



DEVELOPMENT MANAGEMENT GUIDANCE NOTE

Design & Access Statements

UPDATED June 2013

The Town & Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 comes into force on 25 June 2013. The Amendments affect the requirements for, and content of, Design & Access Statements.

When is a Design & Access Statement Required?

Design & Access Statements are required for applications for planning permission for development which is 'major development' [*], or applications where any part of the development is within a designated area (a conservation area or world heritage site) and the development consists of the provision of one or more dwellinghouses or the provision of building(s) where the floor space to be created by the development is 100 square metres or more.

* [Major development includes residential developments of more than 10 dwellings and office, retail and industrial developments involving 1000 square metres of floor space or where site area is 1 hectare or over.]

When is a Design & Access Statement NOT Required?

Applications proposing the following development do not require a Design & Access Statement:

1. Applications for permission to develop land without compliance with conditions previously attached, made pursuant to section 73 of the 1990 Act
 2. Applications to extend the time limit to implement an extant planning permission
 3. Applications for engineering or mining operations
 4. Applications for a material change in use of land or buildings
 5. Applications for waste development
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What should a Design & Access Statement Include?

Where required, the application should be accompanied by a Design & Access Statement 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 & 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 and specific issues which might affect access to the development have been addressed.
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For further assistance please contact the Borough Council on 0115 9072244 and ask to speak to the Duty Planning Officer