



## Design and Access Statements accompanying

### FULL PLANNING APPLICATIONS

In response to the legislation relating to Design and Access Statements (DASs), the guidance contained in Appendix 1 of TAN12: Design (2009), the Ministerial Interim Planning Policy Statement relating to Planning for Sustainable Buildings and the draft TAN22 of the same title, the following guidance has been prepared to provide assistance in the drafting of DASs which accompany full planning applications.

The DAS is an opportunity for you to explain and justify your proposals. It must be fit for purpose and 'readily identifiable' as meeting the statutory requirements, therefore you should include each of the headings set out below (and over) in your DAS. The bullet points indicate the information to include in each section. The amount of information provided should reflect the scale of the proposal and sensitivity of the context.

All DASs will need to concisely and clearly communicate the design approach; therefore, you should include illustrations, plans, photos, and sketches as appropriate.

If you are unsure of what your DAS should contain or how much information to provide, please email [planning@carmarthenshire.gov.uk](mailto:planning@carmarthenshire.gov.uk) or contact the area planning officer.

#### Design and Access Statement Structure

You must demonstrate the steps taken to appraise the site and context of the development. This should include:

**A. Site analysis**

- Access points
- Boundaries
- Site features
- Topography
- Constraints and opportunities

**B. Context analysis**

- Character appraisal
- Local facilities e.g. shops, schools, public transport
- Address physical, social and economic issues
- Community/neighbour engagement

**C. Policy context**

- Identify relevant Unitary Development Plan policies and area designations
- Identify relevant sections of Supplementary Planning Guidance

#### Response to objectives of good design:

You must explain the aspects of your scheme using all the following headings (D-L). As well as explaining the design concept and how the proposals relate to the context, you should also consider how (where appropriate) the proposals address the objectives of good design as set out in TAN 12: Design. These are included below as prompts.

**D. Movement**

*How does the proposal promote sustainable means of travel?*

**E. Access**

*How does the proposal ensure ease of access for all?*

**F. Character: amount of development****G. Character: layout****H. Character: scale****I. Character: appearance****J. Character: landscaping**

*With regard to E-I, how does the proposal:*

- Sustain or enhancing local character?
- Promote legible development where it is easy to find your way around?
- Promote a successful relationship between public & private space?
- Promote quality, choice and variety?
- Promote innovative design?

**K. Community Safety**

*How does the proposal:*

- Ensure attractive, safe public spaces?
- Achieve security through natural surveillance?

**L. Environmental Sustainability**

*How does the proposal:*

- Achieve efficient use and protection of natural resources?
- Enhance biodiversity?
- Design for change?

*If your proposal is for:*

- 5 or more new dwellings; or
- A non residential scheme with a footprint of 1000m<sup>2</sup> or more and/or on a site of 1ha or more

Then this section of the DAS must also:

- demonstrate how sustainable buildings will be delivered and how the energy hierarchy will be applied
- state the sustainable building standard and carbon reduction level to be achieved
- include the feasibility study where low or zero carbon energy sources are proposed

It is also suggested that a pre-assessment be carried out by an accredited assessor and submitted in support of the DAS

**Final scheme**

In addition to the planning applications drawings, you may wish to include additional visual information in the DAS where appropriate to explain the final scheme, such as:

- Coloured elevations
- Contextual elevations showing surrounding development
- Perspective drawings (preferably at eye level)

**Further information:**

- The Town and Country Planning (GPDO) (Amendment) (Wales) Order 2009, No 1024: Design and Access Statements: Wales
- TAN 12: Design (2009) – Appendix 1: Guidance on the design and access statement
- Ministerial Interim Planning Policy Statement (01/09), Planning for Sustainable Buildings
- TAN 22: Planning for Sustainable Buildings – DRAFT (2009)