
Examination of the Watford Local Plan

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INSPECTOR'S NOTE NO. 4 SUPPLEMENTARY QUESTIONS TO THE COUNCIL: VIABILITY

Introduction

In order to help inform the discussion at the relevant hearing session, the Council is requested to submit a brief written response to the following supplementary question to the Programme Officer by **midday on Thursday 23 December 2021**.

M1. Legal and Procedural Requirements and other General Matters

Viability

The Council's *Local Plan Viability Assessment 2021*¹ sets out numerous tables indicating whether different types of development are likely to be viable in different parts of the Borough with different levels of affordable housing. The results seem to present a mixed picture, with some types of development being viable and others not. However, it is not clear how the proposed allocations in the submitted Plan relate to the findings of the assessment, taking account of all relevant policy requirements.

The Council's response to Q1.13 states that the viability report demonstrates that the plan policies are realistic and that the cumulative costs will not undermine the deliverability of the plan. However, the response does not clarify what the viability assessment actually indicates about the likely viability of the allocations in the Plan.

SQ1.1 Could the Council provide a summary of the findings of the viability assessment that indicates the viability of each allocation in the submitted Plan. This should reflect the existing use of the site; the part of the

¹ VIA1.

Borough in which it is located (value area); the typology or typologies that are most representative of the development proposed; and all of the policy requirements in the submitted Plan (including those relating to affordable housing, space standards, energy efficiency, M4(2) and M4(3)).

This could be presented in table format with a row for each allocation and columns for the following (and colour coding for the cells in the final two columns of each row to indicate viable, marginal, or unviable):

- Allocation ref and name
- Number of dwellings / amount of floorspace
- VA typology or typologies
- Value area
- Residual Land Value (total in £)
- Benchmark Land Value (total in £)
- Residual Land Value minus Benchmark Land Value (total in £)
- Residual Land Value as % of Benchmark Land Value

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INSPECTOR

6 December 2021