

Tewkesbury Borough Plan Examination

Inspector's note re Plan Viability

As many plan representors are aware, the Inspector wrote to the Council on 6 February 2021 (document Exam 003) seeking clarification regarding developer contributions and the viability evidence before the examination (document EB024a). In its response dated 12 February 2021 (document Exam 004) the Council confirmed that the viability evidence would be updated and this has now been received in the form of a letter dated 5 March 2021 and two update notes – Addendum Note 1 and Addendum Note 1a. These are now on the examination website.

Representors are invited to consider the updated information and submit any written comments by noon on Monday 15 March. It is appreciated that this is a very tight timescale but it would enable discussion of this matter to be added to the agenda on Tuesday 16 March when General Housing Policies, some of which may have viability implications, are due to be considered. If this is not possible, or more time is needed, discussion could take place on Thursday 18 March, currently a reserve day, or at a later date.

Comments are invited in particular on the following matters:

1. Does the updated information adequately assess the impact of current practice in relation to higher S106 contributions?
2. Should the updated sales values and/or build costs in Addendum Note 1a be taken into account?
3. In the light of the new viability information, are there any implications for the policies in the submitted TBP?
4. Following on from (3), taken as a whole, would the policies in the submitted TBP together with those in the JCS undermine the deliverability of the TBP, and if so, what are the implications of this?

David Reed
Inspector
8 March 2021