

DESIGN AND ACCESS STATEMENTS

From the 1st June 2009 **Design and Access Statements (DAS)** will be required for almost all planning applications. The **DAS** is a communication tool to show that the objectives of good design have been considered from the outset of the design process. It will form part of the statutory requirements for all applications for planning consent, with the exception of:-

- Householder development (not new dwellings)
- Engineering and/or Mining operations
- Changes of Use (although an **Access Statement** element will be required if employees or members of the public would use the site)

The main roles of a **DAS** are:-

- to ensure that the applicant can provide evidence to justify proposals in terms of planning policy and associated factors
- to explain how the objectives of good design have been applied, or where they have not been applied, the reasons for that
- to clearly set out the established vision and principles for the scheme
- to demonstrate that the principles of sustainability have been addressed
- to illustrate how the applicant has considered conflicting demands relating to the scheme
- to ensure that the applicant has satisfactorily considered design issues early in the design process
- to demonstrate how design decisions have been influenced through the re-appraisal of the design.

The **DAS** will benefit developers, applicants, local communities & local planning authorities. In essence they will:-

- inform decision-making from the outset through the pre-application/application stages to implementation
- provide an opportunity for applicants to demonstrate their commitment to inclusive design
- provide an opportunity for the applicant to demonstrate how they have responded to the need for sustainable buildings and other environmental concerns
- help all those assessing the application, local communities, access groups, amenity groups and other stakeholders to understand the rationale that underpins the development proposal, assisting in their negotiations, representations and decision making
- lead to an improvement in the quality, sustainability and inclusiveness of the development
- make applicants more aware of issues that should be considered.

Applications for Planning Permission must explain within the **DAS** the concepts and principles in relation to (as a minimum):-

- Accessibility
- Character
- Community Safety
- Environmental Sustainability
- Movement to, from and within the development.

It should also be illustrated, with appropriate consideration given to the following:-

- Site and context analysis
- Plans, elevations and sections
- Photographs of the site and its surrounding
- Other illustrations such as perspectives.

The need for a **DAS** will also apply to applications for Listed Building Consent. A **DAS** for a listed building consent application must explain the concepts in principles (including again, as a minimum):-

- Appearance
- Environmental Sustainability
- Layout
- Scale

*Applications not accompanied by a **DAS** or one that is found to be unsatisfactory in terms of meeting the new legislative requirements will NOT be able to be registered as a valid planning application.*

For further information on design issues, the full revised Technical Advice Note (TAN) 12 guidance will be published on 1 June 2009 and can be viewed (along with all other TANs) at:

<http://wales.gov.uk/topics/planning/policy/tans/?skip=1&lang=en>

PLANNING AND PUBLIC PROTECTION SERVICE

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