

From: Simon Davis
Sent: 26 June 2020 11:17

Subject: RE: Land at Church Lane, Yapton - Y18/20/PL

Hi Phillip.

The condition used to refer to the lifetime homes standard as per the requirement of Yapton NP Policy H3 but we changed it to refer to Part M as the Government moved the lifetime homes standard into Building Regs. I've done a quick google search and would suggest you need to adhere to M4(2) and M4(3).

Kind Regards

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Sent: 26 June 2020 10:45
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Land at Church Lane, Yapton - Y18/20/PL

Hi Simon

Can you just answer a quick question. You granted the development to the above site attached decision notice. Even though Part M has been around for many years I have yet to come across a LPA who actually put conditions on about the category of Part M homes. I see your condition 14 below.

14 No development above damp proof course (DPC) level shall take place unless and until details are provided and approved in writing by the Local planning Authority to show how at least one of the new 3 bed dwellings will be delivered to meet Part M of the Building Regulations 2010 (as amended). The Part M compliant dwelling or dwellings shall thereafter be delivered in

accordance with the approved details and these shall be maintained in good working condition thereafter.

Reason: To ensure that part of the development allows for residents to remain in their own homes over the course of their lifetime in accordance with policy H3 of the Yapton Neighbourhood Plan.

The wording of the condition just says to comply with Part M but does not specify a particular category. I am trying to ascertain for my client what will be acceptable. All our builds meet Category 1. Are you expecting a category 2 level house? It is certainly not financially viable to provide a category 3 level house.

Can you confirm any advice?

Regards

Philip Dudley
Director



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