

#### **Matter 4, Action 13: Policy H3: Housing Delivery**

*In light of the discussion regarding the above policy during the hearing sessions, the Council has considered whether to modify the policy to include an additional trigger point. On review, the Council does not feel it necessary to modify the policy and should housing delivery exceed the 200 dwellings per year figure this would be addressed through a Local Plan review which would be carried out 5 years from the adoption of the Local Plan.*

*Should the Inspector feel it necessary to include an additional trigger the Council has suggested amended wording to the policy below for the Inspector to consider. The Council would also suggest wording changes to existing criterion 3 to provide additional clarity.*

*Additional text shown in bold, text to be deleted shown as strikethrough*

#### Strategic Policy H3: Housing Delivery

Housing delivery against the trajectory will be monitored closely and where development is not coming forward as anticipated, the following interventions will be sought.

- 1) If delivery is not progressing on an individual housing allocation as set out in the trajectory the Council will engage with the developer to identify the reasons for this and potential solutions.
- 2) If delivery falls below 95% of the Housing Delivery Test figure then an Action Plan will be produced in collaboration with the development industry.
- 3) **If the number of net additional dwellings exceeds 200 dwellings per year over a period of 2 years then this will trigger a review of the Strategic Housing Market Assessment (SHMA). Where the SHMA identifies that housing need has increased above the housing requirement then a partial Local Plan Review will be commenced.**
- 4) ~~If evidence suggests that, at~~ **At** the end of any monitoring year, ~~housing delivery has exceeded expectations within the Sustainable Rural Village and Rural Village tiers in the settlement hierarchy which may~~ **if evidence shows that the number of net additional dwellings has exceeded targets for the Sustainable Rural Village and Rural Village tiers identified in Policy H4 and this is likely to** put the overall Development Strategy at risk, the Council will consider carrying out a full/partial Local Plan Review.
- 5) At the end of any monitoring year following the Local Plan's adoption, if the Council is unable to demonstrate a 5-year supply of deliverable housing sites, plus the required buffer, the tilted balance will be engaged in accordance with the NPPF (or any document which replaces it)