

Matter Arising 23

Insert an additional sentence into Policy HOU1 within the justification and amplification text at Paragraph 8.1.14:

“Where an applicant is required to submit a design and access statement and a design concept statement, it will be acceptable for all the relevant information to be contained in one document”.

So the whole paragraph will read as:

8.1.14 A Design Concept Statement is necessary to demonstrate how the proposed scheme has taken account of the main features of the site and its context and how it will meet the criteria set out in the General Policy, thereby contributing to the promotion of a quality and sustainable residential environment. The statement should outline in writing the overall design concept and objectives for the site and include an indicative concept plan, based on the appraisal of the site and its context. The amount of information and level of detail required will depend on the nature, scale and location of the proposed development. It should be noted that design and access statements (D&AS) are a current requirement under planning legislation that should accompany certain applications. In relation to residential development this includes an application which is a major development (i.e. comprises 50 units or more; or the area of the site is or exceeds 2 hectares) or where one or more dwelling houses are located within a designated area. [Where an applicant is required to submit a design and access statement and a design concept statement, it will be acceptable for all the relevant information to be contained in one document.](#) Where Council grants outline planning permission for residential development based on indicative plans, a condition will be imposed requiring that any reserved matters application be based broadly on these plans. Where a Concept Master Plan is required, this will need to indicate in graphic form a scheme for the comprehensive development of the whole area, and include a written statement, detailed appraisals, sketches, plans and other illustrative materials. The Concept Master Plan should also clearly demonstrate how it is intended to implement the scheme.