</u> <ul style="list-style-type: none"> <li>• Development of Chesterfield Town Centre and A61 growth corridor includes plans for 1,990 dwellings<sup>i</sup>.</li> <li>• Plans for 1,000 dwellings North of Wingerworth.</li> </ul>	<u>Within 1km:</u> <ul style="list-style-type: none"> <li>• Plans at Chesterfield University for a Centre for Higher Level Skills means that there should be 1,483 new students over the next 5 years<sup>i</sup>.</li> <li>• 16 ha of mixed use land and the Waterside development, see more details here: <a href="http://www.chesterfieldwaterside.com/">http://www.chesterfieldwaterside.com/</a></li> </ul> <u>Within 5km:</u> <ul style="list-style-type: none"> <li>• Development of Chesterfield Town Centre and A61 growth corridor should provide 3,700 new jobs<sup>i</sup>.</li> </ul>

<b>Alfreton</b>	A new footbridge with lifts and stairs, Access for All (AFA) funded, planned for 2016/17. New station building, design part funded but scheme currently delayed.	<u>Within 1km:</u> <ul style="list-style-type: none"> <li>New housing is planned opposite the station, details unspecified.</li> </ul>	<u>Within 1km:</u> <ul style="list-style-type: none"> <li>The station is located next to a significant industrial estate.</li> </ul>
<b>Langley Mill</b>		<u>Within 5km</u> <ul style="list-style-type: none"> <li>Over 1100 dwellings planned in the Langley Mill and Heanor area over next 10 years.</li> </ul>	
<b>Ilkeston</b>	New Station, planned to open in April 2017, this will include new cycle links and access into the town. This could lead to more Liverpool-Norwich trains stopping here depending on how successful the station becomes.	<u>Within 5km</u> <ul style="list-style-type: none"> <li>Over 4500 dwelling planned by 2025 including 2000 at the Stanton regeneration site</li> </ul>	
<b>Nottingham</b>	The redevelopment of Broadmarsh shopping centre includes improved access to the station in the form of high quality pedestrian routes as well as improvements to cycle and bus routes in the city centre. Relocation of many bus stops to bring the bus services closer to the station. There are also major investments in cycle infrastructure which will link up via Canal Street <sup>ii</sup> .	<u>Within 1km:</u> <ul style="list-style-type: none"> <li>Broadmarsh and Southern Gateway improvements includes plans for 900 dwellings<sup>i</sup>.</li> <li>The Creative Quarter includes plans for 3,350 dwellings<sup>i</sup>.</li> </ul>	<u>Within 1km:</u> <ul style="list-style-type: none"> <li>Broadmarsh and Southern Gateway will provide 9,990 jobs<sup>i</sup>.</li> <li>The Creative Quarter will provide 7,103 jobs<sup>i</sup>.</li> </ul> <u>Within 5km:</u> <ul style="list-style-type: none"> <li>MediPark development will provide 1,000 jobs<sup>iii</sup>.</li> <li>Nottingham's Enterprise Zone will provide 8,000 jobs, this includes MediPark (above), Beeston Business Park, Nottingham Science Park and the Boots alliance site (note these are also</li> </ul>

			within 5km of Beeston station, see section 18) <sup>i</sup> .
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6. Along this line we can see that the main areas of growth will be around the already well established stations of Chesterfield and Nottingham. Nottingham’s main employers within 1 km of the station already account for 14,000 people with major employers including Nottingham County Council, Trent University, Eon and HMRC. Improved access to Nottingham station via pedestrian and cycle routes will help to attract even more customers, while the Broadmarsh shopping centre development plans and plans for the Creative Quarter will promote further growth within very close proximity to the station.
  
7. There are additional plans to implement a package of pedestrian and cycling infrastructure measures in Chesterfield, Dronfield and Ilkeston, for details and approved outcomes follow this link: [http://www.derbyshire.gov.uk/images/2017-01-10%20D2N2%20Sustainable%20Travel\\_tcm44-287914.pdf](http://www.derbyshire.gov.uk/images/2017-01-10%20D2N2%20Sustainable%20Travel_tcm44-287914.pdf).

8. Lincoln to Cleethorpes

<u>Station</u>	<u>General and at/near Station Investments</u>	<u>Housing Growth Potential</u>	<u>Economic Growth Potential</u>
<b>Lincoln</b>	<p>Major investments at the station including Lincoln transport hub. Phase 1 is currently underway, it includes a new bus station nearer to the station, a new multi-storey car park and other enhancements, for more details follow the link: <a href="https://www.lincoln.gov.uk/business/lincoln-city-centre-redevelopment/lincoln-transport-hub-scheme/">https://www.lincoln.gov.uk/business/lincoln-city-centre-redevelopment/lincoln-transport-hub-scheme/</a></p>	<p><u>Within 1km:</u></p> <ul style="list-style-type: none"> <li>• 300 dwellings on Spa Road, Lincoln<sup>iv</sup>.</li> <li>• 500 dwellings in the central area of Lincoln<sup>iv</sup>.</li> </ul> <p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>• Canwick Heath development includes plans for 3,500 dwellings by 2036 with potential for a net total of 6,000 dwellings beyond this<sup>iv</sup>.</li> <li>• In the North East Quadrant, the Greetwell Quarry site has plans for 1,400 dwellings (500 of which received permission in 2015)<sup>iv</sup>.</li> <li>• Western Growth corridor (Swanpool, Fen Farm and Decoy Farm) has plans for 3,200 dwellings<sup>iv</sup>.</li> </ul> <p>Other significant developments (excluding sustainable urban extensions (SUEs)) within 5km include:</p> <ul style="list-style-type: none"> <li>• 328 dwellings on Wolsey Way<sup>iv</sup></li> <li>• 250 dwellings on the land North of Ermine West<sup>iv</sup></li> </ul>	<p><u>Within 1km:</u></p> <ul style="list-style-type: none"> <li>• University of Lincoln currently serves 12,400 students, expected to rise to 15,750 by 2020/21.</li> </ul> <p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>• 7ha of flexible new employment land at the Canwick Heath development to provide job opportunities<sup>iv</sup>.</li> <li>• Up to 5ha of employment land within the Greetwell area<sup>iv</sup>.</li> <li>• 20ha of mixed employment opportunities through the Western Growth Corridor<sup>iv</sup>.</li> </ul>

		<ul style="list-style-type: none"> <li>• 277 dwellings in Washingborough<sup>iv</sup></li> <li>• 400 dwellings in Bracebridge Heath<sup>iv</sup></li> </ul>	
<b>Market Rasen</b>		<p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>• 551 dwellings proposed within/surrounding the village of Market Rasen<sup>iv</sup>.</li> </ul>	
	The following stations lie outside of the EMC region therefore we have included limited data, for more information see the appropriate local authority.		
<b>Barnetby</b>			
<b>Habrough</b>			
<b>Grimsby Town</b>	A footbridge and two lifts to platforms, AFA funded, completed in 2012.		
<b>Cleethorpes</b>		<p><u>Over 5km:</u></p> <ul style="list-style-type: none"> <li>• Development proposed at Holten Le Clay with plans for 326 dwellings<sup>v</sup>.</li> </ul>	

9. There are many proposed housing developments in and around Lincolnshire, with further growth expected within the City of Lincoln itself. The most significant housing and employment growth will be at Canwick Heath, located 3 km south east of Lincoln station, further details can be found in the Draft Central Lincolnshire Local Plan<sup>iv</sup>. There are a number of developments planned within the district of East Lindsey which are over 5km away from the rail line<sup>v</sup>, these may generate commuter trips.

### 10. Doncaster to Peterborough via Lincoln and Sleaford

The following text covers all stations between Doncaster and Peterborough (with the exception of Doncaster as it lies outside the EMC area). To avoid repetition, for Lincoln see section 8.

<u>Station</u>	<u>General and at/near Station Investments</u>	<u>Housing Growth Potential</u>	<u>Economic Growth Potential</u>
<b>Gainsborough Lea Road</b>		<p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>Gainsborough Southern Neighbourhood SUE includes proposals for 2500 dwellings, 1400 of these by 2036<sup>iv</sup>.</li> <li>Gainsborough Northern Neighbourhood includes proposals for 2500 dwellings, 750 of these by 2036<sup>iv</sup>.</li> </ul> <p>There are 2,000 indicative dwellings planned<sup>iv</sup> (excluding SUEs), with significant sites at:</p> <ul style="list-style-type: none"> <li>Corringham Road (252 dwellings)</li> <li>Gateway Riverside housing zone (450 dwellings)</li> </ul>	<p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>Gainsborough Southern Neighbourhood SUE includes 1.5ha of employment land to accommodate businesses and general industry<sup>iv</sup>.</li> <li>Gainsborough Northern Neighbourhood includes 7ha of employment land<sup>iv</sup>.</li> </ul>
<b>Saxilby</b>		<p><u>Within 1km:</u></p> <ul style="list-style-type: none"> <li>220 indicative dwellings on land off of Church Lane<sup>iv</sup>.</li> </ul>	
<b>Lincoln</b>	See Section 8.		
<b>Metheringham</b>		<p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>276 indicative dwellings on the land North West of the village<sup>iv</sup>.</li> </ul>	

<p><b>Ruskington</b></p>		<p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>• 1,750 dwellings proposed at The Drove in Sleaford West Quadrant<sup>iv</sup>, note this development is also within 5km of the Sleaford station.</li> <li>• 500 dwellings proposed at Poplar Farm<sup>iv</sup>.</li> </ul>	
<p><b>Sleaford</b></p>	<p>North Kesteven District Council (NKDC) is providing a long stay car park at Sleaford Station, for more information on Sleaford and other stations within the North Kesteven district see NKDC's Information Statement located in DfT's data store (Folder 13.01.05).</p> <p>Two large ramps additional handrails/gate and CCTV, AFA funded, completed May 2008.</p>	<p><u>Within 1km:</u></p> <ul style="list-style-type: none"> <li>• 1,450 dwellings proposed in Sleaford's Southern Quadrant on the land East of London Road<sup>iv</sup>.</li> </ul> <p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>• 1,750 dwellings proposed at The Drove in Sleaford West Quadrant<sup>iv</sup>, note this development is also within 5km of the Ruskington station.</li> </ul> <p>A further 1400 indicative dwellings<sup>iv</sup> (excluding SUEs) are planned with significant sites (over 200 dwellings) within 5km at:</p> <ul style="list-style-type: none"> <li>• Stump Cross Hill, Quarrington (204 dwellings)</li> <li>• Grantham Road (377 dwellings)</li> <li>• Mareham Lane (204 dwellings)</li> </ul>	<p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>• 14.7ha at Sleaford Enterprise Park Extension allocated for a range of businesses and a further 3 ha dedicated in Sleaford within the Sustainable Urban Extension.</li> </ul>
<p><b>Spalding</b></p>	<p>There are aspirations to provide foot access to the</p>	<p><u>Within 5km:</u></p>	<p><u>Within 5km:</u></p>



	<p>station from the West as there is a large population lying to the West that would benefit from this however there are no plans currently in place.</p>	<ul style="list-style-type: none"> <li>• Development of the ‘Land North of Vernatt’s Drain’ includes plans for 3,750 dwellings<sup>vi</sup>.</li> <li>• There is a development planned on Spalding Western relief road however the amount is unknown.</li> </ul> <p>By 2036, a net total of 10,750 new dwellings are proposed for Spalding<sup>vi</sup>.</p>	<ul style="list-style-type: none"> <li>• There is 82 Ha of land to be provided across the Lincolnshire plan area with extensions at the already existing employment sites at Wardentree Lane and Clay Lake Industrial Estate<sup>vi</sup>.</li> </ul>
<b>Peterborough</b>	<p>Bourges Boulevard Phase 1 – significant pedestrian and cycling improvements as well as improved access into the rail station. Delivered as of June 2015.</p> <p>Bourges Boulevard Phase 2 – scheme to improve the operational performance of the City Centre network. New signalised entrance into the railway car park and public realm improvements along the corridor. Completion expected 2018.</p>	<p>Growth target is for 25,500 new homes between 2009 and 2026. Since 2009 a total of 6,455 dwellings have been completed<sup>vii</sup>.</p> <p>Housing commitments are as follows:</p> <ul style="list-style-type: none"> <li>- Under Construction - 1,020</li> <li>- Planning Permission - not started - 7,682<sup>viii</sup></li> </ul> <p>The Site Allocations Development Plan identifies sites (without planning permission) to deliver 11,803 dwellings by 2026<sup>ix</sup></p>	<p>Expected growth of 19.8% which equates to an uplift of 20,024 jobs<sup>x</sup>.</p>

11. The largest areas of growth along this line over the course of the franchise will be in Peterborough, Gainsborough and Spalding, however the large development proposed within 1 km of Sleaford station could see a significant increase in station usage here. Along the rest of the line there are various expansions in the smaller villages, with notable growth in Ruskington.

12. Ivanhoe Line (including Market Harborough)

<u>Station</u>	<u>General and at/near Station Investments</u>	<u>Housing Growth Potential</u>	<u>Economic Growth Potential</u>
<b>East Midlands Parkway</b>	There remain aspirations to improve connections with East Midlands Airport (East Midlands Airport Sustainable Development Plan 2015). <sup>xi</sup>		<u>Within 5km:</u> <ul style="list-style-type: none"> <li>East Midlands Enterprise Gateway/East Midlands Gateway Rail Freight Interchange with provide up to 7,000 jobs<sup>xii</sup></li> </ul>
<b>Loughborough</b>	Two lifts were added to the footbridge and platforms improved, AFA funded, completed in 2012.	<u>Within 5km:</u> <ul style="list-style-type: none"> <li>Within the West of Loughborough SUE there are plans for 3,000 new dwellings<sup>xiii</sup>.</li> </ul>	<u>Within 5km:</u> <ul style="list-style-type: none"> <li>Loughborough University Science and Enterprise Park will provide 4,000 jobs by 2020<sup>xiii</sup>.</li> <li>Loughborough and Leicester Science and Innovation Enterprise Zone (EZ) is set to create over 21,000 new jobs and £123million over the next 25 years. The EZ covers 2 sites in Loughborough and one in Leicester.</li> <li>Loughborough University currently provides 3,200 jobs and serves 15,600 students, see Appendix 1.</li> </ul>
<b>Barrow Upon Soar</b>		<u>Within 5km:</u> <ul style="list-style-type: none"> <li>Confirmed 300 dwelling development.</li> </ul>	
<b>Sileby</b>			

<p><b>Leicester</b></p>	<p>A scheme for works which would; improve cycling infrastructure, improve cycle access to the station, improve public realm outside the station and possibly alter the arrangement of bus stops outside the station, the scheme is awaiting approval. There are plans for the regeneration of the railway station area that includes office, residential, hotel and leisure uses as well as improved public realm, more details can be found in Leicester’s Economic Action Plan<sup>xiv</sup>.</p>	<p><u>Mostly within 5km:</u></p> <ul style="list-style-type: none"> <li>• 24,000 proposed dwellings within Leicester’s Urban Area however exact locations are currently unknown<sup>xiii</sup>.</li> </ul>	<p><u>Within 1km:</u></p> <ul style="list-style-type: none"> <li>• Leicester University currently employs 4,000 staff and serves 20,000 students, see Appendix 1.</li> <li>• Leicester city council currently employ 5,000 staff with their main buildings located within 1km of the station, see Appendix 1.</li> </ul> <p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>• De Montfort University employs 3,095 staff and serves 19,650 students, see Appendix 1.</li> <li>• See the EZ mentioned above which also has sites within 5km of Loughborough station.</li> </ul> <p><u>Mostly within 5km:</u></p> <ul style="list-style-type: none"> <li>• Leicester’s Urban Area developments will provide 7,770 new jobs<sup>xiii</sup>, 3,250 will be within 5km of the station and part of the Loughborough and Leicester Enterprise zone, see Appendix 1.</li> </ul>
<p><b>Market Harborough</b></p>	<p>Option selection reports completed, AFA funded, planned for 2017/18.</p> <p>Public realm improvements aspirations on the route between the town centre and</p>	<p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>• Confirmed 1,500 dwelling development to the north-west of Market Harborough as part of the North West Market Harborough Strategic Development Area.<sup>xv</sup></li> </ul>	

	the station, no known current timescales.		
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13. The progression of the Loughborough University Science Park will provide increased growth in an area which already sees a high level of employment. Similarly, Leicester’s Urban Area developments should see an immense amount of growth within 5km of the Leicester station. It is worth highlighting that the East Midlands rail interchange is within 5km of the East Midlands Parkway station as this project will see a lot of commuters using the station in the future.

#### 14. Castle Line

The Castle Line links Nottingham with Newark and Lincoln and saw major improvements in 2015, with passengers benefitting from more services and faster journey times. For Nottingham see section 5, for Lincoln see section 8.

<u>Station</u>	<u>General and at/near Station Investments</u>	<u>Housing Growth Potential</u>	<u>Economic Growth Potential</u>
<b>Nottingham</b>	See Section 5.		
<b>Carlton</b>		<u>Within 5km:</u> <ul style="list-style-type: none"> <li>2,000 new dwellings, these will also be within 5km of the Burton Joyce station.</li> </ul>	<u>Within 5km:</u> <ul style="list-style-type: none"> <li>12 ha of employment land coming from Teal Close and Gelding colliery (also within 5km of Burton Joyce).</li> </ul>
<b>Burton Joyce</b>		<u>Within 5km:</u> <ul style="list-style-type: none"> <li>See above</li> </ul>	<u>Within 5km:</u> <ul style="list-style-type: none"> <li>See above</li> </ul>
<b>Lowdham</b>	Plans to extend platform length.		
<b>Thurgarton</b>			
<b>Bleasby</b>			
<b>Fiskerton</b>	Plans to extend platform length.	<u>Within 5km:</u> <ul style="list-style-type: none"> <li>425 planned dwellings in Southwell by 2026.</li> </ul>	
<b>Rolleston</b>			
<b>Newark Castle</b>		<u>Within 5km:</u> <ul style="list-style-type: none"> <li>There are over 7,000 new dwelling proposed with 3,150 of these coming from the development of the Newark Southern Link Road<sup>1</sup>, other sites include Newark East and Fernwood.</li> </ul>	<u>Within 5km:</u> <ul style="list-style-type: none"> <li>5,000 jobs from a number of sites, primarily in Newark South, Newark East and Fernwood.</li> </ul>

<b>Newark North Gate</b>		<u>Within 5km:</u> <ul style="list-style-type: none"> <li>• See above</li> </ul>	<u>Within 5km:</u> <ul style="list-style-type: none"> <li>• See above</li> </ul>
<b>Collingham</b>			
<b>Swinderby</b>	New car park completed which provides 23 free car parking spaces and room for up to 20 bicycles.	<u>Within 1km:</u> <ul style="list-style-type: none"> <li>• 310 dwellings under construction on Station Road<sup>iv</sup>.</li> <li>• 228 dwellings underconstruction on Newark Road<sup>iv</sup>.</li> </ul> <u>Within 5km:</u> <ul style="list-style-type: none"> <li>• 1394 dwellings planned in Witham St Hughs<sup>iv</sup>.</li> </ul>	<u>Within 5km:</u> <ul style="list-style-type: none"> <li>• 17.3 Ha of employment land in Within St Hughs.</li> </ul>
<b>Hykeham</b>	<p>Recently completed station car park extension of approximately 65 free car parking spaces.</p> <p>Plans to extend platform length.</p>	<u>Within 5km:</u> <ul style="list-style-type: none"> <li>• Western Growth corridor (Swanpool) has plans for 3,000 dwellings<sup>iv</sup>.</li> <li>• 2000 dwellings planned at Grange Farm<sup>iv</sup>.</li> <li>• 330 indicative dwellings in Waddington<sup>iv</sup>.</li> </ul>	<u>Within 1km:</u> <ul style="list-style-type: none"> <li>• Potential for increased rail usage by staff at Rockstar Lincoln but timetable changes are required, for details see Appendix 2.</li> <li>• Teal Park is a development site which is currently underway, Siemens Industrial Gas Turbine Services is the first major occupier, with currently over 600 staff<sup>iv</sup>.</li> </ul> <u>Within 5km:</u> <ul style="list-style-type: none"> <li>• Currently over 5000 businesses operating within North Hykeham and the surrounding areas</li> <li>• The Grange Farm development will provide 5ha of employment land<sup>iv</sup>.</li> </ul>
<b>Lincoln</b>	See Section 8.		

15. With the exception of Nottingham and Lincoln, the main areas of growth along this line are Newark and Hykeham, most notably the expansions at Grange Farm which will see many new dwellings and a large amount of business being brought within 5km of the Hykeham station.

#### 16. Poacher Line

The Poacher Line runs from Grantham to Skegness, but for the purpose of the report previous stations between Nottingham and Grantham are included. For Nottingham see section 5, for Sleaford see section 10.

<u>Station</u>	<u>General and at/near Station Investments</u>	<u>Housing Growth Potential</u>	<u>Economic Growth Potential</u>
<b>Nottingham</b>	See Section 5.		
<b>Netherfield</b>		<u>Within 5km:</u> <ul style="list-style-type: none"> <li>See Burton Joyce data in section 14.</li> </ul>	<u>Within 5km:</u> <ul style="list-style-type: none"> <li>See Burton Joyce data in section 14.</li> </ul>
<b>Radcliffe</b>		<u>Within 5km:</u> <ul style="list-style-type: none"> <li>Over 5,000 new dwellings including 3,500 at developments on the A46 corridor (Rushcliffe)<sup>i</sup>, this development is also within 5km of Bingham and Aslockton.</li> </ul>	<u>Within 5km:</u> <ul style="list-style-type: none"> <li>A46 corridor (Rushcliffe) projects will provide 2,000 new jobs<sup>i</sup>, these are also within 5km of Bingham and Aslockton.</li> </ul>
<b>Bingham</b>		<u>Within 5km:</u> <ul style="list-style-type: none"> <li>See Above</li> </ul>	<u>Within 5km:</u> <ul style="list-style-type: none"> <li>See Above</li> </ul>
<b>Aslockton</b>		<u>Within 5km:</u> <ul style="list-style-type: none"> <li>See Above</li> </ul>	<u>Within 5km:</u> <ul style="list-style-type: none"> <li>See Above</li> </ul>
<b>Elton &amp; Orston</b>			
<b>Bottesford</b>			
<b>Grantham</b>		<u>Within 5km:</u> <ul style="list-style-type: none"> <li>Proposals for 7,680 new dwellings by 2026<sup>i</sup>.</li> <li>Within this there is a garden village (3,700 dwellings) proposed at Spitalgate Heath<sup>xvi</sup>.</li> </ul>	<u>Within 5km:</u> <ul style="list-style-type: none"> <li>The Spitalgate Heath development includes potential for 11 ha of employment land, providing up to 4,000 jobs<sup>xvi</sup>.</li> <li>A further 79 ha is allocated in the local plan across the town at location not yet specified.</li> </ul>

<b>Ancaster</b>			
<b>Rauceby</b>		<p><u>Within 1km:</u></p> <ul style="list-style-type: none"> <li>920 dwellings recently built with plans for an additional 190<sup>iv</sup>.</li> </ul> <p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>1,750 dwellings proposed at The Drove in Sleaford West Quadrant<sup>iv</sup>.</li> <li>1,450 dwellings proposed on the land East of London Road<sup>iv</sup>.</li> </ul>	
<b>Sleaford</b>	See Section 10.		
<b>Heckington</b>		Proposed 106 dwellings, further details currently unknown.	
<b>Swineshead</b>		<p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>Housing allocation from the local plan in Swineshead village, amount unknown<sup>vi</sup>.</li> </ul>	
<b>Hubberts Bridge</b>			
<b>Boston</b>	Works to and around a barrow crossing (AFA funded, completed in 2012).	<p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>Proposed 7,500 new dwellings in Boston borough (2011-2036)<sup>xvii</sup>.</li> </ul>	<p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>Expected to be 3,800 new jobs provided in the Boston borough (2011-2036)<sup>xvii</sup>.</li> <li>There is 82 Ha of land to be provided across the Lincolnshire plan area, including extensions at the Riverside Industrial Estate and Endeavour Park in Boston<sup>vi</sup>.</li> </ul>
<b>Thorpe Culvert</b>			



<b>Wainfleet</b>		Proposed 96 dwellings, further details currently unknown.	
<b>Havenhouse</b>			
<b>Skegness</b>	Major tourist attraction on the Lincolnshire coast, so much higher usage in summer months, there were 1.5m visitors in 2015, bringing approximately £290m to the local economy.		<u>Within 5km:</u> <ul style="list-style-type: none"> <li>76 acres dedicated to Skegness Countryside Business Park which could provide 700 jobs<sup>xviii</sup>.</li> </ul>

17. The A46 corridor enhancements will see lots of new employment opportunities and homes built within the vicinity of both Radcliffe and Bingham, while the Spitalgate Heath development near Grantham will provide an immense amount of growth in the area. Other notable areas of growth along this line are Rauceby and Boston where there are proposals for a high number of new dwellings within 5 km of the stations. There are plans for a further 7,815 dwellings by 2028 in the East Lindsey District however most of the locations are over 5km from the affected stations.

### 18. Derwent Valley Line

The text below focuses on details for stations on the line between Matlock and Nottingham, stations at Peartree, Tutbury & Hatton and Willington have also been included in this section. For Nottingham see section 5.

<u>Station</u>	<u>General and at/near Station Investments</u>	<u>Housing Growth Potential</u>	<u>Economic Growth Potential</u>
<b>Matlock</b>	Improved lighting on platform and station forecourt, due to be delivered Spring/Winter 2017. Cycle link between Matlock station and Rowsley, planned for completion in 2017/18.	<u>Within 1km – 700 homes</u> <ul style="list-style-type: none"> <li>• 480 homes at Cawdor Quarry and 220 at Halldale Quarry</li> <li>• Within 5km - 814 homes</li> <li>• 430 Gritstone Road, Matlock</li> <li>• 50 edge of Matlock/Darley Dale</li> <li>• 334 in Darley Dale</li> </ul>	<u>Within 1km</u> <ul style="list-style-type: none"> <li>• 1 ha employment land at Cawdor</li> <li>• 2 ha employment land at Halldale</li> </ul>
<b>Matlock Bath</b>	Replacement of pedestrian level crossing access with new safer access, currently being evaluated for possible delivery in 2017.		Former Colour works site near station
<b>Cromford</b>	Improvements to station environment and access, grant currently in place, no timings known. Lighting improvements and car park enhancement, quotes currently being obtained.	<u>Within 5km – 816 homes</u> <ul style="list-style-type: none"> <li>• 771 homes in Wirksworth</li> <li>• 45 homes at Middleton</li> </ul>	<u>Within 5km</u> <ul style="list-style-type: none"> <li>• 2 ha employment land at Middleton</li> </ul>
<b>Whatstandwell</b>	Resurfacing and lighting of main footpath link from Whatstandwell to station via	<u>Within 5 km</u>	

	footbridge, planned delivery for 2017/18.	<ul style="list-style-type: none"> <li>70+ homes at Crich common site</li> </ul>	
<b>Ambergate</b>		<p><u>Within 1km</u></p> <ul style="list-style-type: none"> <li>171 homes planned at Bull Bridge development site</li> </ul>	
<b>Belper</b>	Aspirations for improvements, but no current known plans.	<p><u>Within 1km</u></p> <ul style="list-style-type: none"> <li>667 homes at various sites across the town by 2025 including 136 at Derwentside Industrial site</li> </ul>	<p><u>Within 5km</u></p> <ul style="list-style-type: none"> <li>Major mixed use development in Derby Bottles area including employment and 1000+ dwellings</li> </ul>
<b>Duffield</b>	New footbridge with lifts and possible car park enlargements, status unknown.	<p><u>Within 1km</u></p> <ul style="list-style-type: none"> <li>38 homes on former highways depot site on A6</li> </ul>	
<b>Willington</b>	Although served by Cross Country, East Midlands Trains is a station facility operator here.	Plans for over 8,000 houses in South Derbyshire.	<p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>Toyota Motor Manufacturing currently provides 3,800 jobs</li> <li>Proposals for a Strategic Rail Freight Interchange creating up to 7,000 new jobs<sup>xix</sup></li> </ul>
<b>Derby</b>	Improved public realm and pedestrian links between the station and a new housing development in the Castleward area.	<p><u>Within 1km:</u></p> <ul style="list-style-type: none"> <li>600 new dwellings in the Castleward area (160 units are already built and occupied).</li> <li>A similar sized development is undergoing the planning process next to Castleward.</li> </ul>	<p><u>Within 1km:</u></p> <ul style="list-style-type: none"> <li>Commercial/office development in Castleward area, size currently unknown.</li> </ul> <p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>The Our City, Our River scheme aims to provide 6,000 new jobs by 2021<sup>i</sup>.</li> </ul>

		<p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>The Our City, Our River scheme includes proposals for 600 new dwellings by 2021<sup>i</sup>, 350 of these are located in the North Riverside area.</li> </ul>	<ul style="list-style-type: none"> <li>Pride Park already provides 13,000 jobs in the area and there is scope for a further 3,200 with new development plans<sup>i</sup>.</li> <li>Severn Trent Water, Balfour Beatty, Patton Air and Royal Crown Derby (within 1km) are other big employers within 5km of the station.</li> </ul>
<b>Long Eaton</b>	Two lifts to platforms were installed, AFA funded, completed in 2013.	<p><u>Within 5 km</u></p> <ul style="list-style-type: none"> <li>1450 dwelling planned in the Long Eaton area by 2025</li> </ul>	<p><u>Within 5km</u></p> <ul style="list-style-type: none"> <li>Major development taking place associated with the construction of the HS2 line and new station at Toton</li> </ul>
<b>Attenborough</b>			<p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>Significant new employment development on land in the vicinity of the proposed HS2 station at Toton<sup>xx</sup>.</li> </ul>
<b>Beeston</b>		<p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>Development at the Alliance Boots site proposes 675 new dwellings<sup>xxi</sup>.</li> </ul>	<p><u>Within 1km:</u></p> <ul style="list-style-type: none"> <li>Beeston Business Park (Siemens, SMS Technologies and ATOS already located here).</li> </ul> <p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>Alliance Boots site (113 hectares) aims to provide 150 new jobs<sup>xxi</sup>.</li> <li>Nottingham Science Park aims to provide a further 260 jobs<sup>xxii</sup>.</li> </ul>

			<ul style="list-style-type: none"> <li>MediPark development will provide 1,000 jobs<sup>iii</sup>.</li> </ul>
<b>Nottingham</b>	See Section 5.		

19. The D2N2 strategic economic plan outlines a number of projects within Derbyshire and Nottinghamshire which should help the regions reach their growth targets. One of the main projects which will provide growth is Infinity Park, a prime 100-acre commercial and technology park located nearby to Peartree station, which is detailed in section 21.

20. The ‘Our City, Our River’ scheme in Derby will provide a number of new homes and employment opportunities within 5km of Derby station. Further to this, Pride Park, which currently provides jobs for 13,000 people is expanding to deliver even more. It is worth noting that Pride Park will be closer to Spondon station (within 2km) which currently is not a stop on the line, other current employment opportunities near Spondon include Severn Trent water and Balfour Beatty. Another key area of growth along this line is in Beeston where there is room for a number of sites to expand.

21. Crewe to Derby

<b><u>Station</u></b>	<b>General and at/near Station Investments</b>	<b>Housing Growth Potential</b>	<b>Economic Growth Potential</b>
<b>Crewe</b>	For stations between Crewe and Tutbury & Hatton please see the appropriate local authorities.		
<b>Tutbury &amp; Hatton</b>		Plans for over 8,000 houses in South Derbyshire.	<u>Within 1km:</u> <ul style="list-style-type: none"> <li>Nestle’s Dolce Gusto plant has expanded</li> </ul>

			recently with staff number expected to rise from 300 to 800.
<b>Peartree</b>		<u>Within 5km:</u> <ul style="list-style-type: none"> <li>The Infinity Park Development includes proposals for 1,900 new dwellings by 2023<sup>i</sup>.</li> </ul>	<u>Within 5km:</u> <ul style="list-style-type: none"> <li>The Infinity Park Development is expected to provide 2,750 new jobs by 2023<sup>i</sup>.</li> </ul>
<b>Derby</b>	See section 18.		

22. Robin Hood Line

The Robin Hood line runs from Worksop to Nottingham, via Mansfield. For Nottingham see section 5.

<u>Station</u>	<b>General and at/near Station Investments</b>	<b>Housing Growth Potential</b>	<b>Economic Growth Potential</b>
<b>Worksop</b>		<u>Within 5km:</u> <ul style="list-style-type: none"> <li>Over 2,000 new dwelling including 1,175 proposed on the A57/A60 Junction development<sup>i</sup>.</li> </ul>	<u>Within 5km:</u> <ul style="list-style-type: none"> <li>48 ha of employment at various sites.</li> <li>The A57/A60 Junction development will provide 1805 new jobs<sup>i</sup>.</li> </ul>

<b>Whitwell</b>		<p><u>Within 1km</u></p> <ul style="list-style-type: none"> <li>• 200 dwelling planned as part of redevelopment of former Whitwell colliery site</li> </ul>	<p><u>Within 1km</u></p> <ul style="list-style-type: none"> <li>• 5 hectares of employment as part of redevelopment of former Whitwell colliery site</li> </ul>
<b>Creswell</b>		<p><u>Within 1km</u></p> <ul style="list-style-type: none"> <li>• 277 dwellings planned within the village itself</li> <li>• Within 5km Clowne Garden Village major project to provide 1800 homes over next 10 years</li> </ul>	<ul style="list-style-type: none"> <li>• Within Clowne Garden Village major project to provide 25 hectares of employment land over next 10 years</li> </ul>
<b>Langwith-Whaley Thorns</b>			
<b>Shirebrook</b>		<p><u>Within 5km</u></p> <ul style="list-style-type: none"> <li>• 658 dwellings planned with town itself</li> </ul>	
<b>Mansfield Woodhouse</b>		<p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>• There are a number of developments which will provide over 7,500 dwellings (also within 5km of Mansfield, Sutton Parkway and Kirkby stations) including 1,700 along the Sherwood Growth Corridor<sup>i</sup> (Mansfield-Ashfield). A number of these may be within 1km of the station.</li> </ul>	<p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>• 42 ha of employment at various sites (also within 5km of Mansfield, Sutton Parkway and Kirkby stations).</li> <li>• The development of the Sherwood Growth Corridor<sup>i</sup> (Mansfield-Ashfield) will help to provide 1,000 new jobs.</li> </ul>
<b>Mansfield</b>		<p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>• See above.</li> </ul>	<p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>• See above.</li> </ul>
<b>Sutton Parkway</b>		<p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>• See above.</li> </ul>	<p><u>Within 5km:</u></p> <p>See above.</p> <ul style="list-style-type: none"> <li>• Additional 17ha of employment land proposed.</li> </ul>

<b>Kirkby-in-Ashfield</b>		<u>Within 5km:</u> <ul style="list-style-type: none"> <li>• See above.</li> </ul>	<u>Within 5km:</u> See above. <ul style="list-style-type: none"> <li>• Additional 17ha of employment land proposed.</li> </ul>
<b>Newstead</b>			
<b>Hucknall</b>		<u>Within 5km:</u> <ul style="list-style-type: none"> <li>• A development at the Rolls Royce site includes plans for 900 new dwellings<sup>i</sup>.</li> <li>• 1,100 new dwellings at sites at Top Wighay (800) and North Papplewick Lane (300).</li> </ul>	<u>Within 5km:</u> <ul style="list-style-type: none"> <li>• The Rolls Royce development will provide 2,200 new jobs<sup>i</sup>.</li> </ul>
<b>Bulwell</b>		<u>Within 5km:</u> <ul style="list-style-type: none"> <li>• See the Rolls Royce development above.</li> </ul>	<u>Within 5km:</u> <ul style="list-style-type: none"> <li>• See the Rolls Royce development above.</li> </ul>
<b>Nottingham</b>	See Section 5.		

23. The Sherwood growth corridor developments provides an number of areas of growth along this line, the exact site locations for expansion are unknown at this stage but we can expect many of these to be within close proximity of the mentioned stations. Plans at the Rolls Royce site will provide significant jobs and see an increase in housing within 5km of both Hucknall and Bulwell stations. Meanwhile developments at the A57/A60 junction near Worksop will provide another area of significant growth.



24. Melton Mowbray to Luton Airport Parkway

<b>Station</b>	<b>General and at/near Station Investments</b>	<b>Housing Growth Potential</b>	<b>Economic Growth Potential</b>
<b>Melton Mowbray</b>		<u>Within 5km:</u> <ul style="list-style-type: none"> <li>Provision will be made for the development of 6,125 homes within the Leicestershire District between 2011 and 2036. Of this figure, Melton Mowbray Urban Area will accommodate 3,980<sup>xxiii</sup>.</li> </ul>	<u>Within 5km:</u> <ul style="list-style-type: none"> <li>20ha of employment land as part of the Melton South Sustainable Neighbourhood and 10ha as extensions to the Asfordby Business park, both targeted towards the manufacturing and industrial sectors<sup>xxiii</sup>.</li> </ul>
<b>Oakham</b>			
<b>Stamford</b>	This station is managed by East Midlands Trains but services are predominately provided by Cross Country. The station is not currently fully accessible.		<u>Within 5km:</u> <ul style="list-style-type: none"> <li>27 ha allocated mixed use employment land at 4 locations across the town.</li> </ul>
<b>Corby</b>		<u>Within 5km:</u> <ul style="list-style-type: none"> <li>There are plans for 8,290 new dwellings within Corby itself by 2031<sup>xxiv</sup>.</li> <li>There is a development for 790 dwelling in Little Stanion<sup>xxiv</sup>.</li> </ul>	<u>Within 5km:</u> <ul style="list-style-type: none"> <li>There is a net job growth of 9,700 expected by 2031 in Corby<sup>xxiv</sup>.</li> </ul>
<b>Kettering</b>		<u>Within 5km:</u> <ul style="list-style-type: none"> <li>Proposals for 6,190 dwellings in Kettering<sup>xxiv</sup>.</li> <li>1,180 proposed dwellings in Burton Latimer<sup>xxiv</sup>.</li> <li>1,190 proposed dwelling in Rothwell<sup>xxiv</sup>.</li> </ul>	<u>Within 5km:</u> <ul style="list-style-type: none"> <li>There is a net job growth of 8,100 expected by 2031 in Kettering<sup>xxiv</sup>.</li> <li>Developments at key locations alongside the A14 and A43 northern bypass which will provide</li> </ul>

			<p>new employment growth<sup>xxv</sup>.</p> <ul style="list-style-type: none"> <li>• Kettering Energy Park provides a large area of growth<sup>xxv</sup>.</li> </ul>
<b>Wellingborough</b>	<p>Two lifts and a footbridge were installed at the station, AFA funded, completed in 2012.</p> <p>A new station has planning permission as part of the Stanton Cross development, including a 1,000 parking space car park<sup>xxvi</sup>.</p>	<p><u>Within 1km:</u></p> <ul style="list-style-type: none"> <li>• A development at Stanton Cross proposes 3,650 new dwellings<sup>xxvi</sup>.</li> </ul> <p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>• 3,000 new dwellings at a major SUE to the North of Wellingborough station<sup>xxvii</sup>.</li> <li>• 3,285 proposed dwellings in Rushden<sup>xxiv</sup>.</li> <li>• 560 proposed dwellings in Higham Ferrers<sup>xxiv</sup>.</li> <li>• 1,350 proposed dwellings in Irthingborough<sup>xxiv</sup>.</li> </ul>	<p><u>Within 1km:</u></p> <ul style="list-style-type: none"> <li>• The mixed use development at Stanton Cross is predicted to provide 300 jobs a year over its construction and 3,000 new jobs overall<sup>xxvi</sup>.</li> </ul> <p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>• SUE to the North of Wellingborough will provide up to 2,500 jobs<sup>xxvii</sup>.</li> </ul> <p>A further 7,000 new jobs are predicted in the area by 2031, exact locations unspecified<sup>xxv</sup>.</p>
<b>Bedford</b>			
<b>Luton</b>	<p>Improvements to Luton Station.</p> <p>Park &amp; Ride service between Butterfield and land South of Stockwood Park via town centre.</p>	<p><u>Within 1km:</u></p> <ul style="list-style-type: none"> <li>• Approximately 600 homes in the Hightown area.</li> <li>• Power Court – mixed use edge of town centre development including circa 600 homes.</li> </ul>	<p><u>Within 1km:</u></p> <ul style="list-style-type: none"> <li>• Barnfield College relocation to site opposite Luton Station.</li> </ul> <p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>• Butterfields Business Park – 34ha commercial development.</li> <li>• Land South of Stockwood Park - B1 office.</li> </ul>
<b>Luton Airport Parkway</b>	<p>Mass Passenger Transit between station and airport terminal.</p>	<p><u>Within 1km:</u></p> <ul style="list-style-type: none"> <li>• Napier Park - 520 homes (North of Kimpton Road)</li> </ul>	<p><u>Within 1km:</u></p>

	<p>Century Park access road.</p> <p>Vauxhall Way/Hitchin Road junction improvements.</p>		<ul style="list-style-type: none"> <li>• Stirling Place - Mixed use development (North of Kimpton Road).</li> </ul> <p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>• Century Park (site on NE side of airport) – 28ha mainly B1/B2/B8 uses</li> </ul>
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25. The expectation for growth along this line is great with many developments planned in the vicinity of the three main stations; Corby, Kettering and Wellingborough. While the locations of many of the developments around Corby and Kettering are unknown we expect them to be within 5km of the stations. Stanton Cross and other sites could lead to growth at Wellingborough Station in particular.

## **SUMMARY**

26. Through this report SCP have highlighted all known areas of growth in and around the rail stations within the East Midlands Region. We can expect to see major economic growth (over 5,000 projected jobs, over 5,000 proposed dwellings or both) in the main cities of Derby, Nottingham, Leicester and Lincoln, which are seen as the “Hub” stations serving the East Midlands.
27. We can also expect to see other significant housing growth (over 5,000 proposed dwellings within current local plans) at local stations which include: Gainsborough Lea Road, Spalding, Peterborough, Hykeham, Radccliffe/Bingham/Aslockton, Grantham and Boston. Significant employment growth (over 5,000 jobs) is expected within the vicinity of Loughborough Station, East Midlands Parkway Station and Willington Station.
28. Given the investment into the Corby, Kettering and Wellingborough stations, combined with the expected growth (over 5,000 proposed dwelling and over 5,000 expected jobs within 5km of each station) taking place, this location has a potential to increase train usage. Similar growth is expected within the area of Newark Castle Station and Newark North Gate Station.
29. Other local stations which have not already been mentioned in the summary but where significant growth is expected (over 2,000 dwellings, over 2,000 jobs, or both) include: Chesterfield, Sleaford, , Carlton/Burton Joyce, Rauceby, Peartree, Mansfield Woodhouse/Mansfield/Sutton Parkway/Kirkby-in-Ashfield, Hucknall/Bulwell and Melton Mowbray.

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- <sup>i</sup> The D2N2 SEP: [http://www.d2n2lep.org/write/Documents/D2N2\\_SEP\\_March\\_31st.pdf](http://www.d2n2lep.org/write/Documents/D2N2_SEP_March_31st.pdf)
  - <sup>ii</sup> Nottingham cycle infrastructure: <http://transport.nottinghamcity.gov.uk/Projects/Cycle-city-ambition-project.aspx>
  - <sup>iii</sup> Nottingham MediPark: <https://www.gov.uk/government/publications/regeneration-project-medi-park-nottingham-gdv-100m/regeneration-project-medi-park-nottingham-gdv-100m>
  - <sup>iv</sup> Central Lincolnshire proposed plan can be found by following this link: <https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/>
  - <sup>v</sup> East Lindsey Settlement proposals: <http://mediafiles.e-lindsey.gov.uk/ELDC/planningpolicy/settlementproposals2016.pdf>
  - <sup>vi</sup> SE Lincolnshire draft local plan: <https://consult.environment-agency.gov.uk/lcnth-flood-risk/bostonbarriertwao/results/c.2.2---draft-south-east-lincolnshire-local-plan-2011-2036--2016-.pdf>
  - <sup>vii</sup> Peterborough Core Strategy [https://www.peterborough.gov.uk/upload/www.peterborough.gov.uk/council/jobs-and-careers/schools-and-education/strategies-polices-and-plans/strategies-polices-and-plans/strategies-polices-and-plans/strategies-polices-and-plans/strategies-polices-and-plans/strategies-polices-and-plans/planning-and-development/Planning-Policies-CoreStrategy.pdf?inline=true](https://www.peterborough.gov.uk/upload/www.peterborough.gov.uk/council/jobs-and-careers/schools-and-education/strategies-polices-and-plans/strategies-polices-and-plans/strategies-polices-and-plans/strategies-polices-and-plans/strategies-polices-and-plans/strategies-polices-and-plans/strategies-polices-and-plans/planning-and-development/Planning-Policies-CoreStrategy.pdf?inline=true)
  - <sup>viii</sup> Peterborough Housing Developments  
<https://peterboroughcc.app.box.com/s/a2n1we1rcdns8j67ihlxnbn0dfo44d0y>
  - <sup>ix</sup> Peterborough Site Allocations [https://www.peterborough.gov.uk/upload/www.peterborough.gov.uk/council/jobs-and-careers/schools-and-education/strategies-polices-and-plans/strategies-polices-and-plans/strategies-polices-and-plans/strategies-polices-and-plans/strategies-polices-and-plans/planning-and-development/Planning-Policies-SiteAllocations.pdf?inline=true](https://www.peterborough.gov.uk/upload/www.peterborough.gov.uk/council/jobs-and-careers/schools-and-education/strategies-polices-and-plans/strategies-polices-and-plans/strategies-polices-and-plans/strategies-polices-and-plans/strategies-polices-and-plans/strategies-polices-and-plans/planning-and-development/Planning-Policies-SiteAllocations.pdf?inline=true)
  - <sup>x</sup> Peterborough Employment Evidence Report  
<https://peterboroughcc.app.box.com/s/vurjuyuq3s2f2hefty4k16j3tnzqpu8>
  - <sup>xi</sup> EM Airport Sustainable Plan: <http://www.eastmidlandsairport.com/about-us/development-plan/>
  - <sup>xii</sup> LLEP Rail Freight Interchange: <https://www.llep.org.uk/investing-in-our-place/growth-areas-programmes-and-transformational-priorities/east-midlands-enterprise-gateway-and-the-east-midlands-gateway-rail-freight-interchange/>
  - <sup>xiii</sup> Leicester and Leicestershire SEP: [https://www.llep.org.uk/wp-content/uploads/2015/03/SEP\\_-\\_full\\_document.pdf](https://www.llep.org.uk/wp-content/uploads/2015/03/SEP_-_full_document.pdf)
  - <sup>xiv</sup> Leicester's Economic Action Plan: <https://www.leicester.gov.uk/media/57817/economic-action-plan-2016-2020.pdf>
  - <sup>xv</sup> Market Harbour housing:  
[http://www.harborough.gov.uk/directory\\_record/469/north\\_west\\_market\\_harborough\\_strategic\\_development\\_are\\_a\\_master\\_plan](http://www.harborough.gov.uk/directory_record/469/north_west_market_harborough_strategic_development_are_a_master_plan)
  - <sup>xvi</sup> Spitalgate Heath: <http://www.southkesteven.gov.uk/index.aspx?articleid=11578>
  - <sup>xvii</sup> Boston Borough Council Housing Strategy: <http://www.boston.gov.uk/CHttpHandler.ashx?id=17293&p=0>

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- <sup>xviii</sup> Skegness Business Park: <https://www.lincolnshire.gov.uk/transport-and-roads/roadworks-and-improvement-schemes/skegness-countryside-business-park/>
- <sup>xix</sup> Strategic Rail Freight Interchange: <http://www.emipark.co.uk/assets/Uploads/homepage-newsletter.pdf>
- <sup>xx</sup> Nottingham City Core Strategy: <http://www.nottinghamcity.gov.uk/planning-and-building-control/planning-policy/the-local-plan-and-planning-policy/consultation-on-the-land-and-planning-policies-document/>
- <sup>xxi</sup> Boots Alliance site: <http://www.nottinghampost.com/new-1-5m-medicity-extension-will-create-150-jobs/story-29961987-detail/story.html>
- <sup>xxii</sup> Nottingham Science Park: <http://www.nottinghampost.com/nottingham-science-park-expansion-could-bring-260-jobs/story-29474366-detail/story.html>
- <sup>xxiii</sup> Melton Mowbray Plan: <http://www.meltonplan.co.uk/>
- <sup>xxiv</sup> North Northamptonshire Strategy: <http://www.nnjpu.org.uk/docs/Joint%20Core%20Strategy%202011-2031%20with%20Inspectors%20main%20modifications.pdf>
- <sup>xxv</sup> Northamptonshire's SEP:  
<http://www.northamptonshire.gov.uk/en/councilservices/Environ/economic/Documents/PDF%20Documents/SEP%20FINAL%20DOCUMENT.pdf>
- <sup>xxvi</sup> Stanton Cross Plans: <http://stantoncross.co.uk/the-plans/>
- <sup>xxvii</sup> Upper Redhill Plan: [http://www.wellingborough.gov.uk/egov\\_downloads/Item\\_5\\_Appeal\\_Decision\\_Notice\\_Planning\\_Inspector\\_Recommendation.pdf](http://www.wellingborough.gov.uk/egov_downloads/Item_5_Appeal_Decision_Notice_Planning_Inspector_Recommendation.pdf)

## **Appendices**

**Appendix 1:** Leicester and Leicestershire: Major Employers

**Appendix 2:** Rockstar Lincoln