

## Design and Access Statements (excluding Listed Buildings)

25 June 2013

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Except for applications listed as “exceptions”, a Design and Access Statement is required for:

- (a) Major development;
- (b) In Conservation Areas, development consisting of—
  - (i) One or more dwellinghouses; or
  - (ii) A building or buildings where the floor space created by the development is 100m<sup>2</sup> or more.

The Design and Access Statement shall describe—

- (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.

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;
- (e) explain how any specific issues which might affect access to the development have been addressed.

Exceptions for which a Design and Access Statement is NOT required are applications—

- (a) under Section 73 (NB NOT 73A);
- (b) to renew a planning permission;
- (c) for engineering or mining operations;
- (d) for a material change in use of the land or buildings;
- (e) for waste development.