

## The Town and Country Planning (Development Management Procedure) (England) Order 2015

Design and Access Statements are only required for the following planning applications:

Development which is major development

Where any part of the development is in a designated area\*, development consisting of:

- (i) the provision of one or more dwellinghouses; or
- (ii) the provision of a building or buildings where the floor space created by development is 100 square metres or more.

### All Statements must address the following points:

- 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.

A design and access statement shall:

- explain the design principles and concepts that have been applied to the development;
- demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
- 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
- explain how any specific issues which might affect access to the development have been addressed.

\*Designated area means Conservation Area

**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.

### Planning (Listed Buildings and Conservation Areas) Act 1990 (statutory instrument no. 1239)

#### Listed Building Consent Applications

A Design and Access Statement shall:

- (a) explain how the design principles and concepts that have been applied to the works take account of –
  - (i) the special architecture 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.
- (b) 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; and
  - (iv) explain how any specific issues which might affect access to the building have been addressed.

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