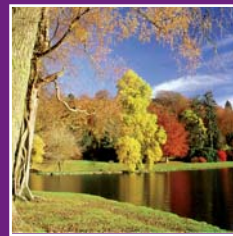


Topic Paper 16



Inclusive design



Access for all: Creating an inclusive environment

EXECUTIVE SUMMARY

This paper looks at the issue of inclusive design in the built environment and how new planning policies within the forthcoming Salisbury Local Development Framework could achieve a more accessible and 'future-proofed' environment. It explains how better physical inclusion is integral to creating socially-inclusive communities. It analyses what current planning policy and guidance say about it and looks at demographic trends at the national, regional and local level which, it will show, support the case for policy action. It will demonstrate that inclusive design is an important cross-cutting issue which affects, and is affected by, many other areas of planning policy. It also sets out important procedures or checks established by the new plan-making process which the Local Development Framework must accord with in order to be judged 'sound'. Some policy suggestions and examples from other Local Authorities are also included as appendices.

INTRODUCTION

It is estimated that there are 11.7 million¹ disabled people in the UK. Disabled people have often either been denied access to the facilities and services that able-bodied and non-impaired people take for granted or experienced unnecessary difficulty and embarrassment in accessing and using them. The difficulties that disabled people have experienced when accessing these facilities and services often relates, not to an individual's disability, but to the lack of thought and lack of awareness of society when designing the built environment around us and when establishing how services are provided. Inclusive design aims to 'remove barriers that create undue effort and separation'², or special treatment.

The design of buildings can have an unforeseen but nonetheless prejudicial impact on certain members of society if the goal of creating an inclusive environment is not established at the outset. An inclusive environment is one that can be used by everyone, regardless of age, gender or disability.³ It follows therefore that the particular needs of people who may have one or more mobility- or sensory- related impairment, older persons, children and their parents should be incorporated into the design of buildings and spaces. We can all benefit from a more easily accessible built environment, accessible design is invariably good design for everyone.

Society's awareness of access issues is being raised and a number of pieces of legislation have been introduced in recent years to tackle the issue. The Chronically Sick and Disabled Persons Act 1970, the Town and Country Planning Act 1990, Planning and Compulsory Planning Act 2004, Part M of the Building Regulations 2004 and the Disability Discrimination Act 1995 are all relevant pieces of legislation that should be examined when designing buildings or assessing service provision.

¹ DCLG

² 'The principles of Inclusive Design (they include you).', CABE

³ 'Planning and Access for Disabled People: A Good Practice Guide', ODPM, 2003

What are we trying to achieve? Our overall aims and objectives

In seeking to develop an 'inclusive design' strategy, including specific development control policies, we are aiming to promote, create and facilitate a physically and socially inclusive society in which the needs of everyone are met.

It is no longer acceptable to design for the average person, as in reality no such person exists. We have to move beyond the uninformed and now outdated 'received wisdom' which once considered wheelchair users, the ambulant disabled, the elderly and infirm, children and the visually and mentally impaired as requiring 'special needs'. Not to do so would be to perpetuate a situation of indirect discrimination. These persons should not be made to feel unwelcome or as a burden upon society but should be valued and respected as any other citizen. Ensuring that buildings, spaces, pedestrian networks and public transport are accessible to all should be the norm not the exception. Policies proposed in the Local Development Framework will seek to ensure that, where possible, buildings, spaces, pedestrian networks and public transport are designed to be accessible to all and thus enjoyed by everyone.

Planning has a key role to play in ensuring that this issue is addressed at the earliest stages of the design and development process. Only at this stage is it possible to achieve an effective and truly inclusive end result. Too often it has been an after-thought in the process or, even worse, left to be dealt with by the Building Regulations (which only require certain minimum standards to be met). Either way such an approach is likely to, at best, achieve a post-design modification resulting in a segregated or 'special needs' solution. A good local planning policy (or policies) dealing with this issue would also demonstrate a proactive approach by the Council.



Fig. 1 The difficulties of getting a wheelchair across cobbles

POLICY, GUIDANCE AND ADVICE

National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development

National planning policy is unambiguous and unapologetic on the issue of inclusive access. Paragraph 39 of PPS1 (Delivering Sustainable Development) states that, 'Development plans should also contain clear and comprehensive inclusive access policies'.

Planning Policy Statement 3: Housing echoes the advice in PPS1 as it states in paragraph 37 that; 'New development should be of high quality inclusive design and layout (consistent with Planning Policy Statement 1)...'

Planning Policy Statement 6: Planning for Town Centres (March 2005) includes recognition that in order to promote high quality and inclusive design, town centres need to provide accessible and safe environments for businesses, shoppers and residents.

Planning Policy Statement 12: Local Development Frameworks (2004) makes it clear that local development documents must include policies on design and access in accordance with the Regulations¹⁴, objectives in PPS1 and good practice as referred to above.

Inclusive access is also at the heart of PPG13: Transport (2001). There is also reference in PPG15: Planning and the Historic Environment to the importance of dignified access to buildings for disabled people.

PPG17: Planning for Open Space, Sport and Recreation (2002) includes reference to ensure that facilities are accessible for people with disabilities.

Other Relevant Legislation

The *Disability Discrimination Act 1995* is aimed at addressing obstacles which many disabled people experience. It includes duties for employers and anyone providing a service to the general public to make reasonable adjustments to ensure that a disabled person is not placed at a disadvantage compared to others, and this includes adjustments to physical features of premises in certain circumstances.

In terms of the internal design of a building this is largely regulated through the building control system. In addition to the statutory requirements under DDA, Part M of the *Building Regulations 2000* (as revised in May 2004) sets minimum legal standards for access and use of buildings by all building users, including disabled people. *Approved Documents* support and give practical guidance with regard to the Regulations and the one for Part M⁴, which replaced an earlier version aims to foster a more inclusive approach to design to accommodate the needs of all people. It is also informed by the relevant British Standard⁵ and introduced the concept of access statements, the purpose of which is to identify the adopted approach to inclusive design.

Other Guidance and Considerations

When designing new homes it is often necessary to take account not only of the Part M building regulations, but also Scheme Development Standards developed by the Housing Corporation⁶, which all housing funded with Housing Corporation money must meet, and the Lifetime Homes Standards (LSH)⁷. The LSH focus on accessibility and design features that make the home flexible enough to meet requirements throughout a person's life.

⁴ Access to and Use of Buildings, Approved Document M, 2004 version *November 2006*

⁵ BS8300:2001 The design of buildings and their approaches to meet the needs of disabled people – Code of Practice

⁶ Scheme Development Standards (SDS) Fifth Edition, April 2003

⁷ developed by a group of housing experts called Joseph Rowntree Foundation Lifetime Homes Group

In seeking to achieve a fully inclusive environment the planning system aims to complement these standards. In terms of ensuring that the planning system delivers inclusive environments as an integral part of the development process the ODPM published a good practice guide 'Planning and Access for Disabled People', 2003. This identifies that all those involved in planning and development need to recognise the benefits of and endeavour to bring about inclusive design. There is also recognition that using the plan-led system through including appropriate inclusive access policies at all levels of the development plan is the single most effective way of delivering inclusive environments. Point 3 of the guide advises that Local Planning Authority's should; '*Include appropriate inclusive access plan policies at all levels of the development plan supported by a specific strategic policy. Do not rely on a single access policy.*'

The guide also formally recommends the use of access statements to identify the philosophy and approach to inclusive design. These are now required resulting from legislative changes, with came into effect on 10th August 2006⁸. Planning applications and applications for listed buildings consents now need to be accompanied by a Design and Access Statement and will be invalid without them. Further guidance is provided in DCLG Circular 01/2006⁹.

There is further published guidance based on the above and best practice advice contained within publications including 'Designing for Accessibility'¹⁰ and a recent CABA guide on inclusive design¹¹. Such guidance aims to further the understanding of the principles and practical advice regarding how to design environments, which include the requirements of all users.

Strategic Planning Policy

The Wiltshire and Swindon Structure Plan 2006-2016

This strategic plan forms part of the development plan for Wiltshire for a period of three years or until it is replaced by the new Regional Spatial Strategy for the South West. The needs of disabled people are only referred to in the context of developing integrated transport plans and the provision of recreation, sport and leisure facilities¹². It would seem that the structure plan has missed the opportunity to provide a robust strategic level policy that could apply to all forms of development. This provides all the more reason to develop effective policies on the issue at the local level as part of the district's LDF.

Regional Planning Policy

The importance of ensuring that communities continue to be socially and physically inclusive is emphasized throughout the SouthWest Regional Spatial Strategy. The Strategy challenges Local Authorities to carry out Equality Impact Assessments on their development and transport planning policies to ensure that they will not have 'unfavourable effects' on some groups and states more generally that; '*The needs of all groups in society will be taken account of when planning the development of communities*

⁸ Planning and Compulsory Purchase Act 2004 Section 42

⁹ Circular 01/2006: Guidance on Changes to the Development Control System, DCLG, 12th June 2006

¹⁰ Design guide jointly published by CAE and RIBA Enterprises 2004

¹¹ The Principles of Inclusive Design (They Include You), CABA, 2006

¹² Policy RLT1

*in the SouthWest to ensure that all members of society are able to benefit from growing prosperity and improving quality of life in the region.'*¹³

Local Policies and Strategies

The Salisbury District Local Plan (adopted 2003)

The Local Plan is somewhat lacking in an effective strategy or policy/s to address this issue. However, inclusive design is referred to, albeit briefly, in paragraph 3.28 of Chapter 3: Design. This states; *'Good Access is an integral part of the design and planning of existing and new buildings and development. Development of land should provide the opportunity to secure a more accessible environment for everyone, including those with disabilities and parents with young children.'*

Part of the reason for the lack of any specific policy/s could be attributed to the fact that the issue has only recently been focused upon in any detail in national planning policy statements and associated national guidance and good practice guides. The introduction of the Disability Discrimination Act in 1995 could also be credited with raising the profile of the issue within planning policy. In conclusion, we therefore have a 'blank canvas' on which to develop this policy area and to tailor it to addressing the particular needs and circumstances of our district.



Fig. 2 An instruction panel for a public WC which includes a braille panel for blind persons.

The Salisbury Local Transport Plan

The plan establishes the principle of a review of resident's and business parking permit schemes to ensure that, inter alia, sufficient disabled parking spaces are provided. The plan also states that Salisbury has been the first city in the UK to achieve a city-wide network of wheelchair-accessible buses.

The Vision for Salisbury

This document sets out a long-term spatial strategy for the development of Salisbury city and suggests some significant development and public realm interventions on key sites to ensure Salisbury remains competitive, sustainable, attractive and relevant in the future. The design guidance in the document refers to the need to ensure development is accessible, meets the needs of local communities and contributes to creating balanced communities. The document also stipulates that all development within the Vision plan area will be expected to take into account the needs of every member of the community including young people, elderly and those with disabilities.

¹³ Policies SI1 and SI2 of Chapter 10, *'Ensuring people are treated fairly and can participate in society'*

Community Strategy 2005-2009

Access to services is one of four core issues in this community strategy for south Wiltshire. It identifies the right of people to be able to easily access services and facilities regardless of where they live or any disability they may have and acknowledges that it is those in greatest need of public services (young people, low income families, older people and people with a disability), who are most likely to be isolated.

Salisbury District Council Comprehensive Equalities Scheme

This sets out the actions that the council will take to avoid causing any form of discrimination to employees, job applicants and anyone in receipt of the council's services and includes disabled people.

Wiltshire Compact – Code of Practice on Equality and Diversity

The Wiltshire Compact is a set of principles within which the statutory, voluntary and community sectors agree to work and seeks to recognise and value the diversity that exists in society generally and in Wiltshire. The partners using the Compact are committed to recognising that everyone is different in terms of their race, age, sex, disability, sexuality, age or religion. The council as a statutory sector partner has committed to ensure that any ongoing review of policies, planning and procedures includes evidence, such as application of an impact assessment, to ensure that no particular group is disadvantaged by existing policies.

CURRENT CHARACTERISTICS AND FUTURE TRENDS

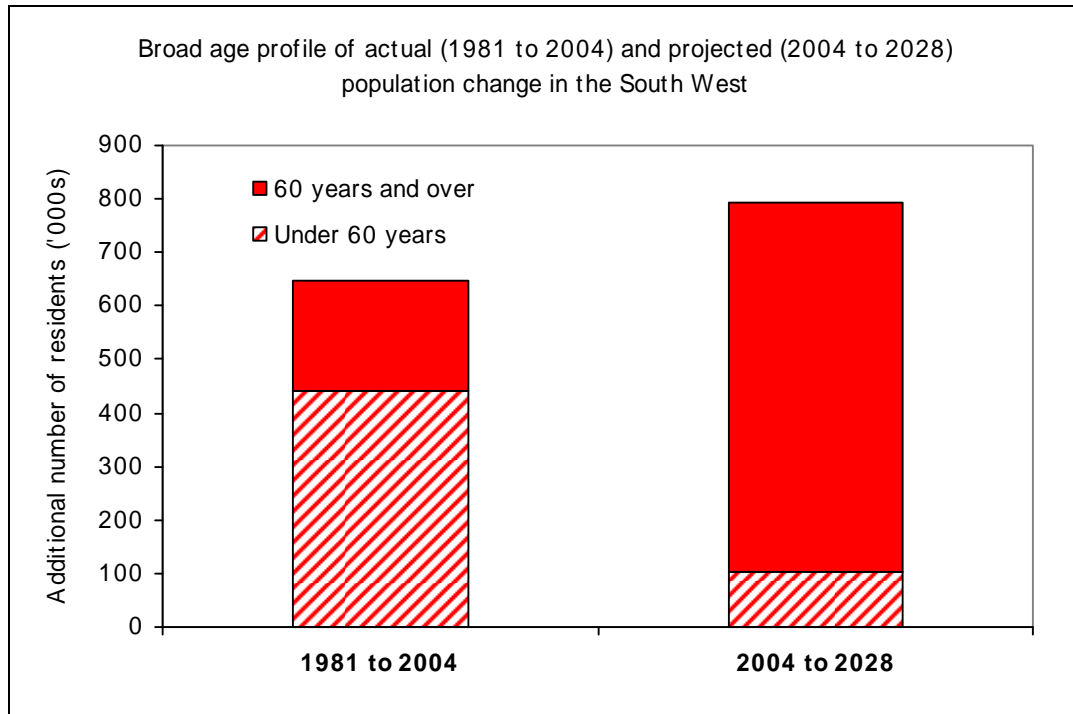
What evidence is there to justify a policy/s on Inclusive Access within the Core Strategy ?

The existing and projected population profile for the district

At the national level there is an estimated 11 million of the population – 1 in 5, who are disabled¹⁴. Furthermore, the Southwest region reveals a distinctive population profile. The Southwest Regional Spatial Strategy highlights the fact that the region is distinctive for having an older than average population profile compared with other English regions:

'In 2001, over a million people in the South West were aged 60 and over, almost 24% of the total population. This compared with under 21% in this age group for England as a whole. By 2026, it is expected that the South West total will have increased by over 600,000 to 1.8 million, more than 30% of the projected population. The more elderly members of this age group are expected to increase even more rapidly, so that by 2026, the number of South West residents aged 75 and over will have increased by 40% to over 750,000. This has major implications for matters ranging from the region's labour market, through provision of social and caring services, to the design and location of new developments and buildings.'

¹⁴ 'Improving the Life Chances of Disabled People', Final Report January 2005 Prime Minister's Strategy Unit joint report with Department for work and Pensions, Department of Health, Department for Education and Skills, and ODPM.



Source: ONS

The local picture of our district is also quite clear. In 2001, the average age of the population in Salisbury was 40.2 years compared with an average for England and Wales of 38.7 years. In short, the district therefore has a substantial elderly population with 13% of residents aged over 70.¹⁵

This is important as it is widely known that a direct correlation exists between disability levels and age, i.e., we are more prone to succumbing to some form of disability or impairment as we get older.

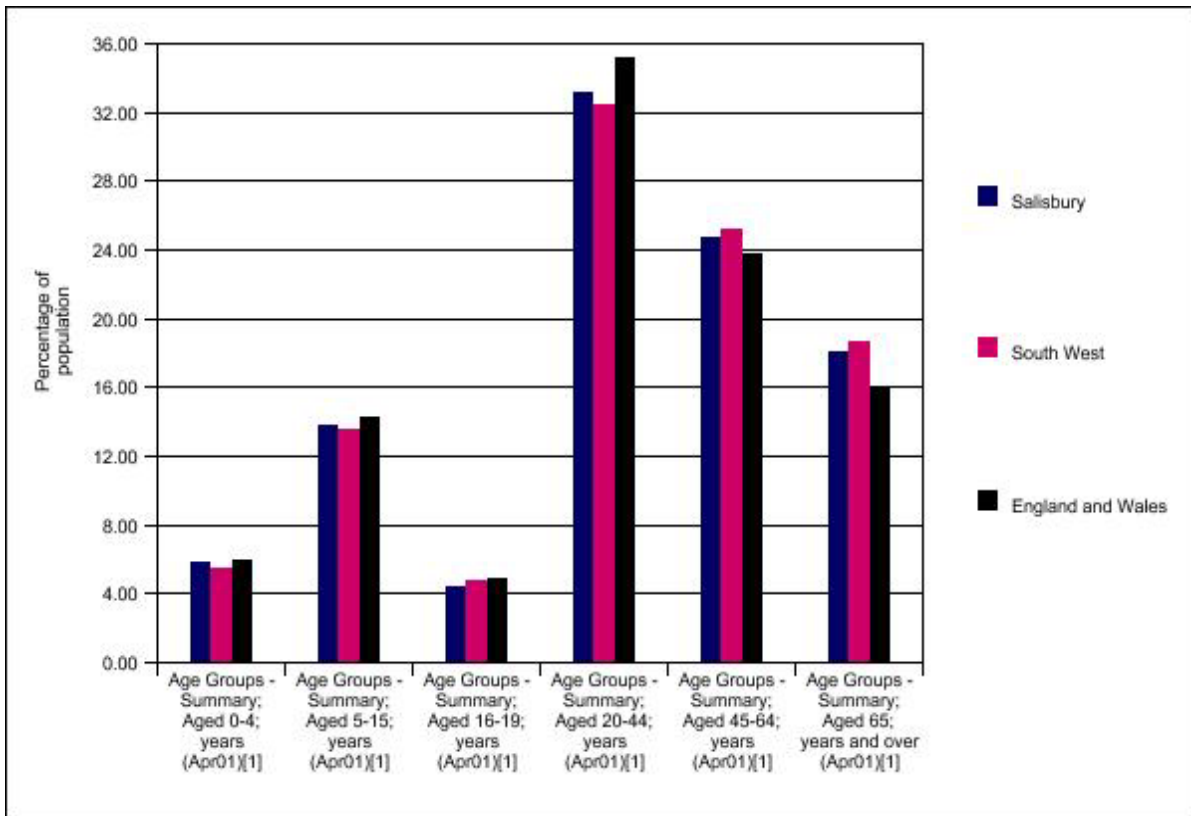
This local demographic when combined with the fact that much of the built environment in the district is also old is a major source of potential problems and local need in terms of an appropriate policy to deal with the issue. Salisbury has many public buildings which are listed, thereby presenting particular problems for facilitating enhanced and inclusive access.

¹⁵ (Office for National Statistics)



Fig. 3 Three steps at the threshold of this traditional shop prevent this wheelchair user from entering.

Resident population: percentage in each age band, April 2001¹⁶



¹⁶ Table based on data taken from the 2001 census by the Office for National Statistics

Identified shortcomings in the interpretation and implementation of Approved Document Part M (The Building Regulations)

A 2003 study conducted for the Joseph Rowntree Foundation looked at the impact of the Part M of the Building Regulations on the design of new dwellings. It researched the attitudes of builders and building control officers towards Part M and how the regulation is being interpreted and applied. Its main findings were that:

- a minority of builders feel that the building industry is ignorant of, and unresponsive to, disabled people and is unlikely to provide for disabled people unless regulated by government. Evidence from the research showed that builders have little or no knowledge about disabled people and their design needs.
- Many builders and building control officers feel that Part M is half-hearted and does not address the real housing needs of disabled people, namely for liveable rather than visitable housing. Some feel it should take account of the needs of people with other impairments, such as hearing and vision.
- Some builders and officers do not understand the concept of 'inclusive design' and consider that Part M is out of proportion to the scale of the problem. Most express the preference for a quota of housing constructed to Part M standards.
- Although builders feel that Part M adds to development costs, they do not see the regulation as prohibitive - however, few are able to quantify the additional costs.
- There is variable and inconsistent interpretation of Part M among building control officers which leads to a range of different designs between sites.
- Local authorities are competing for building control business with approved inspectors. They are therefore reluctant to take enforcement action against builders and may permit transgressions of Part M to be overlooked. However, a builder's failure to incorporate important aspects of Part M may go undetected or not be detected until a dwelling has been finished or occupied.

POLICY ISSUES AND ANALYSIS

Review of Policy and Guidance

As explained above national planning policy and guidance suggests that development plans should contain clear and comprehensive inclusive access policies at all levels and be supported by a specific strategic policy. It is therefore clear that Salisbury's Core Strategy should at least contain a policy on the need for buildings and spaces to provide inclusive access. This could then be supplemented by other more specific inclusive design policies, where necessary, setting out specific requirements in more detail, e.g., parking for disabled people. It is also evident from the review of the existing Local Plan that the existing local policy framework is not as clear-cut and encompassing as it could be.

The following is a short list of cross-cutting issues which need to be considered in the development of either high-level core strategy policy or more detailed policy aimed at assessing the planning merits of individual development proposals.

- Provide emphasis on accessibility to/within all public/community buildings and services which are accessible to all, e.g. local libraries
- Help to achieve social inclusion through better physical inclusion
- Delivering accessibility to and within Listed Buildings while minimising the impact upon their essential architectural and historical integrity.
- Flooding and accessibility – not good bedfellows! Emergency access arrangements/evacuation plans for all in the event of flooding.
- Consultation - The Council has already set out its policy on consulting the community, including disabled persons, in its adopted Statement of Community Involvement. This is a legal requirement under the Disability Discrimination Act 2005 and its codes of practice.
- Ensuring that design and access statements (for any development other than extensions and alterations to dwellings) refer to inclusive design and demonstrate how the design of the development has taken this into account and achieved standards beyond the mandatory minima such as Building Regulations.
- Accessible Public Transport – Park and Ride Buses, Shop-mobility and other local or community-led transport services
- Disabled Parking guidelines; specifications, location, standards of provision
- Housing – Extra Care Housing and Larger-scale Continuing Care Retirement Communities, Lifetime Homes, Wheelchair Accessible Homes
- Design of the public realm – possible conflict between creating paths, streets and spaces which are as accessible as possible and the need to preserve character through important historic street fabric such as flagstones and cobbles.

CORE STRATEGY OPTIONS

Recommended Policy

Equality of Access to development

Salisbury District Council will require that, whenever possible, buildings and other developments by virtue of their location and physical features meet the highest standards of accessibility and inclusion so that all potential users, regardless of mental or physical disability, age or gender can use them safely and easily. Designers should go beyond the minimum requirements contained in Part M of the Building Regulations and, unless agreed otherwise, adopt the recommendations contained in British Standard BS8300.

The policy will help to create and maintain safer environments by ensuring safe access to buildings and external spaces for all, including disabled people.

The policy does not specify buildings at the expense of new and refurbished external spaces. As such the policy is equally applicable to works in the public realm.

Buildings and spaces that are designed to be accessed by all will help create environments that work well and do not exclude disabled people.

There will be a significant positive effect as this policy will be applied to all buildings and spaces and the effects should remain for the life of the development. The effect will therefore be far-reaching and long lasting.

This policy may have implications for Listed buildings in terms of visual impact of access solutions. There is a need to ensure an emphasis is placed on good design that will minimise the impact on the architectural and/or historic integrity of the building.

The policy will help contribute towards the creation of quality housing.

Buildings and spaces that are accessible to all will provide accessible opportunities to culture, leisure and recreational activity, and opportunities for all to participate fully in society. In turn this will raise quality of life/well-being and the health of all.

Alternative Policy Approaches

Business as Usual

The assumption is that this approach would involve the continued use of Structure Plan policy DP1 (which prioritises the need to ensure that development meets the needs of people with disabilities) and Local Plan policies G1, G2 (General Criteria for Development), TR13 (The Footpath, Cycleway and Bridleway Network) H33 (Accommodation for Dependent Persons), PS2 (Community Facilities). However, policy DP1 of the Structure Plan does not go far enough in insisting upon an inclusive access approach.

With regard to the current Local Plan, the absence of a policy requiring at least equal access to development for all people from the chapter on design would seriously compromise the practicality of adopting this approach. Elsewhere in the plan, access is

referred to only in the sense of ensuring accessibility to public transport and generally locating development in sustainable locations so as to minimise the need to travel. Policy H33 is also limited in its concern with 'dependant persons' at a time when the government is prioritising the need to facilitate independent living for the disabled and the elderly. Otherwise, it would seem that the plan is primarily concerned with environmental protection at the expense of social inclusion.

Business as Usual would rely heavily upon Structure Plan DP1 to try to ensure the needs of disabled persons are met. It is a somewhat vague and unambitious policy and could still result in the acceptance of 'special solutions' which allow the segregation and second-class treatment of disabled persons. Moreover, there is no mention of other members of the community who may have also have specific requirements.

Business as Usual would not have the same effectiveness as the recommended policy nor would it result in the creation of complete equality.

Do Nothing/ No Policy

The assumption is that inclusive access would not be promoted through policy. Use would be made of national Planning Policy Statements and Guidance Notes, and the Southwest Regional Spatial Strategy which, at the time of writing, is under examination but still in draft form.

Inclusive access would not feature as a priority within the Core Strategy and therefore its inclusion in development proposals would not be guaranteed. Building Regulations application of Part M is often only applied to the interior of buildings, as once planning permission has been granted Building Regulations cannot be refused on grounds that access to the building is difficult.

National and Regional guidance could be used to assess proposals, however, this generally set out the Government's objectives for inclusive access and what Local Development Document should include. They do not provide specific policies against which to determine individual applications. Therefore, in the absence of local Development Plan Policies the contribution of this approach against these objectives would be limited if not neutral.

CONCLUSION

More and more people are accepting that people are not disabled by their impairments but by the way in which society responds – or doesn't respond – to their needs and aspirations. There is a national commitment to ensuring that people with disabilities have the same opportunities as anyone else, which includes removing physical barriers and providing positive interventions in the built environment.

The aim to create a built environment, which is inclusive to all members of the community, is the physical aspect of what Government has long been committed to in terms of the wider inclusive society.

There are clear benefits to developing an inclusive environment with positive aspects for those including disabled people, the elderly population, and those with children. Also there are economic benefits from developments designed to be inclusive and they are more sustainable as they are suitable for a wider range of people.

Sustainability is at the heart of all levels of policy and ensuring the accessibility of development forms one part of this overall approach. It is important therefore and required that there is policy at the local level, which is explicit about the need to design and locate buildings and spaces, which enable inclusive access.

Option No.	1	2	3
Nature of the Option	Recommended Policy - Equality of Access to development	Business as Usual Continue to rely upon existing policies in the local plan and the Wiltshire and Swindon Local Plan until superseded by the SWRSS.	Do nothing/No policy i.e., rely upon national and regional planning policy to assess the accessibility of new development (including structure plan policy while if still relevant)
Key Drivers	Good design, genuine social inclusion and equality, facilitate provision of Lifetime Homes and wheelchair-accessible housing. Healthy community, better social cohesion and increased well-being for all.	Perception of a risk-free strategy and complacency	Lack of time and resources
Positive Impacts	Would meet all sustainability objectives connected to socio-economic issues	Some sustainability objectives likely to be achieved – but actual performance against criteria would be poorer	None
Negative Impacts	None	Genuine Inclusive access might not be achieved in many cases. Over-reliance on vague structure plan policy DP1 Appeals on grounds of poor accessibility may be harder to defend leading to poorer performance and less support from central government in the form of lower or no Planning Delivery Grant.	Development with poor and non-inclusive access would be harder to resist. General design standards would therefore not improve over current levels. Weaker policy framework in place to try to secure good accessible design. Appeals on access grounds may be harder to defend leading to poorer performance and less support from central government in the form of lower or no Planning Delivery Grant.
Viability of proceeding with the option?	High	Medium	Low - Could be in conflict with elements of RSS social equality policy
How will success be measured	Sustainability Appraisal Annual Monitoring Report National, Regional and Local design awards Residents surveys No. of appeals upheld for lack of inclusive access	Sustainability Appraisal Annual Monitoring Report National, Regional and Local design awards Residents surveys No. of appeals upheld for lack of inclusive access	Sustainability Appraisal Annual Monitoring Report National, Regional and Local design awards Residents surveys No. of appeals upheld for lack of inclusive access
Where is the option best pursued?	Core Strategy	Core Strategy	Core Strategy

Appendix 1 - Other key guidance informing this document (italicised documents are particularly important):

1. *Manual for Streets (DCLG, DfT)*
2. Car Parking: what works where (English Partnerships, 2006)
3. Good Practice Guide on Planning for Tourism (May 2006)
4. Better Streets, Better Places: Delivering Sustainable Residential Environments (ODPM, July 2003)
5. Paving the Way: How we achieve clean, safe and attractive streets (ODPM & CABE 2002)
6. Better places to live by design: a companion guide to PPG3 (ODPM/CABE, 2001)
7. By Design: Urban design in the planning system - Towards a better practice (DETR and CABE, May 2000)
8. Urban Design Compendium (English Partnerships & The Housing Corporation, August 2000)
9. Places, Streets & Movement: a companion guide to Design Bulletin 32 - Residential roads and footpaths (DETR, September 1998)
10. *Planning and access for disabled people: a good practice guide (ODPM)*
11. IHIE Home Zone Design Guidelines
12. IHT Guidelines for providing journeys on foot
13. Design Bulletin 32, Residential Roads and Footpaths - Layout Considerations, (DOE, DoT 1992, 2nd edition).
14. *Traffic Advisory Leaflet 6/02, Inclusive Mobility*
15. *The principles of inclusive design: (They include you).* (CABE, 2006)
16. *The Housing Corporation - Scheme Development Standards (2003)*

Appendix 2 Example of a strategic level policy on inclusive communities (includes reference to physical inclusion, i.e., accessible design)¹⁷

***POLICY CP16
Inclusive Communities***

Positive measures which help create a socially inclusive and adaptable environment for a range of occupiers and users to meet their long term needs will be encouraged and supported. Particular account will be taken of the need to address the requirements stemming from:

- I. people with special needs, including the disabled or those with learning disabilities;***
- II. the needs of an ageing population, particularly in terms of housing and health;***
- III. the requirements of rural workers or essential workers in rural areas;***
- IV. the co-ordination of services to fulfil the needs of young people; and***
- V. the specific needs of minority groups within the District, including gypsies and travellers (see Policy CP17 below).***

Communities will only be sustainable if they are fully inclusive and deliver the necessary standards of services. It is important that development should contribute towards meeting the needs of all sections of the community and help to encourage social cohesion. We will therefore seek to ensure that opportunities are taken to address identified needs and that the services which promote and support health and well-being are accessible and effective, having regard to the circumstances of the people for whom they are provided.

¹⁷ Extract taken from the submitted Draft Core Strategy within the Horsham District Local Development Framework to 2018 (November 2005)

Appendix 3 An example of a series of local plan development control policies on inclusive design (Source: LB Islington UDP)

Inclusive and Accessible Design

Islington Council has a number of policies aimed at ensuring developments are designed to be accessible to all who visit, live, work or study in the borough, including those with disabilities. Access requirements extend to most commercial and residential developments such as health, sports and educational facilities, places of worship, housing schemes, employment premises and so on.

Planning Applications

Islington Council expects an inclusive and best practice approach to the design of buildings and other developments. Designers should go beyond the minimum requirements contained in Part M of the Building Regulations and, unless agreed otherwise, adopt the recommendations contained in British Standard BS8300

Non-domestic Buildings

The Council's UDP provides a framework for developing a built environment that promotes inclusion and social equality. All external works should be designed to be accessible and safe for people with mobility, visual or hearing impairments. Layouts should be arranged to facilitate access to and within the buildings. Codes of Practice and other design reference documents are listed in the Design Guidance section, which is accessible by clicking the link on the left side of this page.

Housing

The council expects new housing developments and, wherever physically achievable, conversions to be built to Lifetime Homes standards, including lift access to upper storey flats in larger schemes. 10% of the affordable housing provision should also be designed to be wheelchair accessible, as set out in the Housing Corporation's Scheme Development Standards and accompanying Lifetime Homes and Wheelchair Users Guide.

Complying with these policies

Planning applications will be expected to indicate space standards, (e.g., door, corridor, parking bay widths), together with any facilities such as lifts, ramps etc. required for compliance with the legislation and policies.

All applications will need to be accompanied by an Access Statement. This should show that the principles of inclusive design, including the specific needs of disabled people, have been integrated into the proposed development and how inclusion will be maintained and managed.

Appendix 4 A preliminary suggestion of what Salisbury District's LDF policies could look like.

Strategic level policy (Equality of Access to development)

Salisbury District Council will require that, whenever possible, buildings and other developments by virtue of their location and physical features meet the highest standards of accessibility and inclusion so that all potential users, regardless of mental or physical disability, age or gender can use them safely and easily. Designers should go beyond the minimum requirements contained in Part M of the Building Regulations and, unless agreed otherwise, adopt the recommendations contained in British Standard BS8300.

Public Buildings

Development proposals (including extensions, alterations and changes of use) for any building that the public may use, will be required to provide safe, easy and inclusive access for all people regardless of disability, age or gender. This should include access to, into and within the building and its facilities, as well as appropriate car parking and access to public transport provision. Planning applications will be expected to indicate space standards, (for example, door, corridor, wheelchair turning circles, ramp gradients, parking bay widths), together with any facilities such as lifts, ramps etc. required for compliance with the legislation and policies.

Housing (Lifetime Homes and Wheelchair Accessible Housing)

The Council will require new housing developments and, wherever physically achievable, conversions to be built to *Lifetime Homes* standards, including lift access to upper storey flats in larger schemes. In addition, 10% of any affordable housing provision will be required to be designed to be wheelchair accessible, as set out in the Housing Corporation's Scheme Development Standards (2003) and accompanying Lifetime Homes and Wheelchair Users Guide. In addition, Wheelchair accessible units should be located nearest to local shops and services, where this is achievable without any unacceptable loss of residential amenity. Applicants should refer to the Council's SPD 'Achieving Inclusive Design' which provides further guidance on Lifetime Homes and wheelchair accessible housing.¹⁸

Public Realm

Development proposals to extend and/or enhance the public realm and the pedestrian environment are designed to meet the highest standards of access and inclusion. Applicants should refer to the Government's 'Inclusive Mobility' guidelines and advice set out in the CABI publication '*The principles of inclusive design: (They include you)*'.

Employment development

The Council will require that the highest standards of accessibility and inclusion be met in all developments that would result in the provision of jobs. Particular attention should be paid to public reception areas.

Listed Buildings

When considering planning applications and applications for listed building consent for the refurbishment or extension of existing buildings likely to be accessed by the public, wherever possible, the Council will seek to ensure that provision is made for suitable

¹⁸ (A reference to LB Harrow Accessible Homes SPD, 2006).

access by persons with disabilities. Where, in the view of the Council such provision may reasonably be achieved, the Council will require its provision.



Salisbury District Council
Planning Office, 61 Wyndham Road,
Salisbury, Wiltshire SP1 3AH.

tel: 01722 434362

fax: 01722 434247

email: forwardplanning@salisbury.gov.uk

web: www.salisbury.gov.uk



Printed on paper containing 80% post consumer waste. This information can be made available in other formats, upon request.

We try to ensure that the information contained in this publication is accurate at the time of going to press and while every effort has been made to ensure accuracy Salisbury District Council cannot guarantee it and does not accept any liability for any error or omission.