

## **7. NEW HOUSING DEVELOPMENT**

DC7.1 The Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. All new developments containing family homes will be expected to be designed so as to be safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.

**Reasons:** The Council wishes to ensure that disabled people have access to new developments so that they are not disadvantaged. As part of this, the Council wishes to see new housing designed in such a way as to provide access to disabled people wherever this is possible. This policy is not about the provision of housing for disabled people (this is covered by policy H1.2) but about access to new houses for disabled people as visitors. Details of the Council's guidelines are set out in a booklet "Designing for Everyone". The Council wishes to ensure that children have safe areas in which to play. It will therefore ensure that this issue is fully taken into account in the design of schemes containing family housing.

## **LARGE BUILDINGS OF HISTORIC AND/OR ARCHITECTURAL INTEREST**

DC7a.1 The re-development of large buildings of local historic/architectural interest in extensive grounds will only be permitted where there is no loss to the visual character and amenity value of the site, nor to the visual quality and interest of the local area.

### **REASON**

Much of the existing quality of the City's urban environment derives from large houses and other buildings which have historic and architectural merit but are neither listed nor in a conservation area and therefore their retention cannot be guaranteed. Often these buildings are surrounded by gardens or landscaped areas which make a significant contribution to the character of the surrounding area in visual amenity or nature conservation terms. As part of the continuing process of urban renewal, particularly in established residential areas, these buildings and sites are often targeted for redevelopment normally for higher density schemes with greater site coverage by buildings. The Council is not generally opposed to the principle of such schemes which can often help to re-introduce life and vitality to, and re-population of, the City. However, the Council believes that re-development schemes which are brought forward for sites containing buildings of historic and/or architectural merit should be considered in the light of the contribution that the buildings and their grounds already make to the local environment and the impact of any new or replacement buildings upon visual amenity and residential amenity.

## **10. FOOD AND DRINK USES**

DC10.1 In determining planning applications for developments involving the sale of food or drink for consumption on the premises, or for hot food to be consumed off the premises (whether or not other activities, such as a nightclub, are included), the Council will have regard to:

- a. the general location of the proposed development, including any reference to the area in other policies in the Plan;
- b. the effect on the amenity of neighbouring residents;
- c. the availability of safe and convenient arrangements for car parking and servicing;
- d. ease of access for all, including disabled people; and
- e. the storage and collection of refuse and litter.

DC10.2 The Council will normally accept the principle of developments of this kind in the City Centre, industrial and commercial areas, in shopping centres and, at ground level, in local shopping parades of more than 8 shops or offices.

DC10.3 Development will not normally be permitted where:

- a. it is proposed outside the general locations mentioned above, or
- b. there is a house or flat on the ground floor next to the proposed business, or only separated from it by a narrow street or alleyway.