

Residential Development at Maple Avenue, Shildon
Design and Access Statement



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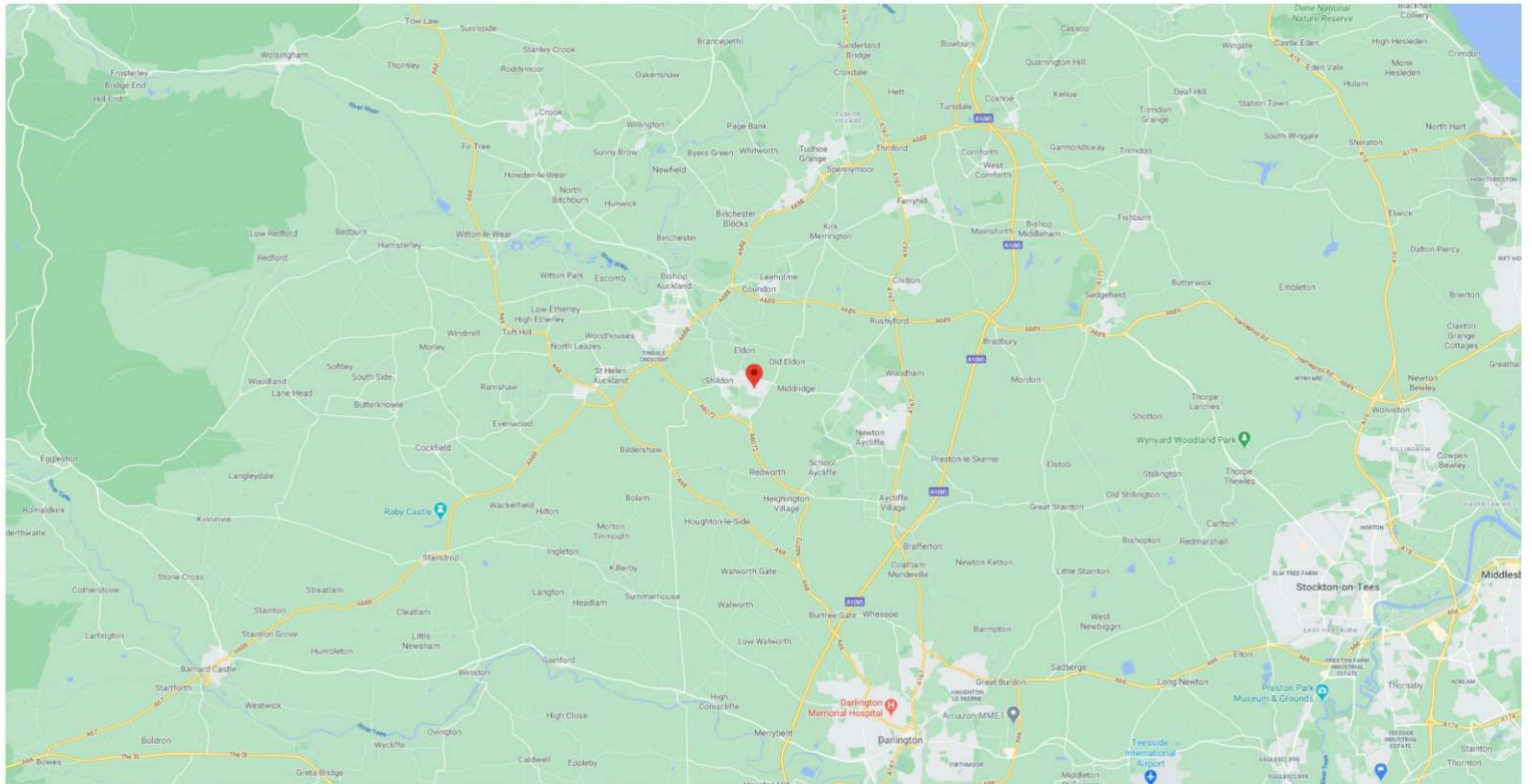
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Site Location Plan

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- 1.1 This Statement has been prepared in response to requirements set by the Planning and Compulsory Purchase Act 2004 which require a statement addressing design concepts, principles and access issues to be submitted with an application for planning permission. It prohibits a Local Planning Authority from entertaining an application unless it is accompanied by a design statement and an access statement when these are required by the Act.
- 1.2 The Town and Country Planning (General Development Procedures) (Amendment) (England) Order 2006 sets out the detailed requirements for these statements and further advice is provided in the Guidance on Information Requirements and Validation published by DCLG in March 2010 and in 'Design and Access Statements' published by CABE in 2006. These require one statement to cover both design and access, allowing applicants to demonstrate an integrated approach that will deliver inclusive design and address access requirements throughout the design process.
- 1.3 This Statement is intended to provide an explanation of the analysis which underpins the development proposals and how it has informed the development of the design.
- 1.4 In addition this statement sets out the principles and concepts that will be used when that proposal is developed in the future.

This Design and Access Statement supports an application for the demolition of 28 apartments and the development of 17 bungalows, designed as accessible accommodation for the over 55's and disabled at Maple Avenue, Shildon. The proposals also include the demolition of existing garages to facilitate new parking for the benefit of the surrounding area.

Understanding the Context

2.0 The Locality

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| <p>2.1 The site is located within the town of Shildon, which is well connected by road. The adjacent A6072 provides access to the A1 which leads Newcastle, Durham and Darlington. To the west, A688 is easily accessed which leads to the North Pennines and the Lake District.</p> <p>2.2 Shildon is situated on the outskirts of larger towns; Newton Aycliffe and Bishop Auckland. They provide further amenities such as a secondary school, sports facilities, shopping opportunities and a hospital.</p> <p>2.3 The town high-street provides shops, restaurants, public services and a GP surgery, which are within 1 mile of the site.</p> <p>2.4 There is an abundance in public open spaces and leisure facilities to promote a varied and healthy lifestyle. Main spaces in close proximity are Hackworth park and Shildon-Sunnydale leisure centre.</p> <p>2.5 Shildon has a mix of housing from many new build areas to traditional cottages.</p> | <p>2.6 The site currently consists of 2 storey apartment blocks and is surrounded by 2 storey houses, the majority of which are semi-detached or terraced. The majority of the dwellings in close proximity to the site are affordable properties under the ownership of Livin.</p> <p>2.7 Materiality the existing dwellings are a mix of brick and render to elevations and different coloured roof tiles to give variety to the street scene.</p> <p>2.8 A bus route runs through roads perpendicular and parallel to Maple Avenue providing regular services that terminate at the surrounding towns and Darlington.</p> <p>2.9 Shildon train station is located less than 0.5 mile from the site. This service also provides links between neighbouring towns. A 20 minute journey to Darlington train station allows links to the rest of the country.</p> |
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Above: View along Maple Avenue

Sustainable Development

The NPPF defines the purpose of the planning system as contributing to the achievement of sustainable development, which it breaks down into three dimensions:

Economic

Social

Environmental

- 3.1 ...the **Economic Dimension** contributes to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation.
- 3.2 ...the **Social Dimension** supports strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.
- 3.3 ...the **Environmental Dimension** contributes to protecting and enhancing the natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 3.4 This application seeks to bring new residential development to the site. The benefits include:
- Help to fulfil the demand for residents who are over 55 or disabled in line with Durham County Council planning policy.
 - Development of a site designated for housing, reducing the need to develop greenfield land of high ecological value to meet housing demand.
 - Improved security for neighboring properties through both passive and active surveillance.
 - Creation of a communal garden. And retention of trees.
 - Creation of new parking area to ease congestion and ownership issues of parking spaces.

Understanding the Context

4.0 The Planning Framework

4.1 This sets out the key planning policies that have guided the development of these proposals and will be material to the determination of the application.

4.2 The national policy that establishes the framework for this application is set out in the National Planning Policy Framework 2021. This Design and Access Statement is set out in such a way as to explain how the proposals respond to the relevant principles of the NPPF.

4.3 Established Best Practice guidance sets out criteria for good design and cites practical examples that demonstrate the benefits and value of good design.

Three key publications are:

- Manual for Streets, CLG/DfT (2007)
- Building for a Healthy Life (2020)
- National Design Guide (2019)

4.4 LOCAL PLAN POLICY

The County Durham Plan

The following CDP policies are relevant to the proposals::

Policy 6 (Development on unallocated sites)

Policy 15 (Addressing housing need)

Policy 19 (Type and mix of housing)

Policy 21 (Delivering sustainable transport)

Policy 25 (Developer contributions)

Policy 29 (Sustainable design)

Policy 32 (Despoiled, degraded, derelict, contaminated and unstable land)

Policy 35 (Water Management Flood Risk and Sustainable Drainage Systems)

Policy 36 (Water Infrastructure Disposal of Foul Water)

Policy 39 (Landscape)

Policy 40 (Trees, woodlands and hedges)

Policy 41 (Biodiversity and geodiversity)

4.5 The National Design Guide (2019) introduces 10 characteristics which work together to create physical character. These are:

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.

- **Lifespan** – made to last.

- **Nature** – enhanced and optimised.
- **Public spaces** – Safe, social and high quality
- **Uses** – mixed and socially inclusive
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.



4.6 The following pages aim to show how the proposals provide a well designed place in accordance with the National Design Guide Criteria.

This part of the Design and Access Statement analyses the physical constraints and opportunities that are presented by the site.

These are the key factors that will guide the subsequent development of design proposals, establishing, amongst other matters, the location of accesses, the treatment of the boundaries, the formation of routes through the site and the general size and form of the development.

Analysis

3.0 Site Description

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Aerial view of the site

The Site

- 5.1 Currently the site houses 28 apartments in 14 existing semi-detached two storey buildings which face Maple Avenue and Firtree. The site is separated into 2 parts by 8 retained houses on Maple Avenue. The materiality of these properties are red brick, grey roofing and white detailing. Each plot has low level brick walls/timber fencing as a boundary between its front garden and the public street path/ neighbouring house respectively with 1800mm timber fences between rear garden boundaries. The intention is to demolish these apartments as they are no longer fit for purpose, many being empty.
- 5.2 Along Maple Avenue, in curtilage parking is not currently provided; residents park their car on the street in front of their property which can lead to congestion along the street. Some occupants have created parking spaces in their front garden to accommodate a single car.
- 5.3 Towards the south of the site there are 17 parking garages accessed via Magnolia Way. A large number of the garages are not used and are boarded up. It is proposed that these are demolished to allow 14 non allocated parking spaces to be created for the benefit of the existing residents of Magnolia Way.
- 5.4 The existing dwellings that are accessed via Firtree are of similar build and appearance as all housing in the cul-de-sac. They have relatively large and irregularly shaped rear garden spaces.. These houses have access to a open green space that creates views and a sense of security. Directly in front of the properties is a small communal parking area (shared with all the properties in Firtree square). The existing parking provision does not provide sufficient for all residents.
- 5.5 Dividing the site is an existing footpath that connects Maple Avenue and Firtree and provides access for pedestrians/ cyclists. The boundary for this path is 1.8m high garden fencing and brick walling.
- 5.6 Topographically there is clear slope downwards from south to north of the site. This is evident on the east boundary properties where from the most southern point to the most northern there is a difference of three metres in height. Plots that are accessed from Firtree are lower than those facing Maple Avenue.
- 5.7 In the north of the site, a previously existing public house has been demolished and is currently now brownfield land. This area provides views and clear access over the end of Maple Avenue onto to Coronation Avenue. There is no clear demarcation between this land and the public path surrounding it, however there is a mix of brick wall and wooden fencing between the land and plots to the rear.
- 5.8 There are a number of trees to the north east of the plot facing Firtree. A tree survey accompanies this application. There is very little soft landscaping to the remainder of the site..



- 1) View of existing properties fronting Maple Avenue
- 2) Existing garages accessed from Magnolia Way to be demolished
- 3) View looking west along Firtree as seen from the footpath connecting to Maple Avenue
- 4) View of the garages accessed from Magnolia Way, looking towards the proposed vehicle access for new parking
- 5) View of the land to the north of Maple Avenue which was formerly occupied by a pub

This part of the Design and Access Statement sets the aspirations for the site alongside both the factors that were identified in the analysis and the opportunities that the site offers. It also explains the issues that inform the detailed design for the site, showing how the factors that were identified in the preceding part of the document have been accommodated or taken into account.

Aspirations

6.1 The aim is to provide accessible high quality accommodation which allows older residents to remain living locally. There is an identified need for this type of accommodation in this area.

6.2 The design should respond to the surroundings and make a positive contribution to the locality.

Opportunities & Constraints

6.3 Under provision of parking is a problem in the area. The proposed plan reduces the overall number of occupants on the site reducing the current strain on parking facilities. Allocated parking for the new properties should reduce the current congestion and parking on the roads within Firtree. Along Maple Avenue, whilst respecting the current building line, the proposed dwellings can be located slightly further west than the existing to allow in curtilage parking which is particularly important for the older residents and will reduce parking on the road.

6.4 The topographic along Maple Avenue will require the new dwellings to be spaced sufficiently far enough apart to allow for the introduction of retaining walls. Parking paths and paths to the front door will be level or gently sloping to ensure easy and hazard free access to the dwellings, providing accommodation which meets the needs of the residents.

6.5 Where the existing trees are located there is the opportunity to retain these and create a garden space for use of the community. This space should be accessible by all and should be actively overlooked by dwellings to ensure that it is a safe place for all.

6.6 Dwelling elevations should be considered to ensure overlooking of the newly created car park areas.

6.7 The existing connecting footpath between Maple Avenue and Firtree should be maintained for public benefit. Boundary treatment along this footpath should ensure that security for the dwellings either side to ensure secure boundaries to the dwellings and gardens.

Sustainable Development

6.8 The 'Three Dimensions' of Sustainable Development as defined in the NPPF are Economic, Social and Environmental.

6.9 The new built bungalows will be constructed to exceed current energy use standards and will be more efficient than existing properties. They will be fit for purpose, creating dwellings which allow older people a choice of accommodation.

The Economic Role

6.10 The development will continue to contribute to the area through supporting local business and public transport services.

The Social Role

6.11 The development will support the community by providing the supply of accommodation to meet the needs of the elderly and the disabled. The scheme will create a high quality built environment, with accessible local services that reflect the communities needs and support its health, social and cultural well-being.

The Environmental Role

6.12 By developing brownfield land with outline planning approval, the pressure to develop greenfield sites elsewhere of higher ecological value is reduced.

Formulating a Strategy

7.0 Community Consultation

Community Consultation

- 7.1 A community consultation event was held at Jubilee Fields Community Centre on 29th July 2021.
- 7.2 The event was attended by a number of residents from Maple Avenue, Magnolia Way and Firtree.
- 7.3 A copy of the consultation presentation boards is shown to the right.
- 7.4 The general response to the proposed development was positive. Concerns were raised regarding existing parking issues for surrounding properties, and queries were raised whether this could be addressed as part of the design. Some neighbours provided written responses at the event which are recorded as follows:

Comment
<i>The bungalows look beautifully designed and hopefully everyone will be very happy living here</i>
<i>Happy with what their doing, would like to see parking for Magnolia Way. Hopefully get it sorted at my property for mobility access. Thanks God the flats are going</i>
<i>Happy enough with the plans for the new builds. My issues are parking for Magnolia Way. It would be nice to see parking put in for the residents of Magnolia Way where the garages currently are. Be mindful when work starts of vehicles and parking as the street is narrow and already full of vehicles.</i>
<i>Positive development / plans. Be very mindful of parking and access for residents. Love the solar panels and eco aspect. Electric charge points would be ideal on the extra parking bays on the old Jubilee pub site</i>
<i>Looks great</i>
<i>Lovely and spacious design. Look forward to seeing them.</i>
<i>Looks like a good development which will improve and be good for the area</i>
<i>Any way B2 bungalows be reconfigured to make bedroom 2 a double room</i>

Maple Avenue, Shildon

Proposed Site Layout

- These plans detail the proposal to demolish existing apartments at Maple Avenue and Firtree and replace them with high quality and energy efficient bungalows.
- All plots will have allocated parking to avoid the need for cars having to park on the street.
- New parking for plots 4 to 7 accessed from the existing garage area provides the parking pressure on Firtree.
- Visitor parking is provided adjacent to plot 3 for the benefit of new and existing residents.
- An existing pedestrian path between Jubilee Avenue and Firtree has been retained.
- All plots have additional windows to side elevations to provide natural surveillance over the surrounding area.
- Each plot has its own secure rear garden with 1800mm high timber-clad fencing.
- Shared communal garden that provides biodiversity and well-being.

Additional two homes subject to obtaining heritage title

Maple Avenue, Shildon

Interior Design

- These modern bungalows designed to National Design Space Standards to ensure quality living.
- All plots are designed to meet Category 2 - Adaptable Dwelling Standards to meet the future needs of residents.
- High levels of thermal comfort.
- Heating and hot water provided by low carbon air source heat pump.
- Spacious rooms that can accommodate a variety of furniture.
- Large windows providing good levels of natural daylight.
- Materials are selected from a palette of 10 in line with the existing surrounding development.

Exterior Design

Part Four Developing the Detail

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This part of the Design and Access Statement explains how the proposals for the site have developed based on the analysis and research in the previous chapters.

We also describe the appearance and layout of the bungalows and how the needs of the occupants will be met through the design.



Site layout

- Layout**
- 8.1 Further to the community consultation event it was recognised that parking and traffic were a concern to the residents of Magnolia Way. As a response to this the site boundary has been increased from that presented at the consultation event to include the garages adjacent to number 16 Magnolia Way. The demolition of the garages will allow for 14 non-allocated car parking spaces with soft landscaping between. In addition this also allows a level access from the car parking spaces to number 17 Magnolia Way through the rear garden—improving accessibility for the resident.
- Amount**
- 8.2 A total of 17 bungalows are proposed for the site, which also accommodates existing sewer easements across the land.
- 8.3 The site layout has been developed to allow for phasing of the works to ensure that existing residents are considered during the construction period. Phase 2 comprises plots 12 and 13.
- 8.4 The proposed layout follows the building lines of the existing apartments although as already discussed where possible have been relocated marginally to allow in curtilage parking along Maple Avenue. All proposed properties have private rear gardens and boundaries have been considered to ensure safety and security of the residents.
- Parking**
- 8.5 The housing has been designed such that it is of a familiar size and scale to the surroundings ensuring it knits into it's existing context but has it's own character and identity.
- 8.6 As already discussed parking was identified as a potential concern to surrounding residents and has been mitigated by providing 14 additional parking spaces on the site of the garages. An additional 6 unallocated parking spaces has also been provided south of plot 3 on Maple Avenue which will further reduce the on street parking. These unallocated parking spaces will have strips of soft landscaping between to soften the impact.
- 8.7 Parking provision for new dwellings is provided in line with the Durham County Council guidance. Where possible, the layout seeks to provide two allocated parking spaces per dwelling. Spaces will be sized in accordance with the requirements of Building Regulations Approved Document M Category 2.
- 8.8 Allocated parking for those properties fronting onto Firtree is accessed via the new parking area described above. To create an area with it's own character and to demark it from the unallocated parking it is proposed that the entrance will be formed by brick piers and the parking spaces will be finished with block paving to this area. The provision of allocated parking to plots 4-11 will alleviate the parking numbers for surrounding properties that front Firtree.
- 8.9 In curtilage allocated parking is provided to all new dwellings along Maple Avenue.
- Boundary Treatments**
- 8.10 Rear garden fences are enclosed with 1800mm high timber fencing to ensure security as these fences border public paths and communal areas.
- 8.11 In front gardens to Firtree, low level brick walls will demarcate between the residents land and the public path clearly and give a sense of privacy/security. Due to the amount of open frontage required to Maple Avenue to accommodate parking and footpaths, no front boundary has been proposed.
- Refuse Strategy**
- 8.12 Each plot has a private rear garden for the storage of bins where they will be concealed from the street scene.

Developing the Detail

9.0 Appearance, character and Identity

9.1 All proposed dwellings on the site are bungalows which are designed to be accessible for the over 55's. The internal layouts are designed to meet the Nationally Described Space Standards and Approved Document M Category 2, providing a high quality development that meets the needs of residents. There are 2 bungalow types proposed which have been designed in order to fit in the plots left once the apartments are demolished.

9.2 Internally, lounges are positioned at the front of the dwellings with views over Firtree open space or along Maple Avenue which will provide a sense of security. Large and plentiful windows maximise daylight within the dwelling.

9.3 Bungalow elevations have been designed to knit into the existing community. It is proposed that they are brick with grey slate effect roof tiles. Windows will be white UPVC with art stone cills. A distinctive porch entrance provides a contemporary appearance to give the plots their own identity. It is proposed that low level garden wall define private

spaces tying in with the existing properties.

9.4 Plots 1, 9 and 11 have windows provided to the side elevations to break up the gable and offer overlooking over public spaces for security.



Above: Typical floor plans with windows provided to side elevations of key plots.

Left: Typical front elevation.

Sustainability Statement

10.1 New development on this site will be based on a strategy that will secure a low carbon development that is consistent with wider policy ambitions to reduce the use of energy from non renewable resources and reduce carbon emissions as part of a broader strategy to counter global warming. This will be achieved by exceeding current Building Regulations and designing to the emerging target of 31% CO2 reduction through the use of solar PV panels and air source heat pumps.

10.2 The detailed energy strategy will be developed and will be founded on a reduction in energy consumption achieved through improved building performance and a reduction in energy use from non renewable sources, by the use of proven low carbon and/or renewable energy technologies.

10.3 The adoption of sustainable construction is a key component of sustainable development, and key to minimising the environmental impact of new development.

10.4 Recognising this, the contractor will adopt a comprehensive and co-ordinated range of measures. Some of these will be embodied in the construction of the dwellings. Others will enable residents to install equipment or improve performance in the future, particularly as technologies improve and costs reduce.

10.5 A 'Fabric First' approach will help to 'future proof' the buildings, by focusing attention on those elements of the building, such as wall insulation, that are difficult to upgrade retrospectively.

10.6 Specific measures will include:

- Use of high efficiency, low emission heating systems;
- Adoption of a 'Fabric First' approach that embodies high levels of thermal insulation as a means to achieve long term energy efficiency;
- Use of 'accredited details' to achieve high levels of airtightness ;
- A co-ordinated approach to the design of heating systems and building insulation, targeting reductions in energy usage ;
- Measures to reduce water consumption, including dual/low

flush WC's and reduced flow taps;

- Use of sustainable drainage to control run off from the site;
- Management of waste during the construction process, including the adoption of a Waste Management Plan;
- Considered orientation of plots and design of windows, balancing aesthetic considerations with the need to use natural daylight and solar gain to reduce use of artificial lighting and heating;
- Provision of mechanical ventilation in accordance with Building Regulation requirements to minimise the risk of condensation
- Appropriate controls to heating systems, helping to minimise energy use;
- Installation of low voltage lighting fittings;
- Installation of smart metering, enabling residents to monitor and control energy usage;
- Responsible sourcing of materials and use of non-toxic materials;
- Avoidance of materials that embody high energy use or carbon emissions;

10.7 Overall, the aim will be to develop the site in an environmentally and socially responsible manner that embodies the principles of sustainable development.

Part Six

11.0 Access

- 11.1 Provision of access into the site reflects the guidance set out in Manual for Streets and builds on current best practice to provide inclusive access, promoting and facilitating free movement around and through the site for all, regardless of personal circumstances. This includes:
- Safe access for vehicles
 - A layout that inherently restricts traffic speeds
 - Access for emergency vehicles
 - Adequate car parking that is integrated into the design to reduce its impact and create a high quality public realm
 - Safe, convenient and attractive routes for pedestrians
- 11.2 Lighting will be an integral part of the design so that access and pedestrian routes are well lit.
- 11.3 To facilitate pedestrian movement, dropped kerbs will be provided where pedestrian routes and desire lines cross the vehicular carriageway and these will be marked by tactile paving so that they can be identified by partially sighted people. Access to the building will comply with the Building Regulations.
- 11.4 Access to individual dwellings will comply with the Building Regulations (Part M: Category 2). All pedestrian routes will be constructed from firm, durable and slip-resistant material, with external entrances being served by a 1.2m level approach and threshold to principle external entrances.
- 11.5 Introduction of new car park (for western plots and parking spaces in front gardens (for eastern plots), guarantees all residents can safely park their car and manoeuvre to their dwelling.
- 11.6 Clear definition in materiality between paths to bungalows and communal paths will ensure demarcation between public and private.

<p>12.1 The introduction to this Statement explains its purpose and role and how it complies with current legislation, Planning Policy and Best Practice.</p>	<ul style="list-style-type: none"> • Appearance Character and Identity • Sustainability • Access 	<p>demonstrates that the proposals are sustainable, bringing economic, social and environmental benefits such that Planning Permission should be granted.</p>
<p>12.2 The Statement sets out the background to the proposal, explaining the need for housing in the locality and how the scheme will fulfil this requirement.</p>	<p>12.7 The Statement considers how access will be provided into and within the development.</p>	
<p>12.3 The Statement incorporates an assessment of the application site and its context.</p>	<p>12.8 In doing this, the Statement demonstrates that the proposals</p> <ul style="list-style-type: none"> • Are consistent with National Planning Policy Guidance and recognised Best Practice. 	
<p>12.4 The Statement demonstrates that the proposals are based on a clear understanding of the framework that is set by Planning Policy and how it has been influenced by current guidance including the National Design Guide.</p>	<ul style="list-style-type: none"> • Evolve from a considered assessment of the site, and make an appropriate response to its physical context. • Reflect a clear understanding of the Constraints and Opportunities presented by the site. 	
<p>12.5 The Statement goes on to show how this information is applied to generate a development strategy.</p>	<ul style="list-style-type: none"> • Provide appropriate, convenient and safe means of access for vehicles, cyclists and pedestrians. 	
<p>12.6 The Statement presents a proposed site layout based on the analysis and strategy, explaining how the proposals will be developed in detail in terms of:</p>	<p>12.9 This Statement provides a comprehensive overview of the way in which the proposals underlying the Application for Planning permission for development at Maple Avenue evolved. In doing this, the Statement</p>	