

# Disabled People's Diversity Forum

How we secure and evaluate Design and Access Statements received through the planning process

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# When is a D+A required?

- Any full / outline application
- except change of use, engineering or mining operations and development at an existing house (**unless its in a Conservation Area/World Heritage Site**)

# What is a D+A?

- A report illustrating the process leading to the proposal
- Explaining and justifying in a structured way
- CABE guidance
- Access – must show all access issues considered. Inclusive access.

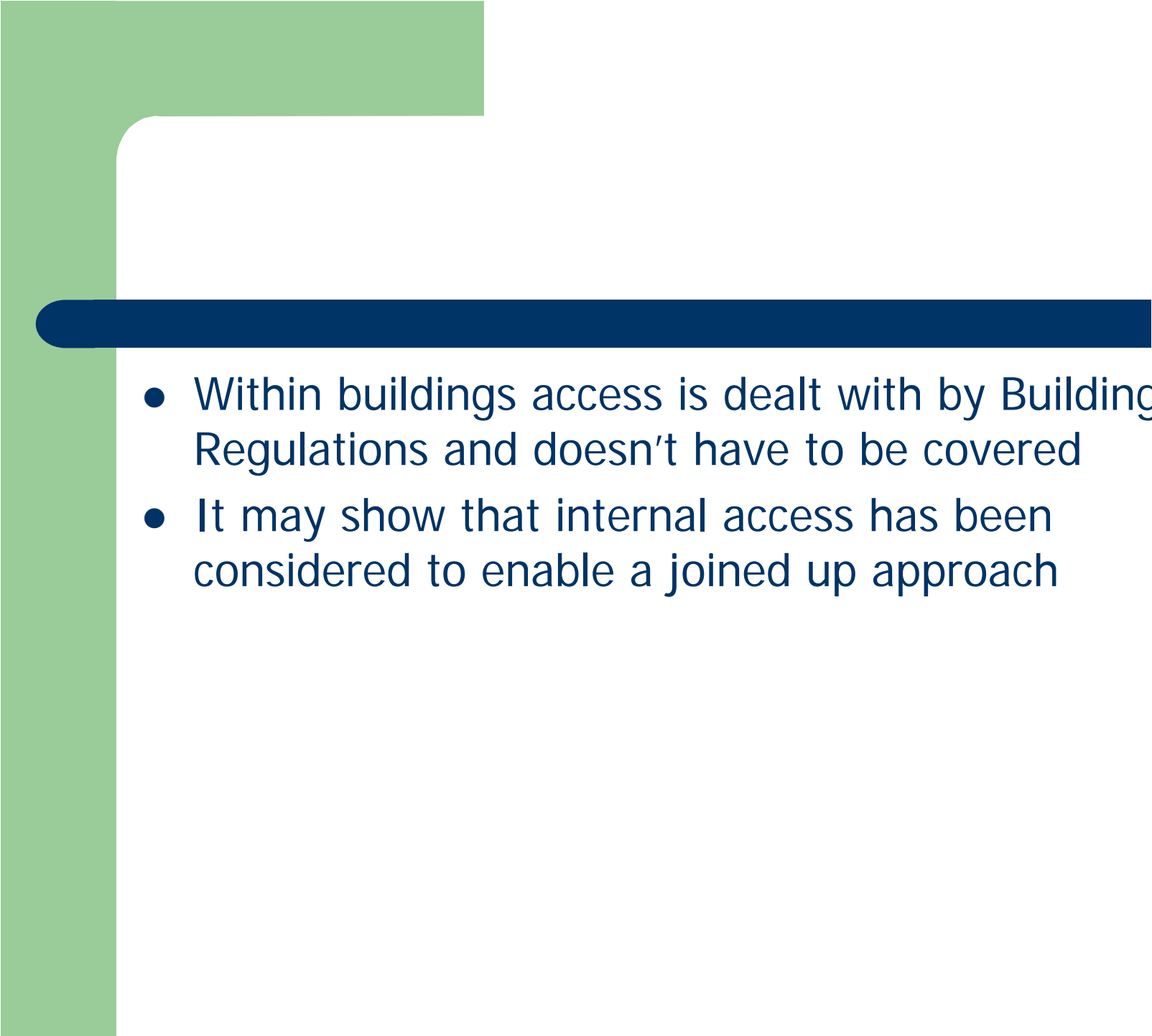
# Assessing the Statement

- Is the design good enough to approve?
- Does it address needs of all?
- Is it safe and accessible?
- How will access be achieved?

# Access

two issues:

1. General movement to and through site and buildings
2. Where roads, walkways, doors and so on will go – and then how accessible they will be : levels, colours, lighting, markings, sizes, surface finishes, handrails.....

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- Within buildings access is dealt with by Building Regulations and doesn't have to be covered
  - It may show that internal access has been considered to enable a joined up approach

# Planning process generally

- Application received – duty to determine within 8 or 13 weeks
- Notify neighbours within 4m – domestic application
  - 10m – 1-9 dwellings
  - 15m – 3 storey, 10+ dwgs
- Site notices and press adverts
- Consult – highways, access officer, tree officer, environment agency etc.
- Site visit for every application

# Assessment

- Specialist advice, objector comments, PPG, PPS and Circular guidance understood
- Local Plan policies
- Recent case law
- Officer experience – placing appropriate weight on those 'material' relevant factors



# Decision

- The decision maker assesses and gives weight to relevant points
- To resist something must be able to show demonstrable harm to interests of acknowledged importance (backed by local plan policy) and then sustain the objection at appeal.
- We are in the middle, whatever decision is made someone won't be happy!

Any questions....?