

## **NEW ADVICE ON THE NEED FOR APPLICATIONS TO BE ACCOMPANIED BY A DESIGN & ACCESS STATEMENT**

New Government regulations will require many applicants for planning permission to submit design and access statements, to explain the thinking behind their proposals, as from 10 August 2006.

This advice is set out in DCLG Circular 01/06

Design and access statements will be needed for all applications (both full and outline) except:

- Changes of use, not involving works to buildings
- Engineering or mining operations
- Householder development (except in Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest, and Conservation Areas where statements will be required)
- Advertisements
- Tree works
- Storage of hazardous chemicals

All Listed Building Consent applications will require a statement.

The purpose of the statements is to explain and justify how the applicant has drawn up the application proposals and related them to their wider surroundings. They should evolve with preparation of the application and show the thought process behind the designs submitted for planning permission. The length of the statement will depend on the scale and complexity of the proposed development.

Where there is a planning application in parallel with a Listed Building Consent application a single combined statement should address both.

Statements for/covering Listed Buildings will be similar to those for planning applications, although there will be some difference given the different nature of a Listed Building Consent application.

Design and access statements will need to cover the following matters:

- The amount of development and how it is distributed around the site
- Use: the use to which the development will be put
- Layout: how buildings, routes and spaces are laid out
- Scale: height, width and length of building in relation to surroundings
- Landscaping: private and public spaces within the site
- Appearance: external form of buildings-architecture, materials, decoration, lighting etc
- Access: equal and convenient access

Our staff will try to be helpful to applicants in understanding the new requirements. If you are doubtful whether you need to prepare a design and access statement with your planning application, phone us on 01273 471600 or e-mail us at [planning@lewes.gov.uk](mailto:planning@lewes.gov.uk) and we will try to help.

Detailed information on design and access statements is also available on the internet from the Commission on Architecture and the Built Environment on [www.cabe.org.uk](http://www.cabe.org.uk) and the Government's Department of Communities and Local Government via [www.communities.gov.uk/index.asp?id=1500620](http://www.communities.gov.uk/index.asp?id=1500620)

**PLEASE NOTE that any application which is not accompanied by this information will not be validated and will therefore delay the processing of the application.**