
STATUTORY INSTRUMENTS

2015 No. 595

The Town and Country Planning (Development Management Procedure) (England) Order 2015

Part 3

Applications

Design and access statements

- 9.—(1) Paragraph (2) applies to an application for planning permission which is for—
- (a) development which is major development; or
 - (b) where any part of the development is in a designated area, development consisting of—
 - (i) the provision of one or more dwellinghouses; or
 - (ii) the provision of a building or buildings where the floor space created by the development is 100 square metres or more.
- (2) An application for planning permission to which this paragraph applies must, except where paragraph (4) applies, be accompanied by a statement (“a design and access statement”) about—
- (a) the design principles and concepts that have been applied to the development; and
 - (b) how issues relating to access to the development have been dealt with.
- (3) A design and access statement must—
- (a) explain the design principles and concepts that have been applied to the development;
 - (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
 - (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
 - (d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
 - (e) explain how any specific issues which might affect access to the development have been addressed.
- (4) Paragraph (2) does not apply to an application for planning permission which is—
- (a) for permission to develop land without compliance with conditions previously attached, made pursuant to section 73 of the 1990 Act⁽¹⁾;
 - (b) of the description contained in article 20(1)(b) or (c);
 - (c) for engineering or mining operations;

(1) Section 73 was amended by sections 42(2), 51(3) and 120 of, and Schedule 9 to, the Planning and Compulsory Purchase Act 2004 (c. 5).

- (d) for a material change in use of the land or buildings; or
 - (e) for development which is waste development.
- (5) In paragraph (1)—
- “designated area” means—
- (a) a conservation area; or
 - (b) a property appearing on the World Heritage List kept under article 11(2) of the 1972 UNESCO Convention Concerning the Protection of the World Cultural and National Heritage (a World Heritage Site)⁽²⁾.

(2) See <http://whc.unesco.org/en/list>