

**Design and Access Statements
(as from 25th June 2013)**

Planning Applications

From 25th June 2013, a Design and Access Statement will not be required with a planning application **unless it is for:**

- a) major development;
- b) development in a Conservation Area or World Heritage Site consisting of-
 - i) the provision of one or more dwellinghouses; or
 - ii) the provision of a building or buildings where the floorspace created by the development is 100m² or more;

and in all instances Design and Access Statements are not required for applications for:

- a) development without complying with conditions of an existing permission and made under Section 73 of the Town and Country Planning Act 1990
- b) extending the life of a planning permission granted on or before 1 October 2009
- c) engineering and mining operations
- d) material change of use;
- e) waste development

For the content requirements for Design and Access Statements see page 2.

Applications for Listed Building Consent

Design and Access Statements continue to be required with applications for Listed Building Consent.

For the content requirements for Design and Access Statements see page 2.

Content Requirements for Design and Access Statement - for Planning Applications

A Design and Access Statement shall be about:

- (a) the design principles and concepts that have been applied to the development; and
- (b) how issues relating to access to the development have been dealt with.

A Design and Access Statement shall:

- (a) explain the design principles and concepts that have been applied to the development;
- (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
- (d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
- (e) explain how any specific issues which might affect access to the development have been addressed.

Content Requirements for Design and Access Statement - for Listed Building Applications

A Design and Access Statement shall explain the design principles and concepts that have been applied to the works to take account of:

- (a) the special architectural or historic importance of the building;
- (b) the particular physical features of the building that justify its designation as a listed building; and
- (c) the building's setting.

Other than where works affect only the interior of a building the design and access statement shall also:

- (a) explain the policy adopted as to access, including what alternative means of access have been considered, and how policies relating to access in relevant local development documents have been taken into account;
- (b) explain how the policy as to access takes account of—
 - (i) the special architectural or historic importance of the building;
 - (ii) the particular physical features of the building that justify its designation as a listed building; and
 - (iii) the building's setting;
- (c) state what, if any, consultation has been undertaken and what account has been taken of the outcome of any such consultation; and
- (d) explain how any specific issues which might affect access to the building have been addressed.