

WDC Matter 13 Submission - Note on Viability Assumptions in relation to Policy FW3

- 1 At the Matter 13 hearings on 13th December Policy FW3 (as revised in LP21) was discussed.
- 2 During the discussions, issues relating to the impacts of this Policy on viability were raised. The Council agreed to provide further information on how the viability impacts of the Policy had been assessed. This note sets this out.
- 3 The CIL Viability Assessment undertaken in June 2013 (IN06) makes a 6% allowance for Code for Sustainable Homes Level 4 (see para 4.14). Level 4 is based on 90 litres of water usage per person per day.
- 4 Policy FW3 (as revised in LP21) allows for 110 litres per person per day (or 105 litres per person per day excluding external usage).
- 5 As Policy FW3 sets out a more relaxed policy framework for water usage than Code for Sustainable Homes Level 4, it can be assumed that the viability of development in the context of Policy FW3 will be improved in comparison with the assumption made in the CIL Viability Assessment (IN06).
- 6 As a result, the Council is confident that Policy FW3 will not undermine the viability of development in the District.