

# PLANNING BULLETIN

## Design and Access Statements

The following are the matters which have to be covered in a Design and Access Statement which now **has** to be submitted with **every** planning application and application for listed building consent (except for minor house extensions and change of use applications).

**Amount** of development – i.e. number of dwellings for a residential scheme and the floorspace of each use for all other schemes. A maximum figure can be put in but the amount has to be justified. The amount of development **cannot** be reserved for future approval in outline applications.

**Layout** of the site – this can still be indicative in outline applications.

**Scale** – i.e. height, width and length of building(s). scale can also still be indicative in outline applications. The scale of development has to be justified and the size of building parts e.g. entrances and facades, has to be justified.

**Landscaping**- this can be reserved in outline applications, however a landscape scheme should be submitted.

**Appearance** – the architectural design, materials, lighting etc. This can be reserved in outline applications however the principles to inform the design should be included.

**Context** – there has to be an appraisal of the context of the proposed development. This should include an assessment of the physical, social and economic characteristics of the area; an analysis of relevant planning policies; an assessment of the public consultation carried out; an evaluation of balancing any conflicting issues; a townscape assessment.

**Use** – all of the above have to relate back to the proposed use or mix of uses. Use **cannot** be reserved in outline applications. The amount of floorspace in each use has to be stated together with its disposition across the site.

**Access** – this relates to access to buildings and **not** to access arrangements within buildings. The statement should cover vehicular and pedestrian access to the site, the flexibility of the development and a statement on provision for disabled access. Outline applications can still reserve access.

For further information please contact:

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