

Design and Access statements – additional requirements regards climate change and sustainable development

Central Government has now released supplementary guidance to Planning Policy Statement 1, which requires new development proposals to address issues of climate change and sustainability.

The new supplementary guidance states that where possible, planning authorities should make use of Design and Access Statements to obtain from applicants the information necessary to show how their proposed development will contribute to the **Key Planning Objectives** set out in the guidance and relevant local plan policies consistent with the guidance. The “Key Planning Objectives” are as follows:

Key Planning Objectives

- make a full contribution to delivering the Government’s Climate Change Programme and energy policies, and in doing so contribute to global sustainability;*
- in providing for the homes, jobs, services and infrastructure needed by communities, and in renewing and shaping the places where they live and work, secure the highest viable resource and energy efficiency and reduction in emissions;*
- deliver patterns of urban growth and sustainable rural developments that help secure the fullest possible use of sustainable transport for moving freight, public transport, cycling and walking; and, which overall, reduce the need to travel, especially by car;*
- secure new development and shape places that minimise vulnerability, and provide resilience, to climate change; and in ways that are consistent with social cohesion and inclusion;*
- conserve and enhance biodiversity, recognising that the distribution of habitats and species will be affected by climate change;*
- reflect the development needs and interests of communities and enable them to contribute effectively to tackling climate change; and*
- respond to the concerns of business and encourage competitiveness and technological innovation in mitigating and adapting to climate change.*

As well as the **Key Planning Objectives**, the new guidance also stipulates that in their consideration of the environmental performance of proposed development, taking particular account of the climate the development is likely to experience over its expected lifetime, planning authorities should expect new development to:

- comply with adopted DPD policies on local requirements for decentralised energy supply and for sustainable buildings, unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable;*
- take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption, including maximising cooling and avoiding solar gain in the summer; and, overall, be planned so as to minimise carbon dioxide emissions through giving careful consideration to how all aspects of development form, together with the proposed density and mix of development, support opportunities for decentralised and renewable or low-carbon energy supply;*

- deliver a high quality local environment;*
- provide public and private open space as appropriate so that it offers accessible choice of shade and shelter, recognising the opportunities for flood storage, wildlife and people provided by multifunctional greenspaces;*
- give priority to the use of sustainable drainage systems, paying attention to the potential contribution to be gained to water harvesting from impermeable surfaces and encourage layouts that accommodate waste water recycling;*
- provide for sustainable waste management; and*
- create and secure opportunities for sustainable transport in line with PPG13 including through:*
 - the preparation and submission of travel plans;*
 - providing for safe and attractive walking and cycling opportunities including, where appropriate, secure cycle parking and changing facilities; and*
 - an appropriate approach to the provision and management of car parking.*

Furthermore, in determining planning applications, the new guidance indicates that planning authorities should also consider the likely impact of proposed development on:

- existing, or other proposed, development, and its renewable or low-carbon energy supply;*
- existing, or proposed, sources of renewable or low-carbon energy supply; and*
- the vulnerability to climate change of existing or proposed development.*

The LPA will therefore expect any Design and Access statements accompanying any new planning applications to address the above issues.

For further information regarding the supplementary guidance, please go the following web site link

<http://www.communities.gov.uk/news/planningandbuilding/614987>