

Definition of 'MAJOR' development:

Major Development is defined as the following:

- The provision of 10 or more dwellinghouses;
- Outline application on a site area of 0.5 hectares or more and where the proposed number of dwellings has not been specified;
- The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more;
- Development carried out on a site having an area of 1 hectare or more.

Minimum requirements for content of DAS:

The Town and Country Planning (Development Management Procedure (Wales) (Amendment) Order 2016 requires that a DAS must:

- Explain the design principles and concepts that have been applied to the development;
- Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- Explain the policy or approach adopted as to access and how policies relating to access in the development plan have been taken into account;
- Explain how specific issues which might affect access to the development have been addressed.