

DESIGN AND ACCESS STATEMENTS (DAS)

INTRODUCTION

A DAS is a report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way. It is an analytical and not simply a descriptive document.

WHEN IS A DAS NEEDED?

A DAS is required with planning applications for major development – both full and outline. Lower thresholds apply in conservation areas where a DAS is required for one or more dwellings or provision of building(s) where the floorspace exceeds 100 square metres. Listed building consent applications must also include a DAS.

If you are in any doubt either look at the precise wording in the Government regulations or email planning.services@tendringdc.gov.uk

WHEN SHOULD THE DAS BE WRITTEN?

Work on the DAS should begin at an early stage and well before an application is submitted. For example in pre-application discussions the planning officer will need to see a draft DAS so that they can properly assess and advise on your proposals.

WHAT HAPPENS IF I FAIL TO DO A DAS?

When we receive a planning application we will check whether a DAS is needed and whether it is submitted. If it has not been submitted when it is needed then no further work will be done on the application until it is submitted. It will therefore cause you delay if you do not include the DAS.

WHAT MUST THE DAS INCLUDE?

Please see the Planning Portal for more information: [What is a Design and Access Statement? - Planning Portal](#)

WHY DOES THE CONTENT OF THE DAS MATTER?

A good quality DAS will help Council officers and members and anyone else who is interested in the application to assess and understand the proposals.