

Planning Context

The site benefits from an Outline planning permission granted on 05.07.23 for:

Outline application (all matters reserved except access to the site) for the development of up to 200 dwellings, including 40% affordable housing and associated infrastructure, open space, biodiversity enhancements, landscaping and green infrastructure, following demolition of existing agricultural buildings. (Means of access into the site from New Bath Road to be considered).

Access was approved as part of the Outline permission. The main vehicular access into the development is from a new roundabout junction located on the A4 New Bath Road at the north-western side of the site, with a secondary access located further along the A4 to the east.

The illustrative masterplan submitted at Outline is displayed on the page to the left.

Key Planning Policy Documents

- National Planning Policy Framework (NPPF)
- National Design Guide
- National Planning Practice Guidance
- Adopted Core Strategy (2010)
- Adopted Managing Development Delivery Local Plan (2014)
- Twyford Neighbourhood Plan (2018-2038)
- Sustainable Design and Construction - Supplementary Planning Document (2010)
- CIL Guidance
- Affordable Housing Supplementary Planning Document (2011)
- Central and Eastern Berkshire Joint Minerals and Waste Plan

The Outline Permission (Drawings and Reports)

- Decision Notice approved the following documents:
- 5563.003 Rev I Proposed Access Arrangements
 - PRB-TWY-013E Illustrative Land Use Plan
 - PRB-TWY-012F Illustrative Storey Heights Plan

The Outline Permission

- The Decision Notices features a total of 53 conditions:
- 12 Compliance / Informative
 - 26 Pre-Commencement
 - 13 Reserved Matters related
 - 2 Pre-Occupation

Condition 10 - Design Code

Prior to the submission of Reserved Matters pursuant to Condition 4, a Design Code for the site shall be submitted to and approved in writing by the LPA.

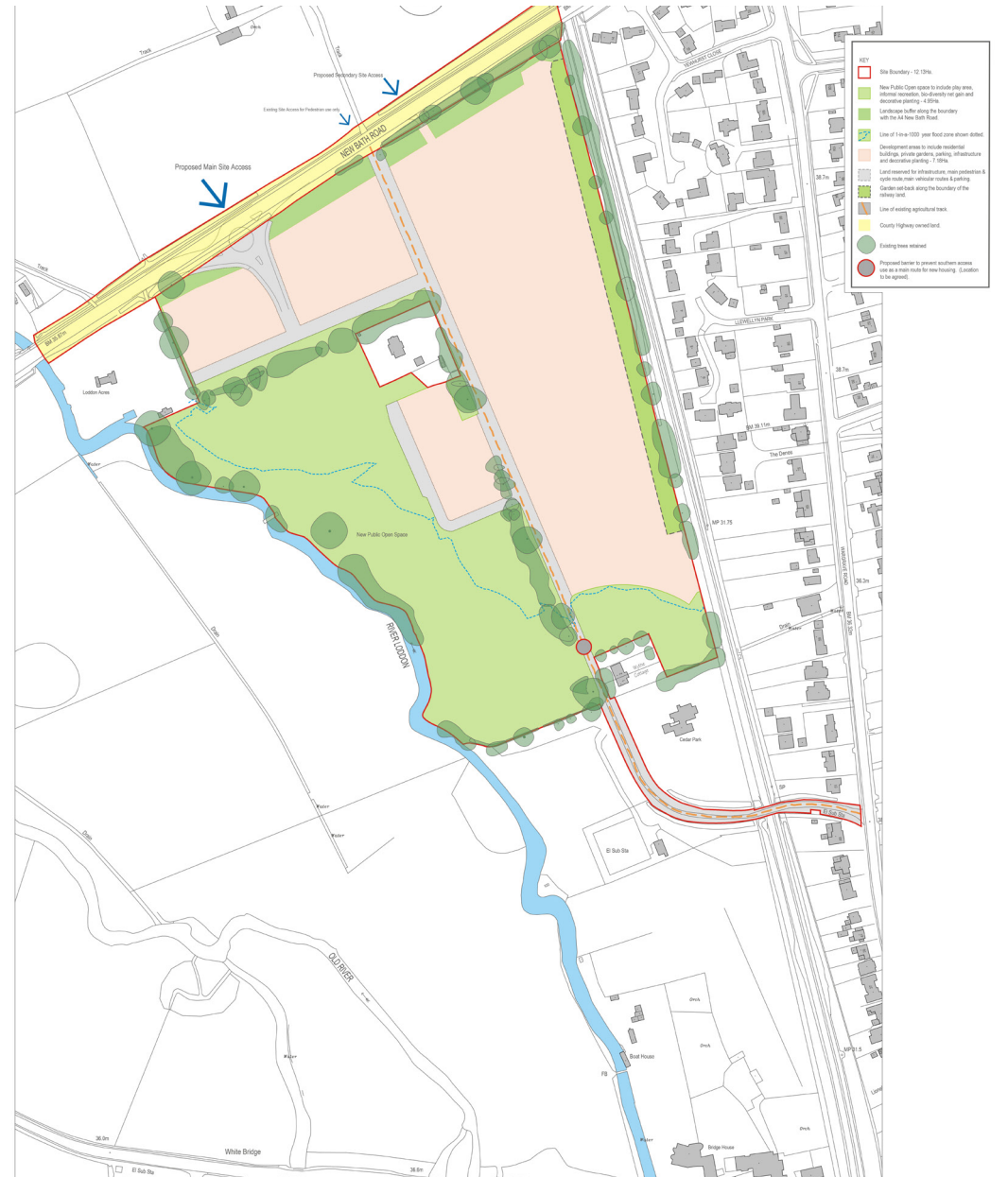
Design Code

This Design Code will accompany and guide the development of the site at Bridge Farm, Twyford. It will explain and present how the scheme complies and builds upon the outline permission alongside national and local planning policy. This document has been produced through extensive collaboration with the LPA as part of the pre-application process.

This Design Code illustrates the site constraints, design principles and proposed design strategy through various illustrations, drawings and visual representations.



Storey Heights Plan (Submitted as part of the outline application)



Land Use Plan (Submitted as part of the outline application)

The Site

The photographs on the following pages highlight the key aspects and characteristics of the site.

The site is in a sustainable location within the settlement of Twyford. It is located in Wokingham Borough.

The site comprises of two parcels of land divided by an existing track. The majority of the site is made up of grassland.

The site borders the River Loddon and has an area of flood plain to the west.

The application site known as Bridge Farm is located approximately 0.5km to the north-west of the centre of Twyford.

The site extends to approximately 12.2 hectares and comprises agricultural land, previously used for the grazing of cattle, and includes associated agricultural buildings and an agricultural track running through the site from north to south, known as Muddlers Lane.

There is an existing dwelling located in the centre of the site known as ‘Orchard House’ however this is excluded from the application red line boundary.

Adjoining the site to the north-west is a single dwelling, ‘Loddon Acres’ and to the south lies a pair of semi-detached dwellings (‘Wythe Cottages’) and beyond these is the Cedar Park children’s day nursery. Again, these properties are all excluded from the application site boundary.

The east boundary of the site borders the Henley Branch railway line and its associated cutting and beyond this lies the edge of the built-up area which defines the current boundary of the Major Development Location of Twyford. The site is therefore located close to, but sits outside of, the current development limits of Twyford. The site is therefore located in the countryside. The site is not, however located within designated Green Belt or within a Conservation Area.

The location of the development is considered to be sustainable and would allow easy and safe access to facilities within walking distances to local services and facilities within Twyford - including Twyford train station - which is considered a significant benefit.

The north of the site borders the New Bath Road (A4) and the River Loddon to the west, beyond which are further fields and the Old River.

Parts of the western/southern side of the site are situated within Flood Zones 2 and 3. Vehicular access into the site is currently via Muddlers Lane access track off the A4 to the north and Bridge Farm Road which is accessed off the Wargrave Road to the south.

Open views into the site are limited from the south and east due to the existing extent of the Twyford settlement boundary, and therefore the main views into the site are from the A4 New Bath Road.

The site contains a number of established mature trees, both along Muddlers Lane within the site, as well as along its boundaries and along the edge of the River Loddon.



Image of the site looking north from the river bank (Jan 2024)



Image of the site looking east from the river bank (Jan 2024)



Image of the site looking east towards the railway (Jan 2024)