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Design & Access Statement

Salesbury View, Wiltshire

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www.idpartnership.com

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P2	31.07.23	Amendments to affordable homes	KW	SR
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P4	13.02.24	Updates to text	TG	KD
P5	11.04.24	Updates to plans	FH	KD
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P8	08.09.25	Updated to reflect latest amendments	KW	KD
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P10	11.09.25	Updates to plans	KW	KD
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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

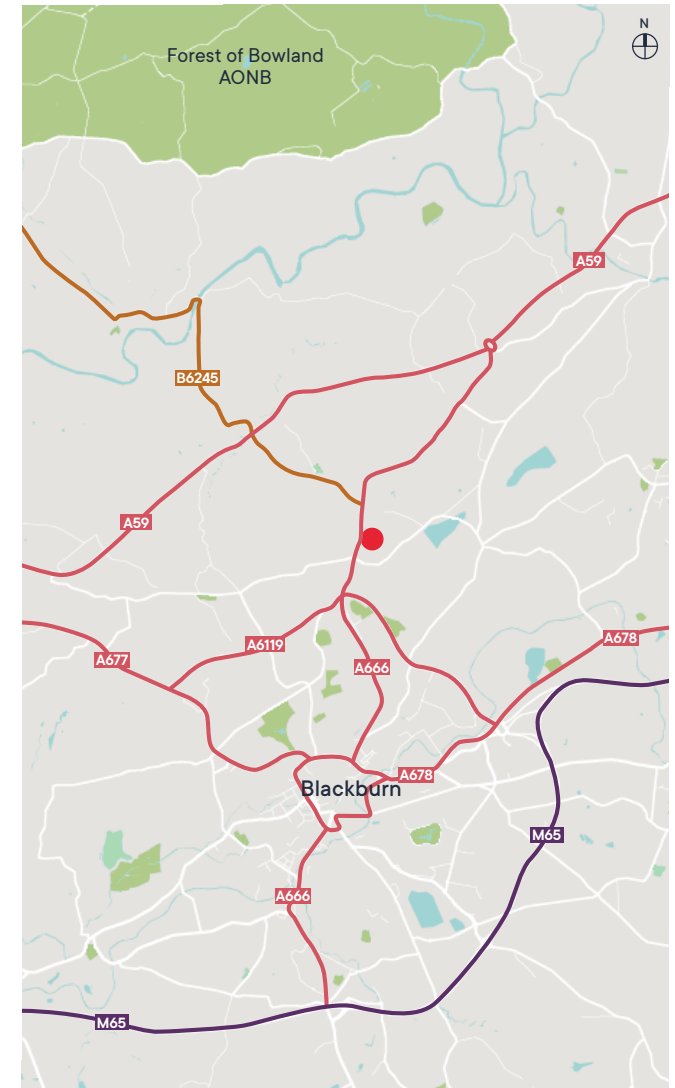
02

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.



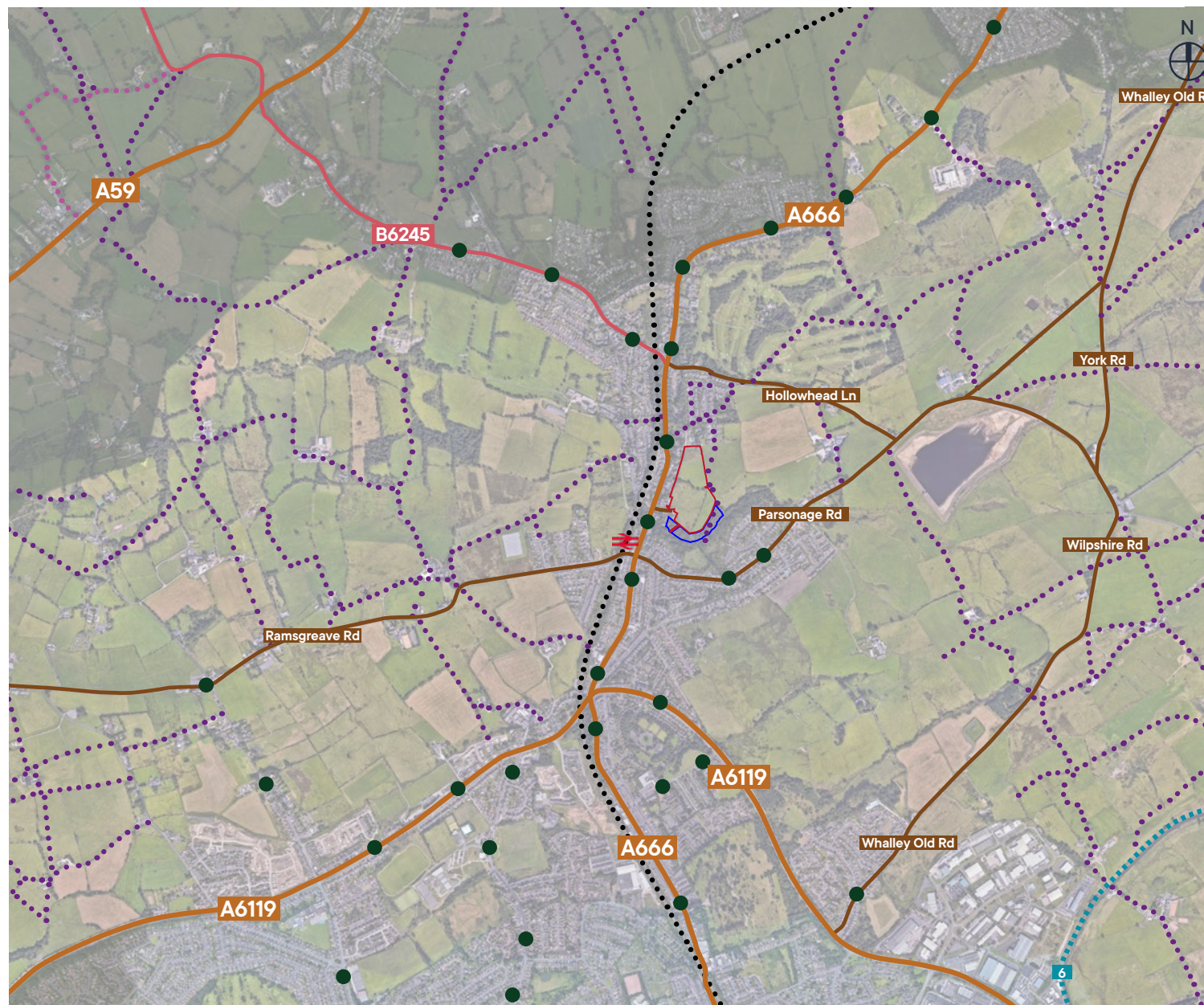
2.3 Existing Connections

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 Wiltshire railway station which provides regional connectivity.

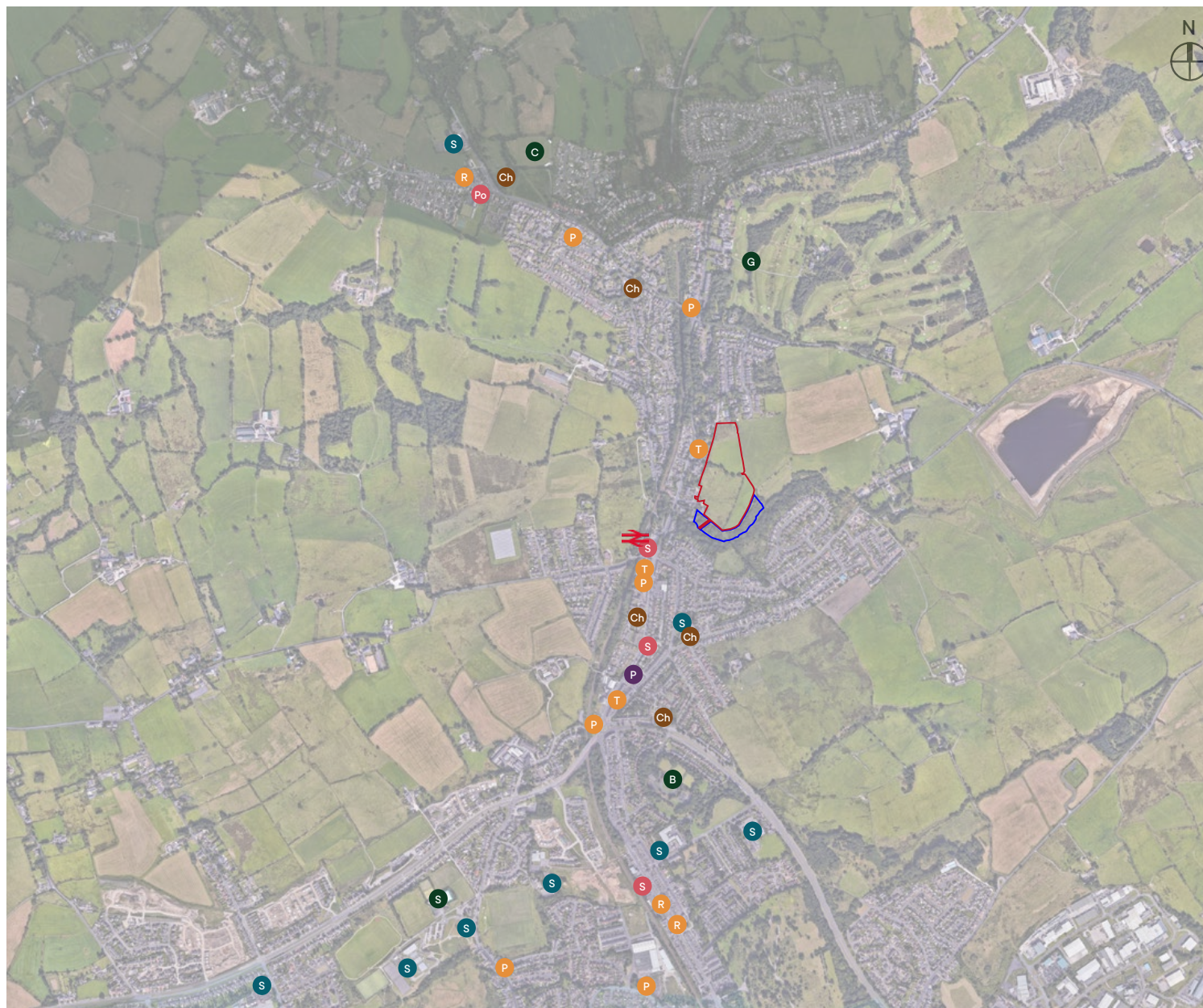
An existing public right of way footpath is located to the east of the site, which later crosses the site in the south eastern section.

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.

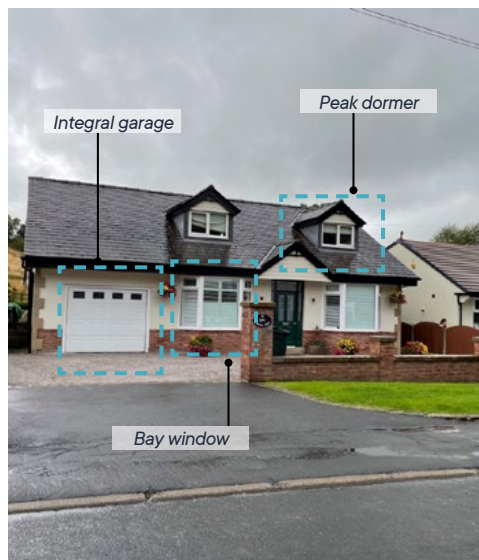
Interpreting the Local Character

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.

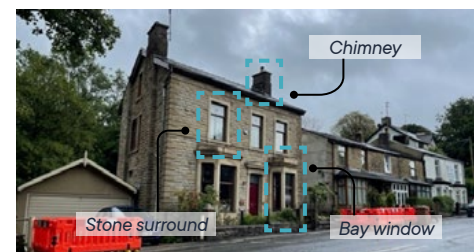
Together with contemporary interpretations of the vernacular, this helps to create a strong sense of place and ensure that the proposed new neighbourhood is distinct in character whilst still remaining locally referenced.



Materiality and colours across Wilpshire



Architectural detailing found within Wilpshire

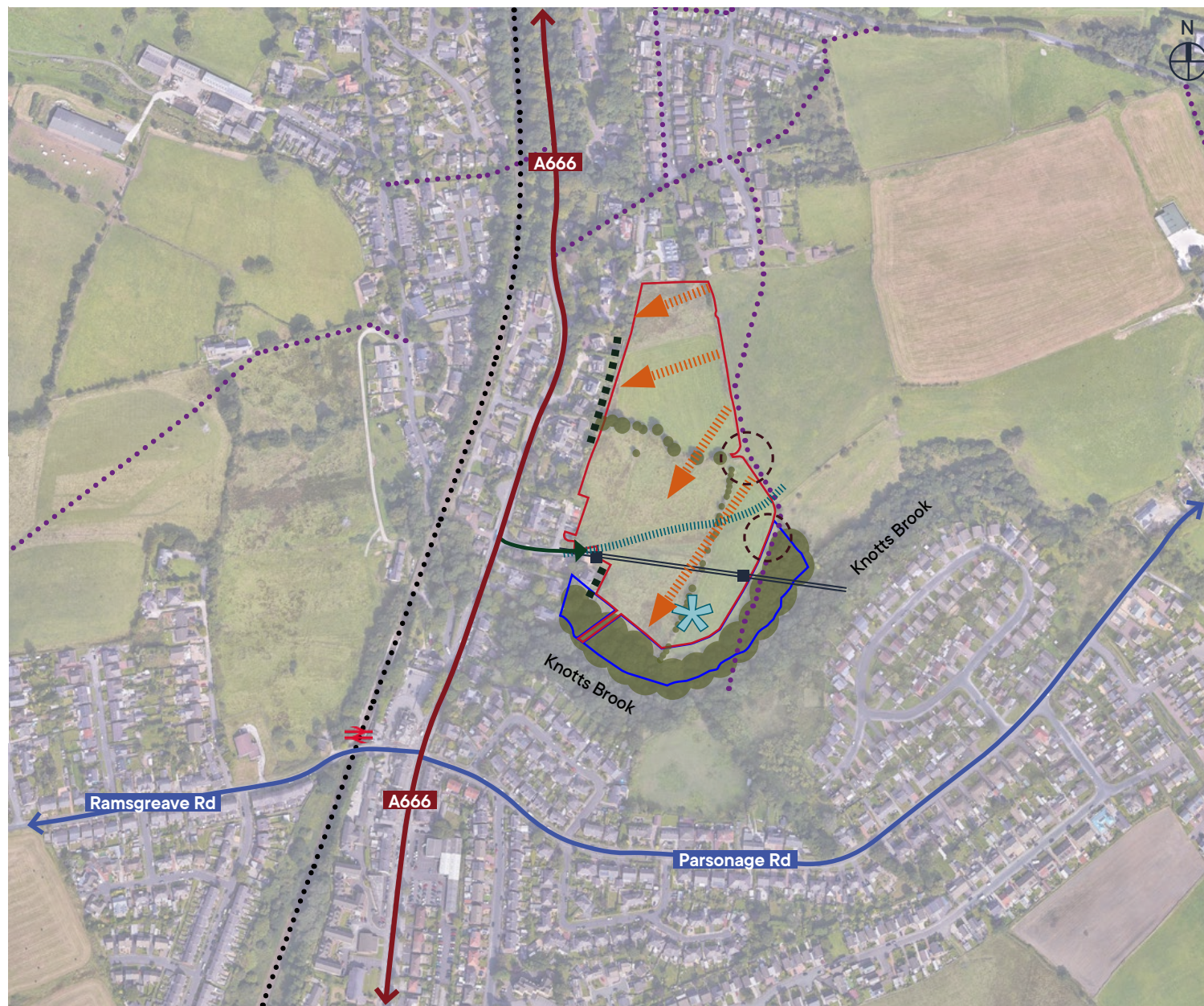


2.7 Constraints and Opportunities

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,

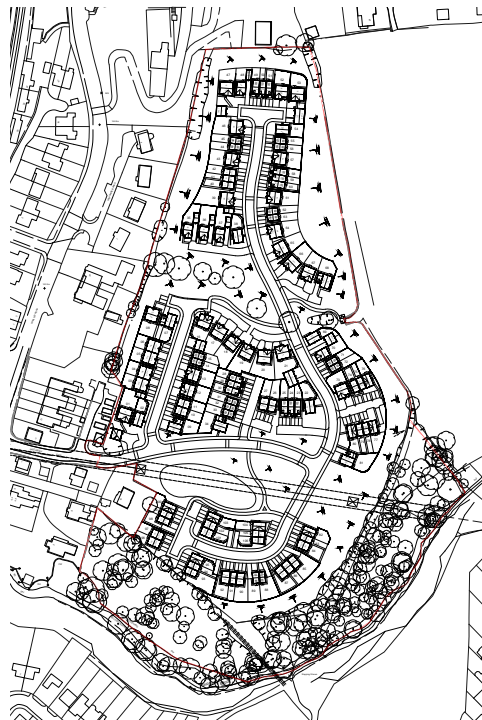
this layout did not establish enough distinction between areas, but did offer a significant range of house types across the site. The layout was dominated by frontage parking and set out a simple road hierarchy with weak vista stops. Strong east-west green links were established but a north-south green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



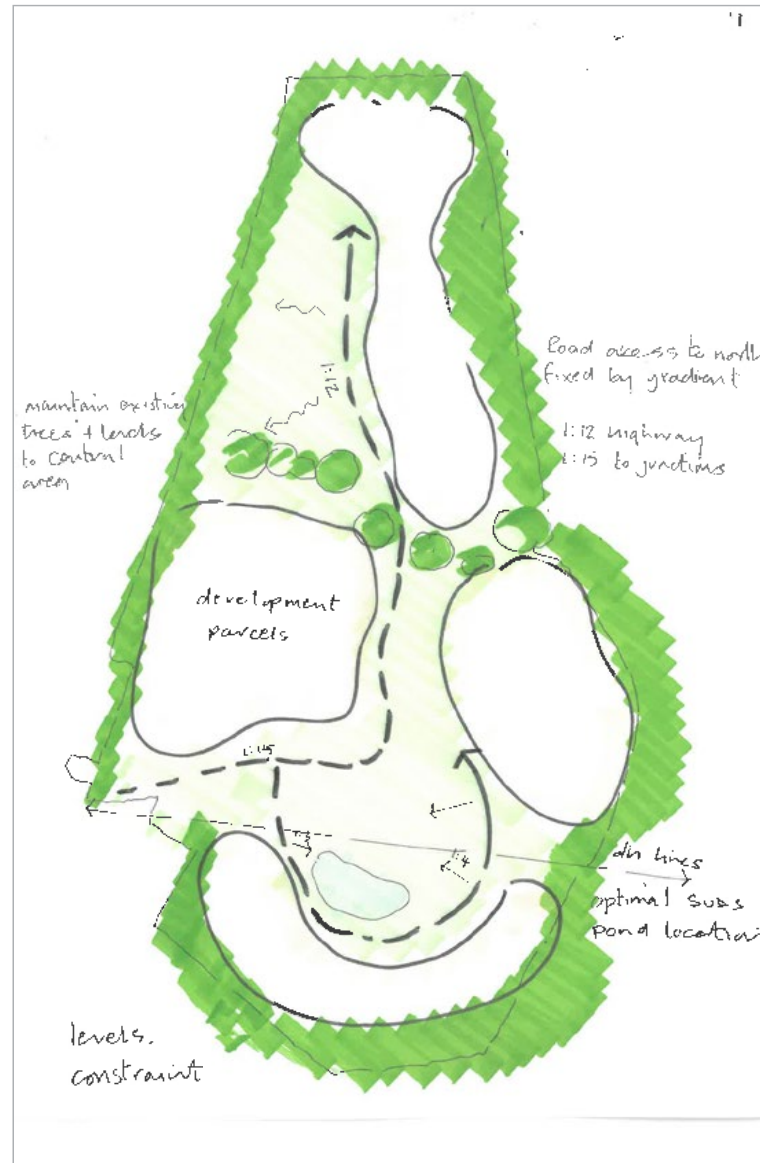
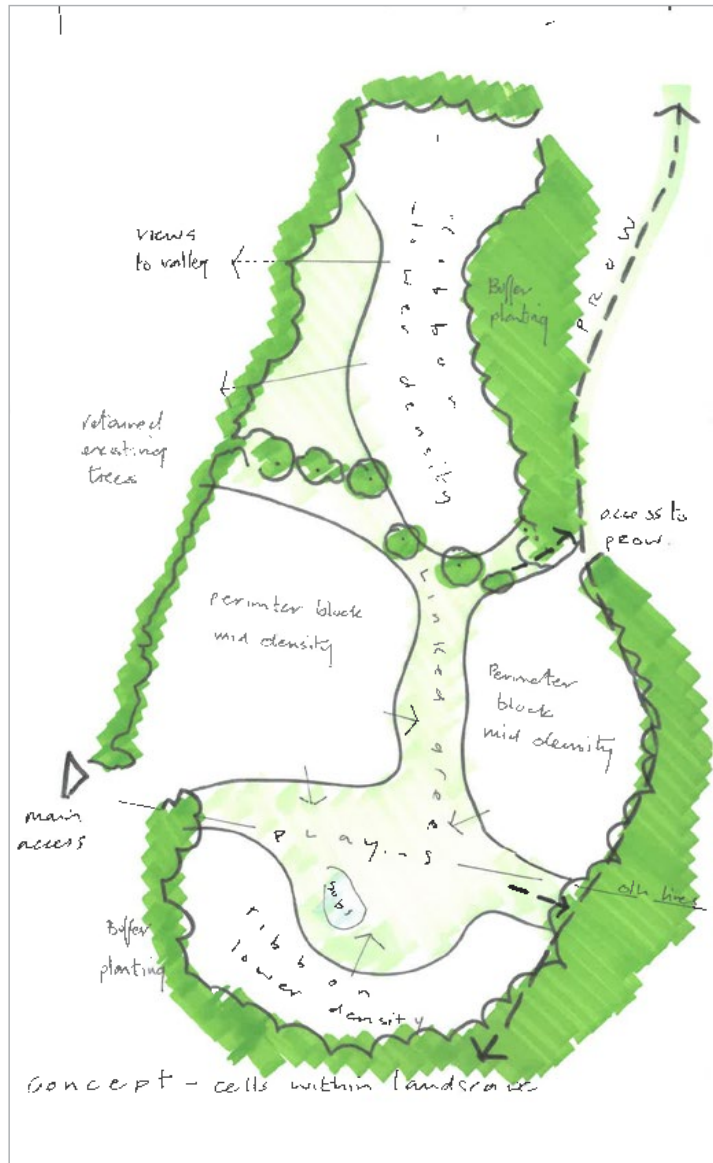
2021 planning application layout



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

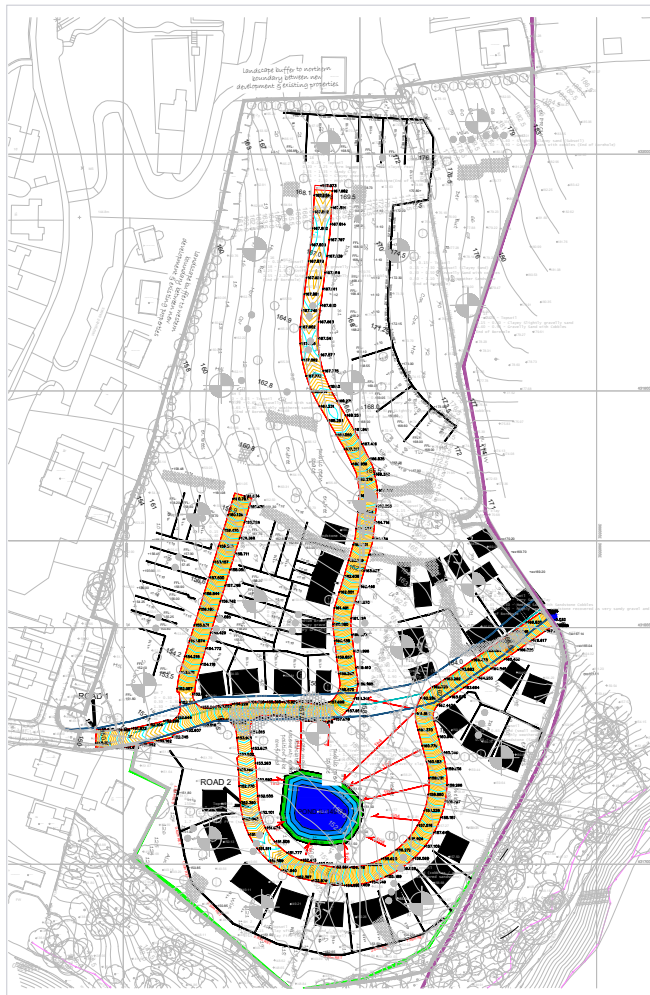




The design concept was further revised to be underpinned by the following design principles:

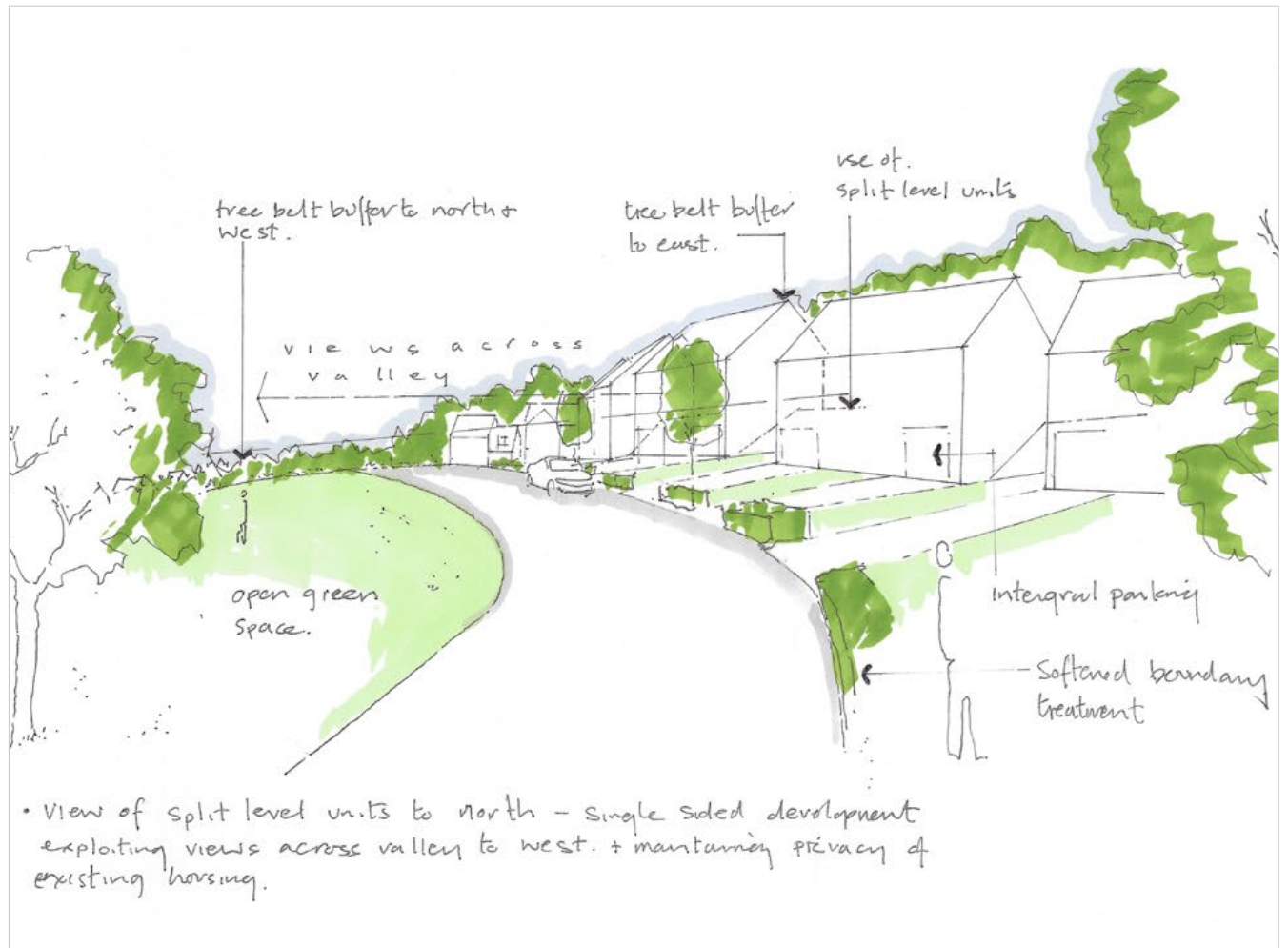
- Maximise views across the valley;
- Create a landscape-led development with public open space at the heart of development;
- Establish a series of spaces and streets which are well-defined by building frontages;
- Provide well-connected spaces and nodal points throughout the development which make 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.