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Llywodraeth Cynulliad Cymru
Welsh Assembly Government

Design and access statements

The Welsh Assembly Government is strongly committed to promoting good design in the built and natural environment. Design and access statements (DAS) are required to accompany most applications for planning permission and listed building consent submitted on or after 1st June 2009.

This leaflet only provides an introduction to design and access statements, this information is not sufficient to complete a design and access statement. The following documents provide the technical guidance:

- Technical Advice Note 12 'Design' (contains guidance on preparing a design and access statement)
- The Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2009
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (Wales) Regulations 2009

All these documents can be found by accessing www.wales.gov.uk/planning.

What is a design and access statement?

A DAS is a material consideration in the determination of a planning application and the applicant is responsible for submitting one where required.

It is a communication tool to show how good design has been integrated into the design of the proposed development.



Figure 1 - Objectives of good design

When is a design and access statement not required?

A DAS is not required for:-

- Engineering or mining operations
- Householder development
- Material change in use of land or buildings (**but** an access statement may **be required**)
- Advertisement control
- Tree preservation orders
- Storage of hazardous substances

Validating design and access statements

- An application will not be valid where a DAS is required by the General Development Procedure Order/Listed Building Consent Regulations but has not been submitted.
- A local planning authority must not enter an application on the Planning Register unless accompanied by a DAS (where one is required) and meets the requirements of the legislation.

What are the key parts of the legislation for a design and access statement?

A DAS accompanying an outline or full planning application must:

1. Explain the design concepts and principles applied to the development or works, as minimum in relation to:
 - **Access**
 - **Character** (including amount, layout scale, appearance and landscaping)
 - **Community Safety**
 - **Environmental Sustainability**
 - **Movement to, from and within the development**
2. Demonstrate the steps taken to appraise the physical, social, economic and policy context of the development and explain how the design of the development takes that context into account in relation to its proposed use and each of the aspects specified above.

See the legislation for the exact requirements.

Where a DAS meets these requirements, the local planning authority must place it on the public register of applications with the application to which it relates and consultees must be notified that it accompanies the planning application.

Separate requirements exist for listed building consent applications; please see Technical Advice Note 12 'Design'

Design Commission for Wales

In 2002 the Assembly Government established the Design Commission for Wales to promote good design. Please visit www.dcfw.org.uk for further guidance on the DAS.