

Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (statutory instrument no.1062)

Design and Access Statements are required for all applications for planning permission, full and outline, except:

- Reserved Matter applications
- Change of use (no external alterations)
- Engineering Operations (only)
- Mining Operations
- Development incidental to existing residential uses or flats, including extensions, outside a designated area.*
- Extensions to non-domestic buildings where the floor area does not exceed 100sqm, outside a designated area.*
- Erection, construction, improvement or alterations of a gate, fence wall or other means of enclosure where the development does not exceed its former height or two metres above ground level, whichever is the greater; and where the means of enclosure is not surrounding a listed building and outside a designated area.*
- Erection of a building where the cubic content does not exceed 100 cubic metres and where the height of the building does not exceed 15 metres above ground level, or its former height, whichever is the greater and outside a designated area.*
- Alteration to existing buildings where the alteration does not increase the size of the building and outside a designated area.*
- Erection, alteration or replacement of plant and machinery where the development does not exceed 15 metres above ground level, or its former height, whichever is the greater and outside a designated area.*
- Non-material amendments.
- Replacement of planning applications and associated Listed Building/Conservation Area Consents.
- Advert applications
- Hazardous Substances Consent
- Prior Approval applications
- Screening and Scoping Opinions
- Certificate of Lawful Use or Development
- Modification of Planning Obligation
- Discharge of Planning Obligation
- Permitted Development Enquires
- Variation/Remove Conditions

All Statements must address the following points:

- Does the statement show that the applicant has assessed the site's full context, including physical, social and economic characteristics and relevant planning policies?
- Has the applicant demonstrated how they have taken account of the results of any community involvement?
- Does the statement show that the scheme has emerged from a rigorous assessment-involvement-evaluation- design process rather than trying to justify retrospectively a pre-determined solution?

Use

- Explain how the application helps to create an appropriate mix of uses in the area
- Explain if the different uses would work together well, or would they cause unacceptable annoyance

Amount

- Explain the justification for the density submitted
- Explain if the public services in the area could support the development proposed and if so give evidence and if not give any mitigation proposed

* Designated area means Conservation Area

Layout

- Explain the purpose of all the private and public spaces
- Explain if they are practical, safe, overlooked and inclusive and give evidence to support this view
- Explain if the private spaces are adaptable, secure and inviting.

Scale

- Explain how the buildings will integrate with their surroundings
- Will the scale of development, including windows and doors, be appropriate scale for people with disabilities?

Landscaping

- Explain how the landscaping has been properly considered from the start
- Explain how it will make the place look good and work well and will meet any specific aims for the site.

Appearance

- Please detail how the development will visually relate to its surroundings
- Explain how it will be attractive.

Access

The Access Component should explain the following:

- Will the place be safe and easy for everyone to move around?
- Will it make the most of the surrounding movement network?
- Has the applicant clearly described their policy approach and consultation process, whether carried out or planned?

Please note the statements must address each point or the application will be invalid.

Please note a single Design and Access Statement may be submitted when planning permission and Listed Building Consent is required.

Listed Building Consent and Conservation Area Consent Applications

A Design and Access Statement shall:-

- (a) explain the design principles and concepts that have been applied to the following aspects of the works –
 - (i) Scale;
 - (ii) Layout;
 - (iii) Appearance; and
- (b) explain how the principles and concepts referred to in sub-paragraph (a) take account of –
 - (i) the special architectural or historic importance of the building;
 - (ii) the particular physical features of the building that justify its designations as a listed building; and
 - (iii) the building's setting.
- (c) excluding Listed Building Consent Applications to carry out work affecting only the interior of a building, a Design and Access Statement shall also –
 - (i) 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;
 - (ii) explain how the policy as to access takes account of –
 - (1) the special architectural or historic importance of the building;
 - (2) the particular physical features of the building that justify its designation as a listed building; and
 - (3) the building's setting;
 - (iii) state what, if any, consultation has been undertaken and what account has been taken of the outcome of any such consultation;
 - (iv) explain how any specific issues which might affect access to the building have been addressed; and
 - (v) explain how features which ensure access to the building will be maintained.

Please note the statements must address each point or the application will be invalid.