

14 November 2016

The Savills logo consists of the word "savills" in a lowercase, sans-serif font. The letters are white and are set against a solid yellow rectangular background.

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Dear Helen

### **Examination of the South Worcestershire Community Infrastructure Levy Draft Charging Schedule**

Savills is instructed by a Consortium of Housebuilders in respect of the SWDP Community Infrastructure Levy. Representations were duly submitted on behalf of Bloor Homes in response to the Draft Charging Schedule (2016), dated 16 May 2015.

Savills raised concerns about the viability assessments and the assumptions made in relation to both the Cheltenham Road, Evesham site and sites within Wychavon. A testing of the viability assumptions was made by Savills with the conclusion being that the proposed CIL rates would render many sites unviable (in particular the Cheltenham Road site, Evesham) if CIL were brought in as proposed.

We duly note the '*Inspector's Main Issues and Questions for Discussion at the Hearing*', and in particular Issues 4 and 5 concerning Cheltenham Road, Evesham (SWDP51/1). We understand that the South Worcestershire Council's, in its response dated 20 October 2016 (attached), acknowledged error in respect of the Gross to Net site area calculations. This same SWC response re-assesses Cheltenham Road as '*...having little scope for CIL. Therefore the SWC accept that this site is not now considered viable and consequently should be zero-rated*'. The SWC correspondence clearly stated that '*in conclusion, the substantive change is a zero rate for Cheltenham Road, Evesham*'.

Bloor Homes acknowledges the SWC response on this matter and supports the amendment put forward by SWC. For the reason that SWC has submitted to the examination that Cheltenham Road should be zero-rated, Bloor Homes do not consider it necessary to formally take part in the Examination and do not plan to attend proceedings.

Please note however that Savills still represent Barratt Developments Ltd and maintain our position on the need to zero rate residential development in the Wychavon boundaries and the other unresolved objections. We await instructions on whether we are to appear on behalf of Barratt and will update you accordingly.

Yours sincerely

**Paul Williams**  
Associate Director

Enc: as above