Date: 05 January 2017

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Mr M Moore

The Planning Inspectorate

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Dear Mr Moore

**Re: Economic Viability Assessment - correction**

**I** write with regard to the evidence you have before you from the council with regard to the Economic Viability Assessment of the local plan but in particular with regardthe strategic sites in light of the proposed affordable housing contribution.

In October 2014, the Council published CDLP 11.5 Provision of Further Economic Viability Assessment of Future Strategic Sites and a Whole Plan Assessment in Canterbury District. That document assessed the whole plan viability and concluded that the 8 strategic sites were viable and could deliver 30% affordable housing alongside the major infrastructure works required to enable the schemes to proceed.

In April 2016, a Viability Assessment of Strategic Sites in Canterbury District was also carried out and published (CDLP16.29.16). This was as a consequence of your request as part of the examination (your letter/note dated 10 August 2015, CDLP 16.29.7) that the Council consider in detail the viability of the strategic sites. This assessment incorporated the additional strategic sites being proposed.

In this assessment Adams Integra, the Council’s professional viability consultants, investigated the viability of the 12 strategic sites, assuming a 30% affordable housing headline figure with a tenure split of 70% rent and 30% intermediate tenure and conclusions were made about each of the strategic sites.

It has been identified to us that there are some errors in the April 2016 document which require amendment for the sake of accuracy but which do not change the conclusions drawn.

The errors occur in the appendices relating to the tenure split/unit mixes of 4 of the strategic

site appraisals namely Site 6 (Greenhill), Site 10 (Ridlands Farm), Site 11 (Ridgeway) and

Site 12 (Cockering Farm - 400 units), where the unit numbers for affordable rent units (3 bed

house) and for 2 bed flat low rise open market units were transposed.

This has now been corrected and I enclose the revised information for your reference.

It should be noted that the **report itself remains unchanged and the** conclusion**s** drawn taking account of these amendments **is the same as before, namely that the schemes are viable and can deliver 30% affordable housing along with the infrastructure costs.**

Yours sincerely

*Karen Britton*

Planning Policy & Heritage Manager