





Where landowners, including social landlords, are willing to include higher proportions of affordable homes than the target, this should be welcomed. A target acting as a 'maximum' would prohibit this. Landowners and social landlords should not be precluded from voluntarily exceeding affordable targets and the Council should retain the right to negotiate **above** the 'target' should it deem such a negotiation appropriate.

The use of the word 'maximum' in the explanatory wording to MAC075 should be removed and the original wording in policy HN3 (Affordable Housing) should be retained **in order to ensure that private developers**

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