

Tewkesbury Borough Plan - Pre-submission consultation

Explanatory note on Council's response to viability related comments

The Council commissioned PorterPE to undertake an economic viability assessment of the Tewkesbury Borough Plan in order to provide evidence that the cumulative planning policy requirements do not threaten the development viability of the Tewkesbury Borough Plan as a whole. The Tewkesbury Borough Plan Viability Assessment was produced in September 2019 and forms part of the evidence base underpinning the Pre-submission Tewkesbury Borough Plan which was subject to a Regulation 19 consultation in Oct/Nov 2019.

Through the consultation the Council received a number of responses whereby objections were raised to certain plan policies on viability related grounds. These relate mainly to policies RES12 (Affordable Housing), RES13 (Housing mix) and DES1 (Housing space standards) but there was also some comment in relation to TRAC9 which includes a requirement for development to incorporate facilities to enable the charging of plug-in or ultra-low emission vehicles.

To support the submission of the plan for examination the Council has instructed PorterPE to undertake a review of the objections to the plan made on viability grounds.

The Excel document entitled *'TBP pre-submission consultation - Council response to viability related comments'* provides a copy of all responses made to DES1 and to RES12/RES13 and then, within the 'Viability' tab, the responses made by PorterPE to viability related concerns in respect of these policies. As the Council received a particularly detailed, technical response from Pioneer Property Services Ltd on behalf of Robert Hitchins Ltd, a separate document entitled *'Council response to viability related comments made by Pioneer'* has been produced by PorterPE on behalf of the Council. Both of these documents are available within the examination library webpage.

Finally, the sales data for new build flats had mistakenly been omitted from the TBP Viability Assessment Report appendices and has therefore been published as an addendum to the report in the examination library.