



hearing sessions and the position from that as set out in the MACs at present should remain;

The addition of 50 units to the Northop Road allocation again illustrates that greater flexibility exists as that site is being promoted by a housing association at a higher density but, as with Northern Gateway, the examination has already considered this site at the capacity stated in the Deposit LDP which can now be considered as a modest minimum yield for the site;

There is no evidence that the three modest commitments will not come forward for development.

The Council is concerned that to take paragraph 28 literally as a revised position will trigger the need for extensive changes to the MACs in terms of the trajectory, affordable housing provision, and other knock on effects throughout the Plan, when it is not necessary to do so.

The Council does not see the need to make any further changes given the latent

accommodate delays in housing delivery, should they occur. This is also supported by the monitoring framework which has contingencies to deal with delays that will be identified through the Annual Monitoring Report (AMR) process once the plan is adopted.

In the absence of definitive evidence of no delivery, the Council is unwilling to make further changes to the Plan via the MACs as this may invite further representations and the need for further debate at hearing sessions, which would be a circular process without evidence of harm.

To make progress the Council therefore respectfully intends to publish the draft MACs as previously submitted to the Inspector and is making arrangements for this to happen as soon as possible. I would be grateful if you could confirm your agreement to this proposed course of action in order for the Council to progress the MACs to consultation.

Yours sincerely,



Andrew Roberts  
Service Manager Strategy