

**Action M5A1:** Matter 5 – Housing Size, Mix and Choice – Policy 15.1, 2 & 3  
Provide clarification on what is meant by ‘or more’ in relation to the affordable housing requirement.

**Council’s Response:**

It is proposed to add an extra sentence in paragraph 15.1 (at the end of the main paragraph and before the bullet points):

“In parts 1, 2 and 3 of the policy, the phrase “and more” means that at least the specified proportion of affordable housing should be provided; a higher proportion would not be expected but may be acceptable, if proposed by an applicant.”

**Action M5A2:** Matter 5 – Housing Size, Mix and Choice – Policy 15.6  
Provide a definition/additional text (potentially within glossary) as to what is meant by ‘size’.

**Council’s Response:**

It is proposed to add a further extra sentence in paragraph 15.1 (following the sentence proposed in Action M5A1):

“In parts 5 and 6 of the policy, the word “size” relates to the number of bedrooms in the home.”

**Action M5A3:** Matter 5 – Housing Size, Mix and Choice – Policy 15.6  
Consider the text regarding accessible housing and potential additional wording to indicate how an application would be assessed against this policy requirement.

**Council’s Response:**

The wording of part 6 of the policy is considered to be appropriate. However it is proposed to add the following text at the end of paragraph 15.4:

“...and taking account of the latest relevant information, including the Social and Affordable Housing Need Study and any subsequent update to this Study.”

**Action M5A4:** Matter 5 – Housing Size, Mix and Choice – Policy 15.6  
Provide information of the existing housing stock and the ability to adapt this stock.

**Council’s Response:**

Information about the existing housing stock is included in the [Social and Affordable Housing Need Study \(BBC/10\)](#), particularly paragraphs 2.9-2.20, paragraphs 5.3-5.4 and Table 16 (page 42).

Detailed information about the ability to adapt this stock is limited. However, between January and November 2018 the Council let 69 properties to applicants with a medical priority: 5 houses, 34 ground floor flats, 14 other flats and 16 bungalows. During this time, the Council advertised 896 properties; of these, 2 were fully adapted, one had a wet room and 11 had a walk-in bath or shower.

**Action M5A5:** Matter 5 – Housing Size, Mix and Choice – Policy 15.8  
Consider the wording in the policy in relation to concern regarding delivery.

**Council’s Response:**

At policy 15.8, it is proposed that the existing wording (“For developments of more than 20 dwellings, at least 5% of provision should be in the form of serviced plots for self-build or custom-build, and/or custom-build homes by other delivery routes”) should be replaced with:

“Developments of more than 20 dwellings should include provision of serviced plots for self-build or custom-build, and/or custom-build homes by other delivery routes.”

It is also proposed that an extra sentence should be added at the end of paragraph 15.6:

“The amount of provision that is expected will be tailored so as to contribute towards meeting the level of effective demand indicated by the Register at the time of the application.”

**Action M5A6(i):** Matter 5 – Housing Size, Mix and Choice – Policy 2, paragraph 2.6  
Reflect on this paragraph in response to above Action.

**Council’s Response:**

As it is proposed to remove the 5% figure from policy 15.8, it is also proposed to replace “may seek additional provision” with “will seek provision” in the second sentence of paragraph 2.6.

**Action M5A6(ii):** Matter 5 – Housing Size, Mix and Choice – Policy 15.7  
Clarify wording of policy regarding tenure expectation for ‘accessible and adaptable’ dwellings.

**Council’s Response:**

This part of the policy is intended to apply to proposals for housing of all tenures and all types, throughout the borough. Contrary to a suggestion at the hearings, it is not the case that ‘affordable housing’ will necessarily comply with requirement M4(2). Therefore, no amendment to the wording of the policy is considered to be appropriate.