



Edgehill Park Phase 6/7

Design and Access Statement

February 2026

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1. Introduction

This statement accompanies a S73 application seeking to vary condition 1 on planning application 4/25/2181/0B1

This application seeks approval for minor amendments relating to

- **Widen the footpath around the anhydrite bund** to ensure adequate access for Emergency Vehicle Access (EVA) requirements.
- **Revise the footpath layout around the square adjacent to Plots 93 and 94** to prevent pedestrian routes running directly past the front-facing windows of those plots.

There are no other changes are proposed.

2. Site and Planning History

Planning permission was granted under reference 4/25/2181/0B1 for variation of condition 2 (plans) for revised house types and layout of planning approval 4/20/2474/0R1 – Reserved matters application (access, appearance, landscaping, layout and scale) for erection of 335 dwellings including associated infrastructure.

This section 73 does not change any of the below

- The use of the site
- The approved red line
- Access arrangements

3. Proposed Amendments

The proposed amendments are

- **Widen the footpath around the anhydrite bund** to ensure adequate access for Emergency Vehicle Access (EVA) requirements.
- **Revise the footpath layout around the square adjacent to Plots 93 and 94** to prevent pedestrian routes running directly past the front-facing windows of those plots.

4. Design Impact Assessment

Scale and Massing

The proposed amendments do not materially alter the scale, massing or built form of the development.

Appearance

There are no fundamental changes to the appearance of the development and no changes to materials.

Residential amenity

There are no overlooking, overshadowing, or loss of light impacts.

Character of the area

The amendments remain in keeping with surrounding development.

5. Access

There are no changes to any access arrangements.

6. Planning Policy Compliance.

The proposed amendments do not conflict with the development plan and maintain compliance with relevant local and national planning policies.

The changes are minor in nature and do not give rise to new planning consideration

7. Conclusion

The amendments proposed under this application are minor material changes which seek to make the development better and do not alter the overall design intent, character or planning merits of the approved scheme.

Accordingly, the application should be approved.