

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.

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.

