

Three storey dwellings are perhaps not best suited to people with disabilities that affect their walking or sight. Yet, this proposal seems to be all about three storey properties.

Someone in a wheelchair may be able to get in through the front door, but as far as moving up or down stairs, they'll likely struggle. As for accessing any roof terraces, they are probably out of the question. It is a shame really because despite the briefest mention of disability (Design, Heritage and Access Statement), within the submission, there seems little evidence it has truly been considered. "*The new road follows the site contours in order to facilitate good access and gradients especially for the elderly and people in wheelchairs.*" Moving along the road is one thing, living in a property quite another.

Likewise, for people with impaired vision, stairs can be difficult to manoeuvre.

House type A1, for plots 34 and 35, would see residents enter on the middle floor. Fine for accessing a couple of bedrooms, but when the lounge and kitchen areas are downstairs, perhaps not ideal. Even the toilet, which is on the middle floor, is not ideal for a wheelchair user. At a width of 950mm, it is 550mm narrower than is recommended. And, if not taking bedroom 1, their bathroom is up on the next floor.

It's already been mentioned elsewhere that the car parking bays are not designed with wheelchair users in mind. The garage is the same. There is no way anyone using a wheelchair would be able to park a car and leave the vehicle. There just isn't enough room.

There are disabled organisations that could help with design. I have to assume none were involved in helping design any of these properties.

Disabled people are so often an after-thought. Yet there are many disabled people in the UK: for example, 1.2million of the UK population are understood to be wheelchair users. More than 2million are classed as blind or partially sighted.

It seems short-sighted of the applicant not to have catered for the disabled.

Selling a view does not necessarily mean all new residents can see it or enjoy it. Especially if they are blind or partially sighted. Mental illness and the elderly too can suffer from falls, which are not best suited to having to handle lots of stairs.

Plus, it's not just stairs inside that new residents would have to try and manage. They'd likely have to contend with the range of steps outside too.

The podiums, on which a number of properties sit, show no safety considerations; such as a screen or barrier, preventing anyone unsteady or unsure from falling off. This, for me, is quite a concern.

The needs of people likely to suffer are still important, if not more so.

Of course someone might say if it's not suitable for you, don't buy it. That is one view. I just don't happen to think it's a sensitive or considered view. Discrimination against someone with a disability is, as I understand it, unlawful.

It seems to me the detail behind this application falls short of what it needs. Without knowing, up front, the needs of all relevant groups have been catered for, I cannot support the application. I therefore object to this application.