

The following amendments are proposed to the Maldon District Affordable Housing and Viability SPD:

Key:

Underlining = new text

~~Strike through~~ = deleted text

Figure 2: Viability Assessment Process



An assessment will be required for:

- Non-policy compliant proposals;
- Schemes providing a financial contribution;
- Schemes intending to be built out in phases, and/or where a review mechanism is required as part of the S106 agreement;
- Schemes seeking Vacant Building Credit; and
- Exception sites or Community-Led Housing.



Each viability assessment should be based on current costs. The viability assessment must be 'unlocked' – i.e. all data must be able to be accessed by the Council and/its consultant. Locked viability assessments will be rejected. The full working model, calculations used, and statistical analysis should be on an Excel base with a covering report detailing the viability assumptions and any supporting evidence. Non-Excel versions should be submitted with conversion software.

On submission of an assessment the applicant will provide a written undertaking to pay the Council's reasonable costs of an evaluation of the assessment by an external consultant including other professional advice if needed such as for highways or ecology advice. The consultant's report will identify the maximum viable amount of affordable housing that can be delivered as part of a scheme.



~~If the Council considers that a proposal could comply with policy or provide a better contribution towards affordable housing, it may commission an assessment in response to the applicants' evidence to demonstrate how a better mix of homes could be provided whilst providing a reasonable premium to the developer and landowner.~~

**INDEPENDENT
ASSESSMENT**



Where the Council and the applicant are unable to agree the outcome of the viability assessment, an independent assessor (to be agreed with both parties) will be appointed to provide further analysis. Applicants are required to meet the full cost of this process upfront, including the costs of other professional advice if necessary, such as for highways or ecology. The Assessor's report will identify the maximum viable amount of affordable housing that can be delivered as part of a scheme. A report will be provided to the Council and the applicant: negotiations will take place based on this report.

**PLANNING
APPLICATION
DETERMINED**



In most cases where viability is an issue, the application will be determined by Planning Committee and not under delegated powers by officers. If planning permission is granted, this will be subject to the completion of a S106 agreement detailing the affordable housing provision (and potentially other matters).

**SIGN S106
AGREEMENT**

Planning permission may be granted subject to early and late stage reviews. This will be determined on a site-by-site basis (see paragraphs 8.14-8.20). An executive summary of the S106 agreement will also be required. Where considered necessary, any review mechanisms will be set out in the S106 agreement.