
WRITTEN STATEMENTS AND DESIGN AND ACCESS STATEMENTS

Introduction

1. Planning Forum Note (PFN) 1 sets out the content of submissions under Schedule 17 of the High Speed Rail (West Midlands – Crewe) Act (the Act). Paragraph 3 of PFN 1 indicates that written statements will be prepared by the nominated undertaker. The written statement will be provided for information only and will contain descriptive text to help the planning authority to determine the request for approval.
2. The purpose of this note is to establish the structure and contents of the written statement that will accompany Schedule 17 requests for approval (under paragraphs 2, 3 and 4 of Schedule 17), and to establish the structure and content of a design and access statement, which would be submitted with a Schedule 17 request for approval as appropriate.

Content of Schedule 17 Written Statements

3. Plans and Specifications (para. 2 and 3 of Schedule 17) and Construction Arrangements (paragraph 4 of Schedule 17) submissions may be made concurrently for the same work. Separate written statements will be produced for each request for approval.
4. The scope of the content of the written statement will reflect the scope of the matters for approval. Certain sections of the text to be included in the written statement will be standard for all requests for approval in particular the text within the introduction, some of the programming (i.e. project-wide information) and design criteria. Where a design and access statement is to be submitted, architectural design criteria and rationale will not be included in the written statement as this will be included in the design and access statement.

Plans and Specifications

5. The following table sets out the structure and contents of a written statement for a Plans and Specifications request for approval under Schedule 17.

Table 1: Contents of a written statement for a plans and specifications approval

Section	Content
Introduction	<ul style="list-style-type: none"> • Introduces the Project, the HS2 approvals regime under Schedule 17 and the requirements placed on the nominated undertaker. • Outlines the purpose of the document, the submission it is part of, and the works for approval. • Sets out the statement’s structure.
Location and characteristics of the Area	<ul style="list-style-type: none"> • Description of land uses, main geographical features, main environmental characteristics (including information relating to sites of archaeological interest or historic interest and to sites of nature conservation value), highway network.
Description of the Works	<ul style="list-style-type: none"> • Describe the works, describes the main features, and lists the works for approval under the relevant section of the Act.

Section	Content
Design Criteria and Rationale	<ul style="list-style-type: none"> • Describes the design options analysed during the production of the design including: <ul style="list-style-type: none"> - An explanation to support the design option(s) chosen. - An explanation of the constraints on the design. - An Archaeological Summary Statement in accordance with PFN17 Annex 1 (ii). - Where applicable information relating to sites of nature conservation value in accordance with PFN17 Annex 1 (v). - Where application information relating to road safety or on the free flow of traffic in accordance with PFN17 Annex 1 (vi). - Information on local environment or local amenity in accordance with PFN17 Annex 1 (viii and ix).
Programme and Sequence of Works	<ul style="list-style-type: none"> • A high level description of the programme for the works and how they fit into the programme for other works in the area.
Other main consents associated with the work	<ul style="list-style-type: none"> • Identification of any other main consents associated with the work such as highways or water.¹

Matters Ancillary to Development (Construction Arrangements)

6. The following table sets out the structure and contents of a written statement for a Construction Arrangement (paragraph 4 of Schedule 17) request for approval under Schedule 17:

Table 2: Contents of a written statement for a construction arrangements approval

Section	Content
Introduction	<ul style="list-style-type: none"> • Introduces the Project, the HS2 approvals regime under Schedule 17 and the requirements placed on the nominated undertaker. • Outlines the purpose of the document, the submission it is part of, and the works for approval. • Sets out the statement's structure.
Location and characteristics of the Area	<ul style="list-style-type: none"> • Description of land uses, main geographical features, main environmental characteristics (including information relating to sites of archaeological interest or historic interest and to sites of nature conservation), highway network.
Description of the Construction Arrangements	<ul style="list-style-type: none"> • Outlines the arrangements, description of the main features, lists the arrangements for approval under the relevant section of the Act. • This will include any relevant constraints.
Programme and Sequence of Works	<ul style="list-style-type: none"> • A high level description of the programme for the works and how they fit into the programme for other works in the area.
Other main consents associated with the work	<ul style="list-style-type: none"> • Identification of any other main consents associated with the work such as highways or water.²

¹The determination of Schedule 17 requests for approval is not linked these consents.

²The determination of Schedule 17 requests for approval is not linked these consents.

Design and Access Statements

7. A design and access statement (DAS) will accompany, for information, the Plans and Specifications requests for approval under Schedule 17 for Key Design Elements³. As the DASs will be to assist with the determination of requests for approval under Schedule 17, the content set out below reflects the scope of the planning regime. Matters that might be covered in a DAS for a planning application will not be covered in the DAS for HS2 works. Where a station or key design element has been reviewed by the HS2 Independent Design Panel the DAS will explain how the Design Panel's advice has been considered.
8. The design and access statements will generally follow the structure set out below. The contents of the DAS submitted with requests for approval will address issues related to the relevant grounds specified in Schedule 17 (paragraph 2(5)). The structure is set out in Table 3 below.

Table 3: Contents of a design and access statement

Section	Content
Executive Summary	
Introduction	<ul style="list-style-type: none">• Scope of the Statement and relationship with the HS2 Planning Regime• 1.2 HS2 Project Introduction
Design Issues	<ul style="list-style-type: none">• 2.1 Layout - above ground and non-paying side layout at stations• 2.2 Scale of Buildings• 2.3 Appearance• 2.4 Landscaping [as appropriate]
Access Issues	<ul style="list-style-type: none">• External Access
Conclusions	

³ As defined and identified in HS2 Phase 2a Information Paper D1.