

DESIGN AND ACCESS STATEMENTS

Design and Access Statements are required to be submitted with all planning applications except householder developments (unless any part of the dwelling or its curtilage lies within a Conservation Area and/or a Site of Special Scientific Interest (SSSI)), change of use (unless including operational development) and engineering and mining operations. Design and Access Statements are also required in relation to applications for listed building consent.

The purpose of the Design and Access Statement is to explain how the applicant has considered the proposal and understands what is appropriate in the local context. It explains the context of the site and the principles that will be used to guide the future details and so will be particularly important for outline applications. The level of detail in the Statement will depend on the scale and complexity of the proposal and may be in the form of a short statement but may also include plans, elevations, photographs of the site and surroundings and other relevant illustrations.

What is required?

The legislation requires Design and Access Statements to demonstrate the steps taken to appraise the context of the development, how the development takes that context into account and to explain the design process and concepts that have been applied.

SITE APPRAISAL

The site appraisal element of the Statement covers four stages:

STAGE 1 - Assessment

STAGE 2 - Involvement

STAGE 3 - Evaluation

STAGE 4 – Design

STAGE 5 – THE DESIGN COMPONENT

The Statement should then go on to explain the design principles and concepts that have been applied to the following aspects of the proposal:

Use	Amount
Layout	Scale
Landscaping	Appearance

STAGE 6 – THE ACCESS COMPONENT

The access component of a Statement relates to 'access to different parts of the development' and not to the internal access arrangements within individual buildings.

APPLICATIONS FOR LISTED BUILDING CONSENT

A Design and Access Statement accompanying a listed building consent application should explain the design principles and concepts that have been applied to the **layout, scale and appearance** of the proposal. Information on **use, amount and landscaping** is not needed for statements relating to listed building consent that do not accompany a planning application.

The above is a summary of the advice contained in DCLG Circular 01/2006. You are recommended to view the following before preparing a Design and Access Statement:

- the District Council's Design and Access Statement Guidance Note (available from the Development Control section or at www.nwleicestershire.gov.uk)
- the CABE document "Design and access statements: How to write, read and use them" (<http://www.cabe.org.uk/default.aspx?contentitemid=1334>)
- DCLG Circular 01/2006 (<http://www.communities.gov.uk/index.asp?id=1500620>).

CHANGES TO THE OUTLINE PLANNING APPLICATION PROCESS

Previously outline planning applications enabled the principle of development to be agreed with some or all matters reserved for subsequent approval – these were siting, design, external appearance, means of access and landscaping. From 10 August 2006 the list of reserved matters changed to:

- **Layout** – the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development.
- **Scale** – the height, width and length of each building proposed in relation to its surroundings.
- **Appearance** – the aspects of a building or place which determine the visual impression it makes, excluding the external built form of the development.
- **Access** – this covers accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
- **Landscaping** – this is the treatment of private and public space to enhance or protect the site's amenity through hard and soft measures, for example, through planting of trees or hedges or screening by fences or walls.

There is now also a **minimum** amount of information that must be submitted with an outline planning application, which is as follows;

- **Use** – the use or uses proposed for the development and any distinct development zones within the site identified.
- **Amount of development** – the amount of development proposed for each use.
- **Indicative layout** – an indicative layout with separate development zones proposed within the site boundary where appropriate.
- **Scale parameters** – an indication of the upper and lower limits for height, width and length of each building within the site boundary.
- **Indicative access points** – an area or areas in which the access point or points to the site will be situated.

The above is a summary of the advice contained in DCLG Circular 01/2006. You are recommended to view the following before submitting an outline planning application:

- the District Council's [Design and Access Statement Guidance Note](#) (available from the Development Control section or at www.nwleicestershire.gov.uk);
- DCLG Circular 01/2006 (www.communities.gov.uk/index.asp?id=1500620).