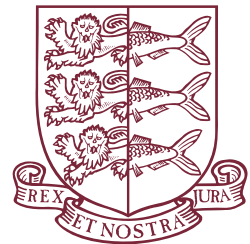


9 Built Environment

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9 Built Environment

9.1 ARCHAEOLOGY AND CONSERVATION

Strategic Context

- 9.1.1 Historic buildings and the quality of the built environment are valuable resources attracting people to live, work, shop and spend their leisure time in the Borough. It is important that a co-ordinated strategy is developed to ensure their conservation.
- 9.1.2 Conservation should be seen as a positive element of urban and rural regeneration which seeks to use pressures for change to enhance and maintain historic environments. There is an essential need to protect such environments from direct threat of demolition or insensitive modern development. The Borough Council will continue to take a leading role in protecting and enhancing the character of the historic built environment in the town and villages. Historic landscapes also provide the framework in which we live and work. They are a link between ourselves and the past and define our sense of place and belonging. Landscape is not just the rural countryside, but the whole range of features which survive from the past, such as field patterns, transport routes, historic buildings and the remains of former industries. Development proposals in towns and villages will be encouraged to harmonise with the 'townscape', 'streetscape' and general character of the areas in which they are set.
- 9.1.3 Beginning as a seasonal fishing settlement on a sand spit, the town of Great Yarmouth had achieved urban status by the time of the Norman Conquest. In the early 14th century Great Yarmouth was ranked fifth in wealth amongst English towns and this success is reflected by the magnificent town wall and the number and quality of buildings which remain today. Geographical constraints dictated the elongated form of the town and historically the urban street pattern was characterised by long north-south roads bisected by a unique system of "Rows".

Archaeology and Ancient Monuments

- 9.1.4 Although Great Yarmouth has, throughout its history, been a key settlement in the country's most affluent area its role as a town, international trading centre and fishing port remains obscure. It is only through archaeological study of buried remains that further knowledge of the area's past will be achieved.
- 9.1.5 Within the Plan Area there are 13 scheduled ancient monuments and several hundred sites of archaeological interest recorded on the Sites and Monuments Record. The Norfolk Landscape Archaeology Division of the Norfolk Museums Service maintains the County "Sites and Monuments Record". To ensure that this history is not lost but provides a key research, educational and tourism resource, the planning process must ensure that development proposals respect the archaeologically important sites.
- 9.1.6 It is essential to safeguard scheduled ancient monuments and other sites of archaeological importance, particularly those which are identified in the Site and Monuments Record, and their settings and to ensure the recording of other sites prior to destruction or alteration. Site evaluations in 'Areas of Known Archaeological Significance' and 'Areas of Potential Archaeological Significance' should be carried out in consultation with Norfolk Landscape Archaeology prior to the determination of

planning applications to ensure that where important yet unrecorded archaeological remains exist, any adverse impact of a proposed development can be fully assessed and mitigation measures taken where necessary.

- 9.1.7 In accordance with paragraphs 29 and 30 of PPG16 - Archaeology and Planning (November, 1990) planning conditions may be imposed requiring implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Council for the purpose of recording the remains.

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- 9.1.8 POLICY BNV1 DEVELOPMENT ON THE SITE OF OR IN THE VICINITY OF A SCHEDULED ANCIENT MONUMENT, OR AN UNSCHEDULED ANCIENT MONUMENT OF KNOWN NATIONAL IMPORTANCE WILL ONLY BE PERMITTED IF THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE MONUMENT OR ITS SETTING.**

(Objective: To protect ancient monuments.)

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- 9.1.9 POLICY BNV2 WITHIN 'AREAS OF KNOWN ARCHAEOLOGICAL SIGNIFICANCE' AND 'AREAS OF POTENTIAL ARCHAEOLOGICAL SIGNIFICANCE' THE COUNCIL WILL NOT DETERMINE ANY APPLICATION FOR BUILT DEVELOPMENT UNLESS THE APPLICATION IS ACCOMPANIED BY AN ARCHAEOLOGICAL EVALUATION UNDERTAKEN BY A RECOGNISED ARCHAEOLOGICAL FIELD UNIT TO A WRITTEN BRIEF APPROVED BY THE COUNCIL. PLANNING PERMISSION WILL ONLY BE GRANTED IF THE EVALUATION REVEALS THAT ANY ARCHAEOLOGICAL REMAINS:**

- (A) WOULD BE UNAFFECTED BY THE PROPOSED DEVELOPMENT; OR,**
- (B) ARE NOT OF SUFFICIENT IMPORTANCE TO WARRANT THEIR PHYSICAL PRESERVATION IN SITU; OR,**
- (C) COULD BE SYMPATHETICALLY PRESERVED IN CONJUNCTION WITH THE PROPOSED DEVELOPMENT, OR TAKING ACCOUNT OF THE IMPORTANCE OF THE REMAINS AND THE NEED FOR THE DEVELOPMENT, WHERE PRESERVATION IN SITU WOULD NOT BE FEASIBLE OR MERITED.**
- (D) CAN BE EXCAVATED AND PRESERVED BY RECORD BY THE IMPLEMENTATION OF A PROGRAMME OF ARCHAEOLOGICAL WORK IN ACCORDANCE WITH A WRITTEN SCHEME OF INVESTIGATION WHICH HAS BEEN SUBMITTED TO AND APPROVED BY THE COUNCIL.**

(Objective: To protect archaeological sites and ensure their proper investigation and recording.)

Note: The Council will exercise its discretion as to when an archaeological evaluation will be required where development affects sites of regional or local archaeological interest the Council will seek preservation in situ as the preferred option.

- 9.1.10 The Town Wall is Great Yarmouth's most outstanding medieval monument. In order to maintain the fabric of the wall and permit continued public access to certain sections allowance must be made in schemes for the development of adjoining sites to ultimately enable the provision of a Town Wall walk/footpath.

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- 9.1.11 POLICY BNV3 SUBJECT TO OTHER POLICIES IN THE PLAN, DEVELOPMENT ON LAND ADJOINING THE TOWN WALL WILL ONLY BE PERMITTED IF:**
- (A) SUITABLE PUBLIC ACCESS IS PROVIDED; AND,**
 - (B) NO BUILT DEVELOPMENT WOULD STAND WITHIN 10M OF THE WALL.**

(Objectives: To enable the completion of a "town wall" walkway and to safeguard and improve its setting.)

Listed Buildings

- 9.1.12 The Borough has over 400 buildings listed as being of Special Architectural or Historic Interest. These buildings are extremely important, not only as individual buildings, but also because of their valuable contribution to an area's character, history and attractiveness. Therefore, it is of paramount importance that they are conserved for the enjoyment of present and future generations. The main threats to historic buildings are from conversion, addition or demolition, all of which can be controlled if the buildings are listed as being of special architectural and historic interest. They are also threatened by redundancy and neglect which can eventually lead to the loss of the buildings. Within the Borough many historic buildings are poorly maintained, require considerable repairs or major structural works. Listed Building Consent is required for any works which would alter, extend, affect the setting of, or involve the demolition of all or part of a listed building. In the case of applications for works affecting a Grade I or Grade II* listed building or applications for the demolition of a Grade II listed building, the Secretary of State for the Environment must be consulted. The Secretary of State may decide to call the application in for determination by himself.
- 9.1.13 Where separate applications for planning permission and listed building consent are required to implement a project involving a listed building, there would be advantage to all parties if the applications were made concurrently, and applications should include detail of all proposed works, both external and internal.
- 9.1.14 A condition will be imposed on the grant of listed building consent for demolition of a listed building, requiring the applicant to notify the proposal to the Royal Commission on the Historical Monuments of England. A reasonable period will be allowed denying the implementation of the works to allow the Commission to make a record of the building, or for the Commission to give notice that it does not intend to make a record. A condition may be imposed on similar lines in the case of works other than demolition if the proposal includes radical changes to the listed building.

9.1.15 **POLICY BNV4** THE COUNCIL WILL NOTIFY THE SECRETARY OF STATE THAT IT WOULD BE WILLING TO ONLY GRANT LISTED BUILDING CONSENT FOR THE DEMOLITION OF A LISTED BUILDING WHEN AN AT LEAST A MODERATE OR GREATER LOCAL CIRCUMSTANCES JUSTIFYING THE PROPOSED WORKS.

Deleted

9.1.16 **POLICY BNV5** THE COUNCIL WILL ONLY GRANT LISTED BUILDING CONSENT FOR WORKS TO A LISTED BUILDING IF THEY PRESERVE THE BUILDING, ITS SETTING OR ANY FEATURES OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST WHICH IT POSSESSES.

9.1.17 **POLICY BNV6** SUBJECT TO OTHER POLICIES IN THE PLAN, THE COUNCIL WILL GRANT PLANNING PERMISSION FOR THE CHANGE OF USE OF A LISTED BUILDING IF THE USE IS COMPATIBLE WITH THE ORIGINAL DESIGN CONCEPT OF THE BUILDING, AND ANY DEVELOPMENT AND/OR WORKS ASSOCIATED WITH THE CHANGE OF USE WOULD PRESERVE THE BUILDING ITS SETTING OR ANY FEATURES OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST WHICH IT POSSESSES.

(Objective: To protect listed buildings and ensure that they are recorded.)

- 9.1.18 New development and/or the over intensive use of sites either adjoining or in close proximity to listed buildings can seriously detract from them. Therefore, it is important that any new development, change of use or intensification of use (particularly involving additional car parking) respects the listed building's setting, style, character and materials.

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- 9.1.19 POLICY BNV7 DEVELOPMENT WITHIN THE CURTILAGE OF A LISTED BUILDING WILL ONLY BE PERMITTED IF IT WOULD PRESERVE THE BUILDING OR ITS SETTING OR ANY FEATURES OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST WHICH IT POSSESSES, UNLESS AN APPLICANT IS ABLE TO JUSTIFY DEVELOPMENT PERMISSION WOULD NOT BE GRANTED.**

(Objective: To safeguard the character and setting of listed buildings.)

- 9.1.20 The redundancy and neglect of listed buildings is a serious problem, which has, in the past, resulted in their demolition to the detriment of the Borough's heritage. The Borough Council will encourage the sympathetic reuse of redundant listed buildings and, where buildings are neglected, will use its legislative powers to serve urgent works notices, repairs notices or compulsory purchase notices to secure their future. The Planning (Listed Buildings and Conservation Areas) Act 1990 confers these powers on the Council, and the Council will use those powers at its discretion. The Council will also take action against those who demolish or alter listed buildings without listed building consent.
- 9.1.21 It is important that the Borough Council takes necessary action to secure the future of listed buildings which are under threat at the earliest opportunity, otherwise they could be lost. Therefore, the condition of listed buildings should be monitored to enable the "Historic Buildings at Risk Register" and English Heritage's computer based national register scheme to be kept up to date. The Borough Council will undertake a condition survey of listed buildings to enable resources to be targeted at buildings at risk from redundancy or neglect.
- 9.1.22 The Borough Council can help save important historic buildings which are redundant by supporting Historic Building Trusts. Such trusts came into existence in the early 1970s on the realisation that many decaying buildings ignored by the property industry, merited rescue because of their historic interest and potential for re-use. Trusts can purchase threatened buildings, repair and convert them and, subsequently, sell them (possibly at a profit) and create a revolving acquisition and repair fund. They also have a number of advantages over both the private sector and local authorities as they have charitable status and can raise and co-ordinate various forms of finance. The Borough Council will assist the work of the Great Yarmouth Preservation Trust and other historic building trusts in dealing with redundant or neglected historic buildings.
- 9.1.23 In addition to those buildings which are worthy of the national criteria for listing there are a significant number of buildings which by reason of their design, materials and social and historical connections are fundamental parts of the character and identify of their locality. Every effort should be made to retain such buildings and/or maintain their essential character through conversion to appropriate alternative uses. A local list of such buildings should be compiled from visual surveys and consultation with local amenity bodies.

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- 9.1.24 POLICY BNV8 THERE WILL BE A STRONG PRESUMPTION AGAINST THE DEMOLITION OF ANY BUILDINGS WHICH ARE OF LOCAL IMPORTANCE (INCLUDING THOSE OF ARCHITECTURAL, HISTORICAL, SOCIAL, CULTURAL OR RELIGIOUS INTEREST OR SIGNIFICANCE) AND EVERY EFFORT WILL BE MADE TO FIND ALTERNATIVE USES FOR THESE BUILDINGS WHILST RETAINING THEIR ESSENTIAL CHARACTER.**

(Objective: To protect important non-listed buildings which are of local significance or architectural interest.)

Conservation Areas

9.1.25 There are eight urban and six village conservation areas within the Plan Area, defining areas where it is desirable to enhance and maintain the historic built environment. It is essential that such environments are protected from the direct threat of demolition or insensitive modern development which detracts from the area's character or appearance due to inappropriate scale, design, building -line, materials etc. All planning applications for development of more than 1000 square metres in area in a Conservation Area must be referred to English Heritage for comment as must all planning applications for development in Conservation Areas which are included in Partnership Schemes with English Heritage. In the case of an application for outline planning permission, the Council may request additional details under the provisions of Article 3(2) of the Town and Country Planning (General Development) Procedure Order 1995, for the purpose of demonstrating the impact of a proposal on a conservation area.

9.1.25 **POLICY BNV9** **WITHIN CONSERVATION AREAS PROPOSALS FOR THE DEMOLITION OF BUILDINGS OR STRUCTURES WHICH MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THE AREA WILL BE PERMITTED ONLY IF THE REPLACEMENT BUILDING OR STRUCTURE OR THE AFTER-USE OF THE SITE WOULD PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE AREA. SIMILARLY THE COUNCIL WILL ONLY PERMIT THE FELLING, LOPPING OR TOPPING OF TREES THAT CONTRIBUTE TO THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA IF THE APPLICANT CAN DEMONSTRATE NEED FOR THE WORK.**

9.1.26 **POLICY BNV10** **NEW DEVELOPMENT IN OR ADJACENT TO A CONSERVATION AREA WILL BE REQUIRED TO BE SYMPATHETIC TO THE CHARACTER OR APPEARANCE OF THE AREA IN TERMS OF SCALE, HEIGHT, FORM, MASSING, MATERIALS, SITING AND DESIGN.**

(Objective: To retain and enhance the character and appearance of conservation areas.)

9.1.27 Conservation Areas are designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to protect and enhance the character of the areas of special architectural or historic interest. Local planning authorities are required to pay special attention to the character or appearance of the area when exercising their planning control functions in a conservation area. Within a conservation area there are particular statutory controls to minimise environmental damage and a requirement to prepare schemes for the improvement of those areas.

9.1.28 **POLICY BNV11** **THE BOROUGH COUNCIL WILL PUBLISH AND IMPLEMENT PROPOSALS TO IMPROVE AND ENHANCE THE CHARACTER AND APPEARANCE OF EXISTING CONSERVATION AREAS PARTICULARLY THROUGH THE DEVELOPMENT OF VACANT SITES. IT MAY BE NECESSARY TO USE 'ARTICLE 4 DIRECTIONS' TO CONTROL INAPPROPRIATE DEVELOPMENTS THAT ARE PERMITTED BY THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 OR TO USE COMPULSORY PURCHASE POWERS TO ENSURE THE DEVELOPMENT OF VACANT SITES WHICH HAVE BEEN VACANT FOR A CONSIDERABLE LENGTH OF TIME. THE COUNCIL WILL ALSO GIVE CONSIDERATION TO EXTENDING EXISTING CONSERVATION AREAS AND DESIGNATING NEW AREAS WHERE APPROPRIATE.**

(Objective: To protect areas worthy of conservation.)

9.1.29 The Town's medieval street plan and "Rows" are of unique value and are very much part of the town's character. It is important that the medieval street pattern and variety of public and private spaces are maintained and enhanced, and that opportunities are exploited to re-establish historic spaces.

9.1.30 POLICY BNV12 THE TOWN CENTRE'S MEDIEVAL STREET AND ROW NETWORK WILL BE MAINTAINED AND PROPOSALS RESULTING IN THE TOTAL CLOSURE OR LOSS OF PARTS OF THE NETWORK WILL BE REFUSED. WHERE POSSIBLE, REDEVELOPMENT SCHEMES WILL BE EXPECTED TO REINSTATE THE ROUTES OF ROWS OR STREETS PREVIOUSLY LOST AS A CONSEQUENCE OF DEVELOPMENT.

(Objective: To maintain and re-establish the historic street and row pattern.)

Grant Aid and Education

9.1.31 Although grants have encouraged some owners to undertake repairs to historic buildings, the amount of public and private finance being invested in the historic built environment is not adequate to start to turn the tide of decay that threatens the survival of many of our historic buildings. In addition the lack of investment by owners in the maintenance, repair and restoration of buildings is a serious problem. If nothing is done to arrest their decay many buildings in the historic core of the town will be lost. Therefore, the Borough Council, Norfolk County Council and English Heritage have joined together to grant aid major repairs and restoration to historic buildings in defined areas of the town (Market Row, Broad Row, North Quay and King Street) through the Great Yarmouth Town Scheme. A Conservation Partnership Scheme will cover Great Yarmouth's historic core and the Victorian seaside areas.

9.1.32 The Borough Council will continue to promote the maintenance, repair, re-use and enhancement of ancient monuments, listed buildings and other historic buildings and structures worthy of retention and conservation, by offering grant aid towards repairs, in conjunction with English Heritage, the Council will also target resources and grant aid through support for existing initiatives and the future conservation partnership scheme to encourage more private sector investment in the care and repair of historic buildings and sites.

9.1.33 Everyone has the right to enjoy a high quality environment. The conservation of the historic built environment is only relevant if it is accessible and understood by people. Consequently, the Borough Council, Norfolk Museums Service and English Heritage have been actively involved in making residents and visitors more aware of the Town's heritage and historic connections through signage, advertising and putting historic buildings to beneficial public use.

9.1.34 The Borough Council will attempt to ensure greater public use of historic buildings and promote a greater understanding of the Borough's heritage by encouraging appropriate popular uses in important historic buildings providing the integrity of the building is not prejudiced. The Council will also support heritage interpretation and information measures, in conjunction with English Heritage, the Norfolk Museums Service and voluntary groups. It will also continue to be responsible for the maintenance and improvement of the town walls, and where possible the exposure and restoration of further sections of the walls. The development of a continuous Town Wall walk and the provision of interpretive displays will be given a high priority.

9.2 URBAN AND RURAL DESIGN

Introduction

- 9.2.1 A built environment of good quality is an exceptionally valuable resource, which can provide an attractive and practical place to live, work, shop and play. A high quality environment is also likely to ensure the Borough's future economic well-being by encouraging residential, commercial and industrial investment. Therefore, it is essential that a co-ordinated strategy is developed to ensure the conservation and improvement of the built urban, suburban and rural environments and gateways to the town.
- 9.2.2 The traditional character and identity of the Borough is in serious danger of being eroded and the Borough Council has an important role in reversing this decline by encouraging designers to respect and enhance the quality of the built environment. The Borough Council has adopted a Great Yarmouth Design Guide which highlights the basics of good design principles and traditional building practices and materials which over the years have created the uniqueness of the town and surrounding settlements.
- 9.2.3 Aspects of good design principles covered by the Design Guide include the following:-
- (a) Architectural composition.
 - (b) Spatial organisation (townscape).
 - (c) Scale and proportion.
 - (d) Facades and fenestration.
 - (e) Vernacular design and materials.
 - (f) The use of trees and landscaping.
 - (g) Preservation of site characteristics.
 - (h) Estate layout.
 - (i) Pedestrian and vehicular movement.
 - (j) Extensions and alterations.

The Design Guide also identifies areas in need of visual improvement and suggests how the improvements can be achieved.

- 9.2.4 The Guide is not to stifle the scope of designers and developers by requiring them to rigorously copy traditional forms and details, but to provide the framework within which original and imaginative schemes can be formulated which reflect the Borough's architectural heritage and character. Future development proposals are to be in general accordance with the traditional principles outlined in the Great Yarmouth Design Guide.

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- 9.2.5 POLICY BNV13 BY THE CONTROL OF DEVELOPMENT, AND WHERE NECESSARY BY INITIATING AND/OR SUPPORTING IMPROVEMENT SCHEMES, THE COUNCIL WILL RETAIN AND ENHANCE THOSE ASPECTS OF THE EXISTING BUILT URBAN AND RURAL ENVIRONMENTS WHICH ARE FUNDAMENTAL TO THE BOROUGH'S TRADITIONAL CHARACTER AND IDENTITY.**

(Objectives: To safeguard and enhance the area's character and improve the built environment.)

-
- 9.2.6 POLICY BNV14 AS A CONSEQUENCE OF NEW DEVELOPMENT, INCLUDING IMPLEMENTATION OF RELEVANT PROPOSALS WITHIN THE LAND RECLAMATION STRATEGY, THE COUNCIL WILL SECURE IMPROVEMENTS TO THE APPEARANCE OF THE MAIN VEHICULAR AND PEDESTRIAN GATEWAYS TO THE TOWN.**

(Objective: To visually improve the entrances to the Town.)

9.2.7 The policy initiative “Designing Out Crime” focuses on ensuring security can be incorporated into the design and layout of residential, industrial or shopping areas. Important considerations when planning for a secure, crime-free environment include; building design, estate and car park layouts, lighting, access and close circuit television. A design guide “Secured by Design” is available from Norfolk Constabulary.

9.2.8 POLICY BNV15 ALL NEW ESTATE LAYOUTS WHETHER OF RESIDENTIAL OR EMPLOYMENT USE, AS WELL AS INDIVIDUAL GROUPS OF BUILDINGS OR STRUCTURES, SHOULD BE DESIGNED SO AS TO MINIMISE THE INCIDENCE OF BURGLARIES AND CRIME WHICH MAY BE CREATED BY POOR DESIGN. DESIGNERS AND ARCHITECTS WILL BE ENCOURAGED TO PROVIDE WELL-LIT, VISIBLE, SECURE ENVIRONMENTS.

Urban Design

9.2.9 The character of the town of Great Yarmouth and the rural villages is derived from the diversity of architectural styles which have developed naturally over a period of centuries.

9.2.10 During the 1960s and 1970s there were some highly unsympathetic developments in the town and many villages. The general standard of design of new development and the quality of the built environment is not high, particularly in the urban area. More recent building has begun to reverse this trend.

9.2.11 It is essential that modern buildings contribute to the continuity of architecture and that these buildings should not be a pastiche of the past. Modifications to buildings, such as shopfronts or house extensions must be undertaken sensitively. It is particularly important that new development improves and enhances the traditional character of an area by attention to the location, scale and form of the buildings, including the correct use of materials traditional to the area. Proposals for alterations and extensions to buildings will be considered by the Council in the context of the design guidance and policy notes.

9.2.12 Views of rural settlements will be protected by application of policies BNV9 and UDN16. The Borough Council will protect views from public vantage points which include important historic buildings and areas which are located within the towns’ Conservation Areas and bounded by the Town Wall Ancient Monument which provides the historic setting for these features.

9.2.13 POLICY BNV16 THE COUNCIL WILL PERMIT NEW DEVELOPMENT, INCLUDING MODERN ARCHITECTURE, WHICH PROVIDES A HIGH QUALITY OF DESIGN AND TOWNSCAPE COMPLIMENTARY TO ITS SETTING, AND WHICH WOULD RESULT IN ENHANCEMENT OF AN AREA. TO THIS END, THE COUNCIL WILL NOT OPPOSE PROPOSALS FOR THE SUITABLE REPLACEMENT OF EXISTING BUILDINGS OR STRUCTURES WHICH DETRACT FROM THE CHARACTER OR APPEARANCE OF AN AREA.

9.2.14 POLICY BNV17 BY CONTROLLING THE SITING, FORM AND HEIGHT OF NEW BUILDINGS AS APPROPRIATE, THE COUNCIL WILL PROTECT VIEWS FROM PUBLIC VANTAGE POINTS OF: ST NICHOLAS’S CHURCH; ST GEORGE’S CHURCH, CHURCH PLAIN, THE MARKET PLACE, HALL QUAY; SOUTH QUAY; NELSON’S MONUMENT AND THE TOWN WALL.

9.2.15 POLICY BNV18 THE COUNCIL WILL REQUIRE ALTERATIONS AND EXTENSIONS TO BUILDINGS TO BE SYMPATHETIC TO THE CHARACTER OF THE BUILDING TO BE EXTENDED AND TO ITS SETTING.

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- 9.2.16 POLICY BNV19 THE BOROUGH COUNCIL WILL SEEK TO IMPROVE TOWNSCAPE QUALITY BY:-**
- a) **SUPPORTING AND INITIATING THE ENHANCEMENT OF URBAN AND VILLAGE SPACES (EG. MARKET PLACE PAVING SCHEME).**
 - b) **SUPPORTING INITIATIVES TO IMPROVE THE FACADES OF BUILDINGS.**
 - c) **CO-ORDINATING STREET FURNITURE, SIGNS, UTILITY INSTALLATIONS AND LANDSCAPING.**
- (Objectives: To ensure new development and alterations to existing buildings enhance the built environment.)*
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Rural Design

New Buildings in the Countryside

- 9.2.17 The Plan Area is endowed with contrasting and attractive countryside which is an extremely valuable natural resource, as it contributes to the Borough's identity and provides both residents and visitors with opportunities for relaxation and enjoyment. It is important that the quality of the Borough's countryside is maintained and enhanced and not prejudiced by unsympathetic or visually intrusive developments. However, some new developments in rural areas are inevitable, such as buildings for agricultural or rural industrial purposes and for community, leisure or tourist facilities. Any such new development must be in keeping with the rural scene rather than detract from it. Proposals will be considered by the Council in the context of the Great Yarmouth Design Guide.

-
- 9.2.18 POLICY BNV20 IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT IN RURAL AREAS, THE COUNCIL WILL REQUIRE A HIGH STANDARD OF DESIGN.**
- (Objective: To protect the rural scene.)*
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Conversion of Buildings in the Rural Area

- 9.2.19 Traditional agricultural buildings, particularly those built in the 18th and 19th Centuries and earlier are often attractive features in the landscape but no longer fulfil modern farming requirements. These buildings often provide valuable wildlife habitats. The loss of "traditional" barns over recent years has, for example contributed towards the national decline in the number of barn owls. Agricultural buildings which have become redundant and are in danger of being lost to the landscape but are considered worthy of retention may be retained by permitting non-agricultural uses. Residential use often gives the greatest return to the owner, even when the building is not truly redundant. However, it is generally the use which can result in the greatest alteration to the character of the building and undermines the reason for its retention. The sub-division of barns and listed buildings into domestic scale room sizes with consequential window, door, headroom, service requirements and changes to the setting of the building can make residential conversions particularly unsuited to some buildings which are listed for their special architectural or historic interest.
- 9.2.20 The Borough Council will expect the applicant to agree a timetable for commencement and completion of the development, and will advise protective measures to guard against deterioration of the building, as deterioration could put the planning permission at risk by necessitating development beyond that approved.

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- 9.2.21 POLICY BNV21 IN DETERMINING APPLICATIONS FOR THE CONVERSION OF RURAL BUILDINGS THE COUNCIL WILL REQUIRE THE APPLICANT TO:**
- (A) **PREPARE A SURVEY OF THE BUILDING INDICATING THE CONDITION OF ITS STRUCTURE AND FABRIC TO SHOW THAT**

THE BUILDING WOULD BE REPAIRED AND/OR ADAPTED AND NOT REBUILT, WITH ALL ITS SIGNIFICANT ORIGINAL FEATURE AND MATERIALS RETAINED, UNLESS IT CAN BE CONCLUSIVELY SHOWN THAT ELEMENTS TO BE REPLACED ARE UNSERVICEABLE; AND,

- (B) THE SUBMISSION OF A FURTHER SURVEY PRIOR TO COMMENCEMENT OF THE DEVELOPMENT IF THE WORK DOES NOT START WITHIN ONE YEAR OF THE GRANT OF PLANNING PERMISSION.
- (C) ENSURE THAT THE CONVERSION DOES NOT RESULT IN THE LOSS OF HABITAT FOR PROTECTED SPECIES SUCH AS BATS AND BARN OWLS.
- (D) LOCAL PLANNING AUTHORITIES WILL REQUIRE FULL SURVEYS OF PROTECTED SPECIES (SUCH AS BARN OWLS AND BATS) AND PROVISION FOR THEIR CONSERVATION WHERE THEY OCCUR.

(Objective: To justify the conversion of obsolete farm buildings and ensure that the work is carried out.)

9.3 ADVERTISEMENTS AND SIGNS

General

9.3.1 The Borough Council considers advertisements to be an essential part of commercial activity. However, because they are intended to have as much visual impact as possible, special care is needed to ensure their design and location is not detrimental to the townscape or countryside. Well designed advertisements can compliment a building or local scene but often they appear to have been added as an afterthought with no respect for the scale or character of a building or area.

9.3.2 The aim of the Plan policies is to encourage potential advertisers to consider more fully the impact advertisements can have on the environment and to improve the quality of advertisements within the Plan Area. This is particularly important in areas protected for their visual appearance, for example Conservation Areas or on Listed Buildings. Whilst the Borough Council prefers co-operation to enforcement, action will be taken where appropriate to remove existing advertisements which harm the appearance of the Plan Area.

9.3.3 **POLICY BNV22 PROPOSALS FOR THE DISPLAY OF ADVERTISEMENTS WILL BE PERMITTED IF THEY MEET THE FOLLOWING CRITERIA:**

- (A) THEY ARE WELL DESIGNED AND SITED;
- (B) WHERE APPROPRIATE, THEY RESPECT THE CHARACTER AND ARCHITECTURAL FEATURES OF THE BUILDING ON WHICH THEY WOULD BE DISPLAYED;
- (C) THEY WOULD NOT RESULT IN A PROLIFERATION OF ADVERTISEMENTS IN ANY ONE LOCATION;
- (D) THEY WOULD NOT BE UNREASONABLY VISUALLY OBTRUSIVE;
- (E) THOSE IN CONSERVATION AREAS WOULD BE COMPATIBLE WITH THE CHARACTER OR APPEARANCE OF THE AREA; AND
- (F) THEY WOULD NOT GIVE RISE TO A HAZARD TO PUBLIC SAFETY.

9.3.4 **POLICY BNV23 THE COUNCIL WILL ACT TO SECURE REMOVAL OF ADVERTISEMENTS WHICH HARM AMENITY OR CONSTITUTE A DANGER TO PUBLIC SAFETY.**

(Objectives: To protect the amenity of the countryside and built environment and safeguard highway safety.)

Areas of Special Control of Advertisements

9.3.5 Most of the rural parishes in the north of the Borough are designated “Areas of Special Control of Advertisements” (ASCAS) where stricter advertisement controls apply. The Borough Council will periodically review the boundaries of the ASCAs and will extend, reduce or delete them should the need arise, and consider whether new areas should be designated.

9.3.6 **POLICY BNV24 THE COUNCIL WILL CONSIDER THE NEED TO DESIGNATE NEW AREAS OF SPECIAL CONTROL OF ADVERTISEMENTS AND REGULARLY EXAMINE EXISTING AREAS OF SPECIAL CONTROL TO IDENTIFY THE NEED FOR ANY EXTENSION, REDUCTION OR DELETION.**

(Objective: To control advertisements in environmentally sensitive areas.)

Design and Siting

9.3.7 Advertisements which are poorly designed and sited can adversely affect the appearance of an area. For example a sign which obliterates features such as windows or balconies on a listed building to the detriment of the appearance of the building and the street scene would be considered unacceptable to the Borough Council. From the outset advertisements should be considered as part of the overall design of a building or development and thought should be given to the scenic, historic, architectural and cultural features which contribute to local character. Advertisements should aim to compliment buildings and not detract from their appearance. This is particularly true of conservation areas and listed buildings where advertisements should be designed and sited to preserve them, or alternatively secure enhancement in the case of conservation areas.

9.3.8 **POLICY BNV25 IN ASSESSING APPLICATIONS FOR THE DISPLAY OF ADVERTISEMENTS THE COUNCIL WILL PAY PARTICULAR ATTENTION TO:**

- (A) MATERIALS TO BE USED FOR CONSTRUCTION;
- (B) COLOUR AND DETAILING;
- (C) SCALE AND SITING OF THE ADVERTISEMENT IN RELATION TO ITS SURROUNDINGS; AND IF APPROPRIATE;
- (D) ILLUMINATION.

9.3.9 **POLICY BNV26 THE BOROUGH COUNCIL WILL GIVE PREFERENCE TO THE USE OF HAND PAINTED LETTERING OR INDIVIDUALLY APPLIED LETTERS IN RESPECT OF FASCIA, PROJECTING SIGNS AND HANGING SIGNS AND TO THE USE OF MATT RATHER THAN HIGHLY REFLECTIVE SURFACES.**

(Objective: To safeguard the visual amenities and character of the area.)

Illumination

9.3.10 Illumination is an integral part of advertising particularly where a business relies on trade during hours of darkness. In town centres illuminated signs can add interest when shops and businesses are closed. However, the Borough Council is conscious that illuminated advertisements can have a significant impact on the character and visual amenities of an area and be detrimental to traffic safety. A brightly illuminated sign which may be appropriate in the Seafront Area would appear incongruous in the countryside where bright lights may dazzle or startle drivers as well as detract from the rural nature of the area.

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- 9.3.11 The Borough Council considers that internally illuminated signs such as fascias and projecting box signs can be detrimental to amenity. This is due to their harsh, bulky and overdominant nature which, especially within areas of historic value, on Listed Buildings and in Conservation Areas, can detract from fine detailing or historic character. To avoid a detrimental effect on visual or neighbour amenity, the Borough Council will encourage good practice in design and levels of illumination. Where signs are internally illuminated, spot-lighting of handpainted signs and lettering, and individually applied and illuminated lettering, will be preferable to 'box' illuminated signs or fascias. As stated in PPG19, the local characteristics of the neighbourhood will help to determine the appropriate size and level of illuminance of signs.

Light Pollution

- 9.3.12 Light pollution, particularly, "skyglow", is an area of growing local and national concern. It can be caused by street lighting and/or a combination of light sources such as from illuminated advertisements and signs. Search-lights and lasers can have an equally intrusive effect onto an otherwise open sky or landscape. Laser or high intensity light protection systems of a permanent nature will be refused. However, their temporary use for special events will be permitted subject to no adverse effect on navigation, astronomical study, wildlife interests or residential amenity. Although the local plan cannot control all forms of lighting, it is important that where planning control can be exercised, the end result will be to try and avoid unnecessary light pollution or intrusion in both rural and urban environments.

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- 9.3.13 **POLICY BNV27 LASER OR HIGH INTENSITY LIGHT PROJECTION SYSTEMS OF A PERMANENT NATURE WILL BE REFUSED PLANNING PERMISSION. IN ALL OTHER INSTANCES, THE BOROUGH COUNCIL WILL EXPECT APPLICANTS TO DEMONSTRATE THAT A DEVELOPMENT SCHEME, ADVERTISEMENT OR OTHER POTENTIALLY LIGHT INTRUSIVE DEVICES WILL NOT:**
- (A) CAUSE UNNECESSARY GLARE AND LIGHT SPILLAGE
 - (B) INTRODUCE INAPPROPRIATE COLOURS
 - (C) BE INTRUSIVE IN TERMS OF EFFECTS ON LOCAL RESIDENTS AND HIGHWAY USERS OR AFFECT PUBLIC SAFETY
 - (D) BE SIGNIFICANTLY HARMFUL OR DETRIMENTAL TO NATIONALLY OR INTERNATIONALLY RECOGNISED SITES OF NATURE CONSERVATION IMPORTANCE
 - (E) BE VISIBLE IN THE NIGHT SKY WHEN VIEWED FROM THE COAST, OPEN COUNTRYSIDE OR FROM SIGNIFICANT DISTANCES.

(Objective: To reduce the effects of skyglow on the rural and coastal environments.)

Advertisement Hoardings/Poster Sites

- 9.3.14 New advertisement hoardings and poster sites will be resisted outside industrial and commercial areas where visual amenity or the character of the area will be affected. Within the open countryside, rural village or predominantly residential areas they are considered to be largely out of place and obtrusive. Hoardings on flank walls often appear over dominant in the street scene and will be discouraged. Poster adverts may be acceptable in primarily retail and commercial use areas but care is needed to ensure street furniture does not appear incongruous or detract from the character of the surrounding area.

Fly-Posting

9.3.15 The Borough Council considers fly-posting to be a particularly injurious form of advertising. Adverts are generally sited with no regard for local amenity and being open to the elements their condition declines rapidly and they become unsightly. The Council is aware that there is a need for sites where local bands, interest groups and event organisers etc. can advertise and, therefore, will examine the possibility of making such sites available for community use.

9.3.16 POLICY BNV28 THE BOROUGH COUNCIL WILL VIGOROUSLY PURSUE THE REMOVAL OF ILLEGAL FLY-POSTING. IT WILL ALSO EXAMINE THE POSSIBILITY OF PROVIDING COMMUNAL BOARDS WHERE SUCH ADVERTISING WILL BE ACCEPTED.

(Objective: To safeguard visual amenity.)

Drape Signs

9.3.17 The appearance of banner type advertisements draped across buildings has become more common, particularly within Great Yarmouth Town Centre. Whilst these signs often provide important temporary advertising for local events the Borough Council is conscious that many of the signs are inappropriately sited, for example on listed buildings or within Conservation Areas where they detract from the character of a building or area. The Borough Council wishes to discourage the use of drape signs except those which are intended for display on a temporary basis to advertise local events and are sited with respect to local amenity.

9.3.18 POLICY BNV29 THE BOROUGH COUNCIL WILL NOT PERMIT THE PERMANENT DISPLAY OF DRAPE SIGNS. HOWEVER TEMPORARY DRAPE SIGNS WHICH ARE DISPLAYED TO ADVERTISE LOCAL EVENTS WILL BE PERMITTED EXCEPT ON LISTED BUILDINGS, WITHIN CONSERVATION AREAS OR WHERE THEY WOULD CREATE A HIGHWAY SAFETY HAZARD.

(Objective: To safeguard visual amenity.)

Advance Signing

9.3.19 Proposals for advance signs giving direction to a local facility or business can detract from attractive open countryside or settlements. For example they may be unduly prominent in the landscape or there may be a proliferation of signs at any one point which may be distracting for drivers. In such instances it may be appropriate for local businesses to co-operate and to consider whether an officially approved highway sign can be produced to meet the needs of the community. Any proposal for the erection of advanced warning signs will be assessed against Policies BNV22 to BNV26.

9.4 ACCESS AND FACILITIES FOR PEOPLE WITH MOBILITY DIFFICULTIES

Introduction

9.4.1 Awareness of the access requirements of people with mobility difficulties has increased in recent times. Concern is justified in that 14% of the adult population (OPCS 1988) have some form of disability and locally 8.5% of the population of Great Yarmouth Borough are over 75 (N.C.C. Community Care Plan 1992). It is estimated that up to 10,000 people within the Borough have some form of disability, frailty or mobility difficulty, bearing in mind that parents with pushchairs and small children are also likely to experience mobility difficulties.

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- 9.4.2 The Plan provides an important opportunity to improve access in a whole range of areas including shopping, leisure, transport, open space, roads and housing.

Strategy

- 9.4.3 The Borough Council has a duty when considering planning applications for buildings used by the public to draw the applicant's attention to their statutory access obligations. The detailed requirements for access to buildings are controlled within the Building Regulations. (Part 'M' of the Building Regulations 1991 contains requirements relating to means of access to, entry into and circulation within the relevant building, use of the building, sanitary conveniences, and audience and spectator seating for people with physical or sensory disabilities.) Also, where appropriate the planning authority may impose conditions requiring access provision for disabled people".
- 9.4.4 To achieve safe and convenient access care will need to be given at an early stage to the design of roads, footways, parking and pedestrian areas to take account of the requirements of persons with different types of disability. This will involve dropped crossings which provide access for wheelchairs (as well as prams and pushchairs) with textured surfaces and/or tactile and audible signals at road crossing points to assist the blind, and good signage and visibility at road crossings for deaf and hearing impaired people. The design of pedestrianised areas needs special thought, as many of the normal waymarks used by blind persons to orientate themselves (kerbs traffic noises etc.) are not present.
- 9.4.5 The primary objective is to encourage designers and developers to "think access" at the outset of the design process when additional costs can be avoided.
- 9.4.6 The overall aims of the Borough Council will be to:-
- (a) Encourage good access and facilities throughout the Borough for everyone, including wheelchair users, people with various disabilities, elderly people, and those with toddlers or infants in pushchairs, ensuring that appropriate provision is made for the needs of these people in all developments.
 - (b) Ensure that people with mobility difficulties are not prevented from playing a full role in the life of the community and are able to participate in and contribute to all community activities, whether as residents, employees or visitors in the area. The authority is therefore committed to ensuring improved accessibility of the land and buildings, including those within its own control.
 - (c) Ensure that on all new developments convenient access is provided within and on the approaches to buildings and places where the public would be attracted, together with convenient and suitable parking spaces, toilet provision, signposting, and the other facilities disabled people need.

Accessible and Adaptable Housing

- 9.4.7 Disability, temporary or permanent, potentially affects everyone at some stage, many have mobility difficulties in later life. Therefore, it is important to ensure that, as far as possible, new housing (irrespective of whether it is initially occupied by a disabled person) will contribute to meeting the needs of people with disabilities and enable them to live as independently as possible in the community. If an increasing proportion of the general housing stock is designed to a standard which makes this possible it will allow people with disabilities more choice of housing and will make it increasingly unnecessary for people to move or restrict their visits to neighbours if they become less mobile, and will reduce public expenditure on costly adaptations when people experience mobility difficulties. In accordance with National Planning Policy guidance, as given in PPG3, the Borough Council will encourage developers to consider whether

the internal design of housing, and access to it, can meet the needs of the disabled, whether as residents or visitors. Due to a high number of people with mobility difficulties in the Borough, developers will also be expected to build a proportion of new houses to an adaptable or 'mobility' standard on suitable sites. Planning applications will be judged against the Borough Council's Design Guidance - 'Designing for People with Mobility Difficulties'.

- 9.4.8 Proposals for the development of land provide the opportunity to secure a more accessible environment for everyone, including wheelchair users, other people with disabilities, elderly people and those with young children. It is the Borough Council's intention to meet the needs of the disabled, whether as residents or visitors, using the internal design of housing, and access to it. To the extent that regulation is justified the Government looks to the Building Regulations and not the planning system to impose requirements. The Borough Council will seek to negotiate elements of housing, accessible to the disabled, on suitable sites.

9.4.9 POLICY B... THE COUNCIL WILL REQUIRE ACCESS TO BE PROVIDED FOR... DIFFICULTIES TO... ELEMENTS TO WHICH...
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9.4.10 POLICY BNV31 THE COUNCIL WILL NEGOTIATE WITH DEVELOPERS FOR THE PURPOSE OF SECURING AN ELEMENT OF HOUSING, ACCESSIBLE TO...
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(Or, where appropriate, that... and recreational environments are accessible to the infirm and less mobile.)

- 9.4.11 The 1944 Disabled Persons Employment Act requires employers who have a workforce larger than 20 people to employ 3% disabled people. Rarely have firm's fulfilled their responsibilities in this regard for a number of reasons. Some disabled people are unwilling to register their disability, some employers cannot find disabled people with the skills they require.

9.4.12 POLICY BNV32 ALL NEW, ALTERED AND EXTENDED WORKPLACES WILL BE EXPECTED TO PROVIDE APPROPRIATE ACCESS AND FACILITIES FOR...
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(Or, where appropriate, that... are accessible to the infirm and less mobile.)

- 9.4.13 With regard to existing buildings and premises the Borough Council will seek to negotiate as far as possible improved access for the less mobile to all retail, commercial, employment, education, welfare, recreation, entertainment and tourist premises and facilities. Advice is also available from the Council on modifications which can be made to existing buildings to improve access and facilities for disabled people as well as for the design of new buildings and areas.

Roads, Crossings and Pedestrian Areas

- 9.4.14 It is important that those with mobility difficulties be able to move around as independently as possible in their car, in a wheelchair or on foot. Different disabled people have different needs. Wheelchair users benefit from ramps instead of steps/thresholds and dropped kerbs or bridging strips to cross roads safely. Hard of hearing and deaf people need good signage and the partially sighted and blind value audible information, tactile signs and paving.

9.4.15 Wheelchair users invariably prefer on-carriageway pedestrian crossings rather than bridges and underpasses; even in locations where traffic travels at high speed. High bridges and deep underpasses with over-long or too-steep ramps are daunting and difficult to use by people with mobility problems and during inclement weather conditions their use can be impossible.

9.4.16 Disabled car users find generously sized parking bays, close to the places they visit essential, particularly wheelchair users. This is especially noteworthy in the layout of shopping malls, shopping precincts and extensive outside recreation areas which are regularly visited by disabled people.

9.4.17 POLICY BNV33 THE BOROUGH COUNCIL WILL SEEK THROUGH ITS PLANNING FUNCTION THE IMPROVEMENT AND EXTENSION OF ACCESSIBLE, SAFE, PEDESTRIAN ROUTES LINKING RESIDENTIAL AND ALL OTHER AREAS WITH PARTICULAR REFERENCE TO THE NEEDS OF THE DISABLED, INCLUDING SAFE ROAD CROSSING POINTS FOR THOSE WITH DIFFERENT DISABILITIES.

(Objective: To ensure the provision of safe pedestrian routes for those with mobility difficulties.)

Temporary Road Works

9.4.18 Works to the highway, footways, footpaths and pedestrian areas often result in disruption to the routes and, consequently, cause serious access problems for disabled people. Familiar areas and way marks used by blind or partially sighted people can change form or disappear altogether. Safe crossing points for wheelchair users with dropped kerbs and traffic controls can be removed. Plant, equipment and excavations can clutter and disrupt the footway forcing people onto the road. The risk of accidents and increased danger often results from temporary works.

Car Parking

9.4.19 At present public transport is generally inaccessible to severely disabled people. Where assisted schemes exist for disabled people, they are usually strictly rationed and cannot be regarded as a substitute for public transport. While this remains the case, the private car or other private road vehicle is the only means of travelling available to many people with disabilities.

9.4.20 For many disabled people the only form of transport from home to the threshold of a pedestrian area is a private road vehicle. Bearing this in mind, account must be taken of the limited range of mobility of many disabled people. The number of disabled people who can move without a rest, if at all, falls sharply as distances increase above 150 metres. As stated in the Institution of Highways and Transportation's Guidelines: Reducing Mobility Handicaps - "If walking distances are lengthened too much and if no special provision is made for people who are unable or virtually unable to walk (including those in wheelchairs), many parts of the area will be impossible to reach and many places will be reached at the cost of an unreasonable, arduous and time-consuming effort".

9.4.21 The Borough Council will endeavour to establish and reserve special parking bays of an appropriate width and length for disabled people who are permit holders in close proximity to shops and other frequently used buildings, attractions and work places.

9.4.22 POLICY BNV34 THE POSITIONING OF CAR PARKING PLACES, IN PARTICULAR THOSE AROUND PEDESTRIANISED AREAS, NEEDS TO TAKE ACCOUNT OF THE NEEDS OF DISABLED PEOPLE.
(Objective: To ensure adequate reserved parking provision.)

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Public Transport

- 9.4.23 Good accessible public transport is a vital necessity for disabled people to ensure their independence and freedom of choice as many disabled people, especially the old and very young, do not have access to a car. However well building access and pavement circulation are improved it is all to little avail if the majority of disabled people have difficulty leaving their homes for want of accessible public transport.
- 9.4.24 Although the key issue is being able to board buses, trains, taxis, ferries and planes unaided on the level or via ramps, planned improvements such as easier access through the avoidance of steps, the use of appropriate seating, clearer information signs and announcements, and induction loops in ticket halls would remove many of the barriers facing public transport users.
- 9.4.25 The Borough Council will urge public transport operators to improve the accessibility of their vehicles and rolling stock. In particular, the Council will encourage the adoption of the specification for buses set down by the disabled persons transport advisory committee, and will encourage co-ordination between agencies providing special transport for people with disabilities.

9.4.26 **POLICY BNV35 ANY DEVELOPMENT OF TRANSPORT FACILITIES WILL BE REQUIRED TO PROVIDE SUITABLE ACCESS AND FACILITIES FOR DISABLED PEOPLE AND ANY RECONSTRUCTION OR REFURBISHMENT OF OLDER TRANSPORT FACILITIES SHOULD, SO FAR AS IS PRACTICABLE, PROVIDE SUITABLE ACCESS AND FACILITIES FOR DISABLED PEOPLE.**

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(Objective: To ensure transport facilities are accessible by the disabled.)

Specialised Transport Services

- 9.4.27 When resources permit the Borough Council will consider lending support to specialised door-to-door transport services such as Dial-A-Ride and Taxicard schemes and will seek improvements wherever possible.

Shopping and Local Services

- 9.4.28 Access to shops is a significant issue for disabled people, as shopping trips are one of the most frequent reasons for going outside the home. In addition to improving access to and within the shops, and the provision of toilet facilities in large stores, opportunities for people with disabilities to make shopping trips will be increased by the proximity of homes to shops. For this reason the Borough Council considers it important to encourage the retention of small scale local shopping facilities, and to encourage their provision in new developments where there is no access to local shops, or it is likely to be inadequate.

9.4.29 **POLICY BNV36 IN ORDER TO MAXIMISE ACCESSIBILITY FOR PEOPLE WITH DISABILITIES TO AND WITHIN SHOPS AND OTHER LOCAL SERVICES WITHIN CLASS 'A' OF THE TOWN AND COUNTRY PLANNING USE CLASSES ORDER 1987 THE BOROUGH COUNCIL WILL:-**

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(a) **ENCOURAGE THE RETENTION OF A WIDE SPREAD OF LOCAL SERVICES WITHIN CLASS 'A' OF THE TOWN AND COUNTRY PLANNING USE CLASSES ORDER 1987 AND RESISTING CHANGES FROM RETAIL USE OF SUCH SHOPS AND LOCAL SERVICES PARTICULARLY CORNER SHOPS AND SHOPS AND LOCAL SERVICES IN SHOPPING PARADES;**

(b) **EXPECT APPLICANTS WHEN SEEKING PLANNING PERMISSION TO MAKE IMPROVEMENTS TO SHOPS AND OTHER SERVICE**

PREMISES TO INCLUDE ACCESS AND FACILITIES FOR PEOPLE WITH MOBILITY DIFFICULTIES; AND

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PROPER ACCESS AND FACILITIES FOR PEOPLE WITH DISABILITIES IN EXISTING AND NEW SHOPPING CENTRES.

(Objective: To ensure accessible shopping environments.)

Indoor Recreation, Leisure, Cultural and Tourist Facilities

- 9.4.30 Access to social and tourism facilities is very important and may be the deciding factor in choosing the destination of trips for people with mobility difficulties. In addition to access into the facilities themselves it is important that their locations around the Borough relate to the distribution of the residential population, in order to minimise journey lengths and increase general accessibility.

- 9.4.31 **POLICY BNV37 THE BOROUGH COUNCIL WILL ENCOURAGE THE PROVISION OF ACCESS AND FACILITIES FOR DISABLED PEOPLE IN EXISTING AND NEW RECREATION, LEISURE, CULTURAL FACILITIES HOTELS, AND TOURIST RELATED PREMISES DESIGNED FOR**
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(Objective: To ensure accessible recreation and tourist-related environments.)

Open Space

- 9.4.32 Accessible footpaths in urban and rural settings are an essential component of mobility for disabled people, as well as providing the whole community with the opportunity to properly enjoy the countryside, coast and areas of urban open space. Reasonable standards of design and maintenance are desirable to ensure these amenities not only to disabled people but also for the elderly and parents with pushchairs and prams. (Design guidelines are produced by the Countryside Commission.)

- 9.4.33 **POLICY BNV38 IN ORDER TO ENSURE THAT PEOPLE WITH DISABILITIES HAVE ACCESS TO URBAN AND RURAL FOOTPATHS AND FOOTWAYS, THE BOROUGH COUNCIL WILL SEEK TO:-**

- (a) **ENSURE THAT NEW ROUTES AND AMENITIES, WHEREVER PRACTICABLE, ARE DESIGNED TO BE ACCESSIBLE TO PEOPLE WITH DISABILITIES.**
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- (c) **MAINTAIN THOSE PATHWAYS WHICH ARE CURRENTLY ACCESSIBLE AND TO IMPROVE EXISTING ROUTES WHICH ARE CURRENTLY INACCESSIBLE TO PEOPLE WITH DISABILITIES.**

(Objective: To ensure accessible recreation and tourist-related environments.)

Buildings and Places of Architectural or Historic Interest

- 9.4.34 It is necessary to ensure that the form, structure and character of buildings of architectural or historic interest and heritage sites are preserved. It is equally as important that people with disabilities or mobility problems are not prevented from enjoying these buildings and sites due to poor access or the lack of facilities appropriate for their needs. There is often perceived to be a conflict between conservation interests and the need to improve accessibility. However, through imaginative and sensitive design the needs of the disabled can invariably be met while respecting, preserving and enhancing the building or site.

- 9.4.35 It is essential that disabled people, the old and infirm, parents with pushchairs etc. can gain unhindered access to all important buildings which are open to the public. Therefore, every opportunity for access improvements, such as in conjunction with proposals for alterations or extensions, should be taken. Ideally, access should be via the front/main entrance with ramping from ground level to the threshold. Ramps can normally be designed sympathetically or concealed and made very discreet. However, in some cases ramping can be impractical or visually inappropriate to the main entrance and secondary access via a side or rear door has to be accepted.
- 9.4.36 Internal accessibility of buildings and the provision of facilities, such as unisex toilets for wheelchair users, lifts or sound booths providing information for the blind or hard of hearing, are important considerations. Upper floor access is not always practicable, particularly in “listed buildings” where the installation of a stair or vertical lift may be physically or visually damaging. In other instances it may be necessary to provide appropriate facilities by either extending the building or, alternatively, making provision elsewhere within its curtilage.
- 9.4.37 The surroundings of historic buildings, ancient monuments, historic gardens, archaeological sites and conservation areas need to be made as accessible as possible. The use of steps should be avoided and any changes of level should be ramped wherever practicable, even if via a secondary route. Footways and other paved areas should be designed, furnished and surfaced to enable their reasonable use by those that are disabled or have mobility problems.

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- 9.4.38 POLICY BNV39 THE BOROUGH COUNCIL WILL ENCOURAGE ACCESS AND FACILITIES FOR DISABLED PEOPLE AT PLACES OF ARCHITECTURAL AND HISTORIC IMPORTANCE WHERE THESE ARE NOT LIKELY TO BE DETRIMENTAL TO THE FABRIC AND SETTING OF A BUILDING OR THE CHARACTER OF A SPACE. PROVISION SHOULD BE MADE FOR DISABLED PEOPLE TO VISIT AND BENEFIT FROM SITES OF ARCHAEOLOGICAL IMPORTANCE AND ANCIENT MONUMENTS, WHERE IT IS POSSIBLE TO DO SO WITHOUT UNDUE DAMAGE TO THE SITES THEMSELVES.**

(Objective: To ensure historic buildings and areas are accessible to all.)

Conversions Alterations and Extensions

- 9.4.39 To improve the standards of access to existing buildings where substantial refurbishment, alteration or extension works are taking place, the features listed under accessible housing should be incorporated where it is reasonable to do so.

Houses in Multiple Occupation

- 9.4.40 Accessible standards need to be worked to in the designs for the ground floor accommodation in sub-divided houses.

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- 9.4.41 POLICY BNV40 WHEREVER POSSIBLE GROUND FLOOR ACCOMMODATION IN HOUSES CONVERTED FOR MULTIPLE OCCUPATION SHOULD BE DESIGNED TO MEET THE NEEDS OF DISABLED AND LESS MOBILE PEOPLE WITH MOBILITY DIFFICULTIES AS DETAILED IN THE BOROUGH COUNCIL'S DESIGN GUIDANCE FOR DESIGNING FOR PEOPLE WITH MOBILITY DIFFICULTIES".**

Special Needs Housing

- 9.4.42 Specialised accommodation for the severely physically or mentally disabled will need to be individually or custom designed with the particular needs of intended individuals or groups in mind.

9.4.43 POLICY BNV41 THE BOROUGH COUNCIL WILL ENCOURAGE THE PROVISION OF SPECIALISED ACCOMMODATION FOR SEVERELY PHYSICALLY OR MENTALLY DISABLED PEOPLE AS FOLLOWS:-

- (a) WHERE ALTERATIONS OR EXTENSIONS ARE TAKING PLACE FOR SPECIAL NEEDS PURPOSES THE COUNCIL WILL EXPECT THOSE PARTS OF THE EXISTING PREMISES DIRECTLY AFFECTED AND ALL OF THE NEW EXTENSIONS TO BE AT LEAST TO AN "ADAPTABLE" STANDARD.

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WHEREVER IT IS NOT FEASIBLE TO PROVIDE ACCESS AND FACILITIES REASONABLY BE MADE IN THE EXISTING PREMISES, THE COUNCIL WILL EXPECT THIS UNDER PROVISION TO BE COMPENSATED FOR IN THE ALTERATIONS OR EXTENSION.

ALL PLANNING APPLICATIONS WILL BE JUDGED AGAINST THE COUNCIL'S DESIGN GUIDANCE - "DESIGNING FOR PEOPLE WITH MOBILITY DIFFICULTIES".

(Objective: To cater for the accommodation needs of the physically and mentally disabled.)
