

## **Guidance note on the application of Placemaking Plan Policy H7**

Placemaking Plan Policy H7 states that accessibility standards for affordable housing will be applied in accordance with the Planning Obligations Supplementary Planning Document (or successor guidance). For market housing, H7 states that dwellings should have enhanced accessibility standards and should meet the optional technical standard 4(2) in the Building Regulations (BR) Approved Document M. The supporting text to H7 states that the evidence base shows that 19% of all new housing should meet BR M4(2), in order to meet 100% of the demand arising from new housing forecast in the plan period 2011-2029. This note provides further guidance on the application of the policy.

### **Application of the policy**

The evidence shows that 19% of all new housing should meet BR M4(2) in order to meet 100% of the demand arising from new housing in the plan period. Therefore, 19% (rounded, see below) of the net gain in housing units (of all house-types, including flats), in a development scheme should meet BR M4(2). This means that replacement dwellings, for example, do not need to meet the enhanced standards. The policy does not prescribe which unit-types in a scheme should meet the enhanced standards. This should therefore be determined through the development management process.

### **Rounding**

Only whole units can be delivered to the enhanced standard. Therefore the number of accessible housing units to be delivered on a development scheme should be rounded to the nearest whole number. The number of units delivered to the enhanced standard will be monitored, and the future requirement reviewed through the Local Plan, which is currently being prepared.

Example application of Policy H7 <sup>1</sup>	
Number of housing units in a development scheme	Number of units to meet the enhanced accessibility standard
1	0
2	0
3	1
4	1
5	1
6	1
7	1
8	2
9	2
10	2

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<sup>1</sup> NB, the policy applies to scheme of all sizes. It is not limited to schemes of 10 units of fewer.