



## Design and Access Statements accompanying

### OUTLINE PLANNING APPLICATIONS

In response to the legislation relating to outline planning applications and Design and Access Statements (DASs), and the guidance contained in Appendix 1 of TAN12: Design (2009), this note has been prepared to provide assistance in the drafting of DASs which accompany outline planning applications.

In terms of **outline applications**, the guidance requires that the DAS should: *"...clearly explain and justify the objectives which will be used to inform the detailed proposal, demonstrating an understanding for what is appropriate and feasible for the site in its context, even if all reserved matters are to be considered later."* (TAN12, Paragraph A3.2) The text below indicates the information to include where matters are reserved.

For the avoidance of doubt, the new reserved matters comprise the following:

- **Access** – this means the access to and within the site.
- **Layout** – this means the way in which buildings, routes and open spaces are provided.
- **Scale** – this means the height, width and length of each building proposed.
- **Appearance** – this means the aspects of a building which determine the visual impression of a building eg materials.
- **Landscaping** – this includes means of enclosure, external paving, planting and any other amenity features.

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 and the amount of information provided should reflect the scale of the proposal and sensitivity of the context.

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:

Where aspects are included for determination you must explain and justify the proposals. Where aspects are reserved, you must explain and justify the objectives, which will be used to inform future detailed proposals. You should also consider how the proposals address the objectives of good design as set out in TAN 12: Design. These are included below (*in italic*) as prompts.

## D. Access

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

Where **access** is a reserved matter the application the DAS must indicate and explain the area or areas where access points to the development proposed will be situated.

## E. Character: amount of development

## F. Character: layout

Where layout is a reserved matter the DAS must indicate and explain the approximate location of buildings, routes and open spaces included in the development proposed.

## G. Character: scale

Where scale is a reserved matter the DAS must indicate and explain the upper and lower limit for the height, width and length of each building included in the development proposed.

## H. Character: appearance

Where appearance is a reserved matter, the DAS should set out principles to guide the detailed design of buildings where appropriate.

## I. Character: landscaping

Where landscape is a reserved matter, the DAS should set out principles to guide the external works where appropriate.



With regard to E-I, how does the proposal or the parameters/ principles:

- 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?

## J. Community Safety

*How would the future reserved matters application:*

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

## K. Environmental Sustainability

*How would the future reserved matters application:*

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

## L. Movement

*How would the future reserved matters application promote sustainable means of travel?*

## Example

In the case of an application for a single dwelling with all matters reserved, the DAS should set out and justify principles and parameters, which cover:

- The approximate position of the dwelling;
- The upper and lower limit for the height, width and length of the dwelling;
- The area where the access points to the site and dwelling could be situated.
- Local building characteristic to include if appropriate
- Landscape features to retain if appropriate

## Further information:

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- The Town and Country Planning (GPDO) (Amendment) (Wales) Order 2009, No 1024: Design and Access Statements: Wales
- The Town and Country Planning (GPDO) (Amendment) (Wales) Order 2008, No 2336: General Development Procedure
- TAN 12: Design (2009) – Appendix 1: Guidance on the design and access statement
- TAN 22: Planning for Sustainable Buildings – DRAFT (2009)