Cyngor Bwrdeisdref Sirol
Blaenau Gwent
County Borough Council

New Planning Requirement:

Design and Access Statements

In Wales from **1st June 2009** it became a statutory requirement for most planning applications and Listed Building Applications to be supported by "Design and Access Statements"(DAS).
The main exceptions being :-

- Engineering and Mining Applications;
- Householder alterations and extensions and curtilage developments; and
- Material Changes of Use (subject to provisions)

The relevant legislation can viewed at : http://www.opsi.gov.uk/legislation/wales/wsi06-05

The following documents issued by The Welsh Assembly provide guidance to those preparing and assessing the Statements

1 Ministerial Interim Planning Policy Statement 01/2008 - Planning for Good Design – January 2008
http://new.wales.gov.uk/desh/policy/planning/mipps/planningforgooddesign/plggooddesigne.pdf?lang=en

2 Ministerial Interim Planning Policy Statement (01/2009) - Planning for Sustainable Buildings – May 2009
http://wales.gov.uk/docs/desh/publications/090507mippssustainablebuildingsen.pdf

3 A revised Technical Advice Note 12 on Design issued on 1st June 2009 which provides guidance upon the content and scope of the required statements.
http://wales.gov.uk/topics/planning/policy/tans/tan12/?lang=en

The Welsh Assembly Government has also recently issued a Consultation Draft of a Technical Advice Note 22 on Planning for Sustainable Buildings which provides advice on further requirements which are to come into force in September 2009 and September 2010. The document is available at :

http://wales.gov.uk/consultations/planning/?lang=en

Further advice in relation to the preparation of Design and Access Statements may also be obtained from some publications issued by other parties which have been listed below

CABE Design and Access Statements : How to write, read and use them (2006)

DCfW Design and Access Statements in Wales Why, What and How (2008)

WLGA Shaping the Way we Work, Live and Play :Practical guidance on delivering sustainable development through the planning system (2007)

PAS Design and Access Statements : Report from a 'learning group' comprising 16 local planning authorities (2008)