

Changes to Design & Access Statements

As of the 25th June, Design & Access Statements are only required for the following types of application:

- All major planning applications
- Applications for one or more dwelling houses **in a Conservation Area**
- Applications for the provision of a building or buildings where the floor space created by the development is 100 square metres or more **within a Conservation Area**
- All Listed Building Consent applications

The statement should accompany and justify the proposal in a structured way. The level of detail required will depend on the scale and complexity of the application. The Design & Access Statement should:

- 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 of the development and what account has been taken of the outcome of any such consultation
- Explain how any specific issues which might affect access to the development have been addressed

Design & Access Statements are **not** required for an application for planning permission which is:

- For a variation or removal of conditions attached to a planning approval
- For renewal of an extant permission
- For engineering or mining operations
- For a material change of use of land or building
- For development which is waste development