

Statements M3.04 (submitted to the Examination by Spawforth's) and M3.16A (submitted to the Examination by Anwyl), and on actual completion rates provided by the developers already on site.

The figures in Table 1 are therefore **not figures proposed by the Council** and Table 2 in FCC007 actually compares the delivery rates in Table 1 with those contained in the Council's trajectory in FCC002, and illustrates that the Council's projected delivery rates are generally lower than those provided by the site developers. **Again for clarification, the Council wishes to make clear that it is not proposing that any changes be made to the delivery rates contained in the trajectory in BP10A (FCC002).**

The Council acknowledges that the trajectory in BP10A (which is based on a 1/4/20 base date) incorporates updated figures for Northern Gateway and other sites, compared to the trajectory in BP10, which has a 1/4/2018 base date. The updating of trajectories during the Plan preparation process and prior to Plan Adoption is acknowledged in para. 5.74 of Edition 3 of the Development Plans Manual.

The Council also notes that documents OP001 & OP002 contain information relating to site ownership, based on land registry searches carried out by NJL, where it and the additional commentary appear to go beyond a factual check of the accuracy of the summarized EiP evidence already submitted. As this is new information not previously provided to the Examination, the Council would wish to take this opportunity to briefly respond on just one point of relevance. By way of response the Council would not take issue that a number of developers may not yet own the parcels they will be developing and it is of course normal practice for developers to complete the purchase following the grant of detailed or full planning permission, to limit their financial exposure.

I trust the above is of assistance and helps clarify the situation re Northern Gateway.

Yours sincerely,



Andy Roberts
Service Manager Strategy