



Mid Sussex District Plan 2014-2031 - Policy DP 28 'Accessibility'

1. Mid Sussex District Council has introduced the optional Building Regulations M4 (2) for accessible and adaptable homes through policy DP28 of the District Plan. This note provides guidance on the implementation of the policy.

2. Policy DP28 states:

'All development will be required to meet and maintain high standards of accessibility so that all users can use them safely and easily.'

This will apply to all development, including changes of use, refurbishments and extensions, open spaces, the public realm and transport infrastructure, and will be demonstrated by the applicant.

With regard to listed buildings, meeting standards of accessibility should ensure that the impact on the integrity of the building is minimised.

Accessible and Adaptable Dwellings

Developments of 5 or more dwellings will be expected to make provision for 20% of dwellings to meet Category 2 – accessible and adaptable dwellings under Building Regulations – Approved Document M Requirement M4(2), with the following exceptions:

- 1) Where new dwellings are created by a change of use;
- 2) Where the scheme is for flatted residential buildings of fewer than 10 dwellings;
- 3) Where specific factors such as site topography make such standards unachievable by practicable and/ or viable means;
- 4) Where a scheme is being proposed which is specifically intended for the needs of particular individuals or groups, where a greater proportion may be appropriate.

Wheelchair-user dwellings

Category 3 – Wheelchair-user dwellings under Building Regulations – Approved Document M Requirement M4(3) will be required for a reasonable proportion of affordable homes, generally 4%, dependent on the suitability of the site and the need at the time.

The Requirement will also apply to private extra care, assisted living or other such schemes designed for frailer older people or others with disabilities and those in need of care or support services.'

3. On qualifying planning applications, applicants are expected to address this policy requirement in either the Design and Access statement or Planning Statement. If permission is to be granted, an appropriate planning condition will be attached to require a verification report which confirms compliance with category M4(2) of the Building Regulations.
4. Guidance on the requirements of national policy and the Building Regulations may be found via the links below:

[Housing: optional technical standards \(MHCLG\)](#)

[Approved Document M: access to use of buildings, volume 1: dwellings](#)

[Approved Document M: Frequently Asked questions](#)
[Building Regulations Approved Document Part M in a Nutshell](#)
[Approved Document G: sanitation, hot water safety and water efficiency](#)
[Approved Document G: Frequently Asked Questions](#)
[Your 11-point pre-start building checklist](#)

If you require any further advice please contact planninginfo@midsussex.gov.uk