

Bridge Farm
Twyford

Design & Access Statement Addendum

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Contents

Introduction	4
S73 Application	4
Layout Amendments	5
Street Scene Amendments	6

Introduction

Planning Context

This Design and Access Statement Addendum has been prepared to accompany a Section 73 application which seeks to vary the approved drawings condition of the Reserved Matters application (ref: TM/24/3124/RM) for the development at Twyford.

The Reserved Matters application, for the 'Application for the approval of reserved matters pursuant to outline planning consent 212720 for the erection of 200 dwellings with associated infrastructure, open space, biodiversity enhancements, landscaping and green infrastructure (Appearance, Landscaping, Layout and Scale to be considered)', was approved on 20th June 2025.

Section 73 Application

The primary purpose of this application is to introduce minor amendments to the approved layout for plots 191-200. These changes are proposed to resolve a legal issue relating to a parcel of land adjacent to the western boundary of this part of the site.

This Design and Access Statement Addendum will:

- Detail the proposed amendments to the approved scheme for plots 191-200.
- Explain the reasoning behind the changes and assess their impact, demonstrating that the proposal remains a high-quality development that respects and enhances the principles of the original approval.

The proposed changes are limited to the following:

- An amendment to the site layout arrangement for plots 191-200
- Resubmission of layouts, street scenes and landscaping drawings to reflect the alternative layout
- A corresponding resubmission of garage drawings to reflect the revised layout

A full list of the proposed amended drawings is provided on the submitted drawing register.

All other drawings from the original approval (Ref: TM/24/3124/RM) remain as approved.



Approved Site Layout (DES-703-101-5)

Layout Amendment

Following the approval of the Reserved Matters application, a legal constraint concerning the land to the west of the access track serving plots 191-200 was identified. To resolve this, the layout for these ten dwellings has been subtly reconfigured. The amended layout has been carefully designed to respond to this constraint while maintaining the quality of the scheme and, where possible, introducing tangible benefits.

The revised layout pulls the dwellings slightly further east, away from the western site boundary.

This has several key benefits:

Relationship to Landscape

It increases the distance between the new homes and the established tree belt, providing a greater buffer and improving the long-term relationship between the development and this existing landscape feature. The overall amendment to the landscape design is minimal.

Residential Amenity

The re-orientation of the dwellings has resulted in more consistent and regular-shaped rear garden areas, enhancing the quality of private amenity space for future residents. All gardens remain fully compliant with the Council's amenity standards.

Servicing & Access

From a technical perspective, the new layout offers an improved arrangement for servicing. Access for both fire tenders and refuse collection vehicles is now more direct and efficient than in the previously approved scheme.

Crucially, the amendments do not result in any adverse impacts. The total number of parking spaces (including visitor provision) remains unchanged, and the scheme does not result in any new incursion into the flood zone or the buffer for the adjacent play space.

It is important to note that there are no proposed changes to the approved house types for plots 191-200.

The materiality, roof forms, and overall architectural appearance will be delivered exactly as per the original consent. While the form of some garages has been adapted to suit the new layout, their external materials and appearance also remain as previously approved. The proposed changes are therefore confined solely to the site layout for this small parcel of the site.



Revised Site Layout (DES-703-101-6)

Street Scene Amendments

Amendments to the Street Scenes are limited to reflecting the new positioning of each plot, with no amendments to the materiality, roof form or elevational treatment of any plots.



Approved Street Scene



Amended Street Scene