

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.

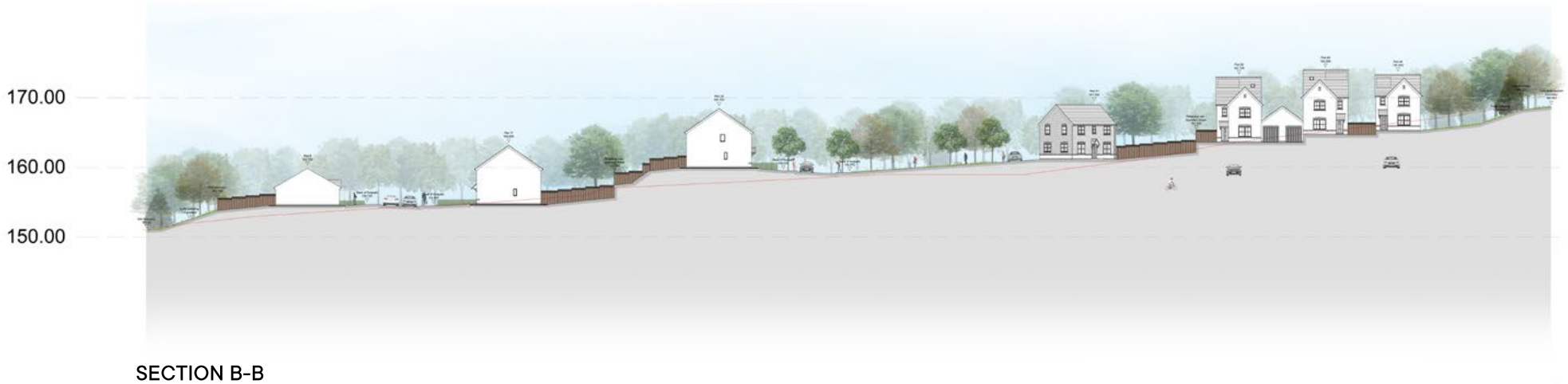
3.5 Response to Inspector's Comments

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.

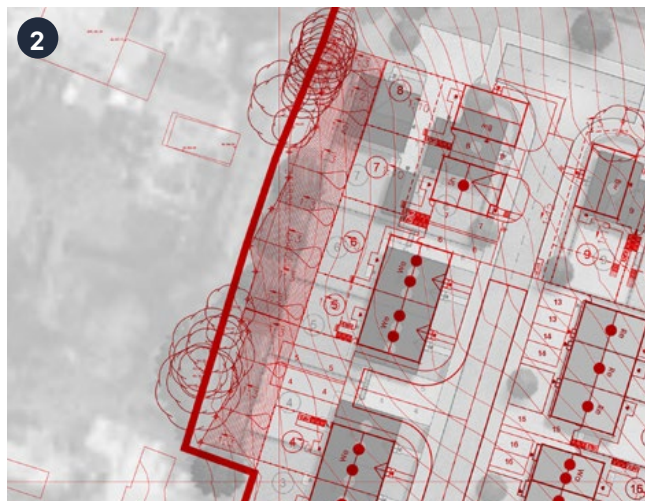
Appeal decision paragraph	Design Team response and amendments
Para 21. Turning to Plot 28 the proposed plans indicate a 2m and 3m high retaining structure surrounding the curved rear/side garden of Plot 28 with the driveway for Plot 11 adjacent at lower level together with an additional screen fence / 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.





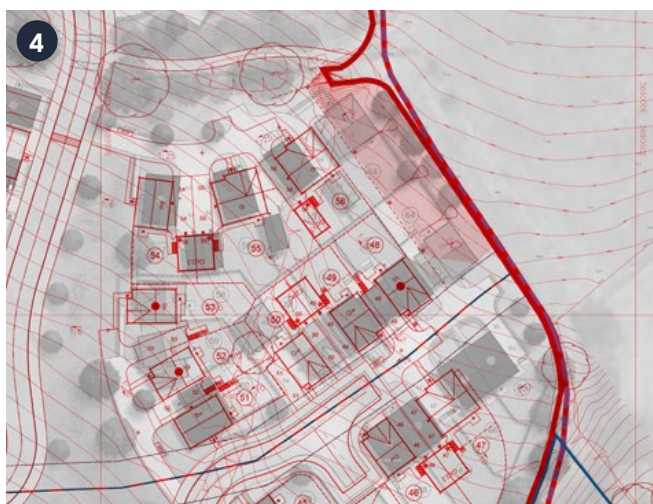
Response to para. 19 showing reconfiguration of western boundary plot arrangement to increase landscape buffer and improve relationship with existing properties.



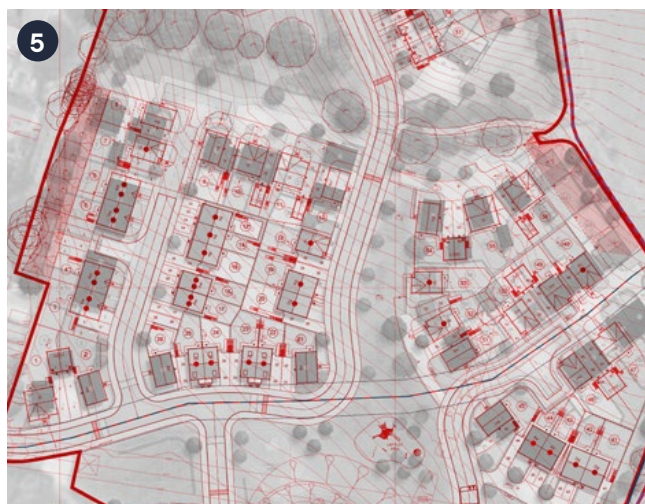
Response to para. 20 showing amendment to rear gardens to plots 4-8 to replace retaining wall with earthworks battering in this area to assist with relationship to existing dwellings and allow for retention of existing trees.



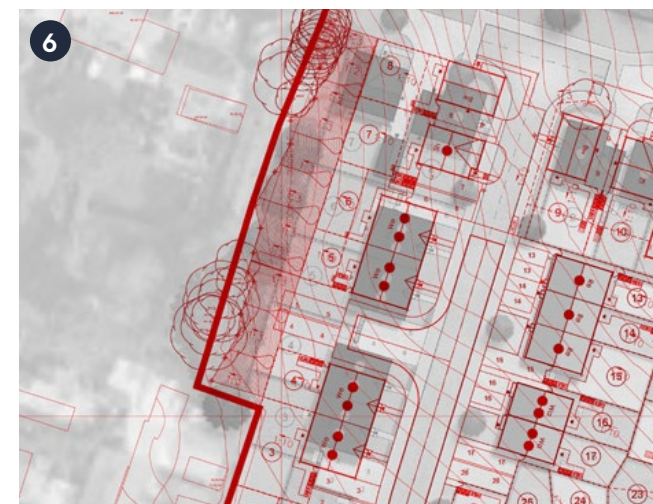
Response to para. 21 showing revised layout and arrangements to plots 8-12 with revised retaining walls to provide a continuous building line and prevent the creation of an overbearing boundary feature.



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



SALESBURY VIEW

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										
PERSIMMON HOMES							ha	acres		
		GROSS SITE AREA					4.99	12.33		
		NETT SITE AREA					2.59	6.40		13.08.25
HOUSE TYPE	BEDROOM	CONFIG	STOREYS	NO	MIX	SQ FT	SQ M	TOTAL SQ FT	TOTAL SQ M	
FOR SALE										
Barnwood (Bw)	3	Detached	2	9	16	1041	96.7	9369	870.39	
Saunton (Sa)	3	Semi	2.5	8	14	1033	96.0	8264	767.76	
Split Level - Type 1	3	Semi	2.5	10	18	1175	109.2	11750	1092.00	
Stanton (St rj) - SL Type 2	3	Semi	2.5	8	14	1108	102.6	8864	820.80	
Split Level - Type 3	4	Detached	2.5	6	11	1687	156.8	10122	940.50	
Greenwood (Gw)	4	Detached	2.5	3	5	1324	123.0	3972	369.00	
Kielder (Ki)	4	Detached	2	6	11	1416	131.6	8496	789.30	
Hendon (HeD)	4	Detached	2	2	4	1511	140.4	3022	280.80	
Seacombe (SeA)	4	Detached	2	2	4	1670	155.2	3340	310.30	
Newgale (NuG)	5	Detached	2	2	4	2198	204.2	4396	408.40	
				56	100					
AFFORDABLE										
Wentwood (We)	2	Semi	1	4	17	680	63.2	2720	252.68	
Wareham (Wa)	2	Semi	2	2	8	884	82.1	1768	164.26	
Rendlesham (Re)	3	End Terrace	2	4	17	947	88.0	3788	351.92	
Rendlesham (Re)	3	Mid Terrace	2	1	4	947	88.0	947	87.98	
Saunton (Sa)	3	Semi	2.5	4	17	1033	96.0	4132	383.88	
Dallington (Dg)	3	Semi	2	4	17	1044	97.0	4176	387.96	
Sherwood (Sh)	3	Detached	2	5	21	1010	93.8	5050	469.00	
				24	100					
OVERALL TOTALS				80				94176	8746.93	
OVERALL DENSITY		PRIVATE MIX					TOTAL	%		
UNITS / ha	16.03	3 BED					27	48		
UNITS / ACRE	6.49	4 BED					27	48		
		5 BED					2	4		
SQ M / ha	1753									
SQ FT / ACRE	7638						56	100		
AFFORDABLE MIX		TOTAL	%							
2 BED	6	25								
3 BED	13	54								
4 BED	5									
	24	79								
NOTE: Nett area excludes all public open space and associated structural landscaping / buffer planting / half roads adjacent green etc										

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.



Indicative CGI massing model



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 a railway line in the background. Annotations highlight specific design features like passive surveillance 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