

# IMPORTANT INFORMATION

## DESIGN AND ACCESS STATEMENTS

As from 1<sup>st</sup> June 2009 Design and Access Statement (DAS) will be a mandatory requirement.

A design and Access Statement is a crucial tool for early consideration of design issues and one of the core objectives of the design process should be adequate provision for access for all people, including those with mobility or sensory impairments and learning difficulties.

Inclusive design should support the shift from car use to walking, cycling and public transport and should consider the ease of pedestrian movements for all to and from a development proposal and within.

A design and access Statement is not part of the planning application but is required by legislation to accompany **all planning applications** (outline and full) **except for:**

- Engineering or mining operations;
- Householder development (i.e. development of an existing dwelling house, or development within the curtilage for any purpose incidental to its enjoyment) (N.B. all new dwellings will require a statement);
- Material change in use of land or buildings provided that this would not necessitate access by an employee, or provision of services (including goods or facilities) to the public, such as change of use from public land to private garden. (In other words, a material change of use where there will be an employee and / or public access will require a statement)

A DAS is also required by legislation to accompany all applications for listed building consent, except for application for interior works.

A DAS is not required for applications relating to advertisement control, tree preservation orders or storage of hazardous substances. (There are not developments requiring planning permission as defined by section 55 of the Town and Country Planning Act 1990)

An application for reserved matters is not an application for planning permission and, as such, a DAS is not a statutory requirement. However, for a DAS to follow the 'living document' approach, an application for reserved matters should be accompanied by a progress statement updating what changes, if any, have occurred since the original DAS was submitted at outline stage. There may also be appropriate conditions imposed on outline permissions.

<b>Broad Content of DAS</b>
<p><b>Applications for Planning Permission (Full and Outline) and for Listed Building Consent should:</b></p>
<p><b>Explain:</b> The policy or approach to:</p> <ul style="list-style-type: none"> <li>▪ Environmental sustainability,</li> <li>▪ Movement and access;</li> <li>▪ Appearance and character; and</li> <li>▪ Public safety</li> </ul>
<p>Explain how any policies relating to the above matters in the statutory development plan and relevant local design guidance have been taken into account and how will these be maintained.</p>
<p><b><u>In addition:</u></b> <b>Applications for Listed Building Consent</b></p> <p>The DAS should include a brief explanation of how the policy or approach to good design takes account of:</p> <ul style="list-style-type: none"> <li>- The special architecture or historic importance of the building;</li> <li>- The particular physical features of the building (including its architectural and/or historical significance) that justify its designation as a listed building</li> <li>- The range of design and access solutions considered and reasons why the chosen solution is the best, both for improving access and for respecting the historic character of the listed building.</li> </ul>

As from 1<sup>st</sup> June 2009 an application will not be valid where a Design and Access Statement (DAS) is required by the GDPO / LBC Regulations but has not been submitted with an application. The application will be returned as invalid.

Please note the final document is not available as yet, therefore there may be some changes.

Any changes will be placed on our website.