



This document has shown the relevant constraints of the site and how the proposed development has responded positively to these constraints whilst according with the relevant planning policies (see planning statement).

The proposal sits comfortably within the landscape, whilst also being in keeping with the surrounding built form to the east and south.

It is considered the proposal accords with the design objectives set out on page 15, integrating into the surrounding development and offering a variety of properties.

The layout indicates dual aspect buildings have been used on corner plots providing visual interest within the streetscene.

The simple palette of materials and roof form reflect the local vernacular.

Importantly, green routes through the site and provision of a substantial amount of open space have taken precedence within the layout with the built form being positioned around these features.

The cul-de-sac nature of the proposal, the width of the streets and use of surface treatment will ensure the proposal will remain safe for all and will also provide a legibility to the site.

The site is sustainable in all aspects enshrined by the NPPF, providing economic, social and environmental benefits.

This Design and Access Statement accords with the requirements identified within the NPPG and those identified within the Town and Country (Development Management Procedure) Order 2010.

