

Date: 26 November 2020  
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Our ref: Cranbrook DPD



Mrs J Wilson  
c/o Ian Kemp  
Programme Officer  
PO BOX 241  
Droitwich  
WR9 1DW

Dear Mrs Wilson

### **Cranbrook DPD Examination – Stage 3 preparation**

We refer to the recent adjournment of the examination into the Cranbrook Plan DPD and the work that the Council committed to undertake to help move this matter forward - essentially to sensitivity test the viability of the plan with a range of differing inputs.

We recognise that through this piece of work, revised IDP and associated policy costs can be set at levels which ensures that we have a robust, viable and deliverable plan. In this context we look forward to your own letter which will give both the Council and participants a better understanding of your current thoughts and assist us in helping the examination.

In preparation for your letter and to ensure that we can respond swiftly to any requests that you make, the Council and its consultant team are already preparing for the necessary testing. Our currently intended sensitivity testing would look at the following scenarios against varying developer returns on open market housing of 15.5%, 16.5%, 17.5%, 18.5% and 19.5%:

- Finance costs - reflecting alternative dates for and proportions of land acquisition
- Varying levels of infrastructure S106 costs (reflecting the omission of some of the items raised during the recent examination sessions)

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- Affordable Housing Rates at 12.5%, 15%, 17.5%

We believe that this suite of inputs would provide a robust and comprehensive testing regime to address the concerns that have been raised over the sensitivity testing exercise. We hope that this work would assist all parties in reviewing their position and against which we can demonstrate what would represent appropriate levels of obligations that are sustainable.

We trust that this letter is of assistance in demonstrating our commitment to responding positively to the challenges that have been laid before this examination and, subject to your thoughts, sets out a detailed framework for the work that we think would be helpful.

We recognise that positions on all sides need to demonstrate flexibility and through the work outlined above and in our future response to any additional observations that you make, hope that we can reassure you of our commitment to ultimately achieving a viable and sound plan.

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