Policy DES3: Design and Access Statements

1. **Where an application is required to be supported by a Design and Access Statement, this must demonstrate how the development proposal meets the design objectives and principles set out in the South Oxfordshire Design Guide.**

2. **The Design and Access Statement should be proportional to the scale and complexity of the proposal. It should include:**
    i)   **a clear drawing trail that shows how the design of the proposal and the rationale behind it has evolved and clearly demonstrates that the design objectives and principles set out in the South Oxfordshire Design Guide have been considered at the outset and throughout the process and have been met by the final design;**
    ii)   **a constraints and opportunities plan that clearly informs the design process and final design;**
    iii) **the delivery implementation phases and strategies to be put in place to ensure the timely delivery of infrastructure and services when they are needed by new residents; and**
    iv)   **how consultation with the existing community and communities in the surrounding area has informed the design of the development.**

This policy contributes towards achieving objectives 5 & 7.

8.14 Design and Access Statements are an important mechanism for communicating the design of a development. A checklist setting out when a Design and Access statement is required as part of a planning application can be found on the Council's website.

Policy DES4: Masterplans for Allocated Sites and Major Development

1. **Proposals for sites allocated in the Development Plan, including sites allocated within Neighbourhood Development Plans, and major development* must be accompanied by a masterplan. For outline applications, an illustrative masterplan should be submitted. In all cases, the masterplan should:**