

Tewkesbury Borough Plan Examination

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GL20 5TT

17 February 2021

Dear Ms Ford

TEWKESBURY BOROUGH PLAN (TBP) EXAMINATION: VIABILITY EVIDENCE

Thank you for your letter dated 12 February 2021 in response to mine dated 6 February and for your confirmation on the first morning of the hearings that the Council has asked PorterPE to review and update the viability evidence submitted to the examination.

As you suggest, this should take the form of sensitivity testing various S106 contribution levels per unit to assess the impact on viability in comparison to the current £5,000 per unit assumption (if that is the correct figure). The various levels tested should of course reflect current S106 contribution practice and CIL charge rates which are fixed as far as this examination is concerned.

As I requested, please ensure one scenario at least is to test the various alternative S106 contribution levels with all the other assumptions in the current evidence document, EB024a, left unchanged. Should the Council wish to test the effect of changing any other assumptions in the report these should be undertaken as a separate exercise for comparison purposes.

Thank you for the indication this work may become available by Friday 26 February. Once it is made available I will be able to consider how and when the matter should best be considered during the examination process.

Please place a copy of this letter on the examination website.

Yours sincerely

David Reed

INSPECTOR