

**1. Introduction**

- 1.1 A further minor amendment to Policy CS10 is being proposed to clarify the operation of the clause that currently reads:

“Where the strategy outlined above is delivering 80% or less of the average annual net additions to existing stock required, new housing at the urban fringe, and then within or adjacent to the larger villages, may be permitted.”

- 1.2 The intention of this clause of Policy CS10 is to allow small to medium sized (non strategic) developments outside the strategic locations identified earlier in the policy to come forward to help sustain housing delivery, as an exception, where housing delivery had fallen to below 80% of the amount that the Core Strategy had planned for. Because the policy is quite long and has several clauses, this may not be as clear as intended.

- 1.3 The clause was introduced into the draft policy following feedback during an earlier stage of plan preparation. It was pointed out that bringing forward housing delivery in the next priority location to meet under-delivery may not in practice be very responsive, as there are often long lead in times to put in place the necessary infrastructure for strategic sites before any new housing completions can be realised. The Council inserted the clause under consideration here as a means of allowing housing in appropriate alternative locations to come forward to address any underdelivery more quickly.

- 1.4 To ensure that the amount of new housing granted permission under this clause of the policy does not undermine the overall housing locational strategy (or other regeneration objectives of the Core Strategy), it is proposed to clarify the clause to explain that it refers to windfalls, and that any development granted permission under this exception will be expected to be implemented and completed within a short timeframe, in line with the purpose of the exception.

**2. Proposed Minor Amendments**

- 2.1 It is therefore proposed to make a minor amendment to the policy so that the current clause outlined in paragraph 1.1 above is replaced with the following clause:

*‘Where the strategy outlined above is delivering 80% or less of the average annual net additions to existing stock required, windfall housing development in appropriate locations at the urban fringe, and then within or adjacent to the larger villages, may be permitted, provided that early delivery of such development is secured by planning conditions and/or such other arrangements as may be agreed with the applicants.*

- 2.2 The reasoned justification for bringing forward housing land in the event that the planned provision and phasing is under-delivering is as currently set out in paragraph 6.1.11. A further clarification to this is proposed, as an additional sentence to the end of the existing paragraph:

*‘Exceptionally, where even this bringing forward of strategic phasing does not sustain housing delivery, planning permission may be granted for modest numbers of new dwellings at the urban fringe or within or adjacent to the larger villages to seek to ensure that housing delivery is brought back up to the appropriate level in the short term.*

END