

## **Design and Access Statements**

Applications for full or outline planning permission must be accompanied by a Design and Access Statement.

There are exceptions to this. Statements will not be required for:

- A material change in the use of land or buildings, unless it also involves operational development.
- Engineering or mining operations.
- Development of an existing dwelling house, or development within the curtilage of a dwelling house for any purpose incidental to the enjoyment of the dwelling house, where no part of that dwelling house or curtilage is within a designated area. "Designated area" means site of special scientific interest, conservation area, area of outstanding natural beauty.

**Please note that if an application that requires such a statement is submitted without either it will not be registered.**

## **Full Planning Application**

### **Design**

A design statement will need to contain information on all aspects of the design. This will include how the local context has influenced design and what design concepts and principles have been applied. It should include consideration of

- Process – How the finished design concept was reached through analysis of the site and its context. It should make clear how the issues of design and access have been considered throughout the design process as opposed to retrospectively.
- Use – The use or mix of uses and their distribution across the site, the appropriateness of the uses and how this supports local aims and the uses inter-relationship with each other and existing uses surrounding the site.
- Amount – The amount of the development proposed for each use and how they will be distributed across the site
- Layout – The way in which the buildings, routes, landscape structure and open spaces are provided, placed and orientated in relation to each other and buildings and spaces surrounding the development and the topography of the site.
- Scale – The scale of the buildings proposed including why particular heights have been settled upon and how these relate to the sites surroundings and the relevant skyline.

- Landscaping – The purpose of landscaping i.e. private or public space and details of long term maintenance and where possible include a schedule of planting and proposed hard landscaping materials.
- Appearance – Justification for the external built form of the development including how this will relate to the appearance and character of the developments surroundings. It should consider matters such as the architecture, materials, decoration, lighting, colour and texture.

The statement will also need to demonstrate how crime prevention has been considered in the design (Secured by Design standard is encouraged).

The advice from Government is that the statement must demonstrate the steps taken to appraise the context of the proposed development. That includes the involvement of the community in respect of larger schemes.

### **Climate Change**

Tackling climate change is a key Government objective for the planning system. The planning system needs to support Government aims for reducing carbon emissions from domestic and non-domestic buildings.

Following the publication of the Supplement to Planning Policy Statement 1- Planning & Climate Change, applications for new development must now show through the Design and Access Statements how the proposed development has minimised its carbon emissions and is resilient to climate change, and how such considerations have informed the design.

This should include details of any standards being worked to, for example The Code for Sustainable Homes, and what levels will be achieved beyond basic Building Regulations requirements.

The Design and Access Statement should therefore now also include details on:

- Minimising energy consumption including maximising cooling and avoiding solar gain in summer through the consideration of landform, layout, building orientation, massing and landscaping.
- Minimising carbon dioxide emissions through consideration of how all aspects of the development, together with the proposed density and mix of development, support opportunities for decentralised and renewable or low-carbon energy supply.
- Provide public and private open space as appropriate so it offers accessible choice of shade and shelter, recognising the opportunities for flood storage, wildlife and people provided by multi-functional green spaces.
- Sustainable Drainage Systems; Give priority to the use of SUDS, paying attention to the potential contribution to be gained to water harvesting from impermeable surfaces and encourage layouts that accommodate waste water recycling.

- Sustainable Waste Management including monitoring of waste and increasing resource efficiency on the construction site and providing adequate waste and recycling storage facilities for the finished development.
- Sustainable Transport; create and secure opportunities for sustainable transport in line with PPG13 including through the preparation and submission of travel plans, providing safe and attractive walking and cycling opportunities and an appropriate approach to the provision and management of car parking.

Information should be proportionate to the scale of the proposed development and its likely impact on and vulnerability to climate change and demonstrate conformity with the Development Plan and the PPS1 supplement.

### **Access**

These statements are to ensure that full regard is taken to how people can access the buildings, including considering vehicular and transport links and inclusive access. The statement should explain the movement pattern around and through the site. It should also explain how levels change within public spaces including pavements and dropped kerbs. It should show how everyone can use the place comfortably, safely and easily, including reference to the inclusion of disabled people who should not be segregated but able to move up and down through the building and use the same entrances, corridors and rooms as everyone else without detours. The statement should also explain how access for the emergency services will be provided.

### **Outline Planning Applications**

The statement accompanying an outline application should explain and justify the decisions taken so far but, importantly, must also explain the principles that will be followed when all the details are designed after outline permission is granted. The developer should keep within the parameters set out in the statement and the outline permission may include conditions to ensure that the ideas and aims in the statement are carried through as the design progresses. Unless a new statement is produced the original one accompanying the outline application will be very important when reserved matters are drawn up and agreed.

With an application for outline planning permission detailed consideration will always be required on the use and amount of development. In addition, even if layout, scale and access are reserved, an application will still require a basic level of information on these issues in the application. As a minimum, therefore, applications should always include information on:

- 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.

## **Guidance**

- CABE has guidance on Design and Access Statements on their website [www.cabe.org.uk](http://www.cabe.org.uk).
- National Planning Policy Statement: Planning & Climate Change, supplement to PPS1 and other national planning documents are available at the Department of the Communities website, [www.communities.gov.uk](http://www.communities.gov.uk).
- Local planning documents including the Replacement Pendle Local Plan and Supplementary Planning Documents including policies on design are available at [www.pendle.gov.uk](http://www.pendle.gov.uk).