



EAST RIDING
OF YORKSHIRE COUNCIL

Design and Access Statement General Guidance.

What type of application needs a Design and Access Statement?

Design and Access Statements are required for all applications for the following;

In all areas:

- major development (as defined in Article 2 of the Development Management Procedure Order) - excluding mining and waste development)
- listed building consent

In designated historic areas (conservation areas and World Heritage Sites):

A Design and Access Statement will be required with planning applications for the provision of:

- one or more dwelling; or
- a building or buildings where the floorspace created by the development is 100 square metres or more.

For more details of the new consolidated legislation click on the link below

<http://www.legislation.gov.uk/uksi/2013/1238/made>

What needs to be included in a Design and Access Statement

The above changes were introduced in 2013 relating to the type of applications that need to be accompanied by Design and Access Statements. Applicants have to explain the design concepts and principles which have informed the proposed development, and demonstrate how context has informed their scheme. Similarly, applicants are required to explain the approach to access, and state how any consultation on access issues have been taken into account. Within this broad framework, applicants will be able to tailor content to the scale and nature of their development.