

### Document Revision Control

Revision	Date	Status	Prepared By	Approved By
6	27/06/17	Final Draft	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 enhancement. This document should be read alongside the EMC's Strategic Statement.
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.		
<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.	<p><u>Within 1km:</u></p> <ul style="list-style-type: none"> <li>The Waterside development includes plans for up to 1,550 new dwellings.</li> </ul> <p><u>Within 5km:</u></p> <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>	<p><u>Within 1km:</u></p> <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> <p><u>Within 5km:</u></p> <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>			
<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.		
<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 within 5km of Beeston station, see section 18)<sup>i</sup>.</li> </ul>

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

<b>Station</b>	<b>General and at/near Station Investments</b>	<b>Housing Growth Potential</b>	<b>Economic Growth Potential</b>
<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> <li>• 277 dwellings in Washingborough<sup>iv</sup></li> <li>• 400 dwellings in Bracebridge Heath<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>

<b>Market Rasen</b>		<u>Within 5km:</u> <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>		<u>Over 5km:</u> <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.

<b>Station</b>	<b>General and at/near Station Investments</b>	<b>Housing Growth Potential</b>	<b>Economic Growth Potential</b>
<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>	
<b>Ruskington</b>		<p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>1,750 dwellings proposed at The Drove in Sleaford West</li> </ul>	

		<p>Quadrant<sup>iv</sup>, note this development is also within 5km of the Sleaford station.</p> <ul style="list-style-type: none"> <li>• 500 dwellings proposed at Poplar Farm<sup>iv</sup>.</li> </ul>	
<b>Sleaford</b>	<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>
<b>Spalding</b>	<p>There are aspirations to provide foot access to the station from the West as there is a large population lying to the West that would benefit from this however</p>	<p><u>Within 5km:</u></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> </ul>	<p><u>Within 5km:</u></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</li> </ul>



	there are no plans currently in place.	<ul style="list-style-type: none"> <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>	employment sites at Wardentree Lane and Clay Lake Industrial Estate <sup>vi</sup> .
<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>x</sup></p>	Expected growth of 19.8% which equates to an uplift of 20,024 jobs <sup>x</sup> .

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)

<b>Station</b>	<b>General and at/near Station Investments</b>	<b>Housing Growth Potential</b>	<b>Economic Growth Potential</b>
<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>			
<b>Leicester</b>	A scheme for works which would; improve cycling infrastructure, improve cycle access to the station, improve public realm outside	<u>Mostly within 5km:</u> <ul style="list-style-type: none"> <li>24,000 proposed dwellings within Leicester's Urban Area</li> </ul>	<u>Within 1km:</u> <ul style="list-style-type: none"> <li>Leicester University currently employs 4,000 staff and serves 20,000</li> </ul>

	<p>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>however exact locations are currently unknown<sup>xiii</sup>.</p>	<p>students, see Appendix 1.</p> <ul style="list-style-type: none"> <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 the station, no known current timescales.</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>	

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	<u>Within 1km:</u>	<u>Within 5km:</u>

	parking spaces and room for up to 20 bicycles.	<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> <p><u>Within 5km:</u></p> <ul style="list-style-type: none"> <li>• 1394 dwellings planned in Witham St Hughs<sup>iv</sup>.</li> </ul>	<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>	<p><u>Within 5km:</u></p> <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>	<p><u>Within 1km:</u></p> <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> <p><u>Within 5km:</u></p> <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> <p>See Burton Joyce data in section 14.</p>
<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>		<u>Within 1km:</u>	

		<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.

<b><u>Station</u></b>	<b>General and at/near Station Investments</b>	<b>Housing Growth Potential</b>	<b>Economic Growth Potential</b>
<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.		
<b>Matlock Bath</b>	Replacement of pedestrian level crossing access with new safer access, currently being evaluated for possible delivery in 2017.		
<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.		
<b>Whatstandwell</b>	Resurfacing and lighting of main footpath link from Whatstandwell to station via footbridge, planned delivery for 2017/18.		
<b>Ambergate</b>			
<b>Belper</b>	Aspirations for improvements, but no current known plans.		
<b>Duffield</b>	New footbridge with lifts and possible car park enlargements, status unknown.		

<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.	<u>Within 5km:</u> <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.	<u>Within 1km:</u> <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> <u>Within 5km:</u> <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>	<u>Within 1km:</u> <ul style="list-style-type: none"> <li>• Commercial/office development in Castleward area, size currently unknown.</li> </ul> <u>Within 5km:</u> <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> <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.		
<b>Attenborough</b>			<u>Within 5km:</u> <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>

<p><b>Beeston</b></p>		<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> <li>• MediPark development will provide 1,000 jobs<sup>iii</sup>.</li> </ul>
<p><b>Nottingham</b></p>	<p>See Section 5.</p>		

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 recently with staff number expected to rise from 300 to 800.</li> </ul>
<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.

<b>Station</b>	<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>			
<b>Creswell</b>			
<b>Langwith-Whaley Thorns</b>			
<b>Shirebrook</b>			
<b>Mansfield Woodhouse</b>		<u>Within 5km:</u> <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>	<u>Within 5km:</u> <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>		<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>Sutton Parkway</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>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>1</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>1</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 new employment growth<sup>xxv</sup>.</li> </ul>



			<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>Century Park access road.</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> <ul style="list-style-type: none"> <li>Stirling Place - Mixed use development (North of Kimpton Road).</li> </ul>

	<p>Vauxhall Way/Hitchin Road junction improvements.</p>		<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, Radcillfe/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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- i 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)
- ii Nottingham cycle infrastructure: <http://transport.nottinghamcity.gov.uk/Projects/Cycle-city-ambition-project.aspx>
- iii Nottingham MediPark: <https://www.gov.uk/government/publications/regeneration-project-medi-park-nottingham-gdv-100m/regeneration-project-medi-park-nottingham-gdv-100m>
- iv Central Lincolnshire proposed plan can be found by following this link: <https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/>
- v East Lindsey Settlement proposals: <http://mediafiles.e-lindsey.gov.uk/ELDC/planningpolicy/settlementproposals2016.pdf>
- vi 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>
- vii 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/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/planning-and-development/Planning-Policies-CoreStrategy.pdf?inline=true)
- viii Peterborough Housing Developments  
<https://peterboroughcc.app.box.com/s/a2n1we1rcdns8j67ihlxnbn0dfo44d0y>
- ix 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/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/planning-and-development/Planning-Policies-SiteAllocations.pdf?inline=true)
- x Peterborough Employment Evidence Report  
<https://peterboroughcc.app.box.com/s/vurjujuq3s2f2hefty4k16j3tnzqpu8>
- xi EM Airport Sustainable Plan: <http://www.eastmidlandsairport.com/about-us/development-plan/>
- xii 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/>
- xiii 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)
- xiv Leicester's Economic Action Plan: <https://www.leicester.gov.uk/media/57817/economic-action-plan-2016-2020.pdf>
- xv Market Harborough housing:  
[http://www.harborough.gov.uk/directory\\_record/469/north\\_west\\_market\\_harborough\\_strategic\\_development\\_area\\_master\\_plan](http://www.harborough.gov.uk/directory_record/469/north_west_market_harborough_strategic_development_area_master_plan)
- xvi Spitalgate Heath: <http://www.southkesteven.gov.uk/index.aspx?articleid=11578>
- xvii Boston Borough Council Housing Strategy: <http://www.boston.gov.uk/CHttpHandler.ashx?id=17293&p=0>
- xviii Skegness Business Park: <https://www.lincolnshire.gov.uk/transport-and-roads/roadworks-and-improvement-schemes/skegness-countryside-business-park/>
- xix Strategic Rail Freight Interchange: <http://www.emipark.co.uk/assets/Uploads/homepage-newsletter.pdf>

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xx 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/>

xxi Boots Alliance site: <http://www.nottinghampost.com/new-1-5m-medicity-extension-will-create-150-jobs/story-29961987-detail/story.html>

xxii Nottingham Science Park: <http://www.nottinghampost.com/nottingham-science-park-expansion-could-bring-260-jobs/story-29474366-detail/story.html>

xxiii Melton Mowbray Plan: <http://www.meltonplan.co.uk/>

xxiv North Northamptonshire Strategy: <http://www.nnjpu.org.uk/docs/Joint%20Core%20Strategy%202011-2031%20with%20Inspectors%20main%20modifications.pdf>

xxv Northamptonshire's SEP:  
<http://www.northamptonshire.gov.uk/en/councilservices/Environ/economic/Documents/PDF%20Documents/SEP%20FINAL%20DOCUMENT.pdf>

xxvi Stanton Cross Plans: <http://stantoncross.co.uk/the-plans/>

xxvii 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



# APPENDIX 1

Leicester and Leicestershire: Major Employers within proximity to key stations

Train Station	Company name	Address	Postcode	Employees	Proximity to	LA Funded Schemes	Schemes within vicinity			
Leicester	Leicester City Council	CLABS Buildings (City hall, Town Hall, York House, Bosworth House,	LE1 1FZ	5000 (excluding schools)	0.3 miles	There are currently no planned improvements.	Potential improvements to Bus Stopping arrangements for Leicester Station.			
	University of Leicester	University Rd	LE1 7RH	4000 staff, 20,000 students	0.5 miles					
	Leicestershire County Council	County Hall, Leicester Road, Glenfield	LE3 8RB	3500	3.4 miles					
	Loughborough & Leicester Enterprise Zone	Abbey Meadows	LE4	3250 (within 10 years)	2 miles					
	De Montfort University	The Gateway	LE1 9BH	3095 staff ,19650 students	1 mile					
	Glenfield Hospital	Groby Road	LE3 9QT		3,000			3.5 miles		
	Jewel UK Midco Limited	Aurum House 2 Elland Road, Braunstone	LE3 1TT		1,589			4.5 miles		
	Bradgate Bakery	Madeline Road	LE4 1WX		1,200			4.1 miles		
	Next Retail Limited	Gedding Rd, Leicester	LE5 5DU		1000			1.6 miles		
	Office Depot International (UK) Limited	501 Beaumont Leys Lane	LE4 2BN		973			4.2 miles		
	Leicester City Football Club Limited	King Power Stadium Filbert Way	LE2 7FL		702			1.5 miles		
	Walkers Midshire Foods	78-88 Cobden Street	LE1 2LB		700			1.3 miles		
	SPS Technologies Limited	Troon Industrial Area, 191 Barkby Road	LE4 9HX		651			2.9 miles		
	Tubes Holdco Limited	2 New Star Road	#NAME?		616			2 miles		
	Sandcliffe Limited	154 Welford Road	LE2 6BW		610			1.9 miles		
	The Bradgate Mental Health Unit	Groby Road	LE3 9EJ		600			3.9 miles		
	Lloyd Fraser Holdings Company Limited	Pannell House, 159 Charles Street	LE1 1LD		575			0.4 miles		
	Bell Rock Topco Limited	Enterprise House, Sunningdale Road	LE3 1UR		541			4.5 miles		
	Sofidel UK Limited	Waterside Road, Hamilton Industrial Park	LE5 1TZ		522			4 miles		
	Lionheart Academies Trust	Beauchamp College Ridge Way, Ridge Way, Oadby	LE2 5TP		450			4.2 miles		
	Delifrance (UK) Limited	17 Chartwell Drive	LE18 2FL		433			4.3 miles		
	Jelson Holdings Limited	370 Loughborough Road	LE4 5PR		635			2.4 miles		
	Bostik Limited	Ulverscroft Works, Ulverscroft Road	LE4 6BW		426			4.3 miles		
	Halo Foods Limited	Sunningdale Road, Braunstone	LE3 1UE		381			4.7 miles		
	Fine Tubes Limited	2 New Star Road	LE4 9JQ		372			2 miles		
	Mutual Clothing & Supply Company Limited	39 Bedford Street South	LE1 3JN		366			1 mile		
	Global Payments U.K. Ltd	51 De Montfort Street	LE1 7BB		356			0.4 miles		
	Crown	Golf Course Lane	LE3 1TX		350			4.3 miles		
	Kaby Engineers Limited	14-16 Upper Charnwood Street	LE2 0AU		348			1 mile		
	Centrebus Limited	102 Cannon Street	LE4 9HR		338			3.5 miles		
	Saladworks	Oak Spinney Park, Ratby Lane, Leicester Forest East	LE3 3JZ		300			5 miles		
	Leicester College	Abbey Park Campus, Painter Street	LE1 3WA		300			1.1 miles		
H M P Leicester	116 Welford Road	LE2 7AJ		300	0.6 miles					
Longslade Community College	Wanlip Lane, Birstall	LE4 4GH		300	4.2 miles					
				<b>Total: 37,779 or 77,429 (with students)</b>						
Loughborough	Loughborough & Leicester Enterprise Zone	Soarbank Way	LE11 5RH	3250 (within 10 years)		Currently there is no Leicestershire County Council investment for rail station improvements within the County of Leicestershire. However, Network Rail will be able to advise if they are receiving contributions from other authorities.	There are no current plans for schemes within the vicinity.			
	Loughborough University	Students Union Building, Ashby Road	LE11 3TU	3200 staff, 15600 students						
	3M Health Care Limited	3 M House, 1 Morley Street	LE11 1EW		848			0.2 miles		
	Fisher Scientific U.K. Limited	Bishop Meadow Road	LE11 5RG		569			1.7 miles		
	The Defence Sixth Form College	Forest Road, Woodhouse	LE12 8WD		500			4.6 miles		
	Broadthorpe Limited	Forest Field, Forest Road	LE11 3NS		461			1.3 miles		
	GI Industrial Services UK Ltd	Holywell Park Ashby Road	LE11 3GR		453			3.5 miles		
	Intelligent Energy Holdings Public Limited Company	Charnwood Wing, Holywell Park, Ashby Road	LE11 3GB		436			3.4 miles		
	Fred Sherwood Group Limited	47 Ashby Road, Shepshe	LE12 9BS		430			4.9 miles		
	Loughborough Grammar School	6 Burton Walks	LE11 2DU		400			1.3 miles		
	#NAME?	Bishop Meadow Road	LE11 5RG		400			1.7 miles		
	Charnwood Borough Council Recycling	Council Offices, Southfield Road	LE11 2TX		400			1.3 miles		
	Intelligent Energy Limited	Charnwood Wing, Holywell Park, Ashby Road	LE11 3GB		357			3.3 miles		
	Harlow Bros Holdings Limited	Hathern Road, Long Whaddon	LE12 5DE		345			4.7 miles		
	Loughborough Endowed Schools	3 Burton Walks	LE11 2DU		345			1.3 miles		
	Artform International Limited	Bishop Meadow Road	LE11 5TH		314			1.8 miles		
	Hancocks Topco Limited	25-27 Jubilee Drive	LE11 5TX		304			1.8 miles		
	Loughborough Hospital	Hospital Way	LE11 5JY		300			1.8 miles		
					<b>Total: 13,312 or 28,912 with students</b>					
	Melton Mowbray	Regular Army	Asfordby Road	LE13 0GX				300	2 miles	Currently there is no Leicestershire County Council investment for rail station improvements within the vicinity.
Hinckley	Hepplewhite	Fleming Road	LE10 3DU		800	2.1 miles	Currently there is no Leicestershire County Council investment for rail station improvements within the County of Leicestershire. However, Network Rail will be able to advise if they are receiving contributions from other authorities.	There are no current plans for schemes within the vicinity.		
	Flex Recruitment Plus Limited	Florence House St. Marys Road	LE10 1EQ		753	0.3 miles				
	SLM Fitness & Health Limited	Open House, 3 Watling Drive, Sketchley Meadows	LE10 3EY		713	3.6 miles				
	MIRA Technology Park	Watling St, Nuneaton	CV10 0TU		\$10 (direct and indirect jobs)	5 miles				
	The Alan Nuttall Partnership Limited	Orchard House, Dodwells Road	LE10 3BZ		509	2.1 miles				
	Syncreon Automotive (UK) Ltd.	Unit 5, Logix Road, R D Park, Watling Street	LE10 3BQ		393	1.3 miles				
				<b>Total: 3678</b>						
Narborough	Next PLC	Desford Road, Enderby	LE19 4AT		5,000	2.7 miles	Currently there is no Leicestershire County Council investment for rail station improvements within the County of Leicestershire. However, Network Rail will be able to advise if they are receiving contributions from other authorities.	There are no current plans for schemes within the vicinity.		
	Cruickshank Motors Limited	2 Penman Way, Grove Park, Enderby	LE19 1ST		859	2.7 miles				
	Emerson Process Management Limited	Meridian East, Meridian Business Park	LE19 1UX		652	2.7 miles				
	The Move Factory Holdings Limited	1 Frances Way, Grove Park, Enderby	LE19 1SH		481	2.7 miles				
	Eastern Shires Purchasing Organisation	The E S P O Building Barnsdale Way, Grove Park, Enderby	LE19 1ES		400	3.5 miles				
	Mattoli Woods PLC	Unit 4, M W House, 1 Penman Way, Grove Park, Enderby	LE19 1SY		397	3.3 miles				
	GMS Security Services Limited	6 Dominus Way, Meridian Business Park	LE19 1RP		376	2.7 miles				
	Blaby District Council	Council Offices, Desford Road, Narborough	LE19 2EP		350	0.2 miles				
	Leicestershire Constabulary	St Johns, Enderby	LE19 2BX		350	2 miles				
	Eastern Shires Purchasing Organisation	The E S P O Building Barnsdale Way, Grove Park, Enderby	LE19 1ES		400	2.8 miles				
	Stonewater Limited	Suite C Lancaster House, Grange Business Park, Enderby Road	LE8 6EP		323	2.1 miles				
	Adare SEC Limited	1 Meridian South, Meridian Business Park	LE19 1WY		317	2.1 miles				
				<b>Total: 9905</b>						
Market Harborough	Gartree Prison	Gallowfield Road, Gartree	LE16 7RP		400	3.7 miles	Currently there is no Leicestershire County Council investment for rail station improvements within the County of Leicestershire. However, Network Rail will be able to advise if they are receiving contributions from other authorities.	There are two aspirations currently within our draft Transport Strategy which could be of interest here.  1) Public realm improvements on the route between the town centre and the train station; Enhancing the appearance of the public realm /streetscape on St Mary Road from The Square to the Train Station with improvements to footway surfacing and the street trees.  2) Raising the height and width of the Rockingham Road arched railway bridge adjacent to the train station, with the intention of removing / reducing an existing pinch point faced by road users, including pedestrian and cyclists when accessing the train station.		
	Meed Subscription Services	Tower House, Sovereign Park	LE16 9EF		350	0.2 miles				
	Fisher German LLP	40 High Street	LE16 7NX		345	0.6 miles				
	All Leisure Group PLC	Compass House, Rockingham Road	LE16 7QD		333	1.8 miles				
				<b>Total: 1428</b>						
East Midlands Parkway	East Midlands Enterprise Gateway/ East Midlands Gateway Rail Freight Interchange	Ashby Rd, Kegworth	DE74 2DL		7000 jobs	3 miles (East Midlands Parkway)	Currently there is no Leicestershire County Council investment for rail station improvements within the County of Leicestershire. However, Network Rail will be able to advise if they are receiving contributions from other authorities.	There are no current plans for schemes within the vicinity.		
	Cott Beverages Limited	Citrus Grove, Sideley, Kegworth	DE74 2FJ			970			3 miles	
	East Midlands International Airport Limited	Building 34, East Midlands Airport, Castle Donington	DE74 2SA			532			5 miles	
	Available Car Limited	Station Road, Castle Donington	DE74 2NL			491			5 miles	
	Airline Investments Limited	Bmi Regional, Herald Way, East Midlands Airport	#NAME?			547			5 miles	
				<b>Total: 2540</b>						
Syston	Dunelm Group PLC	Dunelm Store Support Centre, Watermead Business Park	LE7 1AD		400	1 mile	Currently there is no Leicestershire County Council investment for rail station improvements within the County of Leicestershire. However, Network Rail will be able to advise if they are receiving contributions from other authorities.	There are no current plans for schemes within the vicinity.		
	Flogas Britain Limited	81 Rayns Way, Syston	LE7 1PF		841	1.5 miles				
	Preci-Spark Limited	Engineering Factory, School Street, Syston	LE7 1HN		439	0.6 miles				
	Pukka Pies Limited	The Half Croft, Syston	LE7 1LD		318	1 mile				
				<b>Total: 1998</b>						



# APPENDIX 2





## Rockstar Lincoln

### Feedback on Train Services to Hykeham Station

Rockstar Lincoln is a Quality Assurance studio for Rockstar Games, the producers of some of the biggest selling video games in history. We have over 250 staff on site, spread across a day shift and evening shift. Our staff normally work a 09:00 to 17:30 day shift and a 18:30 to 03:00 night shift. Many of our staff are in the LN6 or LN5 postcode area, but we have several employees in Nottingham and Newark. We have recently relocated to the Lindum Business Park, which is a five minute walk from the Hykeham train station.

As a business we are committed to sustainable commuting and have a large bus user base, 20% of staff cycle and many walk. Now we have relocated, being close to Hykeham station has opened up the possibility of using trains to commute in to work – more reliable and far quicker than buses and far more sustainable than car journeys.

After having been on the new site for around a month we have not seen many of our staff use the train service. With this in mind, I ran a survey to gauge the popularity of staff taking the train to work and to look at the barriers that are currently stopping people from using it.

### Overview

We found that the timetable currently is a big barrier for our staff, with staff coming from Newark and Nottingham either arriving an hour before work, or arriving a few minutes late. Staff travelling back in to Lincoln after work are having to wait 45 minutes, in which time they prefer to walk and catch a bus.

The data showed that with a few small tweaks to the timetable, we would potentially see an uptake in usage at the start and end of the working day in journeys from Lincoln central, and potentially encouraging those who come from Newark and Nottingham to switch to trains.

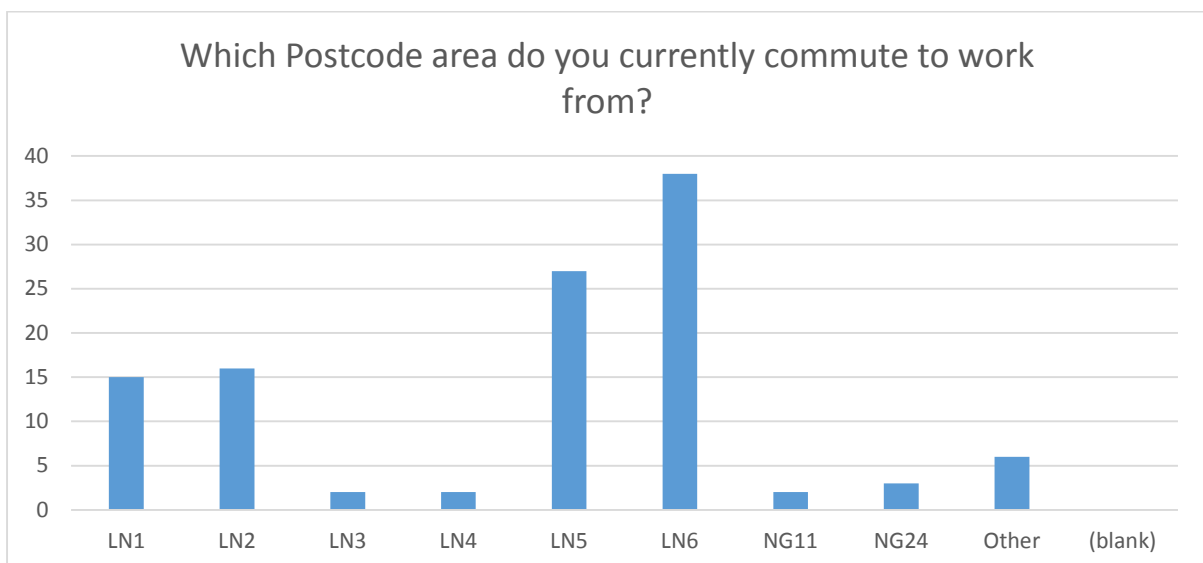
### Data

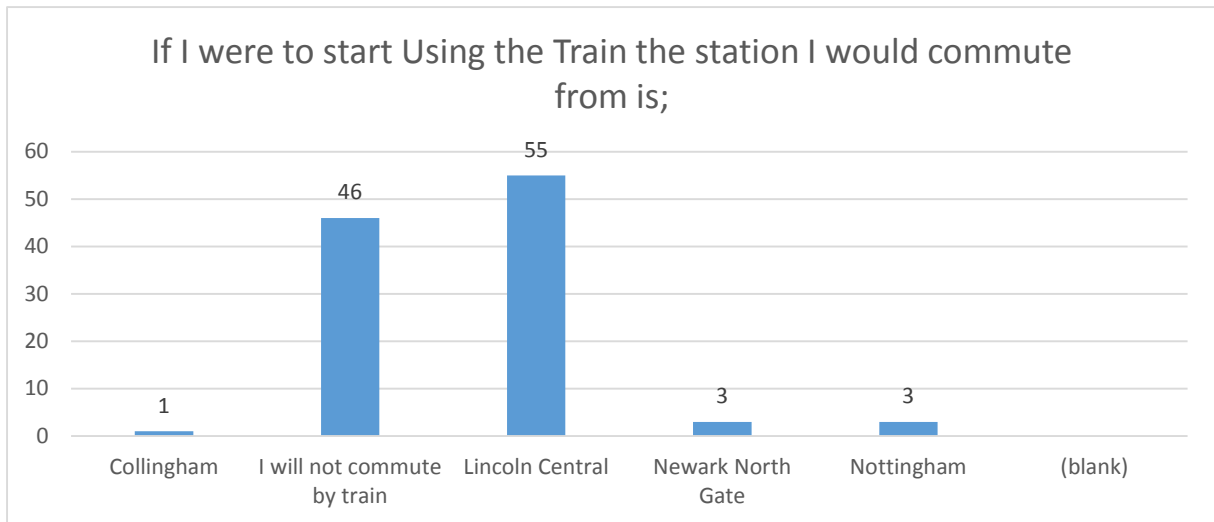
About 50% of our staff replied to the survey.

## Geographic Location of Staff



We have many staff who live in the city centre and would be within walking distance of Lincoln Central Train Station. We also have a large proportion living in the south of the city who would see no benefit from taking the train. There are several employees who travel from Redford, Newark or Nottingham.

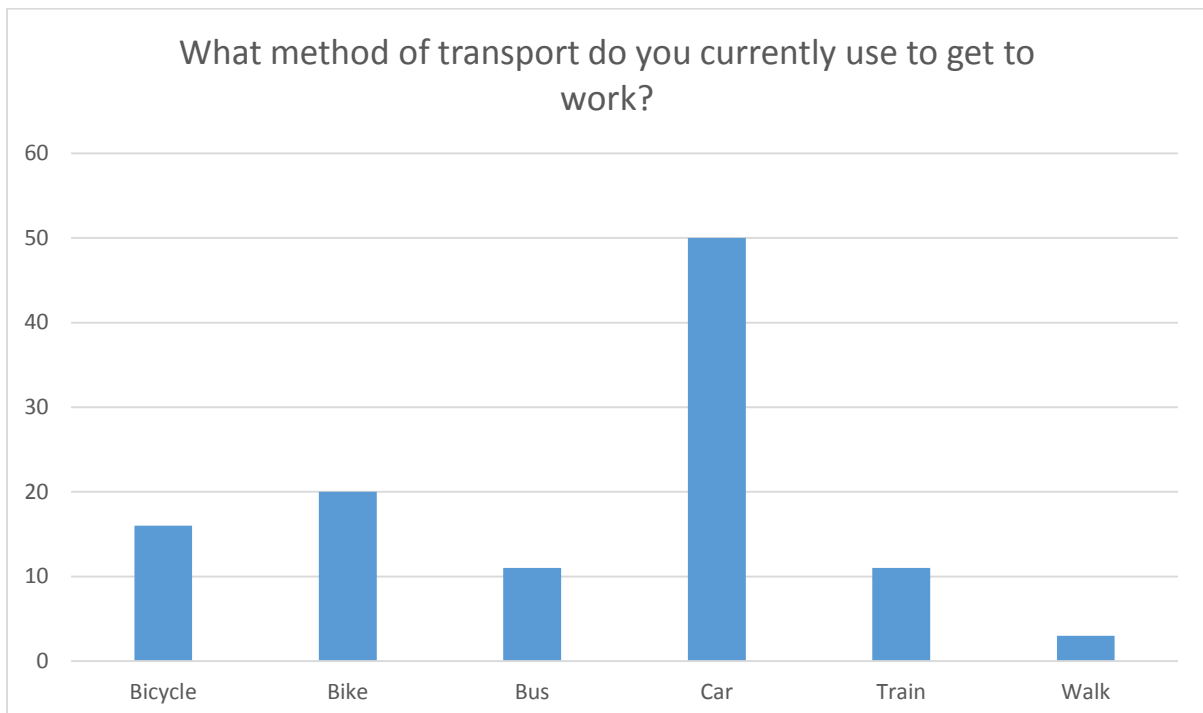


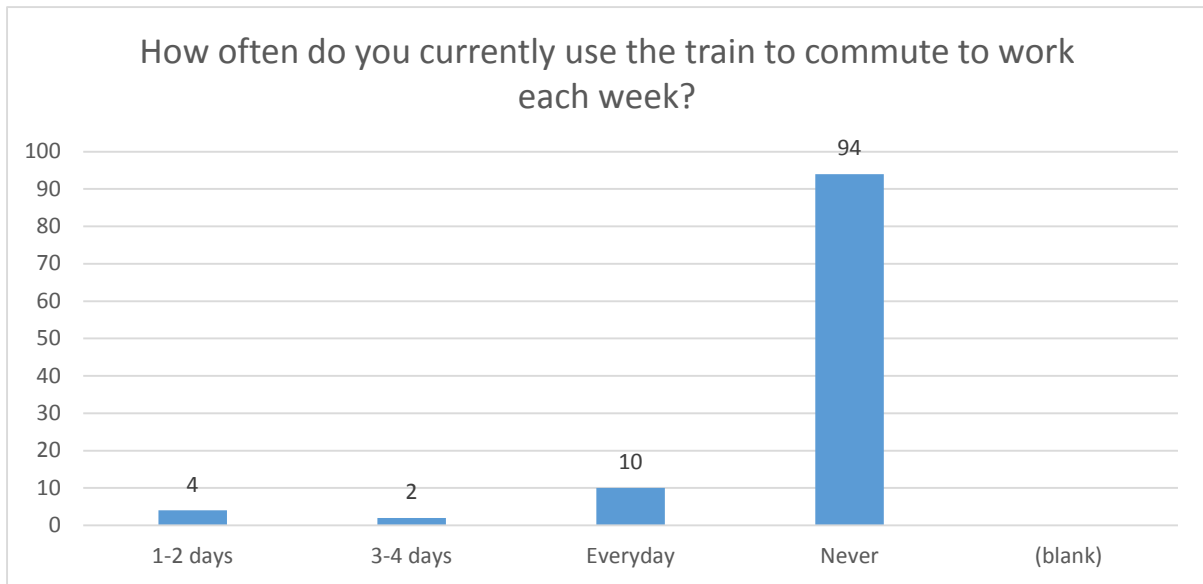


It seems that Lincoln central station would be accessible to around 55 of our staff, whilst 6 would come from the Nottingham Newark line.

### Current Usage

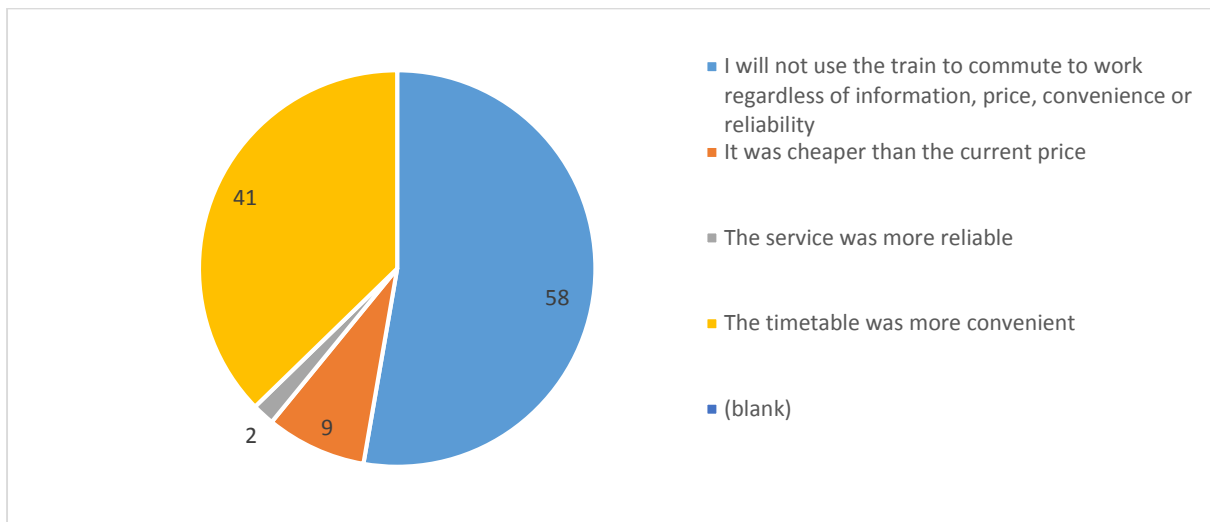
Only 10 staff reported using the train every day, whilst 16 used it at some point during a working week. This is around 6% of our workforce. Car travel is about 20% of our workforce.





Considering that our office of 260 staff is only 5 minutes from the station, and 55 of our staff are in commuting distance of Lincoln central Station – this seems like a poor uptake, especially when you consider the bus alternative takes between 30 and 45 minutes, is unpredictable and unreliable and has caused many problems for our staff in the past.

### Barriers to Train Usage



The core issue is the timetable not matching with our start finish times – some of the comments in the feedback back this up:

***“The times for the trip from Lincoln Central to Hykeham are good enough for dayshift, the return is a bit more inconvenient because you need to wait for about an hour.”***

***“If the train had a more convenient time at the end of work/beginning of work I’d be more inclined to use it. As I’d like to be at work with 20 minutes spare to set up etc... and at the end of work if the trains were to come at 6:00 instead of 6:26 it’d be more efficient and viable for me.”***

***“In the afternoon, it would be good if there was another service at around 17:50 to cut down on waiting times returning to Lincoln- sometimes there's a passenger train that goes past: if this stopped a Hykeham it would be ideal.”***

***“In the evening though we have to wait 42 minutes for the train, which is not the most convenient option”***

***“I may look to commute in the future from Nottingham but I've been on the carriages at rush hour and there is not enough space for the capacity of people so would be very put of about getting on those trains regularly.”***

The key changes that our staff suggested would be:

***Train from Nottingham and Newark:***

Arrive at Hykeham around 08:45

Leave Hykeham around 17:45

***Train from Lincoln Central:***

Arrive at Hykeham around 08:45

Leave Hykeham around 17:45

If these timetable changes were made, we would potentially see an increase in the usage of trains, which would benefit our staff immensely, and make commuting from Newark and Nottingham an option for staff.