

Date: 9 October 2020
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Our ref: Cranbrook DPD



Mrs Wilson
c/o Ian Kemp
Programme Officer
PO Box 241
Droitwich
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Dear Mrs Wilson

**Cranbrook Plan examination: Post Submission Documents PSD23B – DAT
Cranbrook 170 dwellings**

We refer to document PSD23B which purports to be an HCA DAT model. This was made available to help demonstrate how the results for the custom and self-build component of our viability appraisal were achieved.

Unfortunately it has come to light that while document PSD23A (the HCA DAT model for 4000 dwellings – i.e. the model that reflects all housing except the custom and self-build (CSB) plots) is right, PSD23B is a redundant version. In its current form therefore 23B has been submitted in error and we would like to withdraw this from our evidence base and replace with the correct version (attached) which for clarity could be referenced as PSD23C or PSD31 as you see appropriate.

We can confirm that this change does not affect our primary evidence or the viability appraisal (and appendices) that are submitted as documents PSD21A and 21B. Despite the wrong model being made available, the CSB figures in the body of the viability report remain correct together with the summary in appendix 4, as this is drawn from the HCA DAT model which we wish to now make available. Essentially the viability evidence remains as presented, but until now the detailed calculations for the CSB element, could not have been found in the model provided.

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We sincerely apologise for any confusion that this error may have caused, but hope that by addressing this as soon as it was spotted and with over 5 weeks to go until the resumption of the hearings sessions, that this will not cause any unfairness to other participants or delay the proceedings of the examination.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J Brown', with a horizontal line underneath the name.

James Brown
New Community Officer - Cranbrook