

3.20 'Lifetime' Homes

3.20.1 The Plan seeks to ensure that a proportion of all new housing is suitable for all stages of its occupants' lives and for those with disabilities. This means designing the house in such a way that it can be easily converted for disabled use. External pedestrian access and parking for disabled occupants also requires special consideration.

3.20.2 Part M of the Building Regulations, which covers this issue, was extended to residential properties in October 1999. However, Part M aims to achieve a 'visitability' standard rather than a 'lifetime' home standard. Lifetime homes include 12 basic features to ensure a new house or flat will meet the needs of most households. The Lifetime Homes criteria have been developed by the Joseph Rowntree Foundation, extensively researched by leading architects and the Access Committee for England and tested by housing associations. Appendix 6 sets out design criteria for a proportion of market and affordable housing which will be sought over and above that required by Part M.

H21 'Lifetime' Homes

An element of 'Lifetime Homes', the criteria of which is set out in Appendix 6, will be sought on the sites listed or specified in policy H16, on the following basis:

40% 25% of general market housing;

20% 25% of affordable housing (including social needs and low-cost market).