

Our Ref: CA/TB/HEADNA

17 February 2017

[gva.co.uk](http://gva.co.uk)

Ms Carmel Edwards  
North West Leicestershire District Council  
Council Offices  
Whitwick Road  
Coalville  
LEICESTERSHIRE  
LE67 3FJ

(SENT VIA EMAIL: [CARMEL.EDWARDS@nwleicestershire.gov.uk](mailto:CARMEL.EDWARDS@nwleicestershire.gov.uk))

Dear Ms Edwards

**North West Leicestershire Local Plan Examination  
HEDNA**

On 13 February 2017 my colleague Tom Baker explained to you that Jelson (our Client), Gladman Developments (represented by Barton Wilmore) and Rosconn (represented by Pegasus) were struggling to understand elements of the Leicester and Leicestershire HEDNA and had in mind putting to the Council certain questions which, if answered in a full and timely manner, might help focus the discussion to be had at the Hearing Sessions scheduled for 21 and 23 March 2017. Three questions have since been formulated and agreed between the above mentioned participants. These are:

1. To help us make sense of and critically assess the commuting and economic activity rate assumptions used, it would be helpful to have sight of the following from the planned growth scenario for each district, for each year, 2011 to 2031:
  - Total population
  - Total employment
  - People based employment
  - Residence based employment
  - ILO unemployment □ ILO unemployment rate
2. Table 27 of the HEDNA shows the assumed balance between new jobs and resident workers within the report. Taking Leicester as an example, the HEDNA assumes that there is a need for around 125 resident workers for every 100 jobs. The Census however shows that for every 100 jobs that have been created, only 84 residents in employment lived in the City. It is therefore not clear how these rates have been generated and why, in many cases, they differ so greatly from established rates in the Census (and what we know to be true; i.e. that Leicester is principally a commuting destination not a source

17 February 2017

Page 2

of commuters). Can the HEDNA authors please explain the process of analysis / calculation that they have been through in full and can they please explain the apparent contradictions within the assumptions applied?

3. At paragraph 12.31, HEDNA describes the % adjustments that have been made to the demographic need figures to improve affordability. Could the authors please confirm whether higher percentages have been tested (in terms of deliverability – having regard to the physical capacity of the Districts and the ability of the development industry / market to support higher levels of growth), why higher percentages have not been specified and why, in the specific case of North West Leicestershire, an adjustment of 10% has been applied instead of, say, 20%, 30%, 40% or some higher figure?

If answers to these questions could be provided by 5:30pm on 3 March 2017, the Participants should have sufficient time to digest the Council's responses and prepare for the Hearing Sessions on the 21<sup>st</sup> and 23<sup>rd</sup>.

I would be grateful if you could discuss our request with the Inspector and forward these questions on to the Council as appropriate.

Yours sincerely

**Craig Alsbury**  
**Senior Director**  
**0121 609 8445**  
**craig.alsbury@gva.co.uk**  
**For and on behalf of GVA Grimley Limited**

