

**From:** Simon Davis  
**Sent:** 01 July 2020 17:07  
**To:** Adam Ross [REDACTED]  
**Subject:** RE: Land at Bilsham Road, Yapton (Y/91/17/OUT)

Dear Adam,

Yes that will be our approach. However, please also consider whether you can achieve any parts of M4(3). I was only looking at this last week (regarding another Yapton site) and saw on, [https://www.designingbuildings.co.uk/wiki/Lifetime\\_homes](https://www.designingbuildings.co.uk/wiki/Lifetime_homes), that it refers to M4(2) and / or M4(3).

Kind Regards

**Simon J Davis MRTPI**  
Principal Planning Officer  
Directorate of Place

**T:** 01903 737674  
**E:** [simon.davis@arun.gov.uk](mailto:simon.davis@arun.gov.uk)

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)

Arun is a CIL Charging Authority, for more information go to [www.arun.gov.uk/cil](http://www.arun.gov.uk/cil)

Sign up to our newsletter [here](#)



**From:** Adam Ross [REDACTED]  
**Sent:** 01 July 2020 16:55  
**To:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Subject:** Land at Bilsham Road, Yapton (Y/91/17/OUT)

Simon

I hope you are well.

Condition 26 of the above outline permission requires that:

*"At least twenty-five percent (25%) of all 1, 2 and 3 bedroom dwellings shall be designed and constructed to Lifetime Homes standards or equivalent current standard to be agreed in writing with the Local Planning Authority."*

As you will be aware, following the government's 2015 'Housing Standards Review', Lifetime Homes were replaced by the optional building regulations standard M4(2) entitled 'accessible and adaptable dwellings'.

Against this background, could I please ask for your confirmation that Condition 26 will be complied with by provision of at least 25% of all 1/2/3 bedroom units designed and constructed to M4(2) standards as opposed to the now replaced 'Lifetime Homes' standard?

I think this is self-evident but it would be good to have your confirmation for the record, and the avoidance of doubt in the future.

Thank you

Adam

Adam Ross  
Executive Director

Nexus Planning is thrilled to have been awarded the RTPI Planning Consultancy of the Year 2020



Nexus Planning  
5<sup>th</sup> Floor  
Thames Tower  
Station Road  
Reading  
Berkshire RG1 1LX

[nexusplanning.co.uk](http://nexusplanning.co.uk)

