

Design and Access Statements

A Design and Access Statement must accompany an application for planning permission which is for:

- (a) development which is major development;
- (b) where any part of the development is in a designated area (i.e. a conservation area or a World Heritage Site), development consisting of:
 - the provision of one or more dwelling houses; or
 - the provision of a building or buildings where the floor space created by the development is 100 square metres or more.

The requirement does not apply to an application for planning permission which is:

- (a) for permission to develop land without compliance with conditions previously attached, made pursuant to section 73 of the 1990 Act;
- (b) of the description contained in article 18(1)(b) or (c);
- (c) for engineering or mining operations;
- (d) for a material change in use of the land or buildings;
- (e) for development which is waste development.

The Design and Access Statement shall set out the design principles and concepts that have been applied to the development and how issues relating to access to the development have been dealt with.

The 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.