

Design and Access Statements

Delivering planning reforms in Fife

All applicants, together with developers, architects, designers and agents, should consider design as an integral part of the development process. Scottish Ministers recognise the need to deliver inclusive environments that can be used by everyone, regardless of age, gender or disability.

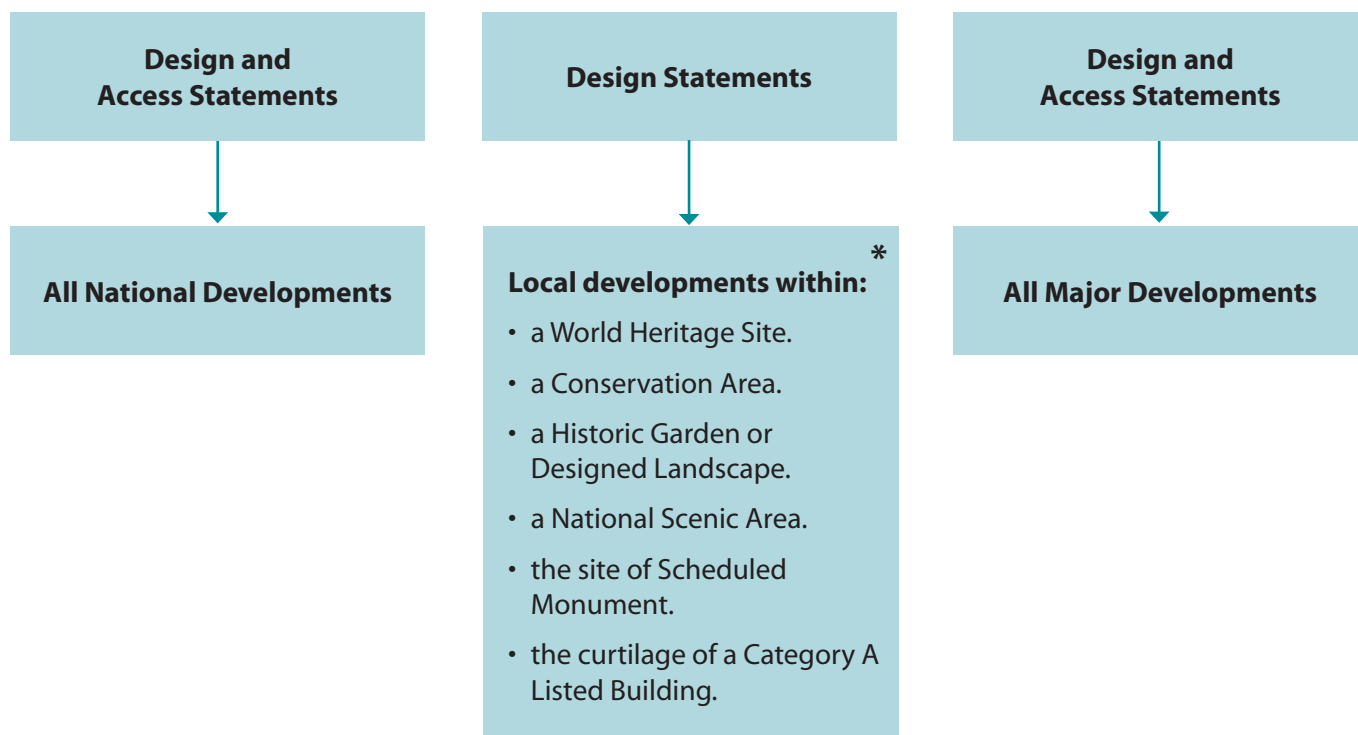
The categories of applications below require to be accompanied by a statement explaining:

- The design principles and concepts that have been applied.
- How issues relating to access for disabled people to the development have been dealt with.

An application for planning permission for national or major developments **must** be accompanied by a Design and Access Statement.

It is not required for the following categories:

- Conditions on a previous planning permission.
- Engineering or mining operations.
- Development of an existing house or in curtilage.
- Material change in the use of land or buildings.
- Applications for Planning Permission in Principle (although Fife Council can request additional information).



** Unless the development comprises the alteration or extension of an existing building.*

What is a Design Statement?

It is a written statement which sets out the design principles and concepts applied to the development. This comes into force on 3rd August 2009.

Every Design Statement should:

- Explain the policy or approach adopted as to design and how any policies relating to design in the development plan have been taken into account.
- Describe the steps taken to appraise the context of the development and demonstrate how the design of the development takes that context into account, in relation to its proposed use.
- State what, if any, consultation has been undertaken on issues relating to the design principles and concepts that have been applied to the development, and what account had been taken of the outcome of any such consultation.

- describe how features which ensure access to the development for disabled people will be maintained.
- state what, if any, consultation has been undertaken on issues relating to access to the development for disabled people and what account has been taken of the outcome of such consultation.
- There is no statutory requirement to undertake formal consultation as part of the preparation of the statement. Pre-Application Consultation (PAC) on national and major developments may also provide an opportunity to inform the Design and Assess Statement with the views of the community and other interested parties.

Advice on the preparation of Design Statements is contained in Planning Advice Note (PAN) 68 "Design Statements" and PAN 78 "Inclusive Design" recognises that local access panels are a useful source to consult on design.

What is a Design and Access Statement?

A Design and Access Statement should:

- contain both a design statement and a written statement about how issues relating to access to the development for disabled people have been dealt with.
- explain the policy or approach adopted as to such access and, in particular, how policies relating to such access in the development plan have been taken into account and any specific issues which might affect access to the development for disabled people have been addressed.

This information is available in different languages and formats	
Polish	Polskojęzyczna linia telefoniczna: 08451 55 55 44
Bengali	বাংলায় আলাপ করার জন্য টেলিফোন লাইন: 08451 55 55 99
Cantonese	中文語言熱線電話: 08451 55 55 88
Urdu/Punjabi	اُردو زبان کے لیے ٹیلیفون نمبر 08451 55 55 66
Arabic	خط هاتف اللغة العربية: 08451 55 55 77
Alternative Formats	Braille, LARGE PRINT, tape/CD, British Sign Language Interpretation 08451 55 55 00
BT Text Direct	18001 08451 55 55 00