

# Draft New Local Plan Whole Plan Viability Assessment Representations

ID	Consultee	Agent	Nature of Comment	Comments	Recommendation
<a href="#">DRAFT/WPVA/1</a>	Mrs Karen Robinson		An objection	With regard to H15 why does the Whole Plan Viability Assessment quote 30 homes but the Consultation Plan quote 35 homes? This makes the assessment invalid.	The assessment is not invalid. It uses development types to determine viability rather than specific development proposals. This site is located in Benfleet and likely to be developed with houses rather than flats. It is therefore considered to be viable.
<a href="#">DRAFT/WPVA/2</a>	Mrs Karen Robinson		An objection	Again viability report whilst quoting 35 homes at the beginning of the report, clearly says 30 homes	As above
<a href="#">DRAFT/WPVA/3</a>	Mrs J Terry		A technical comment	We are the second most densely populated borough in Essex. Our Roads, Drains and Pavements all need attention/ The hold ups when a vehicle brakes down, or Road Works cause chaos. You want to close Schools! which has funding available for updating.  How can you deal with the extra problems of Roads being destroyed by the heavy machinery needed for your project and the Flooding it will cause by covering all the land which just about copes now.	This comment does not relate to the Whole Plan viability Assessment
<a href="#">DRAFT/WPVA/4</a>	WM Morrisons Supermarket Plc	Mr David Stephenson Peacock and Smith	An objection	As part of this objection [to the CIL], Morrisons have also instructed Aspinall Verdi to review the CIL evidence base. Aspinall Verdi's comments are attached, which conclude that the evidence base is unsatisfactory in several areas and missing in some assumptions. Further work and revisions are recommended in order to address the identified	The Council's Viability Consultants have been asked to consider the evidence provided by this consultee in their review of the Whole Plan Viability Assessment.

ID	Consultee	Agent	Nature of Comment	Comments	Recommendation
				issues.	
<a href="#">DRAFT/WPVA/5</a>	James Stevens Home Builders Federation Limited		A technical comment	<p><b>Residential Design Guidance SPD and Open Space Design and Delivery Guidance SPD</b></p> <p>We note various references in the housing sites policies to these two SPDs. If these SPDs impose costs on development they will need to be set out as policy in the Local Plan. The Council will also need to account for the costs imposed by the requirement of the SPDs in the <i>Whole Plan Viability Assessment</i>. If the existing <i>Whole Plan Viability Assessment</i> has not already done so then this document will need to be revised.</p> <p>The consideration to be given to the cost of local policies through the local plan viability assessment is useful tool to inform a debate with residents about the relative priority to be attached to various goals. For example, in view of the affordable housing need in the district, residents may wish to prioritise the supply of affordable housing over local standards for sustainable construction, or higher rates for CIL.</p>	The Council's Viability Consultants have been asked to consider the matters raised by this consultee in their review of the Whole Plan Viability Assessment.
<a href="#">DRAFT/WPVA/6</a>	Katie Clark Anglian Water			<p>Thank you for the opportunity to comment on this document. Having reviewed the other documents out for consultation we feel we have no further comments to add.</p> <p>We would however be keen to review any further documents.</p>	N/A