

ASHBY DE LA ZOUCH TOWN COUNCIL
RESPONDENT NUMBER: 24

EXAMINATION OF THE NORTH WEST LEICESTERSHIRE LOCAL PLAN

Hearing commencing: 5th January 2017

Matter 3 – Housing Land Requirement

Issue 3c.

Is the future housing land requirement of Policy S1 robustly based on appropriate adjustments to the OAN to take account of the employment generation potential of the East Midlands Gateway Strategic Rail Freight Interchange (SRFI) and evidence of likely residential locations and travel patterns of its workforce? [HO/01]

In the Local Plan an additional 2,400 dwellings are deemed necessary because of the Strategic Rail Freight Interchange (SRFI), which will create 7,300 jobs.

The location of the SRFI on the borders of Derbyshire, Nottinghamshire and Leicestershire means the workforce will live in all three counties and the Review of Housing Requirements acknowledges that the SRFI will be a particular 'shock' in terms of job growth which would be expected to draw in labour from a range of areas and not just North West Leicestershire. However the Local Plan uses the premise that 50% of the new workforce will live in North West Leicestershire. This is based on an analysis of existing commuting patterns. This is felt to be inappropriate due to the location of the SRFI on the borders of three counties. Roxhill, the developers of the SRFI, only expect 20% of their employees to move to the area. At the nearby East Midlands Airport 15% of their 6,730 employees live in North West Leicestershire (Source: East Midlands Airport Sustainable Development Plan 2015). This means less new dwellings are required, so the 2,400 additional dwellings in North West Leicestershire is an over estimate.