



Lewes District Council

Appendix 2 - Design & Access Statements

Article 9 - Design and Access statements (D&A) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO), requires that certain application types must be accompanied by a D&A statement.

The applications that require a D&A statement are:

- a) major development
- b) the provision of one or more dwelling houses where any part of the development is in a designated area,
- c) the provision of a building or buildings where the floor space created by the development is 100 square metres or more, where any part of the development is in a designated area.

Note: the phrase "designated area" is defined as a conservation area or a world heritage site.

A D&A statement is not required for the following applications:

- a) to remove or vary a condition,
- b) for engineering or mining operations,
- c) for a material change in use of the land or buildings,
- d) for development which is waste development.

A D&A 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.

PLEASE NOTE that any application which requires a D & A statement but is not accompanied by this information, will not be validated and will therefore delay the processing of the application.