# DESIGN AND ACCESS STATEMENTS

**A 'Design and Access Statement'** must accompany planning applications for both outline and full planning permissions and applications for Listed Building Consent except for a material change in the use of land or buildings (unless it also involves operational development) and engineering or mining operations. Development of an existing dwelling house, or development within the curtilage of a dwelling house for any purpose incidental to the enjoyment of the dwelling house, is also excluded where no part of that dwellinghouse or curtilage is within (amongst other things) a site of special scientific interest, conservation area or area of outstanding natural beauty. **(Please see matrix on reverse of these notes).**

Proposals that affect Listed Buildings, Conservation Areas or other areas with specific designations will need particularly careful analysis and justification in the Statement to show that you have taken full account of their status. Specific reference should be made to PPG 15 and its requirements.

Design and access statements are not required for applications relating to advertisement control, tree preservation orders or storage of hazardous substances.

**Design and Access Statements shall:**

(a) explain the design principles and concepts that have been applied to the following aspects of the development:-

- (i) amount
- (ii) layout
- (iii) scale
- (iv) landscaping
- (v) appearance

(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account in relation to its proposed use and each of the aspects specified above.

**A Design and Access Statement shall also:**

(a) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;

(b) 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;

(c) explain:-

- (i) how any specific issues which might affect access to the development have been addressed;
- (ii) how prospective users will be able to gain access to the development from the existing transport network;
- (iii) why the main points of access to the site and the layout of access routes within the site have been chosen; and
- (iv) how features which ensure access to the development will be maintained.

Note:

Amount means in relation to residential development, the number of proposed units for residential use. In relation to other forms of development, the proposed floorspace for each proposed use forming part of the development.

Context means the physical, social, economic and policy context of the development. See The Town and Country Planning (General Development Procedure Amendment (England) Order 2006 (Statutory Instrument 2006 no. 1062)

## Is a Design & Access Statement Required?

| DEVELOPMENT TYPE | Area of Outstanding Natural Beauty. | Conservation Area | Site of Special Scientific Interest | OTHER AREA |
|---|---|---|---|---|
| Advertisement | NO | NO | NO | NO |
| T.P.O. works | NO | NO | NO | NO |
| Conservation Consent for demolition | NO | NO | NO | NO |
| Hazard storage | NO | NO | NO | NO |
| Change of use – NO building works | NO | NO | NO | NO |
| Change of use – WITH building works | YES | YES | YES | YES |
| Change of Use for stationing a mobile home | NO | NO | NO | NO |
| Mining operations | See KCC | See KCC | See KCC | See KCC |
| Certificates of Lawful Development | NO | NO | NO | NO |
| Domestic extensions/other works | YES | YES | YES | NO |
| Listed Building Applications | YES | YES | YES | YES |
| New dwelling(s)(including conversions)) | YES | YES | YES | YES |
| Commercial development | YES | YES | YES | YES |
| Agricultural Prior Notification | NO | NO | NO | NO |
| Telecom Applications (FA) | YES | YES | YES | YES |
| Telecom – 56 day notifications | NO | NO | NO | NO |
| KCC applications | See KCC | See KCC | See KCC | See KCC |
| KCC applications (SBC to deal) | YES | YES | YES | YES |
| Major Development | YES | YES | YES | YES |
| Variation/Removal of conditions | NO | NO | NO | NO |

**Design and Access Statements are required even if the application is for works already carried out.**

April 2008