

By email

Dear Sir/Madam

Re: Fenland Local Plan – Consultation on Early Draft Viability Assessment Report

Fenland District Council is currently preparing a new Local Plan. The new Local Plan will explain the Council's development strategy and will set out sites and policies to bring forward our vision for the District to 2040.

It is vital that the Local Plan is deliverable. The Council has commissioned HDH Planning & Development Ltd to undertake a Whole Plan Viability Assessment to consider the costs of the various policies the Council is developing (including affordable housing and developer contributions) and the impact of these on development viability. The Viability Assessment will form a key part of the Local Plan's evidence base.

The Harman guidance places considerable emphasis on stakeholder engagement and consultation. Following my previous letter (dated 30 August 2019), a Viability Assessment workshop was held on Thursday 19 September 2019. Thank you to those who attended. A copy of the presentation slides accompanies this letter.

We are consulting the development industry and other key stakeholders on the scope, methodological approach and assumptions (such as development values, development costs, land prices and developers and landowner's returns) which will be applied in the Viability Assessment study. An early draft of the Viability Assessment Report accompanies this letter for your consideration.

Your comments on the early draft Viability Assessment report are welcomed to ensure the approach taken to viability in the study is proportionate, appropriate and robust. Please review the early draft Viability Assessment report and provide comments by email to localplan@fenland.gov.uk. All comments must be received by **Tuesday 05 November 2019**.

The early draft Viability Assessment Report and the presentation slides are available to download from Fenland District Council's website at: www.fenland.gov.uk/newlocalplan. If you have any queries regarding the consultation, please do not hesitate to contact me directly.

Yours faithfully

Gemma Wildman
Local Plan Manager - Fenland District Council