

## LIFETIME HOMES AND WHEELCHAIR HOUSING A GUIDE FOR DEVELOPERS

The Council will implement Policy CS8 by seeking to negotiate the provision of Lifetime Homes and Wheelchair Housing on housing developments as follows:

*20% of dwellings on any site proposed for the development of 15 dwellings or more, or with an area of 1 hectare or more, should be built to Lifetime Housing standards; and*

*2% of dwellings on any site proposed for the development of 50 dwellings or more, or with an area of 2 hectares or more, should be designed for wheelchair users.*

**Pre-application Enquiries:** The Lifetime Housing standards can be downloaded from <http://www.lifetimehomes.org.uk/pages/for-professionals.html>. It comprises sixteen design criteria, indicated below as C1-C16. During pre-application enquiries, developers will be advised that an outline planning application will need to refer to Policy CS8 and identify house types that are capable of meeting the standards.

It is unlikely that three storey town houses, flats above ground floor without the benefit of a lift, or two storey houses with less than 54 sq m of floorspace would be capable of meeting a reasonable interpretation of the Lifetime Housing standards.

**Outline Applications:** The planning case officer will ensure that the Design and Access Statement contains a positive reference to complying with Policy CS8 and confirm that within the submitted plans there will be an indication of the selected number of suitable houses, and if known at this stage their location and house types. These will be checked by the planning case officer with the assistance of Building Control if required. The planning case officer will check that the plans demonstrate:

- Parking standards are capable of meeting C1
- Access routes and travel distances meet C2
- Approaches to entrances comply with C3
- Entrances comply with C4.
- Lifts will be available for flats above ground floor - C5

Requirements C6-C16 pertain to the internal layout of a dwelling and require space standards and facilities for compliance. If appropriate house types have been chosen, compliance is viable and is a matter of detail which may be included in a reserved matters application.

**Full & Reserved Matter Applications:** The Design and Access Statement accompanying the reserved matters application should confirm that the submitted plans demonstrate meeting the sixteen criteria. This should be checked by the planning case officer; if required, guidance on compliance is available from Building Control.

**Wheelchair Housing:** It is recommended that a liaison or partnership is formed with a Registered Social Landlord as they are best placed to assist in the provision of appropriate housing and subsequently it's management.

**Enforcement:** Lifetime Housing is a planning requirement and compliance is a legitimate planning enforcement matter. Inspection during construction is the most satisfactory way of ensuring that the criteria will be met and special arrangements may have to be made with planning enforcement, or building control on their behalf. Approved inspectors (as used by some house-builders) are unlikely to be checking for compliance with the Lifetime Home criteria.

**Developers** are advised to check at an early stage, prior to any formal submission, that Policy CS8 relative to the provisions of Lifetime Homes and Wheelchair Housing on housing developments has been addressed. Technical advice on Policy CS8 or any other constructional issue can be obtained from [buildingcontrol@peterborough.gov.uk](mailto:buildingcontrol@peterborough.gov.uk).

