

Flintshire County Council information note

Planning Application Procedures – Design and Access Statements (DAS)

Design and access statements (DAS) are required to accompany most applications for planning permission and listed building consent.

This is a legislative requirement and applies to all planning applications (outline and full) except:

- ▶ Engineering or Mining Operations
- ▶ Householder applications
- ▶ Changes of Use (An Access Statement is still required in most cases)
- ▶ Reserved Matters (although there is a need for a statement updating the DAS on the outline planning permission, where one has been submitted).

A DAS is also required by legislation to accompany all applications for Listed Building Consent.

The purpose of the DAS is to explain how the principles of good design have been considered from the outset of the development process and, as a minimum, it must explain the concepts and principles in relation to:

- ▶ Accessibility
- ▶ Character (including layout, scale, appearance and landscaping)
- ▶ Community safety
- ▶ Environmental sustainability
- ▶ Movement to, from and within the development

The intention is to make developers aware of these issues when schemes are being drawn up and the DAS should therefore be in preparation from the start of the scheme and should be completed for submission with the planning application. The length and complexity of the DAS will vary, depending on the type and scale of the development but in all cases it should contain a GENERAL section and a statement in relation to each of the five headings above. In general terms this information should cover:

General

- ▶ Vision for the development
- ▶ Site information – location, use etc.
- ▶ Character – buildings and surrounding area
- ▶ Constraints/Opportunities – trees, topography, access etc
- ▶ Reference to Planning Policies/Guidance
- ▶ Details of pre-application processes/discussions

Accessibility

- ▶ How does the access to the site take account of adopted planning policies in respect of access?
- ▶ How does the development ensure ease of access into site (i.e. from the main site access points) as well as within the site (e.g. from footpaths or car parks) for all potential users?
- ▶ How will the development overcome any problems with the existing access arrangements for the site?
- ▶ In the case of listed buildings, explain the full range of options considered for improving access to the building/site and demonstrate why the proposals are considered the most appropriate.

Environmental Sustainability

- ▶ How has the development been designed to reduce demand for energy and carbon emissions.
- ▶ How has the scheme been designed to reduce demand for water and to limit the impact of waste water upon the environment.
- ▶ Will the development use materials of low environmental impact.
- ▶ How will the development maintain or enhance natural habitats?
- ▶ Is the development located to promote for sustainable transport choices?
- ▶ Does the development promote efficient use of land?
- ▶ How will waste be dealt with during and after development?
- ▶ Has the development been designed to take account of the impacts of future changes in climate.
- ▶ In the case of listed buildings demonstrate the options for ensuring the development is sustainable.

Character

- ▶ How will the development include landscaping to protect and enhance the character of the site?
- ▶ How does the scale (including the height, width and length of the proposed buildings) take account of the relationship between the site and adjacent properties?
- ▶ Does the amount of development and the proposed use promote efficient use of land and amenities of nearby residents?
- ▶ How does the layout of the development integrate with its surroundings and buildings, open spaces and internal routes within the development relate to each other?
- ▶ How does the external design, including the use of materials, boundary treatment and landscaping enhance the character of the area?
- ▶ In the case of listed buildings, the range of design solutions considered

Community safety

- ▶ How will the layout of the site ensure that there is adequate natural surveillance of public areas, such as open space, car parks or footpaths?
- ▶ Does the development improve community and individual safety by reducing conflicts between different land uses?

Movement to, from and within the development

- ▶ How does the development promote sustainable transport choices?
- ▶ How has the development taken account of requirements for parking?
- ▶ How does the development cater for servicing needs of the site (e.g. parking and turning delivery vehicles)?
- ▶ How does the development provide safe and clear connections to, from and within the development and integrate with existing transport links?

The submission of a Design and Access Statement (DAS) is a legal requirement and the planning application is not valid unless it is accompanied by a DAS (with the exceptions mentioned above).

Any invalid application (or one which does not contain sufficient information in relation to the das) will be returned to the applicant/agent within a couple of days of its receipt (with an explanation of the additional information required).

Fuller guidance on the DAS requirements can be obtained within the Welsh Assembly Government's Planning Policy Wales, Technical Advice Note 12: Design (TAN12), which is available on the Welsh Assembly Government's website:

English: <http://wales.gov.uk/topics/planning/policy/tans/tan12/?lang=en>

Welsh: <http://wales.gov.uk/topics/planning/policy/tans/tan12/?lang=cy>