

JP-H3 Statement.

The requirement M4(2) will be met where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.

Reasonable provision is made if the dwelling complies with all of the following:

1. Within the curtilage of the dwelling, or of the building containing the dwelling, it is possible to approach and gain step-free access to the dwelling and to any associated parking space and communal facilities intended for the occupants to use.
2. There is step-free access to the WC and other accommodation within the entrance storey, and to any associated private outdoor space directly connected to the entrance storey.
3. A wide range of people, including older and disabled people and some wheelchair users, are able to use the accommodation and its sanitary facilities.
4. Features are provided to enable common adaptations to be carried out in future to increase the accessibility and functionality of the dwelling.
Wall-mounted switches, socket outlets and other controls are reasonably accessible to people who have reduced reach.

The approach route should be safe and convenient, adopt the shallowest gradient that can reasonably be achieved and be step-free, irrespective of the storey on which the dwelling is located.

The approach route is to be level, gently sloping or, where necessary, ramped.

Drop off points (2.13 a,b,c) to plots 1 & 2 to be provided at front entrance pathways for easy access.

- a. They should be located close to the principal communal entrance of the building containing the dwelling.
- b. It is level or, where unavoidable, gently sloping.
- c. It has a suitable ground surface.

Pathways to be ramped up to GFL gradient to be between 1:20 - 1:12.

Flights within a private approach route have a minimum clear width of 900mm.

Reasonable provision must be made for people to gain access to and

1. use the dwelling and its facilities.
2. The provision made must be sufficient to: meet the needs of occupants with differing needs, including some older or disabled people; and to allow adaptation of the dwelling to meet the changing needs of occupants over time.

JP-H4 Statement.

The site is .104 hectare and the proposed density is to be 2 dwellings.

JP-C2 Statement.

Super Fast Broadband is available to this site through Open Reach Superfast Broadband
79-80 Mbps download speed 19 - 20 Mbps upload speed.

Virgin Media is available to supply this site with Fast Fibre Broadband.

M125 Fibre Broadband	132Mbps Download	20Mbps Upload
M250 Fibre Broadband	264Mbps Download	25Mbps Upload
M350 Fibre Broadband	362Mbps Download	36Mbps Upload
M500 Fibre Broadband	516Mbps Download	52Mbps Upload