

NEW REQUIREMENTS FOR PLANNING APPLICATIONS

Design and access statements will be required for all planning applications except for changes of use, engineering operations and household extensions from 10 August 2006. Many developers are already familiar with producing such statements and this new requirement is intended to be a consolidation of current best practice.

A design and access statement is a report accompanying and supporting an application and should cover both the design principles and concepts that have been applied to a development and how issues relating to access have been dealt with.

The design principles and concepts relate to particular aspects of the proposal – these are the amount, layout, scale, landscaping and appearance of a development.

The statements will provide an explanation of how local context has influenced design and are intended as a tool to improve the quality of proposals and to give the local community and other stakeholders a greater understanding of what is proposed and therefore a greater opportunity to contribute to the planning process.

Further guidance on the statutory requirements relating to Design and Access Statements can be found on the Office of Public Sector Information website: www.opsi.gov.uk