

# HOUSING ACCESSIBILITY STANDARDS CHECKLIST

Please complete and submit this checklist as part of your planning application  
via the Planning Portal or email to [DM@bathnes.gov.uk](mailto:DM@bathnes.gov.uk)

The following checklist should be completed using Optional Technical standard M4(2) (Accessible and adaptable dwellings) and M4(3)(2b) (wheelchair accessible housing) in Building Regulations Approved Document M. It will demonstrate to the Council that enhanced accessibility standards in accordance with Policy H7 (Housing Accessibility) of the Core Strategy & Placemaking Plan (incorporating the LPPU) have been considered and will be implemented in your proposals for housing development.

**The questions in the checklist below will demonstrate compliance with the following Council policies:**

**Policy H7 (Housing Accessibility) of the Core Strategy & Placemaking Plan (incorporating the LPPU)**

Application site address:	Brief details of your development proposal:

Application Number or Reference if known:

Please print this document double sided if submitted by post.

Please indicate 'Yes' or 'No' and **add information** either **in the box** provided or **on the last page** of the checklist in response to the questions below.  
 If you have additional information or details of your proposals, please include them in your application **design statement** and indicate this in the final box.

<b>Local Standards: Core Strategy &amp; Placemaking Plan (incorporating the LPPU) Policy H7 (Housing Accessibility)</b>			
1.	Does your development include proposals for market housing (including student accommodation, co-living, build to rent, specialist housing and older person housing)?	Y	N
2.	Does your development include proposals for affordable housing?	Y	N
3.	For market housing, will 5.6% of proposed homes be built meet Building Regulation M4(3)(2a) standard (wheelchair adaptable housing) and 48% of the remainder to be built to meet M4(2) accessible and adaptable dwellings standard?  <b>Note - Rounding</b> 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.	Y	N
4.	For affordable housing, will 7.8% of proposed homes be built to meet Building Regulation M4(3)(2b) standard (wheelchair accessible housing) and the remainder to M4(2) accessible and adaptable dwellings standard within houses, ground floor flats and upper floor flats where a lift is installed, and age restricted homes?	Y	N
5.	If the answer to either (or both) question nos. 3 and 4 is 'No', have you identified on a site plan which homes will not comply with either optional technical standard in the Building Regulations Approved Document M?	Y	N
6.	If you have identified homes that will not comply with either optional technical standard in the Building Regulations Approved Document M, has a statement been prepared explaining why for each non-compliant dwelling?	Y	N
7.	If you do not know whether the proposed housing will comply with necessary optional technical standards in the Building Regulations Approved Document M required by Policy H7, do	Y	N

	<p>you agree to a planning condition requiring compliance being added to any planning permission?</p> <p>Note: If the application is not demonstrated to be compliant with Placemaking Policy H7 and you do not agree to a planning condition, the application may be refused.</p>		
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**Add more information for the questions above here if required.**

**Useful Links:**

*Core Strategy & Placemaking Plan (incorporating the LPPU)*

<https://beta.bathnes.gov.uk/core-strategy-placemaking-plan-and-local-plan-partial-update>

*Building Regulations Part M*

<https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m>