



**M3H
DEVELOPMENTS**

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15 Bentinck Road,

West Drayton,

UB7 7RQ

Date: 25 August 2025

Development Management

Mid Sussex District Council

Oaklands, Oaklands Road

Haywards Heath

West Sussex

RH16 1SS

DM/23/0925 : Condition 19 - M4(2) Compliance Verification Report – 9 MORTON ROAD, EAST GRINSTEAD, RH19 4AF

Dear Sirs,

This letter is issued to confirm that the proposed development at 9 Morton Rd, East Grinstead RH19 4AF has been designed and specified to fully comply with Policy DP28: Accessibility of the Mid Sussex District Plan, and the standards set out under Approved Document M: Volume 1, Requirement M4(2) (Accessible and Adaptable Dwellings) of the Building Regulations 2010 (as amended).

Project Overview

Site Address: *9 Morton Rd, East Grinstead RH19 4AF*

Applicant/Developer: *M3H Developments*

Architect: *TW2 Architects*

Number of Dwellings: 8

Dwellings Built to M4(2) Standard: 2 (Plots 5 & 6)

The following measures are incorporated in all designated M4(2) homes:

- 1) Accessible Approach and Entrances: Step-free and level access routes not less than 900mm wide from the boundary and parking to principal entrances.
- 2) Parking: Compliant bays which provide future widening to 3.3m and include a 900mm transfer zone.
- 3) Entrances: Accessible doors with a minimum clear width of 850mm, accessible thresholds, canopies and external lighting as required.
- 4) Circulation: Internal corridors and doors (minimum widths per M4(2)) with clear spaces in living areas, bedrooms, bathrooms, and kitchens.
- 5) Sanitary Facilities: Ground floor WCs sized for future shower installations; bathrooms suitable for adaptation.

Plans and information for these features are provided in the attached design documents with notations where required. All provisions have been checked against the requirements of Schedule 1, Approved Document M, and Mid Sussex's policy DP28. All further related provisions such as Approved Document K have been reviewed by our Approved Inspector.

These documents demonstrate full compliance for 2 plots, equating to 25% of the total, in accordance with Mid Sussex District Plan policy.

On behalf of M3H Developments, I confirm that the design, specification, and construction of the identified M4(2) dwellings fully meet or exceed statutory and Council-specific requirements.

Any post-planning changes affecting compliance will be promptly reported, and updated evidence submitted prior to occupation, as required by planning condition.

Please do not hesitate to contact me for further information or clarification.

Kind Regards,