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CHARLES CHURCH



Design & Access Statement

Salesbury View, Wiltshire

December 2025

www.idpartnership.com

Contents

01 Introduction

1.1 Introduction	06
1.2 Overview of Design Guidance	07
1.3 Overview of Planning Policy	09

02 Understanding the Site

2.1 Site Location	14
2.2 Site Context	15
2.3 Existing Connections	16
2.4 Existing Facilities	17
2.5 Site Photographs	18
2.6 Heritage and Character	20
2.7 Constraints and Opportunities	22

03 Design Development

3.1 Previous Planning Application	26
3.2 Layout Development	27
3.3 Refused Planning Application	32
3.4 Appeal and Layout Revision	33
3.5 Response to Inspector's Comments	36

04 Design Proposals

4.1 Proposed Masterplan	42
4.2 Accommodation	44
4.3 Affordable homes	45
4.4 Building Heights	46
4.5 Scale and Massing	47
4.6 Spatial Syntax	50
4.7 Landscape Proposals	51

05 Streetscene and Appearance

5.1 Streetscene and Appearance	56
5.2 Referencing the Local Character	70

06 Access and Supporting Drawings

6.1 Street Hierarchy	74
6.2 Car Parking	75
6.3 Materials and External Finishes	76
6.4 Boundary Treatments	77

07 Building for a Healthy Life Assessment

7.1 Integrated Neighbourhoods	80
7.2 Distinctive Places	82
7.3 Streets for All	84



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P4	13.02.24	Updates to text	TG	KD
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P11	12.09.25	Updates to plans and massing CGIs	KW	KD
P12	04.12.25	Updated to reflect latest amendments	KW	KD

01

Introduction

01

This Design and Access Statement has been prepared by IDPartnership Northern (IDP) on behalf of Persimmon Homes.

1.1 Introduction

The purpose of this Design and Access Statement (DAS) is to assist officers at the Council in their consideration of the accompanying application for a:

Full planning application for the erection of 80 homes and associated access, landscaping and infrastructure and engineering works at Salesbury View, Wiltshire (ref. 3/2022/0115).

This DAS considers the design and access components of the proposed development. It sets out the analysis of the development context and how this has influenced the design principles applied to the development proposals.



1.2 Overview of Design Guidance

National Planning Policy Framework

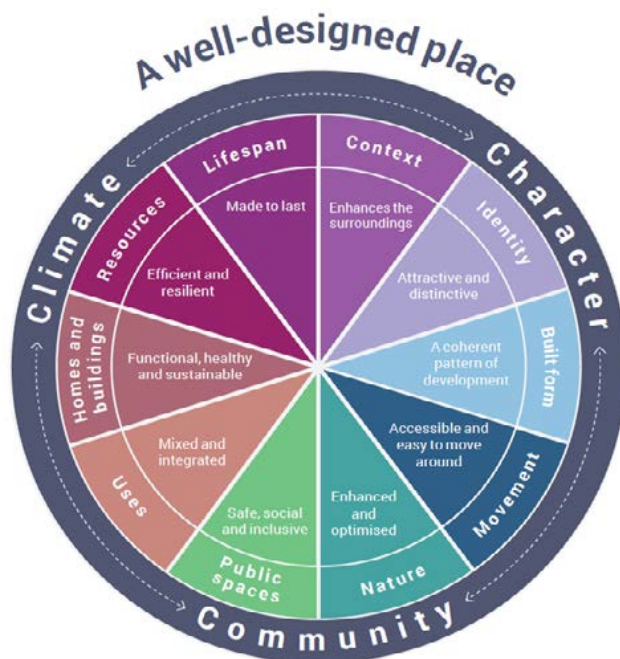
The National Planning Policy Framework (NPPF), which was revised in December 2024, sets out the Government's commitment to:

- Achieving sustainable development;
- Delivering a sufficient supply of homes;
- Building a strong, competitive economy;
- Promoting healthy and safe communities;
- Promoting sustainable transport;
- Making effective use of land;
- Achieving well designed places;
- Meeting the challenge of climate change, flooding and coastal change; and
- Conserving and enhancing the natural and historic environment.

National Design Guide

The National Design Guide (NDG) sets out the Government's priorities for well-designed places in the form of 10 characteristics. The ten characteristics are based upon Chapter 12: Achieving well-designed places of the NPPF. They are as follows: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

Well-designed places have individual characteristics that work together to create their physical character. The 10 characteristics help to nurture and sustain a sense of community. They work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.



National Model Design Code

The National Model Design Code (NMDC) sets a baseline standard of quality and practice which Local Planning Authorities are expected to take into account when developing local design codes and guides and when determining planning applications, including:

- The layout of new development, including street pattern;
- How landscaping should be approached including the importance of streets being tree lined;
- The factors to be considered when determining whether façades of buildings are of sufficiently high quality;
- The environmental performance of place and buildings ensuring they contribute to net zero targets; and
- That developments should clearly take account of local vernacular and heritage, architecture and materials.

The purpose of the National Model Design Code is to provide guidance on the production of design codes, guides and policies to promote successful design expanding on the 10 characteristics of good design set out in the National Design Guide, which reflects the governments priorities and provides a common overarching framework for design.

The National Model Design Code has been used to inform the approach that has been adopted by the project team in formulating the development proposals and the guidance within the NMDC has been an important tool in ensuring the proposals are of high quality and are considered to be good design.

Secured By Design

Secured by Design (SBD) is the official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit. The initiative aims to encourage the building industry to adopt crime prevention measures in the design of developments to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment.

The proposed housing layout has been designed and arranged to adhere with secure by design principles for example ensure outward facing perimeter blocks, high levels of natural surveillance and attractive routes through and around the development.



CGI image

1.3 Overview of Planning Policy

This section of the Design and Access Statement provides a summary of the relevant strategic planning policies which provides the framework within which the proposed development will be considered and determined against.

This section should be read in conjunction with the accompanying Planning Statement.

Ribble Valley Core Strategy 2008–2028

The Ribble Valley Core Strategy was adopted in December 2014 and forms the central document of the Local Development Framework (LDF) which establishes the vision, underlying objectives and key principles that will guide the development of the area to 2028.

The following key statements and policies are considered relevant for the development proposal:

Key Statement DS1: Development Strategy

This statement sets out the settlement hierarchy strategy and identifies the housing distribution for settlements in Ribble Valley. It highlights that the main principle settlements are Clitheroe, Longridge and Whalley.

In addition to the strategic site at Standen, the development will be focused towards the 'Tier 1' Villages. Wilshire is highlighted as the most

sustainable of the 32 settlements.

Key Statement DS2: Sustainable Development

This states that when the Council is considering development proposals it will take a positive approach that reflects the National Planning Policy Framework in terms of presumption in favour of sustainable development.

Key Statement EN3: Sustainable Development and Climate Change

This key statement states that the Council will seek to ensure that all development meets an appropriate recognised sustainable design and construction standard where viable to do so, in order to address both the causes and consequences of climate change.

All development should optimise energy efficiency by using new technologies and minimising the use of energy through appropriate design, layout, materials, and landscaping and address any potential issues relating to flood risk.

Key Statement EN4: Biodiversity and Geodiversity

This states that the Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats

and help develop green corridors.

Key Statement H1: Housing Provision

This key statement outlines the objective for land to be made available to deliver 5,600 dwellings with a dwellings per annum figure of 280 across the plan period of 2008-2028. The Council added that housing need and land availability will be monitored.

Key Statement H2: Housing Balance

This suggests that planning permission will be granted for residential development so long as it provides a mix of housing that accords with future and local needs across the local authority based upon evidence from recent surveys and assessments.

Key Statement H3: Affordable Housing

This sets out the expectation for housing developments of more than 5 dwellings, outside Clitheroe and Longridge, to provide 30% affordable housing on site. The Council will only consider a reduction in this level of affordable provision, to a minimum of 20%, where justified by a viability appraisal.

This statement also requires provision of housing for elderly people. The statement highlights that 15% of the units will be sought to provide for older people on sites of 10 units or

more. Within this 15% figure a minimum of 50% would be affordable and be included within the overall affordable housing threshold of 30%. The remaining 50% will be for market housing for older people.

Policy DMI1: Planning Obligations

This policy states that Planning Obligations will be used as a mechanism to deliver development that contributes to the needs of local communities and sustainable development. Obligations will be negotiated on a site-by-site basis, and can either be in kind or in the form of financial contribution with a clear audit trail of how any monies will be spent and in what time frame.

Policy DMI2: Transport Considerations

This policy states that new development should be located to minimise the need to travel. Also, it should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car. Major applications should always be accompanied by a comprehensive travel plan.

Key Statement DMG1: General Considerations

This statement sets out the requirement for development to be of a high quality and sympathetic in terms of design, access, amenity, environment and infrastructure.

Key Statement DMG2: Strategic Considerations

This states that development should be in accordance with the Core Strategy and support the spatial vision. Development proposals in principal settlements (including Whalley) and Tier 1 villages, should consolidate, expand or round-off development so that it is closely related to the main built-up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.

Policy DMG3: Transport and Mobility

This policy states that decisions on development proposals will attach considerable weight to the availability and adequacy of public transport. All major proposals should offer opportunities for increased use of public transport. All proposals will be required to provide adequate levels of car parking.

Policy DME1: Protecting Trees and Woodlands

This policy states that where applications are likely to have a substantial effect on tree cover, the borough Council will require detailed arboricultural survey information and tree constraint plans including appropriate plans and particulars.

Policy DME2: Landscape and Townscape Protection

This sets out the requirement for applications

to not harm the landscape or characteristic of the local area. The policy goes on to say that the council will seek to enhance the local landscape wherever possible and will consider the potential cumulative impact of development where development has already taken place.

Policy DME3: Site and Species

This policy states that developers are encouraged to consider incorporating measures to enhance biodiversity where appropriate that will complement priority habitats and species identified in the Lancashire BAP.

Policy DMH1: Affordable Housing Criteria

This policy sets out the requirement that where proposals involve the provision of affordable housing units, the residential development must be expressly for the following groups of people:

- First time buyers currently resident in the parish or adjoining parish
- Older people currently resident in the parish or an adjoining parish
- Those employed in the parish or an immediately adjoining parish but currently living more than 5 miles from their place of employment
- Those who have lived in the parish for any 5 of the last 10 years having left to find suitable

accommodation and also with close family remaining in the village

- Those about to take up employment in the parish
- People needing to move to the area to help support and care for a sick, older person or infirm relative

Housing and Economic Development Plan Document (October 2019)

Following the adoption of the Core Strategy in December 2014 the Council adopted a Housing and Economic Development Plan Document (HED DPD) in 2019. This plan sets out more detailed policy coverage for matters relating to housing and economy, and to meet the residual requirements from the Core Strategy.

This application site had been included within the settlement boundary of Wiltshire under the Proposal Map (HAL2) and was subject to formal examination by a Planning Inspector.



O2

Understanding
the Site

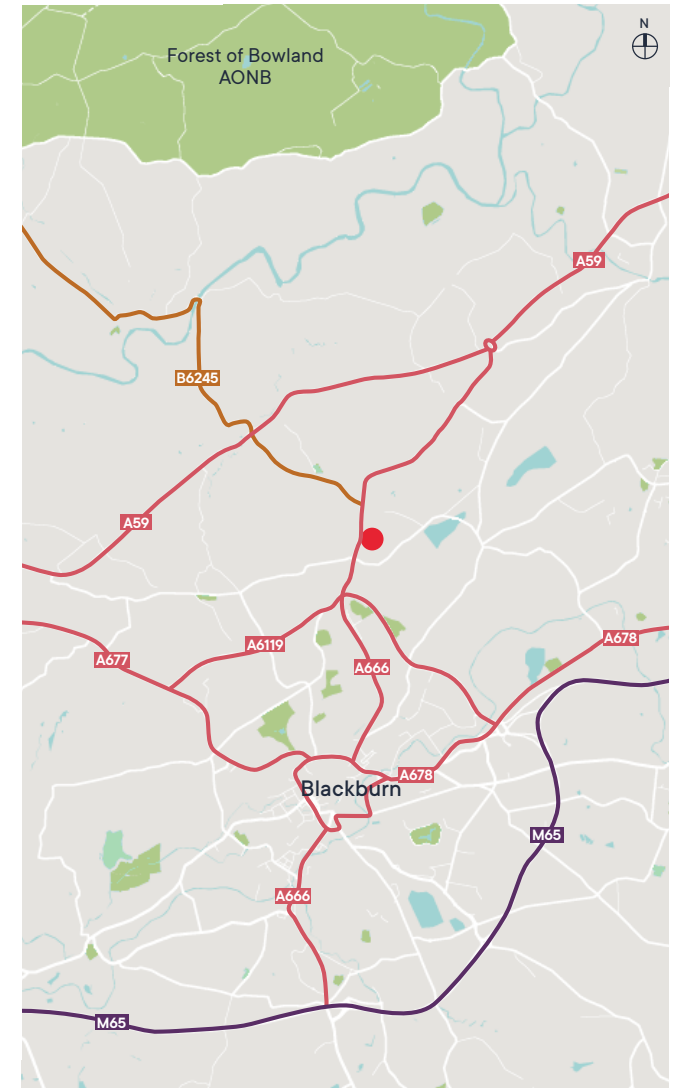
02

2.1 Site Location

The site is located in Wilpshire, a village in the county of Lancashire which lies roughly 3 miles north of Blackburn. The site lies within the southern area of Wilpshire to the east of Whalley Road (A666).



Site location in relation to regional context



Site location in relation to wider area context

2.2 Site Context

The application site is a greenfield site which measures roughly 5.00ha and is largely rectangular in shape. The site currently comprises an open field and grazing land. There is currently a belt of mature woodland within the southern area of the site alongside additional mature trees, vegetation and hedgerows which lie within the site.

The site is bound:

- to the north by residential use;
- to the west by residential use with Whalley Road (A666) beyond;
- to the south by mature woodland and Knotts Brook; and
- to the east by open fields.



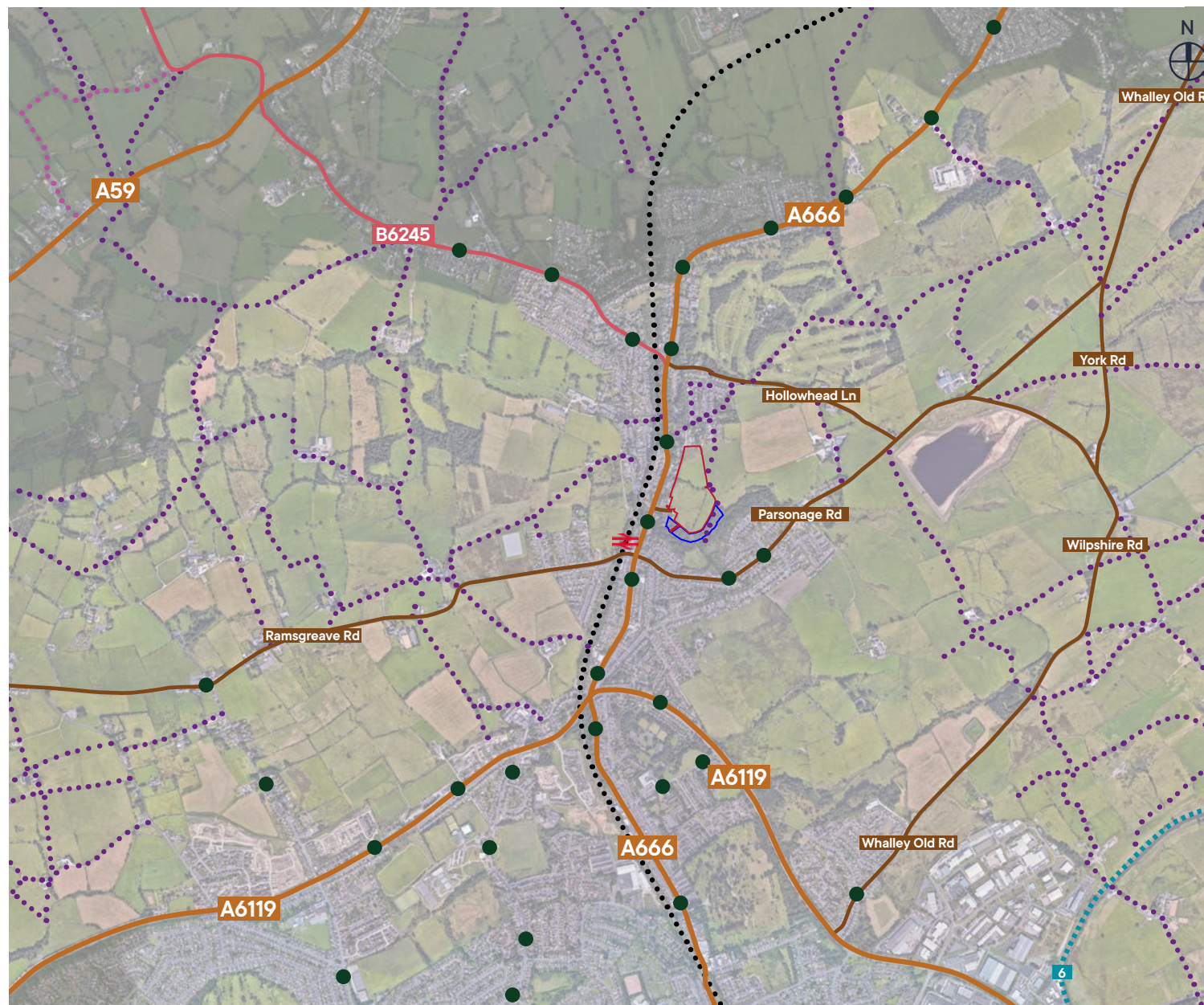
2.3 Existing Connections

The site is directly accessible via an existing road, Salesbury View, to the south west of the site. This road is linked to Whalley Road (A666), providing access south into Blackburn Town Centre. The site also lies to the north east of Ramsgreave and Wilpshire railway station which provides regional connectivity.

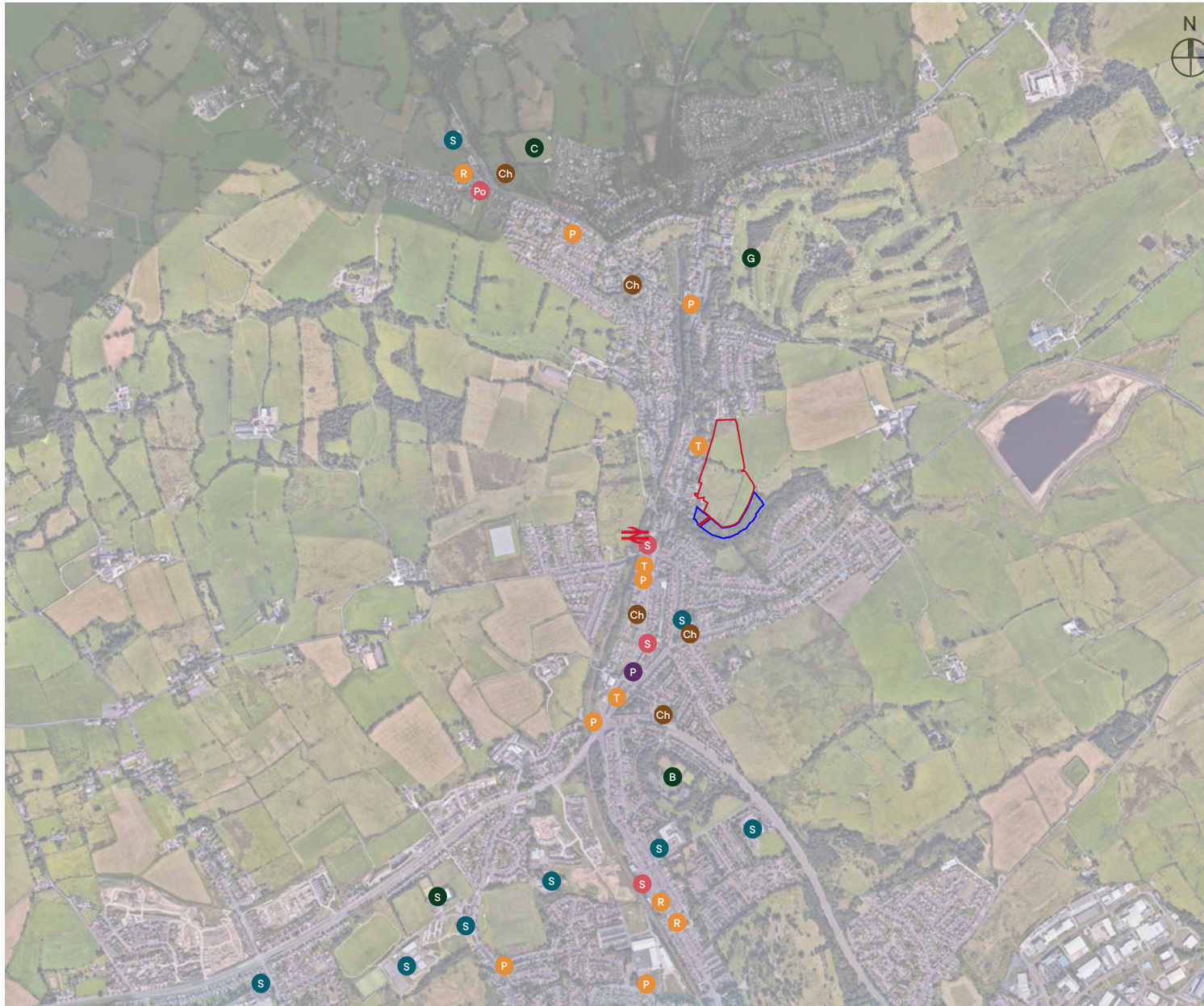
An existing public right of way footpath is located to the east of the site, which later crosses the site in the south eastern section.

Key

- Site boundary
- Additional land within applicant ownership
- Main A road
- Main B road
- Other key road
- - - National Cycle Route
- Bus stop
- - - Existing PROW footpath
- - - Railway line
- ≡ Railway station



Connectivity plan



Local facilities plan

2.4 Facilities and Services

There are a number of facilities from day-to-day services such as supermarkets, retail, sports and leisure and educational facilities within walking or cycling distance from the site. The site also lies within close proximity to the railway station which provides connectivity to a variety of facilities and services within Blackburn Town Centre.

Key

- Site boundary
- Additional land within applicant ownership
- + Railway station
- S School
- S Sports centre
- G Golf club
- B Bowling club
- C Cricket club
- Po Post office
- S Supermarket
- R Restaurant
- P Pub
- T Hot food takeaway
- Ch Church
- P Pharmacy

2.5 Site Photographs

The following site photos indicate the current environment of the site, its surrounding views and existing context.



Looking west across valley



Location of site photographs



Looking south west across valley



Looking north along site edge



Looking north towards existing residential area



Looking east along site's eastern boundary



Looking north west towards site's northern area

2.6 Heritage and Character

Urban Grain and Built Form

The site is located in Wilpshire, a village which lies roughly 3 miles north of Blackburn and forms part of the town's urban area.

The village was historically almost completely rural with little built form. Change within the urban grain of the village was visible from the late 19th Century due to a large increase in housing, mostly in a linear development along what is now the A666 and can still be seen today. This development is predominantly made up of large detached houses which is synonymous

with its historically rural character.

Moving to the south of the village, development follows a more organic urban grain to the east compared to a more formal grid-like structure to the west. Here the introduction of terraced dwellings creates a more dense urban grain whilst the semi-detached and detached houses found to the east retain some of the village's more rural character.

Generally, density within the context of the site is fairly low with many of the detached and semi-detached houses set back from the street

behind large front gardens.

Architecture and Character

Wilpshire is a village which generally contains 19th to 20th Century housing. The village contains a mixture of traditional and contemporary architecture which is accompanied by a mix of materials and detailing.

The more traditional housing stock tends to utilise stone as the primary material with some elements of render, whilst newer development typically uses a mix of red and buff bricks and

render. There is generally a consistent use of slate roof tiles, with some variation in type or colour.

There is also some variation in the use of architectural detailing which can be found between areas of more traditional character compared to more contemporary development.

The use of heads and cills and surrounds can be found on more traditional properties, whilst newer houses do not incorporate these features. Houses with a more traditional character include the use of bay windows alongside predominantly

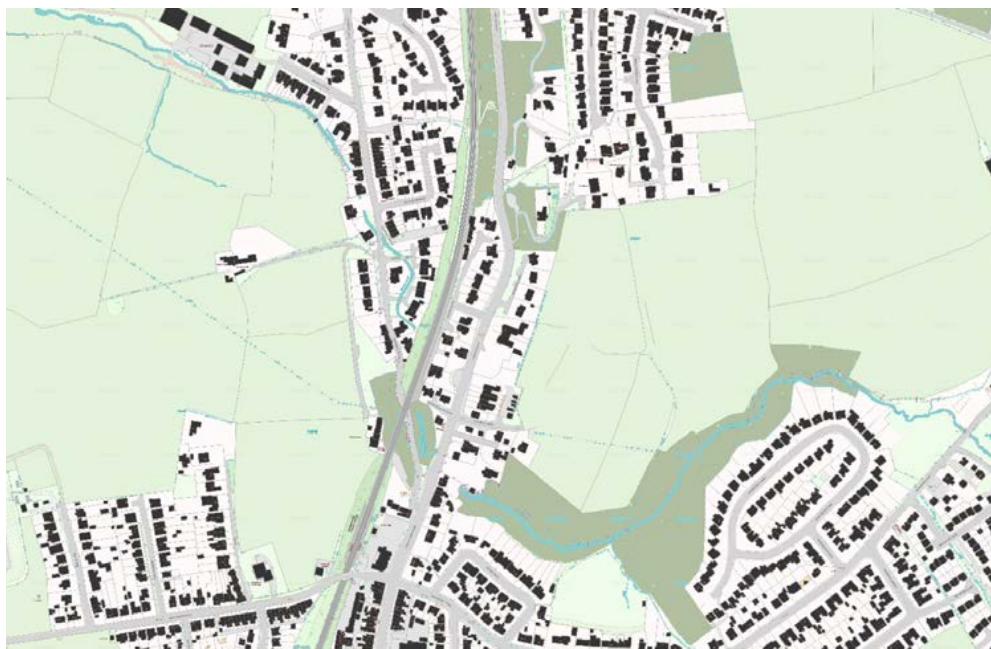


Figure ground diagram of Wilpshire



Split level houses found in Wilpshire

sash windows to elevations. There is however some consistency in the use of contrast or feature brick courses across both traditional and contemporary properties.

There is a mix of boundary treatments which have been utilised across the village, although the primary type is hedging. Along the A666 however there is a higher prevalence of the use of blank walls and hedges due to the steepness and retaining walls in this area.

A distinct housetype that is found within the village is the split level house which positively responds to the village's sloping topography. In these instances houses have been designed to maximise views across the valley.

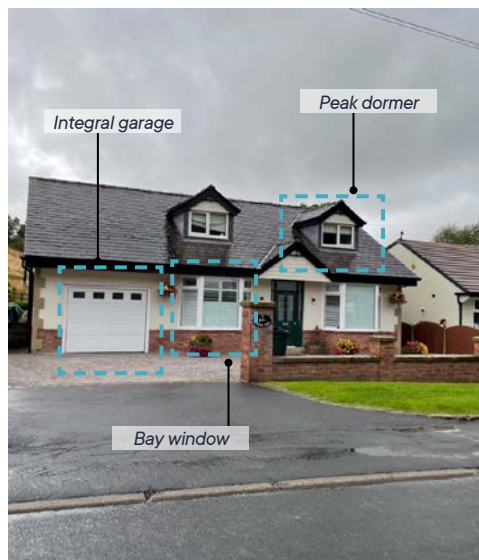
Interpreting the Local Character

The proposed development set out in this application has taken influence from the traditional vernacular and architectural character found within the site's local context and around Wilpshire.

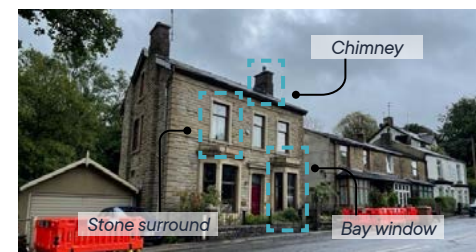
Together with contemporary interpretations of the vernacular, this helps to create a strong sense of place and ensure that the proposed new neighbourhood is distinct in character whilst still remaining locally referenced.



Materiality and colours across Wilpshire



Architectural detailing found within Wilpshire

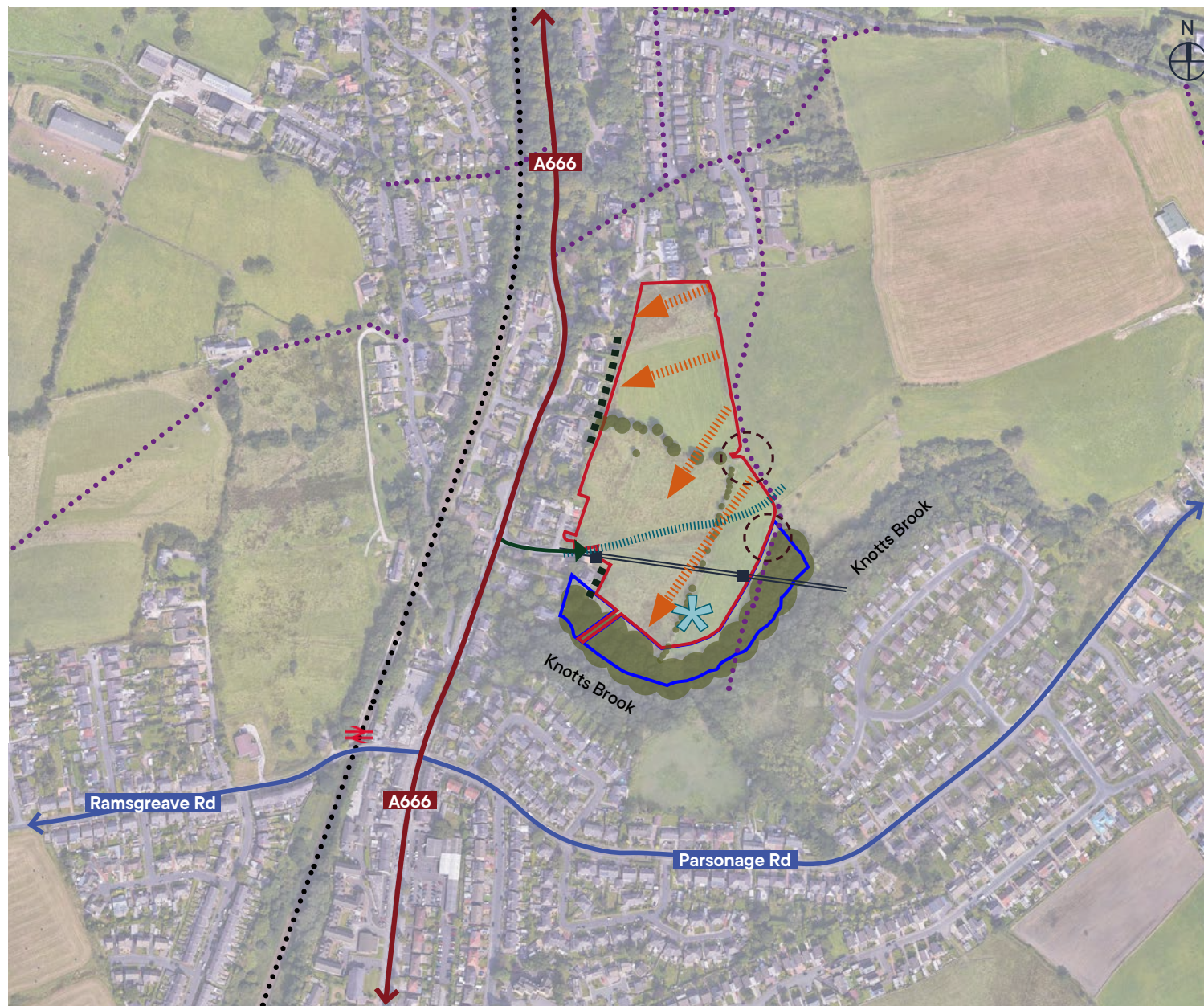


2.7 Constraints and Opportunities

The proposed masterplan takes into consideration how site constraints can be mitigated or addressed, and opportunities can be maximised to develop a design that responds to the site context.

Key

- Site boundary
- Additional land within applicant ownership
- ➔ Existing access via Salesbury View
- Existing trees / vegetation
- A666 Whalley Rd / Whalley New Rd
- Other main road
- ➔ Direction of site slope
- ⋯ Existing PROW footways
- ⋯⋯ Railway line
- ⚡ Railway station
- Existing overhead cables
- Existing pylon
- ✳ Potential location of SuDS pond
- ⊙ Potential pedestrian connectivity to context
- ||||| Existing trunk main
- ■ ■ Back of existing properties



Constraints and opportunities plan



03

Design
Development

03

3.1 Previous Planning Applications

2014 Pre-Application Enquiry

Prior to Persimmon's involvement, and the allocation of the land for residential development, a pre-application enquiry was held in 2014 with the Local Authority based on 148 units. Please see Appendix 1 for the pre-application response.

2019 Pre-Application Enquiry

Persimmon's first iteration of the layout proposed 127 units and recognised some of the site constraints, however would have resulted in significant engineering works to facilitate delivery. The density of the proposals also did not reflect the existing character of the area.

The key elements of this layout included:

- Introducing space for retention, but not necessarily for 'green' retention options;
- Realistic stand off from retained trees east to west through the site;
- Did not consider south western storage or proposed road steepness / adoptability; and
- Did not adequately assess impact on adjacent neighbours' amenity.

Please see Appendix 2 for the pre-application response.

2021 Planning Application Submission

This revised layout introduced a range of public open spaces as well as space for 'green' retention across the site. The layout still looked to make efficient use of allocated land in a sustainable location with good links to public transport, local retail facilities and schools etc. However,

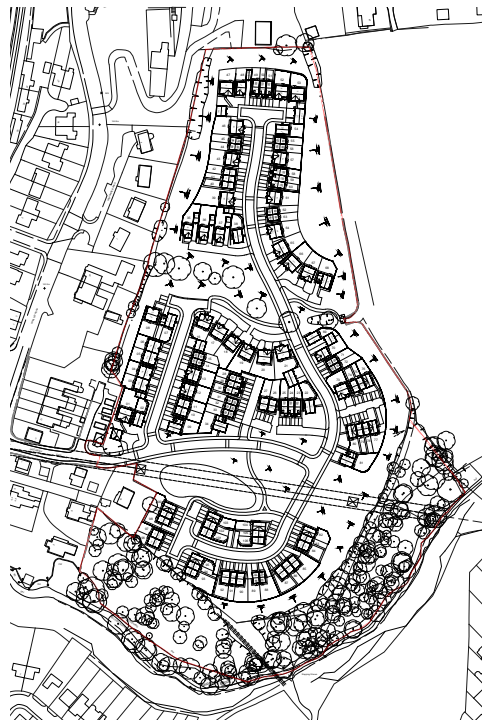
this layout did not establish enough distinction between areas, but did offer a significant range of house types across the site. The layout was dominated by frontage parking and set out a simple road hierarchy with weak vista stops. Strong east-west green links were established but a north-south green link was not provided.

2022 Withdrawn Scheme

This iteration proposed 99 units with the provision of an equipped area of open space. Changes made to this layout were a direct result of the LPS comments, however this layout still did not demonstrate a response to the locality within the document enough.



Sketch layout from 2019 pre-app enquiry



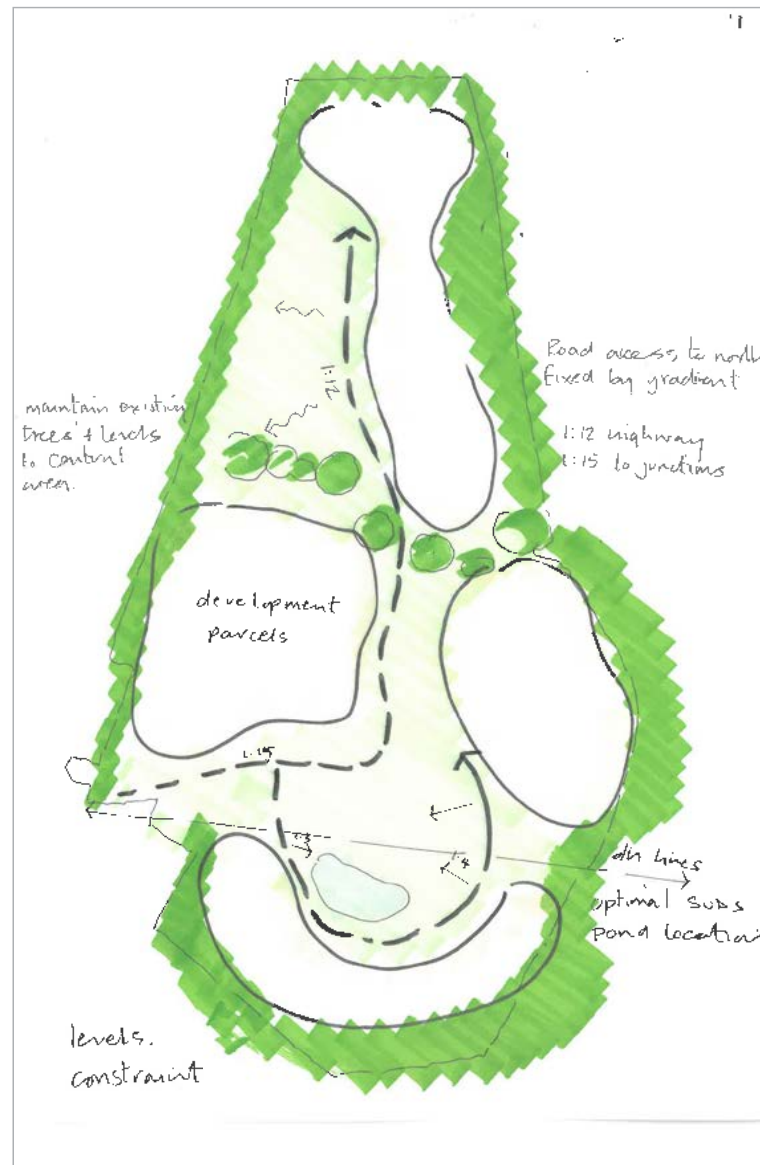
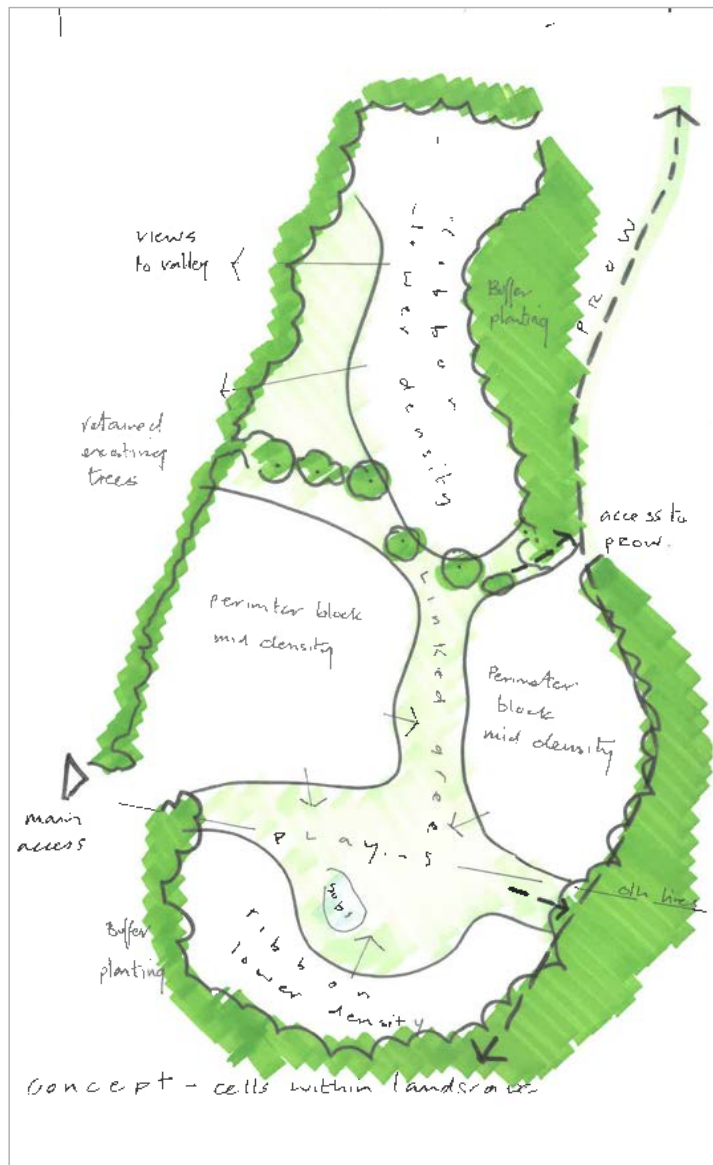
2021 planning application layout



2022 withdrawn scheme



3.2 Layout Development



The layout and design concept was later re-evaluated to refine the approach taken to design. The following key principles were identified to further develop the layout:

- Levels should be utilised as a key driver for road access;
- Linked green spaces should be encouraged;
- Reduced development to better reflect the local character;
- Maximise views out to the valley alongside views from homes to green spaces;
- Retain existing trees and enhance the existing tree belt;
- Maintain privacy of existing residential use through additional planting;
- Prioritise the provision of usable public open space / green space; and
- Introduce an integrated drainage strategy.

Maximise key views to the valley and widening the landscape corridors



Revised layout of highways due to the site levels; Plotting enclosure and frontages to streets



Revised layout of highways and form of cells in response to site levels

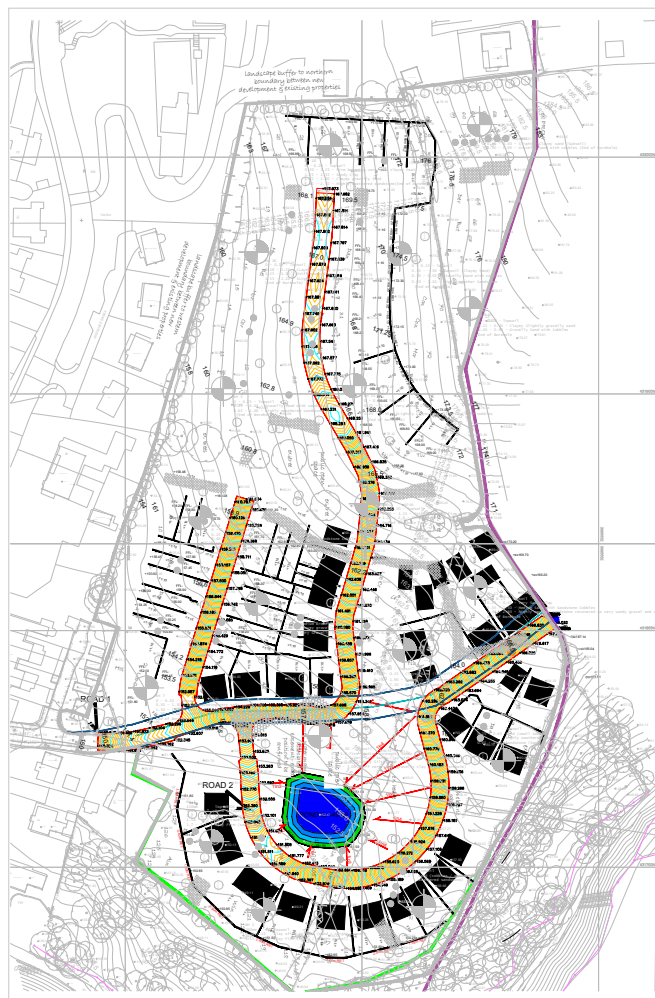




The design concept was further revised to be underpinned by the following design principles:

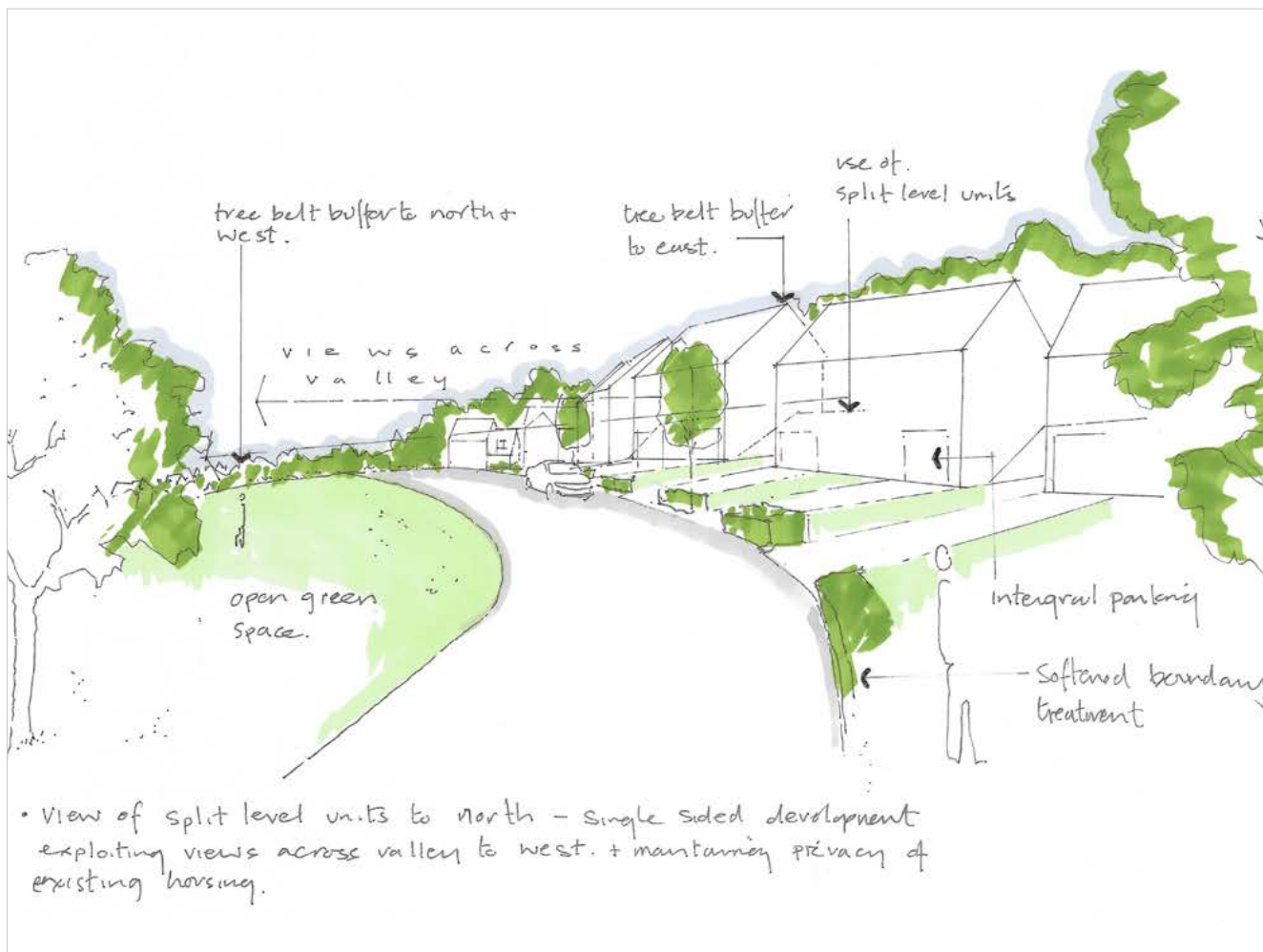
- Maximise views across the valley;
- Create a landscape-led development with public open space at the heart of development;
- Establish a series of spaces and streets which are well-defined by building frontages;
- Provide well-connected spaces and nodal points throughout the development which make up a legible and cohesive sequence of space; and
- Retain and enhance the existing tree belt / woodland.

The layout was reviewed to assess the usability of the proposed public open space in terms of site levels and gradients.



Site levels information

The levels information was re-interpreted to assess how the sloping topography could be utilised to the scheme's advantage.



Conceptual streetscape sketch



The layout was further refined to maximise the existing features of the site including topography, mature existing trees and local pedestrian movement networks.

3.3 Refused Planning Application

The adjacent layout was submitted in 2023 as part of a revised planning application which proposed a total of 84 dwellings. This application was, despite no consultees raising any objection to the proposal, refused in September 2024 with the Council citing concerns about design, layout and landscape and visual impact.



2023 planning application layout



Revised layout

3.4 Appeal and Layout Revision

Persimmon Homes appealed the Council's decision (appeal ref: APP/T2350/W/24/3352614) in September 2024, however the Planning Inspector dismissed the decision outlining the following concerns:

- The impact of overbearing retaining structures;
- Concerns about landscape buffer not being effective in mitigating landscape and visual impact;
- The impact of extensive earthworks required to re-profile the land; and
- Concerns regarding layout of western part of the site.

Whilst the appeal was dismissed, the Inspector noted in their decision that the principle of residential development on this site was acceptable including the proposed scale and density of the development. The inspector also noted that split level dwellings were acceptable in this location. They also agreed that there would be no harm to the adjacent Green Belt.

Following the appeal decision Persimmon Homes have undertaken pre-application discussions with the Council who raise no significant concerns about the proposal and agreed that the amended scheme only needed to focus on concerns raised by the Inspector.

The amended proposal directly responds to the points raised in the Inspector's decision and now provides 80 dwellings. Whilst not mentioned by the Inspector, the proposals are also looking to amend the layout of the northern end of the site to provide a more organic layout which addresses the Council's comments regarding this section.

The proposed scheme represents sustainable development with economic, environmental and social benefits for the local area, and will contribute positively to meeting local housing needs on an allocated residential site. It should also be noted that the Council's 5 Year Housing Land Supply Report 2025 has identified the proposed site for a minimum of 75 dwellings.



Refused layout



Revised layout

This comparison shows the key areas that have been amended to address the Inspector's comments within the appeal decision.

- ① Northern area revised to create a more organic layout to address Council's comments upon refusal
- ② Plot arrangement revised to allow for greater landscape buffer to western edge to address the Inspector's concerns regarding landscape and visual impact mitigation
- ③ Eastern landscape buffer increased to allow for greater landscape and visual impact mitigation as raised by the Planning Inspector
- ④ Revision of plot and typology to allow for semi-detached 2.5 storey dwellings as suggested by Inspector



The site sections have been revised as part of the new iteration of the layout to ensure the site levels are consistently being considered within the design response. These sections were discussed as part of a meeting with the Planning Officer at the Council on 2nd July 2025, alongside the scope for a revised layout and subsequent planning application.

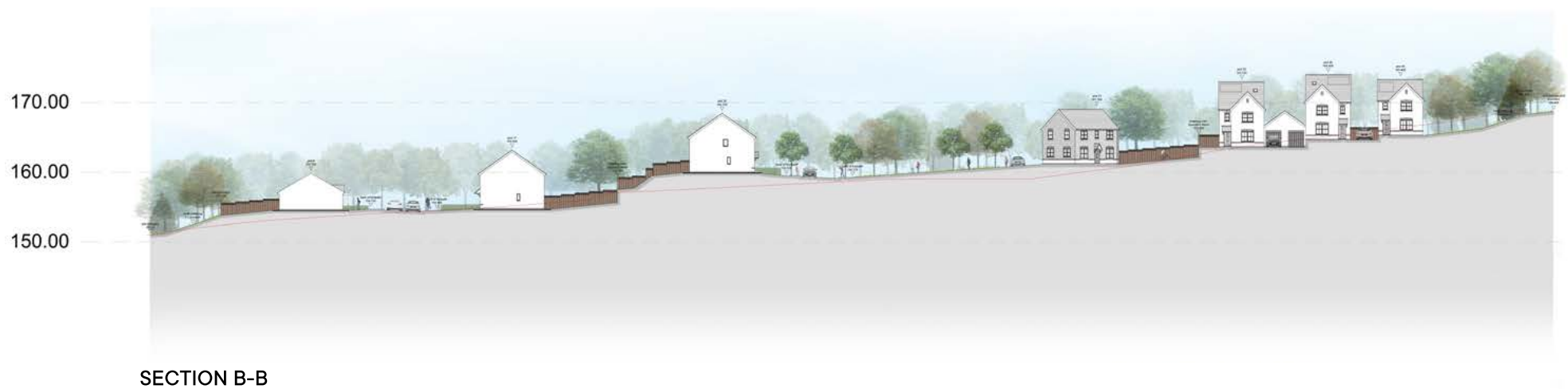
3.5 Response to Inspector's Comments

The following pages set out key design and layout concerns raised by the Planning Inspector in their Appeal Decision report. Each relevant paragraph from the Appeal Decision Report is accompanied by an explanation of how the proposals have been amended to address each specific point. Relevant extracts are included from an overlay plan showing the previously refused layout and proposed revised layout, alongside revised illustrative sections, to assist in understanding how the design team has amended the proposed layout.

Appeal decision paragraph	Design Team response and amendments
Para 16. The Council's concerns relating to the northern part of the site centre around the significant changes to landform. It is inevitable, due to topography and geology of the site, that in order to achieve the proposed layout significant earthworks and extensive retaining structures would be required.	As stated by the Inspector the nature of the site in respect of topography means that earthworks are inevitable to achieve development. However, the design team have spent additional time since the appeal decision considering how improvements can be made to reduce retaining structures or, where used, reduce their visual impact.
Para 17. Consequently the approach across the scheme would be to address levels within individual parcels in different ways, and in the northern area, split, level-dwelling and gardens, along with landscaping where level changes would otherwise be particularly apparent. The appellant's evidence indicates that dwellings to the east of the northern access road would generally include a retaining structure along the rear garden boundary. Gardens to the west of the access road would be tiered and would incorporate, for the most part, a retaining feature between the upper and lower gardens between the lower garden and adjacent land.	The amended proposals adopt a similar approach as demonstrated in other parts of this DAS however the retention between the lower garden and adjacent land has been modified to create a sloped bank as demonstrated in section A-A to ensure a softer interface with the adjacent land and mitigate against the visual impact of this retention.
Para 18. The retaining structures and dwellings would be clearly visible, particularly in close views from properties to the west of the site on Wilpshire Banks where the dwellings would be at much higher land levels. It would take time for the proposed landscape buffers between these properties and the new dwellings to mature. Nonetheless, provided reasonable sized specimens were used within the landscaping scheme at the outset of planting, due to the distance, the visual appearance of the structure and dwellings would be lessened, as is the case with existing surrounding development. Should I be minded to allow the development this could be dealt with by the imposition of a suitably worded condition.	Persimmon are agreeable for a suitably worded planning condition to be applied by the LPA.
Para 19. Notwithstanding the above, higher retaining structures would be constructed within other areas of the site close to the boundaries where it has not been clearly demonstrated there would be sufficient space to accommodate landscaping to screen the structure and / or the proposed dwellings. This would be particularly evident to the rear of several plots.	The proposed layout has been amended to reconfigure the plot arrangement on the western boundary (see extract 1) to increase the width of the landscape buffer and reduce the number of units thereby allowing for an improved relationship with existing properties to the west.
Para 20. From the evidence available, in order to ensure an acceptable road gradient, the proposed two storey dwelling at Plot 7 would be approximately 5m above the land level at the boundary of the site with the rear garden of 22 Whalley Road (No 22), and would include a 3m high retaining structure with a close boarded fence above. I observed the tall evergreen trees along this boundary are located within the garden of No22 and their retention cannot therefore be guaranteed to screen the proposed development. Although two silver birch are located with the appeal site close to this boundary, the appellants arboricultural information identifies these would be removed to facilitate the retaining structure requirements. As such, I find the limited separation to the boundary in combination with the proposed tall retaining feature and level difference to the dwelling of plot 7 would result in a cramped and incongruous layout in the part of the site, out of character with the prevailing building pattern.	The layout has been significantly amended on this part of the site pulling the rear garden boundaries for plots 4-8 away from the western edge thereby allowing for a larger sloped buffer and avoiding the need for a retaining wall (see extract 2) and fence above. This will improve the relationship with 22 Whalley Road and ensure that the two silver birch trees referenced by the inspector are retained. In summary the increased separation through the enlarged buffer and repositioning of garden boundaries combined with the profiling of the earth and the removal of what was previously plot 7 and relocation within the revised layout results in an improved relationship with the properties to the west and addresses the concerns specifically raised by the Planning Inspector.

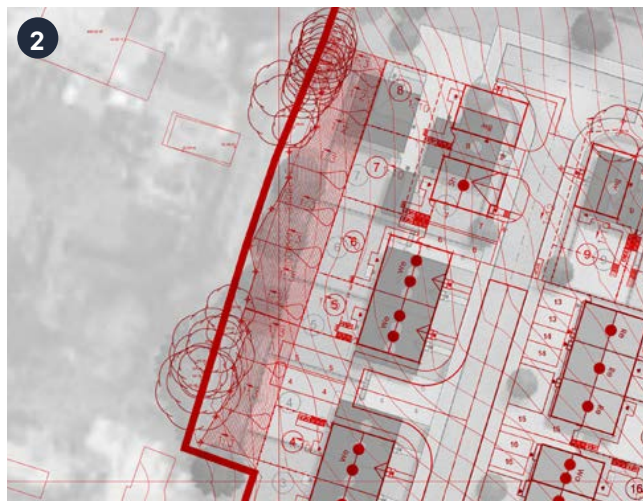
Appeal decision paragraph	Design Team response and amendments
Para 21. Turning to Plot 28 the proposed plans indicate a 2m and 3m high retaining structure surrounding the curved rear/side garden of Plot 28 with the driveway for Plot 11 adjacent at lower level together with an additional screen fence / wall above. On the basis of this information, this could result in an overbearingly high boundary feature which would be highly visible forward of the building line of Plots 7 to 11 and would face towards a pedestrian route and open space	A revised layout and arrangement is proposed which ensures a continuous building line between current plots 8-12 . This has been achieved by re-orientating plots and removal of a plot. Plots 9-12 have a finished floor level between 160.7 and 162.5 and the level difference between plots is accommodated through retaining walls that are less than 0.5m. A retaining wall runs along the side boundary of plot 9 which has a maximum height of 1.95m but this is obscured from views into the site by the dwellings further west. (see extract 3) The arrangement creates a clear continuous building line and avoids the previous issue flagged by the planning inspector in relation to the rear boundary of the previous plot 28 and an overbearing boundary feature.
Para 22. Plots 54,64 and 65 would be sited close to the central eastern boundary of the site and land reprofiled with tall retaining features to accommodate the plots. However, the layout would fail to provide a sufficient landscape belt to define the settlement edge and provide an appropriate transition between built development and the open countryside in this area. PRoW 25 runs along the boundary of the site directly parallel with these plot boundaries on the opposite side of the drystone boundary wall. Due to the small gap, extensive earthworks and the abrupt change in levels, there would be limited opportunity to provide meaningful landscaping in this area, a highly sensitive part of the site.	The amended earthworks strategy ensures that there are limited features for these plots with the use of earth banking up to the eastern edge of the site. Previous plots 54, 64 and 65 have been removed thereby ensuring a much larger buffer with the eastern site boundary thereby addressing the concerns with regard to the PRoW and it's close proximity to the gables of these properties. This amendment to the layout plan ensures a 15 metre buffer which will provide a landscape buffer and ensure that the development has an improved and positive relationship with regard to PRoW 25. (see extract 4)
Para 23. Whilst gardens and driveways that incorporate retaining features are evident along the Wilpshire Banks and Whalley Road, I observed these assimilated within the landscape due to set backs from the road and / or stepped retaining features. That would not be the case relating to the above plots, which would be more prominent. I also observed the harmful effect that significant sized retaining walls have at the interface, between urban and rural areas where there is an absence of a landscape buffer, as I saw at 22 and 24 Hollowhead Avenue.	In respect of this point the design team has sought to increase buffers to the east and west of the site to mitigate against retention in a positive manner and as suggested by the Planning Inspector. (see extract 5)
Para 24. The Council claim the landscape buffer to the rear of Plots 3 to 6 is insufficient and I recognise that the rear gardens on these proposed plots would require a retaining feature between 2.5 and 3m high. However, due to the generous size of the garden of No22 and the single storey scale of the dwellings on these plots, I consider the separation distance between the retaining structures and the boundary in this location, which is less steep than other parts of the site, would be acceptable.	The layout has been amended in respect of plots 3-6 with an enlarged sloped landscaped buffer and reduction in retention with low level retention in the gardens for plots 5-8 (see extract 6). The amended arrangement increases the landscape buffer and removes previous retention which is considered to be a further improvement notwithstanding that the Planning Inspector found the previous arrangement acceptable.
Para 25. For the above reasons, the proposal results in a contrived layout with very tall retaining features close to the boundaries which are themselves visually intrusive and a symptom of over development. The proposal fails to demonstrate that the layout can be accommodated within the appeal site while maintaining an acceptable degree of separation to the site's boundaries. The scheme therefore fails to take the opportunities for improving the character and quality of the area and the way it functions.	The overall density of the development has been reduced with the removal of units and the layout amended to introduce enlarged buffers to the site boundaries between rear gardens and the application boundary. Retention has also been reduced and the use of sloped earth banks, which will be landscaped, to remove and significantly reduce retention in various locations but specifically at the rear of plots 3-8. Cumulatively these amendments seek to address the specific concerns raised by the Planning Inspector to ensure an acceptable degree of separation to the site boundaries.

Response to para. 17 showing amended earthworks strategy with sloped banks introduced to ensure a softer interface with adjacent land and reduce visual impact.

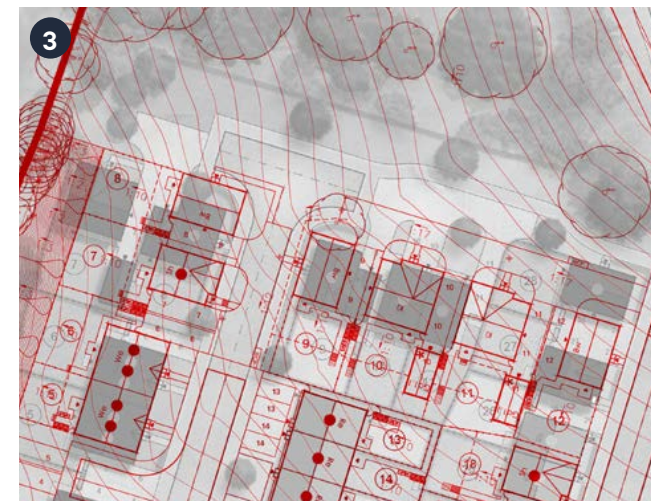




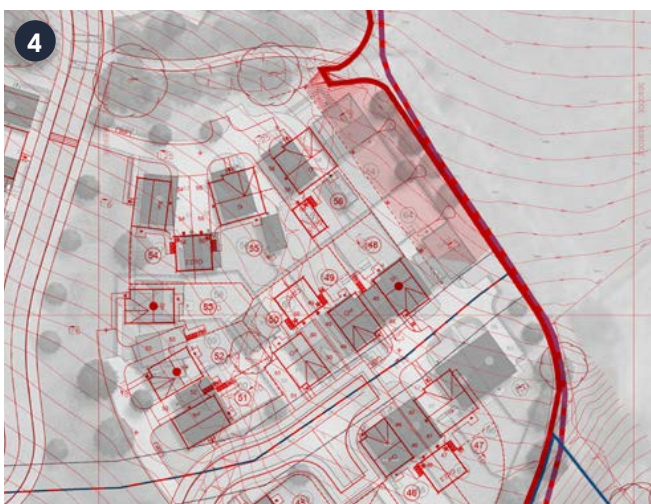
Response to para. 19 showing reconfiguration of western boundary plot arrangement to increase landscape buffer and improve relationship with existing properties.



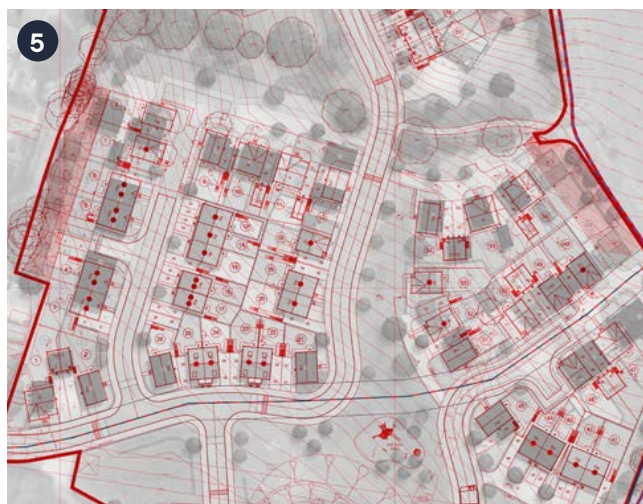
Response to para. 20 showing amendment to rear gardens to plots 4-8 to replace retaining wall with earthworks battering in this area to assist with relationship to existing dwellings and allow for retention of existing trees.



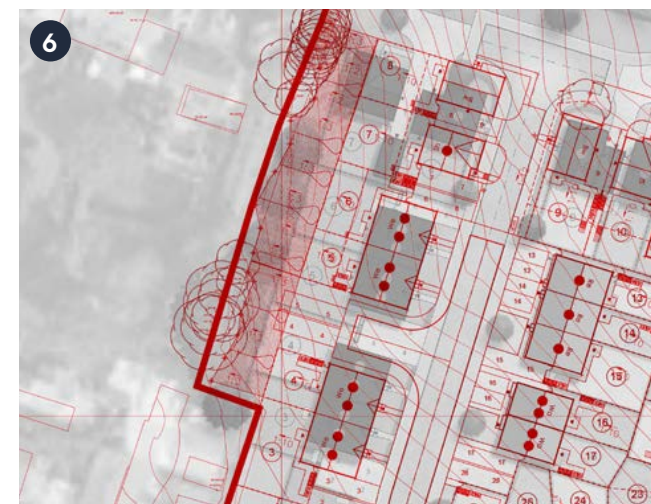
Response to para. 21 showing revised layout and arrangements to plots 8-12 with revised retaining walls to provide a continuous building line and prevent the creation of an overbearing boundary feature.



Response to para. 22 showing amended earthworks strategy with earthworks battering replacing previous plots 54, 64 and 65 to allow for a larger buffer to the eastern site boundary and adjacent PRoW.



Response to para. 23 showing increased buffers to both eastern and western boundaries with earthworks battering in these areas.



Response to para. 24 showing revised plots 3-6 with enlarged landscape buffer and slope with low level retention in gardens to plots 5-8.

Extracts showing refused layout (black and white) with proposed layout (red) overlay

04

Design
Proposals

04

4.1 Proposed Masterplan

The proposed masterplan will deliver a high-quality new development which will deliver a total of 80 new homes, along with landscaping and associated works.

The proposals have been underpinned by the following design principles:

- A landscape-led masterplan which is shaped by the site's existing landscape framework;
- Utilisation of the site's constraints, including its sloping topography, to create a distinctive and attractive development;
- Retention of existing hedgerows, woodland and mature trees where possible to establish a distinctive landscape character;
- A clear distinction between the public and private realm;
- Active frontage onto all streets, pedestrian routes and open spaces;
- Integrated movement for pedestrians, cyclists and vehicles;
- A network of 'dynamic' linear streets connecting to 'static' open spaces of varying sizes, to create interesting places for social interaction;
- An environment which is not dominated by vehicles;
- A public realm which is well-overlooked and supervised;
- Recognisable built forms and features to enhance legibility throughout the scheme;
- A diverse range of parking options;
- Inclusive access to the development for all members of society;
- Utilise existing access points to maximise the site's context and opportunities;
- Creation of new focal points within the scheme to help establish it as a place in its own right; and
- Promote connectivity to the site context through pedestrian links.

Key

- Site boundary
- Additional land within applicant ownership
- Denotes affordable home (rent)
- Denotes affordable home (intermediate)
- Denotes affordable home (first home)
- Denotes over 55s home
- ① Site gateway via Salesbury View
- ② Primary north-south vehicular route across site
- ③ Perimeter development blocks
- ④ Proposed public open space with SuDs and play
- ⑤ Footpath linking to existing PROW
- ⑥ Retention and enhancement of existing trees / landscape buffer / woodland
- ⑦ Change in road surface materials to demarcate street hierarchy
- ⑧ Corner turning units define the street pattern
- ⑨ Split level units utilise site topography
- ⑩ Crescent homes with feathering of density



4.2 Accommodation

Persimmon Homes believe their proposals will deliver a high-quality, mixed tenure development in this area of Wiltshire.

The submitted plans propose a scheme comprising 80 dwellings, consisting of mix of house types with number of bedrooms ranging from 2 to 5.

A total of 24 affordable homes are proposed, equating to 30% of the total provision, which will comprise 2 to 4-bedroom dwellings.

Tenure	No.	%
Private	56	70
Affordable	24	30
Total	80	100

SALESBURY VIEW ROAD, WILPSHIRE									

Schedule of accommodation

4.3 Affordable Homes

The masterplan proposals comprise a total of 24 affordable homes, making up 30% of the overall development. This figure is made up of a mix of typologies as outlined in the table below.

Type	No.
Affordable home (rent)	2
First home	6
Intermediate home	5
Over 55s home (affordable rent)	5
Over 55s home	6
Total	24

Key

- Site boundary
- Additional land within applicant ownership
- Affordable home (rent)
- First home
- Intermediate home
- Over 55s home



Affordable homes plan

4.4 Building Heights

The proposed masterplan is generally made up of 2-storey dwellings within the southern half of the site, with the exception of some 1 and 2.5 storey homes.

The northern section of the site comprises 2.5-storey split level houses which have been introduced to maximise and utilise the site topography in this area.

Key

- Site boundary
- Additional land within applicant ownership
- 1 storey
- 2 storey
- 2.5 storey



Storey heights plan

4.5 Scale and Massing

The following images depict 3D visualisations of the masterplan and illustrate how the scale and massing has been considered to create a sense of place and highlight key areas or frontages.





2.5 storey unit placed
at the end of key view
vista

This aerial rendering shows a residential development with red-roofed houses arranged in a semi-circular pattern around a central green space. A key view vista is indicated by a dotted line leading to a 2.5-storey unit. The development is bordered by a green field and a road with railway tracks. Other callouts describe outward-facing development frames and split-level houses.

Outward facing development frames
areas of POS to encourage passive
surveillance

Split level houses
introduced to utilise sloping
site topography



Corner turning house types
utilised to ensure streets and
spaces are well-defined

Properties backing onto existing residential
settlement to west allows for the proposed
scheme to sit seamlessly within its context

Crescent arrangement to housing
with feathering of density towards
southern green edge

4.6 Spatial Syntax

The plan opposite illustrates how the spatial design of the proposed development helps to create a sense of place and ensure the development is legible. This is achieved through a number of approaches, including the strategic placement of buildings at the end of view vistas to create reference points within the site.

Where frontages turn corners, double-aspect corner turning units are placed to assist with wayfinding and encourage the passive surveillance of streets and spaces.

Key nodal points and spaces throughout the masterplan provide a sequence of spaces that are varied and distinctive yet cohesive across the overall development, and are well-connected by accessible pedestrian links.

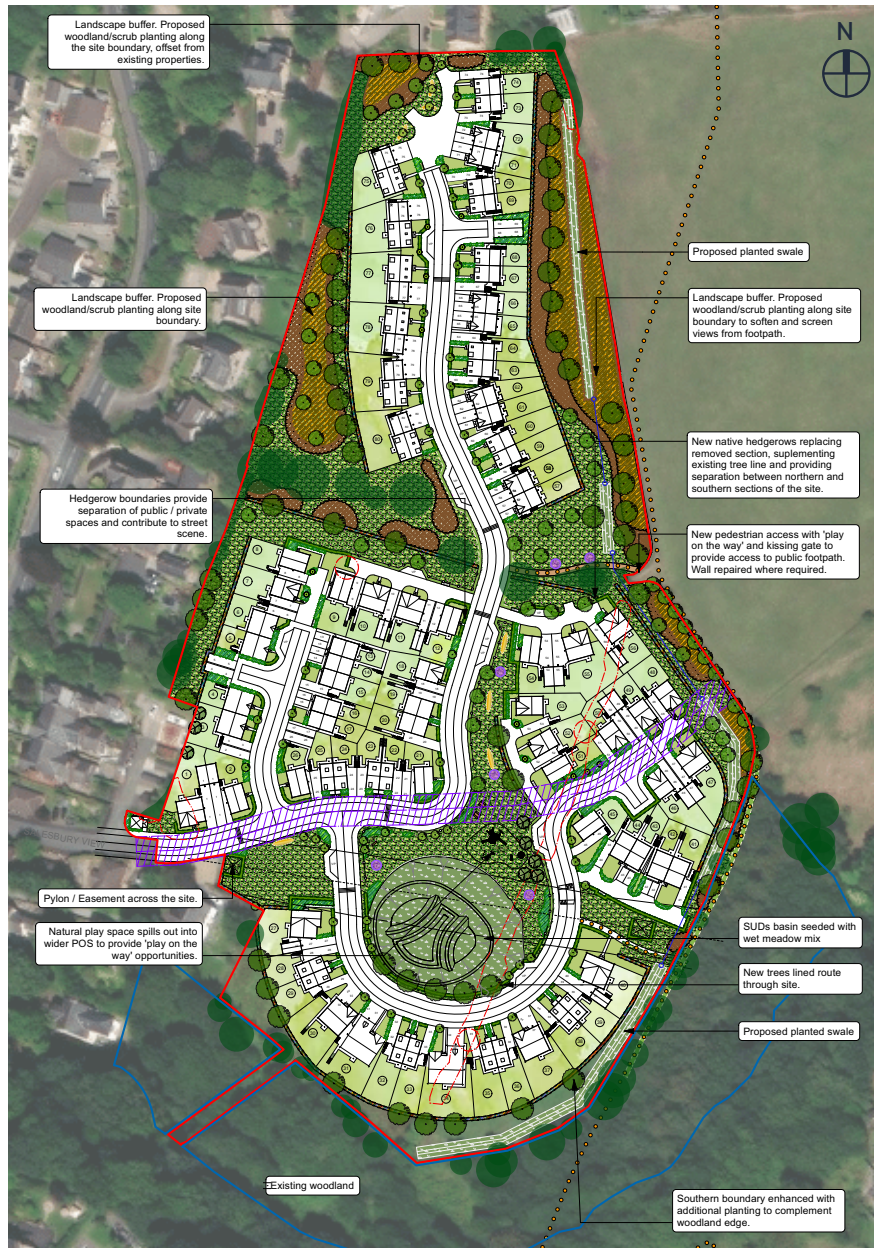
Ways to maximise views over the valley have been considered in the design and orientation of split level housetypes to further establish a sense of place.

Key

- Site boundary
- Additional land within applicant ownership
- Corner turning unit
- > View vista
- Vista stop
- > Green link
- Strong building line
- Nodal point
- ⊙ Key gateway frontage
- Key area of POS
- > Views over valley



Spatial syntax plan



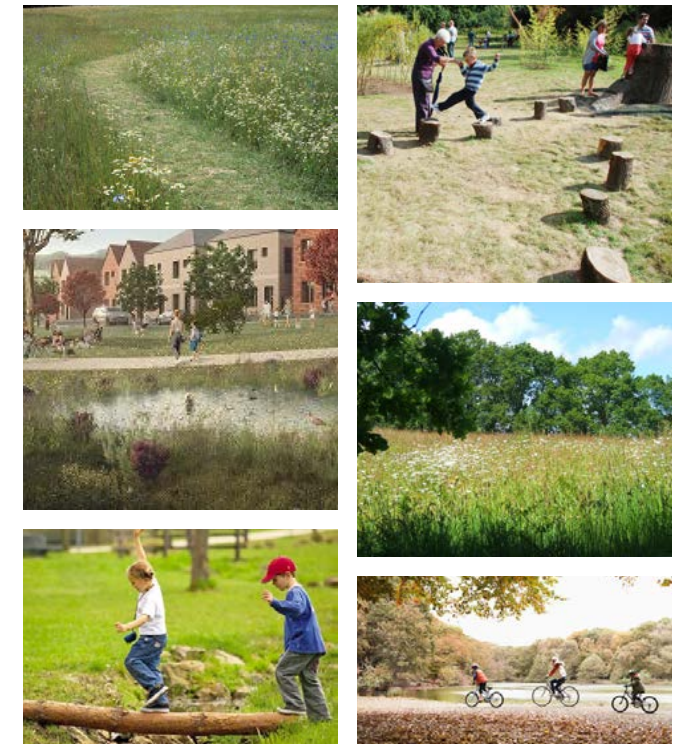
KEY	
	Site boundary
	Woodland area
EXISTING	
	Trees & vegetation
	Trees & vegetation to be removed or cut back
	Overhead line with pylons
	Easement (water main)
	Stone wall (to be retained as required)
PROPOSED	
	Mown paths
	Wildflower meadow grass
	Wetland meadow grass
	Swale with culverted pipe
	Bulb areas
	Ornamental shrubs
	Woodland mix/native buffer
	Native scrub mix/native buffer
	Rear gardens: Grass seed - Row lawn Medallion or similar approved
	Front gardens: Turf- Row lawn Medallion or similar approved
	Trees
	Orchard trees
	Specimen shrubs
	Ornamental hedgerow
	Native hedgerow
	Timber knee rail
	Ornamental gravel
	Pedestrian link
	Indicative location of seating within POS
	Indicative location of picnic bench seating within POS
	Kissing gate
	Indicative location of LEAP/LAP
	Trim trial play equipment

Landscape masterplan

4.7 Landscape Proposals

The landscape design strategy is underpinned by the overarching vision for a landscape-led proposal which delivers a distinctive landscape character, reinforced by the retention of existing hedgerows and mature tree groupings.

Different types of soft landscaping and SuDS features will be incorporated into the development to complement the existing landscaping features, and to also assist with the delivery of a strong green and blue network.



Landscape precedents

Close attention has been paid to the site opportunities and constraints and key sensitivities in the formulation of this framework.

The key principles of the landscape strategy are as follows:

- Views from the adjacent footpath will be protected and softened by the introduction of significant buffer planting on the eastern boundary
 - Existing vegetation is retained where possible and integrated into the scheme with additional complementary planting. This includes supplementing the existing woodland edge to the south
 - Buffer planting on the eastern and western boundaries will integrate the proposal into the landscape from wider viewpoints
 - Front gardens will be delineated with a mixture of hedgerows and low maintenance ornamental planting with specimen shrubs and small tree planting where suitable, to define public and private spaces
- The POS in the south of the site combines SUDS, play and new planting and orchard trees in a sculptural response to the space. More open in character, in contrast to the site boundaries, the space will contain natural play equipment, and a terraced amphitheatre area running into a naturalistic SUDS area. Planting within this area will include new native trees and shrubs with species rich grassland to enhance the biodiversity
 - Play elements will be drawn out of the central POS area to include 'play on the way features'
 - A new footpath link provides a connection to the existing footpath via a kissing gate
 - New native hedgerows along boundaries replace hedgerow losses in the southern section of the site
 - The on plot landscape proposals and street trees will provide a distinctive and beautiful street scene which displays structure, colour and interest throughout the year



Landscape precedents



05

**Streetscene and
Appearance**

05

5.1 Streetscene and Appearance

A locally-referenced, traditional approach is proposed for the architectural style of the scheme, which utilises a palette of materials, tones and detailing which is sympathetic to the local vernacular.



Split level house types



Integral garage



Tile hanging



Indicative streetscene showing plots 68-57



Contrast brick head



Flat dormer



Projecting gable and dormer



Juliet balcony





Projecting brick soldier course



Red roof tile



Grey roof tile



Peak dormer



Indicative streetscene showing plots 40-27



Bay window



Chimney



Exposed rafter feet





Feature render



Gable fronted house



Stone cills



Indicative streetscene showing plots 54-51



Contrast brick head



Peak canopy



Corner turning house type



Indicative streetscene showing plots 56-54

Complementary brick palette

Crescent arrangement to houses
provides passive surveillance to POS area



SuDS pond

Varied roof colours





Red brick

Grey roof tile

Render

Red roof tile



Peak canopy

Stone cill

Lean to canopy



Brick head





Flat dormer

Split level house types

Juliet balcony

Integral garage

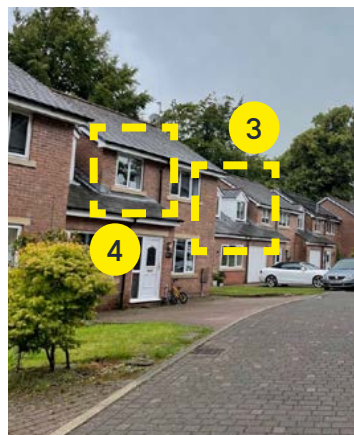


5.2 Referencing the Local Character

Chimney and bay window features utilised in proposed house types



Dormer windows and head stones and cills



Use of split level house types to respond to sloping site topography



Mix of hard and soft boundary treatments which clearly demarcate public and private space



Proposed indicative streetscene



5

4

3

3

6

06

**Access and
Supporting
Drawings**

06

6.1 Street Hierarchy

The site is accessible via Salesbury View to the south west which enables a primary street to run north - south within the proposed masterplan.

A cohesive and navigable hierarchy of streets will be established to provide accessibility throughout. Changes in road surface material between street typologies will further reinforce this hierarchy, particularly within shared streets.

A number of key pedestrian links are also proposed in addition to the existing routes within the site context, which will be well-integrated within the existing pedestrian framework, including to the existing Public Right of Way (PROW) to the east.

Key

- Site boundary
- Additional land within applicant ownership
- Primary street accessed via Salesbury View
- Secondary street
- Tertiary / shared street
- Shared private drive
- Key pedestrian / cycle link
- Existing PROW



Street hierarchy plan



Car parking plan

6.2 Car Parking

All homes within the proposed development are allocated at least 1 private car parking space, as outlined in the table below.

Car parking is provided in a variety of typologies to ensure the streetscene is not car-dominated, such as side access parking and integral garages, alongside frontage parking where alternative approaches are not possible.

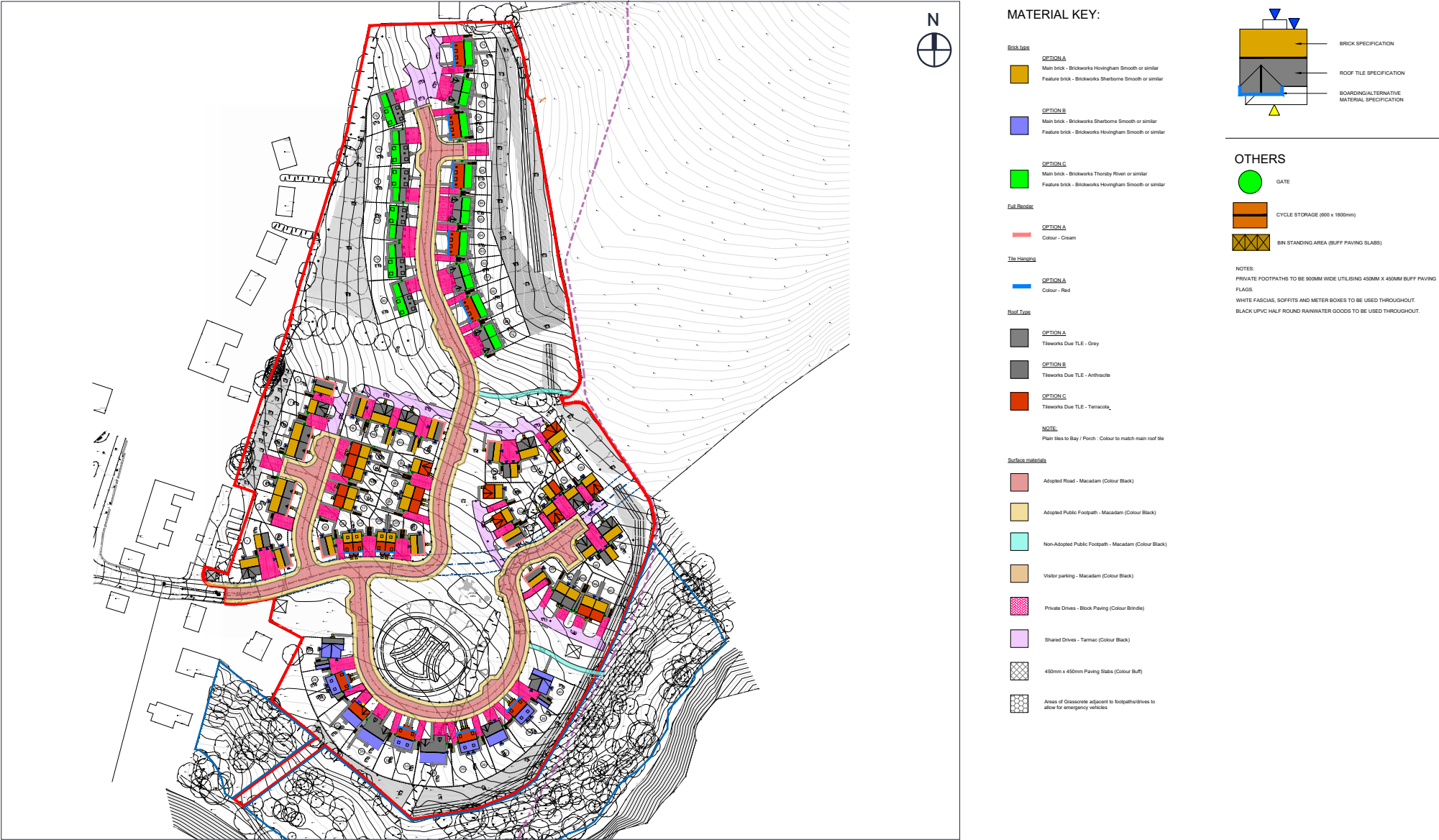
All properties will be provided with well-integrated EV charging points.

No. of bedrooms	No. of parking spaces
2	2
3	2
4	3
5	4

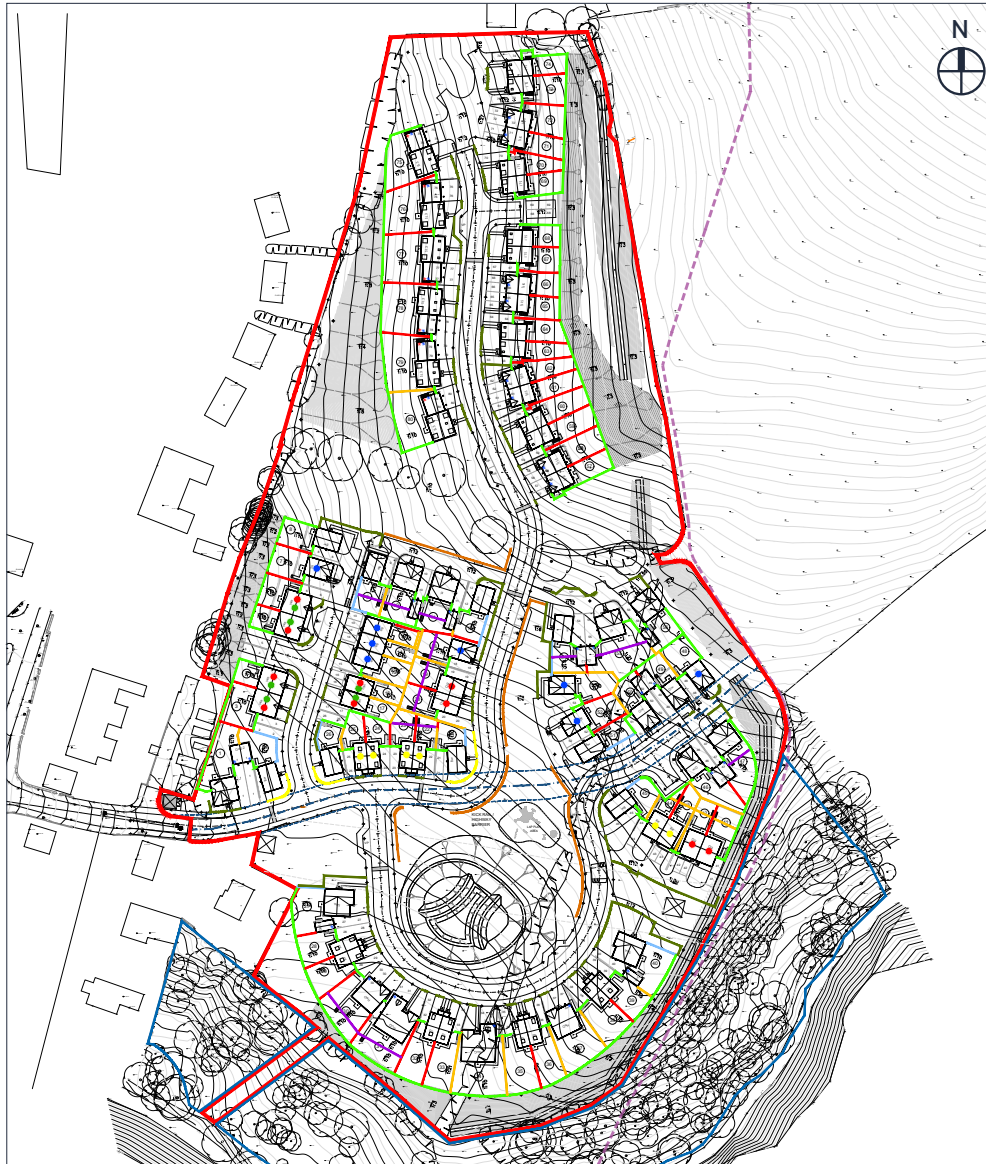
Key

- Site boundary
- Additional land within applicant ownership
- Private residents' parking
- Linked garage
- Detached garage
- Integral garage
- Visitor parking

6.3 Materials and External Finishes



6.4 Boundary Treatments

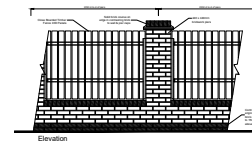


Boundary treatments plan

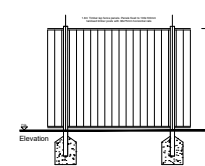
Boundary Details

- Type 1 - 1800mm High Screen Wall/Fence
- Type 2 - 1800mm High Close Boarded Timber Fence
- Type 3 - 1500mm Fence with 300mm Trellis
- Type 4 - 1200mm High Estate Railings
- Type 5 - Small Ornamental / Native Hedges
- Type 6 - 600mm High Knee Rail Fence
- Type 7 - Retaining Wall with 1500mm High Fence
- Type 8 - Retaining Wall with 1100mm High Railing

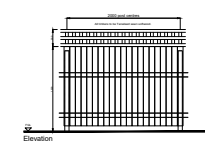
Existing boundaries will generally be fenced with 1.8m (6ft) high close boarded fencing, unless existing structures or hedging are deemed satisfactory



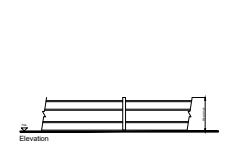
TYPE 1 - 1800mm High Screen Wall/Fence Detail



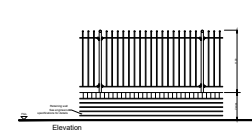
TYPE 2 - 1800mm High Timber Close Board Fence



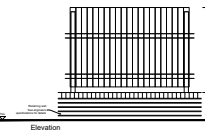
TYPE 3 - 1500mm Fence with 300mm Trellis



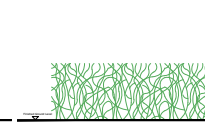
TYPE 4 - 600mm High Estate Railings



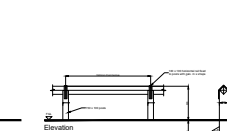
TYPE 7 - Retaining Wall with 1100mm High Railing



TYPE 8 - Retaining Wall with 1500mm High Fence



TYPE 5 - Small Ornamental / Native Hedges



TYPE 6 - 600mm High Knee Rail Fence

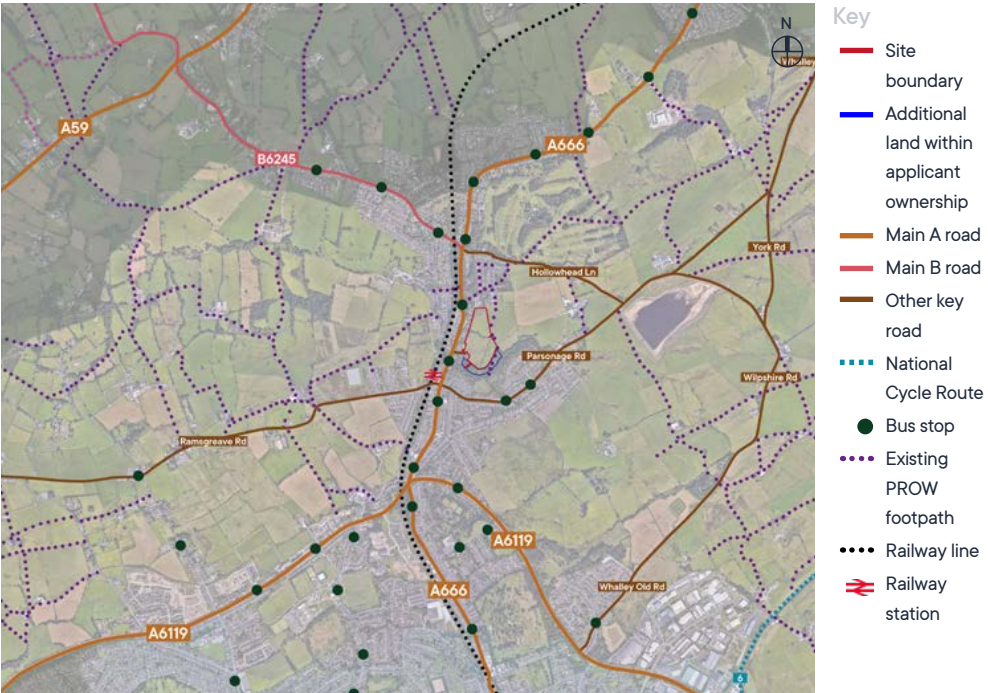
07

Building for a
Healthy Life
Assessment

07

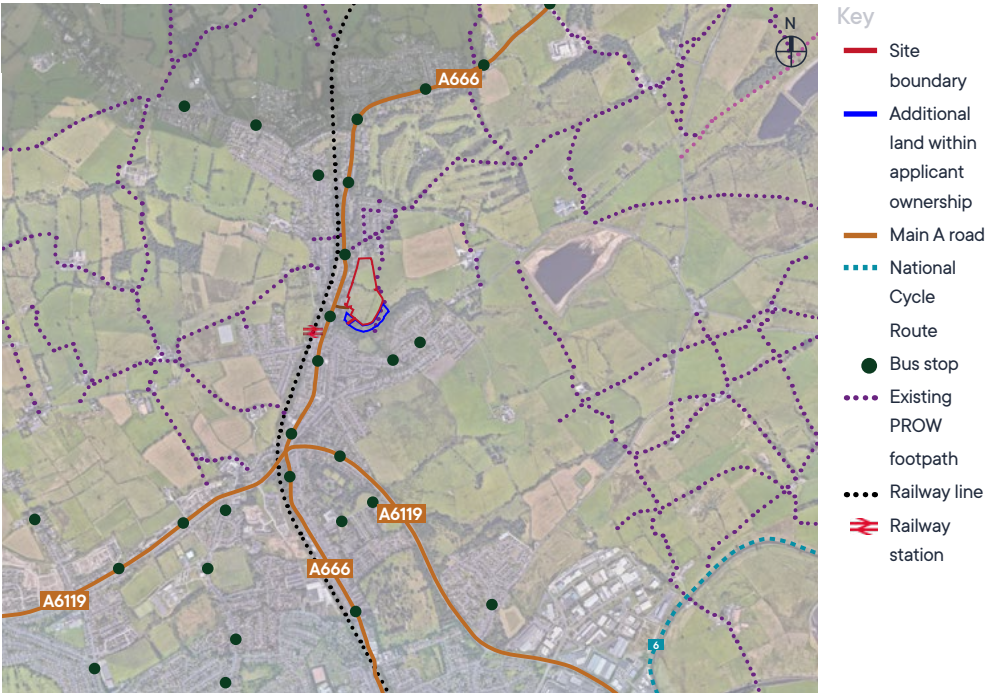
7.1 Integrated Neighbourhoods

Question	Response	Rating
1. Natural connections <i>Create places that are well-integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around.</i>	The site has been reviewed at a 'macro' scale to understand and build upon existing connections. A key design driver for the proposed masterplan is to encourage both a physical and visual connection between the existing and proposed. This includes: utilising the existing site access via Salesbury View; maximising views over the valley; establishing new pedestrian routes which link to existing footpaths including the PROW to the east; and retaining existing landscape features where possible for natural buffers.	Achieve  Review  Fail 



Wider connectivity plan

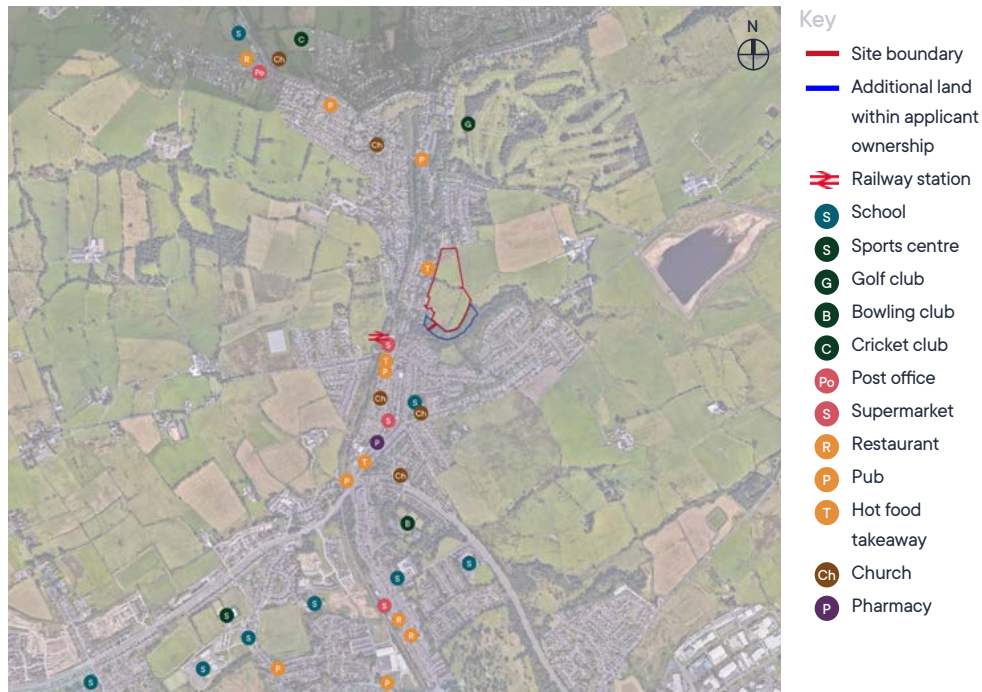
Question	Response	Rating
2. Walking, cycling and public transport <i>Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions.</i>	A legible network of new pedestrian and cyclist routes are proposed across the scheme which will be integrated with existing routes around the site. This includes pedestrian links to the east of the site and south to adjoin the existing PROW footpath, pedestrian links to the railway station via the A666 and cycle routes which link beyond to National Cycle Route 6. This connectivity to the existing pedestrian and cycle network also ensures that local bus stops are easily accessible on foot or bicycle.	Achieve  Review  Fail 



Pedestrian and cycle connectivity

Question	Response	Rating
3. Facilities and services <i>Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.</i>	The site lies within close proximity to local facilities and amenities such as supermarkets, schools, leisure and fitness and retail facilities within walking or cycling distance from the site. New, safe pedestrian and cycle routes are introduced across the site which are well integrated within the existing movement framework in the site's context to ensure that new residents are able to easily access these facilities via foot, bicycle or bus. Transportation services such as the railway station are also accessible via foot or bicycle.	Achieve  Review  Fail 

Question	Response	Rating
4. Homes for everyone <i>A range of homes that meet local community needs.</i>	A total of 80 new homes are proposed on the site, which comprise a mix of 2, 3, 4 and 5 bedroom homes. The proposed housing mix ensures that a wide range of homes are provided which will attract a variety of different households. To further diversify the housing offer and meet local community needs, 30% of the proposed dwellings are allocated as affordable homes. There will be no distinction between affordable and private housing to ensure that different tenures are seamlessly integrated into the scheme.	Achieve  Review  Fail 



Facilities plan



Proposed indicative streetscene and CGI visualisation

7.2 Distinctive Places

Question	Response	Rating
5. Making the most of what's there <i>Understand and respond.</i>	The proposed masterplan acknowledges the site's existing context in order to respond to the constraints and maximise any opportunities. Key constraints include the site's challenging topography, however the orientation of houses and introduction of split level house types provides the opportunity to utilise this topography for views over the valley. The existing access via Salesbury View is also utilised as the site's gateway, whilst the existing PROW footpath has been incorporated into the proposed pedestrian framework.	Achieve  Review  Fail 

Question	Response	Rating
6. A memorable character <i>Create places that are memorable.</i>	The architectural style of the proposals is suggested as a traditional vernacular approach which is distinct, yet sympathetic to the existing character of the site's local context. This includes a locally referenced palette of materials and detailing such as bay windows, exposed rafter feet, stone heads and cills, chimneys and dormers, alongside the use of red brick tones, render and slate and clay tile roofs. The use of semi-detached and detached houses across the site is synonymous with the 18th and 19th century villas found across Wiltshire. This approach is considered to be acceptable in order to create a beautiful development.	Achieve  Review  Fail 

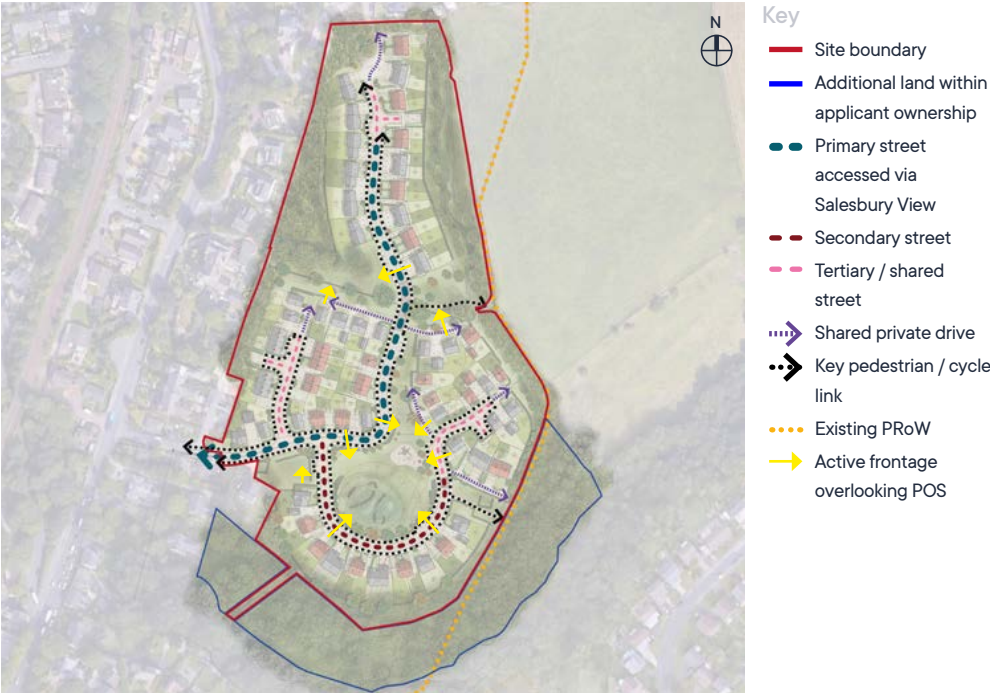


CGI massing visualisation

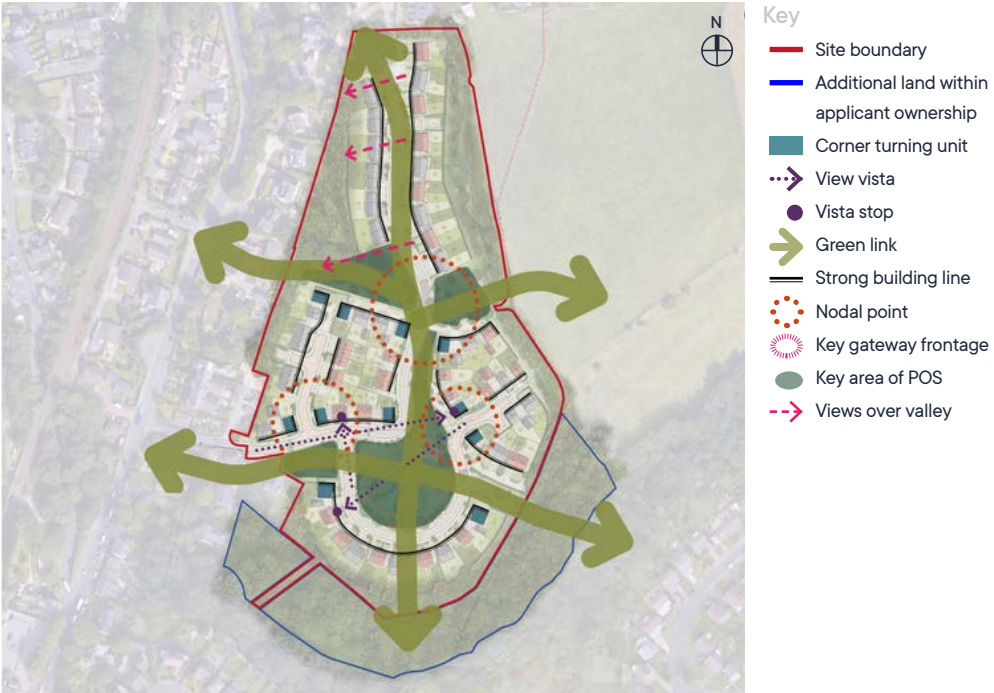
CGI streetscene visualisation

Question	Response	Rating
7. Well-defined streets and spaces <i>Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal façades of buildings face streets and public spaces.</i>	A cohesive and legible street hierarchy is proposed which is well defined by frontages of houses. The site's network of primary, secondary and tertiary streets is clearly demarcated by changes in road surface materials. Outward facing development cells ensure that buildings face streets, providing active frontages to routes across the site to assist with legibility. In addition, corner turning units are incorporated to further define the street pattern and assist with way-finding. Boundary treatments are also implemented to define streets.	Achieve  Review  Fail 

Question	Response	Rating
8. Easy to find your way around <i>Use legible features to help people find their way around a place.</i>	The proposed masterplan has been designed with interventions to help create a place which is easily navigable. For example, buildings are placed at the end of view vistas to create reference points within the site, whilst the use of corner turning units helps to clearly define edges. Corner turning units are also placed within key nodal points to allow for additional reference points across the site and assist with way-finding. Changes in road surface material help demarcate the street hierarchy and define areas within the scheme. Hierarchy of space is further reinforced through the level of specification and detailing of landscape features.	Achieve  Review  Fail 



Street hierarchy and frontages plan



Spatial syntax plan

7.3 Streets for All

Question	Response	Rating
9. Healthy streets <i>Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm.</i>	A number of traffic calming measures are incorporated into the scheme to encourage activity in the street including the use of rumble strips alongside changes in road surface materials to demarcate areas of shared surface streets. Outward facing development further encourages activity in the street by providing passive surveillance of streets. Pedestrian crossings and the incorporation of high quality landscaping creates an attractive environment for people to utilise the street as a place for activity.	Achieve  Review  Fail 



CGI massing and streetscene visualisations

Question	Response	Rating
10. Cycle and car parking <i>Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene. Well-designed streets will also provide sufficient and well-integrated car parking.</i>	Adequate cycle storage is provided to all properties within a secure garden shed or garage where provided. Car parking has been designed in numerous ways to ensure the proposed streetscene is not car dominated, in particular by prioritising parking in curtilage and the addition of garages set behind the building line. The scheme provides a number of safe and attractive pedestrian and cyclist routes with good connectivity to the local setting and transport links to encourage walking and cycling and reduce congestion.	Achieve  Review  Fail 



CGI massing visualisation

Question	Response	Rating
11. Green and blue infrastructure <i>Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of well-being and offer an interaction with nature.</i>	The proposed masterplan has been underpinned by a strong green (landscape) and blue (drainage) infrastructure. Existing trees and landscape features are retained where possible, including existing mature tree belts and woodland, alongside the introduction of new varied landscape typologies to maximise the ecological value of the site. Substantial areas of open space are proposed to provide high quality recreational use for all and encourage interaction with nature in everyday life. A SuDS pond is proposed to the south of the site.	Achieve  Review  Fail 

Question	Response	Rating
12. Back of pavement, front of home <i>Garden cities, towns and suburbs used hedges to define public and private spaces, helping to create characterful and biodiverse places. The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place. Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage.</i>	Considerable care has been taken to design streets to be green, with appropriate boundary treatments such as hedging and estate railing to clearly demarcate public and private space. Storage for refuse and cycling is located to the rear or side of properties to ensure a clutter-free frontage is provided. These design interventions help to create a visually attractive and beautiful development as is the aspiration for the site.	Achieve  Review  Fail 



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