

Planning Application LPA Ref: PL/2021/09778

Land at Station Works, Station Road, Tisbury, Wiltshire SP3 6QU



Appeal Reference: APP/Y3940/W/22/3308919



# Statement of Case

## Appendix B – Mass, Scale and Density

Prepared for Tisbury Parish Council

*Final version – 15<sup>th</sup> December, 2022*



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# 1. Introduction

This document provides additional evidence relating to the **built form** of the development proposal to support the Statement of Case submitted by Tisbury Parish Council.

## Background

- B 1.1. The development proposal is based on a description and indicative site plan contained in the Planning Statement (prepared by Intelligent Land, dated August 2021) and a Design and Access Statement (prepared by Thrive Architects, dated September 2021). It is supported on the matter of Noise by a Noise Impact Assessment (prepared by Venta Acoustics, dated July, 2021) and a Heritage Statement (prepared by Forum Heritage Services, dated October 2020).
- B 1.2. Tisbury Parish Council understands that the design remains unchanged from that presented in November 2021 and this paper therefore considers the Planning Statement and the other documents mentioned above as they currently appear on Wiltshire Council's website.
- B 1.3. Of the 260 representations made during the planning consultation in October/November 2021 157<sup>1</sup> (60%) raised objections on grounds of the scale, mass and density of development, or the effect these would have on the site's setting, the quality of life for its residents, limited garden and public spaces and noise levels arising from proximity to the railway station.
- B 1.4. Wiltshire Council's assessment of the built form of the development is set out in the following documents:
- the Senior Urban Design Officer's Report dated 23<sup>rd</sup> November, 2021
  - the Senior Planning Officer's Report dated 25<sup>th</sup> November, 2021
  - the Case Officer's Report to the Southern Area Planning Committee meeting held on 10<sup>th</sup> November, 2022
  - the Minutes of the Southern Area Planning Committee meeting which contain the 'deemed' reasons for refusal.

## Purpose of this document

- B 1.5. Tisbury Parish Council agrees with the conclusions of Wiltshire Council's Senior Urban Design Officer and Senior Planning Officer. The purpose of this document is to show how the issues they have raised:
- stem from the principle of development and in particular conflict between the aspirations of the development proposal and the strategy for the proposal site set out in the Neighbourhood Plan;
  - would result in lack of amenity relative to scale of development together with harmful impacts caused by the scale and massing of development in a sensitive setting; and
  - would lead to conflicts with the Framework requirement for Achieving Well Designed Places and key sections of Planning Practice Guidance on design quality set out in the National Design Guide (the "NDG") and the National Model Design Code guidance the ("NMDC"), which are explained more fully below.

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<sup>1</sup> Appendix D - Report on Community Representations, page 9

## 2. The Policy Context

For ease of reference, the main policies relating to the application are summarised below:

### Wiltshire Core Policy

B 2.1. Core Policies 1 and 27 (as informed by paragraph 5.146) set the following policies for the Tisbury Community Area:

- *“the Core Strategy will seek to ensure that modest new growth in Tisbury will be sympathetically designed and located so it blends with the village and takes account of the constraints presented by narrow access roads and the sensitive landscape of the AONB”*
- *“all development within the Community Area will need to conserve the designated landscape of Cranborne Chase and West Wiltshire Downs AONB and its setting, and where possible enhance its locally distinctive characteristics.”*

B 2.2. Paragraph 5.145 elaborates on this objective as follows:

- *“The strategy will respond to the Community Area’s location (in full or part) within a nationally designated landscape. In the Tisbury Community Area this includes the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development”*

B 2.3. Paragraph 5.147 refers to the importance of tourism to Tisbury and the Cranborne Chase AONB.

B 2.4. Core Policy 51 “Landscape” contains a set of policies to ensure that developments conserve and where possible enhance the landscape and locally distinctive character of the settlements in which they lie:

*“In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:*

*The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.*

*Landscape features of cultural, historic and heritage value.*

*Important views and visual amenity.*

*Tranquillity and the need to protect against intrusion from light pollution, noise, and motion*

*Landscape functions including places to live, work, relax and recreate*

*Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.*

*Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas.*



B 2.5. Core Policy 52, “Green Infrastructure” informed by paragraph 6.94 indicates that developments must provide public open space in accordance with open space standards set out in Appendix IV of the saved Salisbury District Local Plan 2011<sup>2</sup>:

B 2.6. Core Policy 57 “Ensuring High Quality Design and Place Shaping” contains a series of policies to ensure that the built environment of new developments contributes to a sense of place, drawing on local context:

*“A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:*

*i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced*

*ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development*

*iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting*

*iv. being sympathetic to and conserving historic buildings and historic landscapes*

*v. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area*

*vi. having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)*

*vii. incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site*

*viii. ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)*

*ix. the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials*

*x. taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future*

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<sup>2</sup> Saved Salisbury District Local Plan 2011, Appendix IV, Open Space Standards (B16)



*xi. the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm*

*xii. the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place*

*xiii. xiv. meeting the requirements of Core Policy 61 (Transport and New Development)."*

B 2.7. Core Policy 58 "Ensuring the Conservation of the Historic Environment" states that development should "*conserve and where possible enhance*" "*the special character and appearance of conservation areas*" and their settings.

B 2.8. Core Policy 64 "Demand Management" is also relevant on the subject of residential parking provision and the need to allow sufficient capacity for visitor parking.

*"In determining the appropriate mix of parking types, the presumption will be that unallocated communal parking will be included in the majority of new residential development."*

B 2.9. The Core Strategy also refers to Wiltshire Council's adopted "LTP3 Car Parking Strategy 2011-2026"<sup>3</sup> whose policy PS6 sets:

- Minimum levels of residential parking for dwellings as follows:
  - Dwellings - 1 space for 1-bed, 2 spaces for 2/3 bed, 3 spaces for 4-bed
  - Dwellings – visitor parking of 0.2 spaces per dwelling;
  - Maximum levels of parking for residential care homes of 1 space per unit, plus 1 space per 5 units;
  - Disabled provision in accordance with national policy.

### **Neighbourhood Plan Policy**

B 2.10. Neighbourhood Plan Policy BL.7 allocates the Station Works site on the basis that development should comply with the policies set out in the Neighbourhood Plan as a whole. Policies dealing with built form are summarised below.

B 2.11. Policy HNA.2 sets out policies relating to Tisbury's conservation area, which the proposal site borders, stating that development "*within or adjoining*" the Conservation Area should conserve and enhance its character and appearance, referring specifically to:

- 1. The existing street pattern*
- 2. Important views and vistas*
- 3. Important areas of open space*
- 4. Important trees or groups of trees*
- 5. Listed buildings or local unlisted buildings of architectural or historic interest*
- 6. Local earthworks or other archaeological features".*

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<sup>3</sup> Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy, page 17, paragraph 7.4 and Appendix C



- B 2.12. Paragraphs 113 and 114 state that density and design should be considered carefully through the masterplanning process and informed by both viability and the site's setting:
- “The density and design of the development should be the product of a robust Masterplan, responding positively to the exceptional environmental quality within the wider character area within the CCWWD AONB. A comprehensive development should ensure commercial viability of the site as well as delivering the community’s mandate that the site must be redeveloped.*
- Development will be expected to demonstrate high standards of layout and design, making the best use of the unique characteristics of the site and reflecting the built environment elsewhere in the settlement. TisPlan expects the developer to take an innovative approach, responding to the site’s contours, the relationship to its setting, the impact upon the character of the area, scope to provide interesting views into or out of the site and to create a sense of place.”*
- B 2.13. Policy BL.3 promotes development on brownfield sites, subject to the following criteria:
- “1. The character of the Cranborne Chase and West Wiltshire Downs AONB not being adversely affected,*
- 2. Policy EB.1 not being compromised, and*
- 3. There being no unacceptable impact on the local road network.”*
- B 2.14. Policy EB.1 seeks, among other things, to prevent the permanent loss of employment uses, stating:
- “Proposals requiring a planning consent that would result in the loss of an employment use should provide evidence that appropriate steps have been taken to remarket the premises for alternative employment uses. The retention of retail and public buildings within the centre of Tisbury is considered vital to its Local Service Centre status.”*
- B 2.15. Policy BL.4 seeks among other things to promote designs which are in sympathy with the local setting:
- “All forms of development must plan positively for the achievement of high quality design, for example the use of local and traditional building materials (the use of local stone is preferred) to ensure respect for the local vernacular.”*
- B 2.16. Policy TR.2 requires an integrated approach to development at the Station Works site, developed in conjunction Wiltshire Council, Network Rail and other interested parties which supports enhancement of the railway, offers additional parking and promotes the use of sustainable transport:
- “Development at or within the environs of the Tisbury Railway Station that protects and enhances the existing railway service will be supported.*
- To ensure the necessary co-ordination, proposals should be developed in conjunction with the Local Planning Authority, Network Rail and other interested parties as appropriate.*
- Proposals should have appropriate regard for the following:*
- 1. Increasing and accommodating the use of public transport - train, bus and taxi.*
  - 2. Accommodating sustainable travel needs, such as pedestrian accesses, bicycle shelters and electric car charging points.*
  - 3. Extending car parking in line with the levels of station usage.*



4. *The requirements of the Tisbury Conservation Area and the Victorian character of the station.”*

- B 2.17. Policy TR.3 seeks to ensure that traffic impacts are carefully planned through engagement with Wiltshire Council’s Highways Department:

*“Developments that will generate significant levels of additional traffic should include within their Transport Statement consideration of how traffic impacts will be mitigated to ensure that the rural character of the CCWWD AONB and its villages and hamlets will be conserved.*

*Through engagement with landowners and Wiltshire Highways new development should seek to address, where feasible:*

1. *Enhancement of existing and/or provision of additional passing places to avoid damage to the roadside edges*
2. *Improvement to verges*
3. *Provision of appropriate traffic calming measures*
4. *Addressing road safety issues to prevent accidents”*

- B 2.18. Policy TR.4 seeks to promote sustainable transport, stating *“wherever feasible, major new development should contribute to the achievement of a safe, walkable/cyclable village with integrated pathways/cycleways connecting to its centre and amenities”,* and pointing to, among other things *“the protection and expansion of rights of way for footpaths, bridle and cycle paths to encourage sustainable transport patterns within the village and its surrounding areas”* and *“improving pedestrian access to and from the High Street using paving that is in keeping with the existing design features of the Conservation Area”.*

- B 2.19. Policy LCW.3 states that development proposals should seek to identify and address community amenity requirements, accessible for those with additional mobility requirements” indicating that this might include:

*“1. Landscaping which promotes natural features within the development, promotes well-being and provides for wildlife habitats, including gardens, shared open spaces and trees, sensitive to the setting of the area within the Cranborne Chase and West Wiltshire Downs AONB*

2. *Allotments*
3. *Recreational facilities for children and young people*
4. *Pedestrian and cycle pathways that allow access to nearby natural landscapes within the Cranborne Chase and West Wiltshire Downs AONB.”*

### **National Planning Policy**

- B 2.20. The National Planning Policy Framework (the “Framework”) establishes local design policies together with the National Design Guide and National Model Design Code as material considerations in planning decisions. For ease of reference, the relevant paragraph of the Framework is reproduced below:

*134 - Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design [note 52 - contained in the National Design Guide and National Model Design Code] taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*



- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*
- B 2.21. Page 14 of the National Design Guide includes typical ranges of net housing density for ten types of area, ranging from high rise city to rural villages.
- B 2.22. Paragraph 92 of the Framework states that planning decisions should achieve healthy, inclusive and safe places, which:
- “a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and*
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”*
- B 2.23. Paragraph 100 seeks that development should promote public rights of way:
- “Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.”*
- B 2.24. Paragraph 120 seeks to ensure that planning decisions make the best use of land:
- “Planning policies and decisions should:*
- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes .....*
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;*
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)”*
- B 2.25. Paragraph 124 seeks to ensure that development achieves appropriate densities:
- “Planning policies and decisions should support development that makes efficient use of land, taking into account:*
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
- b) local market conditions and viability;*

*c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*

*d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*

*e) the importance of securing well-designed, attractive and healthy places.”*

B 2.26. Paragraph 126 emphasises the need for engagement throughout the planning process to create better places:

*“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”*

B 2.27. Within this context, Paragraph 130 sets out the criteria which should be applied to planning decisions, stating that planning policies and decisions should ensure that developments:

*“a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>49</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

B 2.28. Paragraph 131 emphasises that streets should be tree-lined:

*“Planning policies and decisions should ensure that new streets are tree-lined<sup>50</sup>, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.”*

B 2.29. Paragraph 129 indicates how the National Design Guide and National Model Design Code should be used to guide planning decisions where there are no local design codes:

*“these national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.”*

B 2.30. Paragraph 132 seeks to promote collaboration throughout the design cycle:

*“Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”*

- B 2.31. Paragraph 176 sets great weight on conserving and enhancing Areas of Outstanding Natural Beauty:

*“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.”*

- B 2.32. The letter from the Secretary of State for Levelling Up, Housing & Communities to members of parliament dated 5th December indicates the government’s policy is that “local authorities will not be expected to build developments at densities that would be wholly out of character with existing areas or which would lead to a significant change of character”<sup>4</sup>

### 3. The Site Allocation

#### The Relevance of the Neighbourhood Plan

The Station Works site was not allocated for development by the Wiltshire Core Strategy 2015 and does not appear in Wiltshire Council’s Housing Land Supply statements up to and including the statement with a base date of April 2018 and published August 2019<sup>5</sup>.

- B 3.1. The Neighbourhood Plan, made by Wiltshire Council in November 2019, changed this situation.
- B 3.2. In developing the Neighbourhood Plan, Tisbury’s community and parish councils had actively sought to unlock and promote suitable brownfield sites to support delivery of Tisbury’s future housing needs, in accordance with the substantial weight given to the promotion of brownfield sites by the National Planning Policy Framework (“the Framework”<sup>6</sup>).
- B 3.3. In the case of the Station Works site, the Neighbourhood Plan sought to bring the site forward and unlock it for sustainable development in three ways:
- by supporting a change to Tisbury’s settlement boundary, incorporated into the Wiltshire Housing Site Allocations Plan, adopted in February 2020, which brought the Station Works site into Tisbury’s settlement;
  - by allocating the site; and
  - by setting out a process of comprehensive masterplanning to resolve the various issues which had frustrated previous attempts to develop the site, and bring the measures necessary to unlock the site together into a coherent plan.

<sup>4</sup> Letter from the Secretary of State for Levelling Up, Housing & Communities to members of parliament, headed Levelling Up & Regeneration Bill: Planning and Local Control in England, 5<sup>th</sup> December, 2022 (S4)

<sup>5</sup> Wiltshire Council, Housing Land Supply Statement, base date April 2018, published August 2019. (S9)

<sup>6</sup> National Planning Policy Framework, 2021, paragraphs 120 and 121

- B 3.4. Appendix I presents a map showing the change to the settlement boundary which was an outcome of the Neighbourhood Planning process<sup>7</sup>.

### The Neighbourhood Plan's Allocation

- B 3.5. The Neighbourhood Plan was built around a vision for the Station Works site which was informed by a number of factors, including:
- the community's aspirations, its views on what the site could support and on the success of recent developments in Tisbury;
  - the views of the two Parish Councils of Tisbury and West Tisbury;
  - advice from Wiltshire Council's planning officers;
  - input from the then owner of the Station Works site (St. Modwen Developments Ltd.); and
  - assessments of local housing need and Wiltshire housing supply.
- B 3.6. The development of the Neighbourhood Plan's allocation policy for the Station Works site can be seen emerging over a number of years, responding to the views of both the local community and key stakeholders as evidenced by the following published documents:
- Report on the TisPlan Community Questionnaire (March 2016);
  - the Review notes on Regulation 14 Consultation Responses (October 2017);
  - the Neighbourhood Plan Consultation Statement (January 2019); and
  - Minutes of the two Parish Councils.
- B 3.7. Bringing forward a policy for the Station Works site involved a balancing exercise to achieve a coherent set of policies which took account of the site's specific challenges and the wishes of the community alongside questions of sustainability and viability. This was recognised by the Plan's examiner who commented *"The plan-making had to find ways to reconcile the external challenges that are perceived as likely to affect the area with the positive vision agreed with the community. All such difficult tasks were approached with transparency, with input as required and support from Wiltshire Council."*<sup>8</sup>
- B 3.8. It took account of local factors, including the community's views on the success of the recently completed Wyndham Estate of 90 new homes at the North end of Tisbury village, built by C. G. Fry & Son. The positive view of the housing on this development and the way it integrates with Tisbury village was recently reinforced in a survey of 238 residents conducted by the Nadder Community Land Trust in August 2021 relating to proposals supported by Wiltshire Council for a community-led development of 13 new homes at the site of the former Sports Centre at Weaveland Road.
- B 3.9. Of 211 comments made on matters of external design and appearance, 45% stressed the importance of maintaining consistency with the look and feel of the Tisbury village, with 33 residents specifically remarking on the design of the Wyndham estate as a model for future development<sup>9</sup>.

<sup>7</sup> Wiltshire Site Allocations Plan, Submission Draft Plan, Community Area Topic Paper for Tisbury, dated May 2018, page 19 (B1)

<sup>8</sup> The Report of the Independent Examiner to Wiltshire Council on the Tisbury and West Tisbury Neighbourhood Plan, page 7.(S6)

<sup>9</sup> Nadder Community Land Trust, Community Vision for the former Sports Centre site, October 2021, Section 5 (B2)



- B 3.10. The balancing exercise took account of the views of key stakeholders, including St. Modwen Developments Ltd., the former landowner, whose Senior Planning Manager attended nine meetings with the Parish Council or Qualifying Body between February 2013 and February 2018 and who were consulted on various matters including the question of housing numbers in 2018<sup>10</sup>.
- B 3.11. The Parish Council therefore considers that the Neighbourhood Plan was positively prepared and that its policies show a high level of care and diligence in their preparation.
- B 3.12. In the Council's view, the provisions made by the Neighbourhood Plan for the Station Works site are the product of reflection, consultation and, ultimately, judgement, made over a sustained period.
- B 3.13. This conclusion was also reached by the Plan's Independent Examiner who remarked that the Plan was "*underpinned by extensive community support and engagement. The social, environmental and economic aspects of the issues identified have been brought together into a coherent plan which adds appropriate local detail to sit alongside the Wiltshire Core Strategy (adopted January 2015).*"<sup>11</sup>

### Housing Need and Supply

- B 3.14. The housing policies of the Neighbourhood Plan were informed by:
- the spatial strategy for Tisbury set out in the Wiltshire Core Strategy, Policy CP27; and
  - the indicative housing requirements for Tisbury 2006-2026 set out in the Wiltshire Core Strategy, draft Wiltshire Housing Allocations Plan 2020, and Wiltshire Housing Land Statements.
- B 3.15. Planned growth for Tisbury is set out by the Wiltshire Core Strategy as follows:
- Core Policy CP1 states that Tisbury's role, as with other local service centres is to "*provide for modest levels of development in order to safeguard their role and to deliver affordable housing.*"
  - Core Policy CP27 (paragraph 5.146) states that "*the Core Strategy will seek to ensure that modest new growth in Tisbury will be sympathetically designed and located so it blends with the village and takes account of the constraints presented by narrow access roads and the sensitive landscape of the AONB.*"
- B 3.16. Whilst the emerging Wiltshire Local Plan is currently undergoing consultation, the Parish Council considers that its draft spatial policy affecting Tisbury is relevant to the extent that it suggests a consistent interpretation of the existing policy, stating that "*Local Service Centres are intended to provide for modest levels of development in order to safeguard their role and to deliver affordable housing. The Local Service Centres are Pewsey, Market Lavington, Cricklade, Tisbury, Mere, Downton and Wilton. It is not proposed to change these designations.*"
- B 3.17. This interpretation is confirmed by the Wiltshire Site Allocations Plan 2020, which states "*Local Service Centres are defined as smaller towns and larger villages which serve a surrounding rural hinterland and possess a level of facilities and services that together with improved local employment, provide the best opportunities outside the Market Towns for greater self-containment. Levels of housing development envisaged at Mere and Downton fit with that strategy. The level of development proposed for Tisbury is lower. There is a*

<sup>10</sup> Appendix F – Schedule of Engagement with St. Modwen Developments Ltd - 18<sup>th</sup> October, 2018

<sup>11</sup> Report of the Independent Examiner to Wiltshire Council on the Tisbury and West Tisbury Neighbourhood Plan, page 1.(S6)

*significant brownfield site option under consideration through the neighbourhood planning process that takes priority over consideration of greenfield alternatives. This would meet indicative requirements at the settlement.*<sup>12</sup>

- B 3.18. The table below shows the Indicative Housing Requirement for Tisbury Local Service Centre to 2026 shown in the Wiltshire housing Allocations Plan 2020<sup>13</sup>:

Indicative Housing Requirement 2006 to 2026 set by the Wiltshire Core Strategy 2015	200
Completions 2006-2017	169
Developable Commitments 2017-2026	7
Balance 2017-2026	22

- B 3.19. The latest available data comes from the Indicative Housing Requirement for Tisbury Local Service Centre shown in the latest Wiltshire Housing Land Supply statement<sup>14</sup>:

Indicative Housing Requirement 2006 to 2026 set by the Wiltshire Core Strategy 2015	200
Completions 2006-2021	177
Developable Commitments 2021-2026	2
Balance 2021-2026	21

- B 3.20. The latter document indicates that “Developable Commitments” are “committed sites only and do not include a windfall allowance”<sup>15</sup> and an analysis of the document shows that the developable commitments figure for Tisbury matches the net total of sites granted planning consent which had not been completed at the report’s base date.

- B 3.21. Wiltshire’s latest Housing Land Supply Statement shows that in the South Wiltshire Housing Market Area, windfall permissions each year comprised 24% of the total number of completions per year.<sup>16</sup> Based on a conservative estimate, Wiltshire Council calculates a windfall allowance of 9.67% in the South Wiltshire Housing Market Area for the period 2021-26<sup>17</sup>.

- B 3.22. The above tables do not take account of the planning application for 13 homes (including 6 affordable homes) at the former Sports Centre, Tisbury, a community-led development

<sup>12</sup> Wiltshire Housing Site Allocations Plan, adopted February 2020, paragraph 4.49 (B3)

<sup>13</sup> Wiltshire Housing Site Allocations Plan, adopted February 2020, page 25 (B3)

<sup>14</sup> Wiltshire Housing Land Supply Statement, Base date: April 2021, published April 2022 (S9)

<sup>15</sup> Ibid, page 128, note 9

<sup>16</sup> Wiltshire Housing Land Supply Statement, Base Date April 2021, pages 8 and 125. Windfall permissions average 2009-21 and completions 2016/7 to 2020/21 (S9)

<sup>17</sup> Wiltshire Housing Land Supply Statement, Base Date April 2021, pages 13 and 127 (S9)



promoted by Wiltshire Council, which was granted on 8<sup>th</sup> December 2022 for which planning applications were submitted in 2020 and 2021<sup>18</sup>

- B 3.23. Following approval of the development at the Old Sports Centre, the remaining indicative requirement figure for Tisbury between 2023 and 2026 is 7 units.
- B 3.24. Shown below are details of the two smaller windfall sites in Tisbury for which planning applications were submitted in 2020 and 2021 (and which likewise are not shown in the Housing Land Supply statement):

Site	Number of dwellings
Tisbury Motors, SP3 6HF	10
Trellis House, SP3 6JR	8

- B 3.25. Based on the above data, and making an appropriate allowance for windfall sites, the Parish Council concludes that there is a sufficient supply to exceed the current Indicative Housing Requirement by 2026.
- B 3.26. The emerging Wiltshire Local Plan 2016-2036 is currently undergoing a process of consultation, based, among others, on the following documents
  - Wiltshire Local Plan – Emerging Spatial Strategy sets overall projections of housing need in the four Wiltshire Housing Market Areas for the period 2016-2036<sup>19</sup>
  - Wiltshire Local Plan – Empowering Rural Communities applies these overall projections to form a Baseline Indicative Housing Requirement for each large village and local service centre, including Tisbury for the same period<sup>20</sup>
- B 3.27. The Parish Council notes that the projected housing requirement for Wiltshire 2016-2036 used by the emerging Local Plan is based on an annual completions rate which is higher than that calculated for the next five years using the Standard Method<sup>21</sup>.
- B 3.28. In January 2021, the Parish Council took part in a focused consultation on the emerging Local Plan and requested a supporting commentary on the calculation method used to define the Baseline requirement for Tisbury local service centre. This additional commentary has been published and on this basis the Parish Council is satisfied that the proposed figure is the result of a robust assessment<sup>22</sup>.
- B 3.29. The Indicative Housing Requirement for Tisbury Local Service Centre shown in the emerging Local Plan is as follows:

Baseline indicative housing requirement 2016-2036	135
Completions (2016-19) & Commitments (1 April 2019)	70

<sup>18</sup> Application PL/2021/00855 Planning Statement (B4)

<sup>19</sup> Wiltshire Local Plan – Emerging Spatial Strategy, published January 2021, page 7 (B5)

<sup>20</sup> Wiltshire Local Plan – Empowering Rural Communities, published January 2021, page 19 (B6)

<sup>21</sup> Wiltshire Local Plan – Emerging Spatial Strategy, published January 2021, page 7 (B5)

<sup>22</sup> Wiltshire Local Plan Rural Live Q&A Events Responses, published February 2021 Item Reference: A12 (B7)



(Indicative Remaining Requirement 2019-2036)

65

- B 3.30. In January 2022, the Parish Council with West Tisbury Parish Council, commenced an evidence-gathering process to support the planned renewal of the Neighbourhood Plan in 2023. The modified Neighbourhood Plan is currently undergoing a Strategic Environmental Assessment and appropriate assessment under the habitats regulations prior to a Regulation 14 consultation in Q1 2023.
- B 3.31. As part of its evidence gathering the Parish Council commissioned an up-to-date Housing Needs Assessment for the Neighbourhood Plan area which was delivered by Aecom in May 2022.
- B 3.32. The main conclusions from Aecom's report are summarised below:
- Affordable and social rented homes perform a vital role in the Plan area where 19.7% of homes are socially or affordably rented, compared with 14.7% in Wiltshire. As a result, there are 67 more social and affordable rented homes in Tisbury than there would be if Tisbury had followed the Wiltshire average for provision of social rented accommodation.
  - Conversely, only 62% of homes are owned in Tisbury and West Tisbury compared with 67% in Wiltshire. AECOM concluded that the rental housing sector in Tisbury and West Tisbury has sufficient capacity to meet forecast need to 2036 and that *"it is likely that the NA not only caters for the need generated locally but also some of the need of surrounding parishes or areas within Wiltshire"*.
  - By contrast, there is a significant problem with the cohort of local people who can just afford to rent, but cannot afford to own an open-market or affordable home. Local households on average incomes are unable to afford entry-level market homes and can only afford a shared-ownership affordable home at equities of 25% or less. Appendix J shows a useful table summarising local affordability presented in Aecom's report.<sup>23</sup>
- B 3.33. The above figures are in the context that for the South Wiltshire Housing Market Area (in which Tisbury sites), the Housing Delivery position is as follows:-
- the in the five years 2016/7 to 2020/21 inclusive, the South Wiltshire Market Area delivered 99% of its annualised housing requirement based on the standard method, the shortfall at April 2021 being 25 homes over the 5-year period.<sup>24</sup>
- B 3.34. Based on the above evidence, the Parish Council has concluded:
- that the Neighbourhood Plan's volunteer Steering Group has approached its task in a thorough and workmanlike manner;
  - that its housing policies are in alignment with the Framework and are as up-to-date as they can be in practical terms;
  - that due to the provision of new homes which has taken place in recent years and in the light of evidence of the current pipeline, there is a justified level of confidence that new housing completions will exceed Wiltshire's indicative housing requirement at 2026 and meet its updated baseline requirement it at 2036; and

<sup>23</sup> Affordable Housing Needs Assessment for Tisbury and West Tisbury, AECOM, May 2022, Table 4-3.(S18)

<sup>24</sup> Wiltshire Housing Land Supply Statement, Base Date April 2021, table 1, page 8. (S9)

- that the Neighbourhood Plan's vision for and allocation of the Station Works site is particularly relevant to the current application, being the main reason why this site is being considered for development.

### The Capacity of the Station Works site

- B 3.35. The scope and form of development for the Station Works site is shaped by Neighbourhood Plan policy BL.7. A key indicator set by this policy is that: *"The estimated capacity of the site is 60 dwellings in two storey buildings plus commercial uses, but density overall must be appropriate for the edge of a rural settlement in an AONB with the potential to impact on the Conservation Area and two Special Areas of Conservation (SAC) (the River Avon SAC and the Chilmark Quarries SAC)."*
- B 3.36. The Parish Council considers that the reference to 60 dwellings should be interpreted in the context of the Plan when read as a whole. In the Council's view this need not exclude related documents, such as the report of the Independent Examiner and the minutes of Parish Council meetings if they are needed to throw light on the Plan's meaning.
- B 3.37. Taking account of this evidence, the Parish Council consider that the reference to "estimated capacity" is clearly meant to indicate the capacity (or maximum limit) which the site is able to sustain, without being intended as an arbitrary limit. This intention is confirmed by consulting the Regulation 16 version of the Neighbourhood Plan, as submitted to the Independent Examiner, which contained the same policy expressed in the form of a specific maximum limit, which was subsequently amended to an "estimated capacity": *"residential development should provide for not more than 60 dwellings, at a maximum density of 30 per hectare (average plot size 0.034 hectares)"<sup>25</sup>*
- B 3.38. On the other hand, the 60 dwellings referred to in Policy BL.7 is not an initial or rough estimate. It was clearly the result of much deliberation, balancing the need to provide for a mix of uses on the site (meaning that its entire area is not available for housing), to respond to its setting within an AONB and at the edge of Tisbury village, to meet the community's aspirations and to ensure that the site made a sustainable contribution to the village's economy and housing stock.
- B 3.39. This point was confirmed by the Independent Examiner whose report states *"There was much thought and discussion amongst the community and with the two Parish Councils as to what level of housing would be appropriate rate for the site. The Steering Group would therefore be willing for the plan to be amended to be less prescriptive and for development mix to be determined through a master-planning process that is undertaken in conjunction with the local community."<sup>26</sup>*
- B 3.40. The Examiner was satisfied with this approach and the final wording clearly anticipated that the number of dwellings was an estimated maximum, which might be adjusted in line with the site's mix, its density and its design as part of the collaborative process which the Examiner mentioned.
- B 3.41. In the view of the Parish Council the agreed number represented a clear view, embodied in the Plan as to what housing element of the Station Works site would both be desirable and sustainable, based on a balanced assessment of the site's potential, its challenges, the need to include both housing and commercial uses.

<sup>25</sup> Neighbourhood Plan, Regulation 16 Submission Version, policy BL.7(4) (B8)

<sup>26</sup> The Report of the Independent Examiner, page 26. (S6)

## 4. The Parish Council's Case

- B 4.1. In the Parish Council's view, the Neighbourhood Plan was prepared in a positive and creative manner and the qualifying body took a pro-active role in bringing the Station Works site forward in a way which would contribute to Tisbury's long-term development needs.
- B 4.2. Had the Neighbourhood Plan not existed, the Parish Council considers that proposals to develop the site would not have been forthcoming.
- B 4.3. The Parish Council therefore considers that the Neighbourhood Plan's policies are very relevant to the future of the proposal site and should be given great weight in determining its future development.
- B 4.4. In the Parish Council's view the development proposal represents an alternative use of the site, which the appellant wishes to promote in preference to the allocation set out in the Neighbourhood Plan:
- first, it does not provide for a mixed development of dwellings and commercial units (fundamental to the Neighbourhood Plan) but allocates the site for residential use only;
  - second, it asks for consent for up to 86 dwellings, where the Neighbourhood Plan's "estimated capacity" was 60, plus commercial space, with the exact mix to be determined as part of a comprehensive masterplanning process.
- B 4.5. The Planning Statement and the Design and Access Statement are silent as to the rationale for such a significant change of direction and contain only limited evidence as to why the alternative scheme might be either necessary or desirable. These points are addressed more fully elsewhere in the Statement of Case.
- B 4.6. The Parish Council was not consulted about the possibility of altering the Plan's allocation and this would have required a process of robust evidence gathering as well as community engagement. It was first informed about the development proposal on 6<sup>th</sup> April 2021<sup>27</sup>, some two years after the appellant states that design work had commenced<sup>28</sup>, and just over a month after Wiltshire Council had issued its final pre-application advice on the proposal scheme<sup>29</sup>.
- B 4.7. The Parish Council considers:
- that the proposed increase in the number of dwellings goes so far beyond the number contemplated by Policy BL.7 that it would upset the balance established by the Neighbourhood Plan and frustrate its key policy on the Station Works site to the extent that it would undermine public confidence in the Plan as a whole;
  - that the alternative approach promoted by the appellant has resulted in a scale, density and mass which are at odds with the site's setting and would impose severe constraints on the scheme's design, resulting in a number of significant harms;
  - that the lack of proportion in scale, density and mass is a direct and unavoidable consequence of the appellant's proposed use for the site as set out in Section 4 of its application form, when compared with the Neighbourhood Plan allocation, and is therefore inextricably linked to the principle of development for which consent is now sought.

<sup>27</sup> Statement of Community Involvement, paragraph 6.8 (S10)

<sup>28</sup> Statement of Community Involvement, paragraph 3.2 (S10)

<sup>29</sup> Wiltshire Council letter to Intelligent Land, reference 20/11563/PREAPP dated 11<sup>th</sup> March 2021 (S11)

- B 4.8. The Parish Council's view is that these matters of design:
- are an inevitable consequence of the decision to pursue the alternative scheme set out on the application form compared with that set out in the Neighbourhood Plan;
  - cannot be dealt with as reserved matters and in isolation without a workable masterplan (as contemplated by the Neighbourhood Plan) that:
    - deals with those fundamental decisions that will determine the design (including access, housing numbers and development mix), demonstrates viability and shows that the resulting scale, form and density of development will be appropriate for such a sensitive site; and
    - draws on a more thorough appreciation of the immediate context of the site, the townscape of Tisbury and to the character and quality of built environment in the AONB as set out in NDG guidance.<sup>30</sup>
- B 4.9. The remainder of this paper deals with the impacts which the alternative scheme would have on the development's built form and the effects this would have on its residents and the wider community. The absence of mixed development and its impacts on employment and sustainability are dealt with in Appendix C.

## 5. The Impacts of Development

### Population

- B 5.1. Appendix A shows the forecast population of the proposal site on completion, as envisaged by the Neighbourhood Plan and the development proposal. It shows that the development proposal would have the effect of increasing the site's resident population to 331, 64% above the level contemplated by the Neighbourhood Plan.
- B 5.2. The proposal site is the only site allocated for development by the Neighbourhood Plan and in the Parish Council's view it is Tisbury's major strategic site.
- B 5.3. A measure of the scale of this increase is that the ONS mid 2020 population estimate for the output areas comprising Tisbury village is 2,397, meaning that development would increase Tisbury's resident population by a further 13.8%<sup>31</sup>.
- B 5.4. The Planning Statement contains no reference to phasing of development as referred to in Neighbourhood Plan, Policy BL.7.
- B 5.5. Taking the above into account the Parish Council has concluded that the proposed provision of up to 86 homes with a residential care home of up to 40 beds referred to in the application represents a significant change of direction:
- it would occur in the context of a villlage which has grown significantly since 2006 and where there is already considerable pressure on existing health and social infrastructure (as set out elsewhere in the Statement of Case); and
  - in the absence of phasing, it would be at odds with the planned approach to development in Tisbury set out in the Wiltshire Core Strategy and the Neighbourhood Plan.

<sup>30</sup> National Design Guide, Section C1 paragraphs 41-43.

<sup>31</sup> ONS Mid 2020 Population Estimates for Wiltshire Output Areas E00163374, E00163372, E00163373, E00163375, E00163377, E00163378, E00163380

## Density

- B 5.6. The Parish Council accepts that density is a product of good design and not its determinant.
- B 5.7. In the case of commercial areas, the Neighbourhood Plan makes clear that greater density in employment can and should be achieved through provision of small commercial units, enabling the release of part of the proposal site for housing.<sup>32</sup>
- B 5.8. However, the Council considers that the housing density of the site, when compared with the remainder of Tisbury does provide an important measure of the degree to which the proposed development will respond to its setting within the AONB and integrate with the remainder of Tisbury village and the adjacent conservation area.
- B 5.9. Appendix B compares the calculated **net density** of the proposal site, if developed in accordance with the appellant's Planning Statement, with the current net densities of Tisbury built-up area and the Wyndham Estate of 90 new homes at the North end of Tisbury village.
- B 5.10. The calculations provided at Appendix B show that there is an abrupt disconnect between the housing density for the Station Works site (resulting from the appellant's proposal) of 46.5 dwellings per hectare (dph) on the one side, and that of the Wyndham Estate (27.3 dph) and Tisbury village as a whole (18.3 dph), on the other.
- B 5.11. Whilst some increase in average density might be justified by proximity to the railway station, it is the quantum of increase which leads, in the Parish Council's view, to unacceptable impacts on the existing built and natural environment and mean that the development's built form would be uncharacteristic of the adjacent local conservation area and the character of settlements in the wider AONB.
- B 5.12. Appendix C contains regional and national indicators of typical net densities, with which the proposal is also in sharp contrast:
- data for completions in South Wiltshire between 2009/10 and 2014/5, indicate that the proposal would deliver a housing density 28% higher than the average for all completed housing developments of between 32-100 dwellings, even though the latter figure includes much larger towns with high town-centre concentrations; and
  - figure 10 from the National Model Design Code, which presents typical densities for common types of built environment, shows that the proposed density is on the upper range for that typical in a suburban built-up area and is significantly higher than that for outer suburbs, villages and rural settlements<sup>33</sup>.
- B 5.13. Combined with the proposal site's physical separation at the edge of Tisbury village and the prominence caused by its elevation from the Nadder valley floodplain, this contrast would, in the Parish Council's view:
- fail to reflect and integrate with the remainder of Tisbury (overlooking the principles set out in the NDG, paragraphs 58 and 66);
  - result in an overall scale and mass which would harm the site's setting and the character of the AONB and Tisbury's Conservation Area, as set out in the reports by the Senior Urban Design Officer and the Cranborne Chase AONB<sup>34</sup>, (overlooking the principles set out in the NDG, paragraph 66);

<sup>32</sup> Neighbourhood Plan, paragraph 110

<sup>33</sup> National Model Design Code, Part 1, 2021 Edition, Figure 10, page 14

<sup>34</sup> Representation from Cranborne Chase AONB, 30<sup>th</sup> November, 2021 (S17)



- reduce levels of open space (including private gardens and public recreation space) to an extent that would be entirely out of character with Tisbury’s built environment and would harm the well-being of the estate’s residents, (overlooking the principles set out in the NDG, paragraphs 92 and 95).
- B 5.14. The Parish Council considers that this contrast is driven entirely by the decision to deviate from the Neighbourhood Plan allocation.
- B 5.15. The Council would agree with the Senior Urban Design Officer’s conclusion that *“this would not accord with the high standard of design and place shaping required by Core Policy 57: in its context and setting it would appear a distinctly concentrated mass and suburban built form out of character within this surrounding landscape setting detached from the main built up settlement of Tisbury by the river meadows<sup>35</sup>”*
- B 5.16. The Senior Urban Design Officer’s report goes on to comment on the following shortcomings, which in the Parish Council’s view derive from the design constraints imposed by the scheme’s housing density:
- the lack of a sense of place<sup>36</sup>
  - housing too close to the railway station leading to a poor backdrop to the station<sup>37</sup>
  - no space available for turning places along the spine road<sup>38</sup>
  - no space for tree-lined roads along the North-eastern half of the proposed estate<sup>39</sup>
  - limited open or recreational space<sup>40</sup>
  - the design does not respond to the site’s physical setting<sup>41</sup>
- B 5.17. Public representations have pointed to the small size of gardens, the feeling of “overcrowding” compared with Tisbury village and the location of homes too close to the railway, with resulting problems of noise and pollution.<sup>42</sup>

### Scale and Mass

- B 5.18. The issues with scale and mass have been commented on by the Senior Urban Design Officer and have led to the 60% of public representations which criticise the scale and mass or the proposed development and/or the quality of life it would offer its residents. They lead to conflict with the provisions of the National Design Guide, paragraphs 67-69, which emphasise the importance of establishing an appropriate relationship with the patterns, sizes and proportions of existing streets in the local area<sup>43</sup>.

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<sup>35</sup> Senior Urban Design Officer’s Report, page1 (B9)

<sup>36</sup> Ibid, paragraph 2(a)

<sup>37</sup> Ibid, paragraph 2(b)

<sup>38</sup> Ibid, paragraph 2(f)

<sup>39</sup> Ibid, paragraph 2(g)

<sup>40</sup> Ibid, paragraph 2(j)

<sup>41</sup> Ibid, paragraph 2(k)

<sup>42</sup> Appendix D - Report on Community Representations, section 4

<sup>43</sup> National Design Guide, January 2021, paragraphs 67-69

- B 5.19. The Senior Urban Design Officer's report sets out the key issues with the scale and mass, with which the Parish Council fully agrees:
- the use of three-storey buildings, where the Neighbourhood Plan specifies two-storey<sup>44</sup>
  - the scale and mass of the proposed care home<sup>45</sup>
- B 5.20. Based on the plans included in the Design and Access Statement<sup>46</sup>, the Parish Council calculates that the following parts of the estate will be formed of three storey buildings:
- a zone of 19 dwellings towards the North-eastern end of the development;
  - the block of flats at the North-eastern end of the estate; and
  - the proposed care home which responds to it at the South-western end.

### Private Open Space

- B 5.21. A number of public representations have remarked on the small size of gardens compared with Tisbury as a whole and with the terraced homes immediately opposite the site at Church Mead.
- B 5.22. In the Parish Council's view the fact that development will take place on a brownfield site should not disguise the fact that it is being designed for a rural village within an AONB.
- B 5.23. The importance of this issue is reflected in the responses to the recent survey of 238 residents by Nadder Community Land Trust, referred to above, in which 79% of those responding indicated that a garden was important to them<sup>47</sup>.
- B 5.24. Appendix D shows the size of the entire plot of a typical 2-bedroom end-of-terrace home shown in the indicative plan included with the Design and Access Statement, superimposed on the plot of an equivalent 2-bedroom terraced home in Church Mead, built within the past 20 years, whose built footprint is significantly larger and whose private garden is over twice as large.

### Lack of Public Open Space

- B 5.25. The Wiltshire Senior Urban Design Officer commented on the lack of public open space offered by the development<sup>48</sup> and his comments have been echoed in the public representations<sup>49</sup>.
- B 5.26. The Parish Council gives this issue very substantial weight in view of the following factors:
- the hard physical boundaries of the site on three sides; and
  - the isolation of the site resulting from the absence of direct access to Tisbury village, making the availability of on-site amenities vital to the well-being of residents.

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<sup>44</sup> Senior Urban Design Officer's Report, page1 and paragraph 1(c), Neighbourhood Plan Policy BL.7(4)

<sup>45</sup> Ibid, paragraph 1(b)

<sup>46</sup> Design and Access Statement, section 07

<sup>47</sup> Nadder Community Land Trust, Community Vision for the former Sports Centre site, October 2021, paragraph 4.2 (B2)

<sup>48</sup> Senior Urban Design Officer's Report, paragraph 2(j) (B9)

<sup>49</sup> Appendix D - Report on Community Representations, paragraph 4.4



- B 5.27. The Parish Council notes that Wiltshire Core Policy 52 seeks to promote physical and mental well-being through a set of open space standards carried forward from Appendix IV of the saved Salisbury District Local Plan 2011<sup>50</sup>.
- B 5.28. These standards define a minimum open space provision in terms of separate allowances for:
- children’s equipped play areas, which are expected to be provided on-site, no more than 200 metres from home for pre-school children and 400 metres for older children, and easily accessible from the development;
  - children’s informal open space (also sometimes referred to as ‘open space’);
  - youth and adult open space, which is generally provided off-site; and
  - public space associated with residential care homes.
- B 5.29. These requirements for public space are additional to provision of private amenity space and gardens.
- B 5.30. These allowances may be commuted to off-site contributions at the discretion of the local planning authority and the pre-application advice letter from Wiltshire Council dated 11<sup>th</sup> March, 2021 indicates that the Council would be content to see all requirements commuted in this way<sup>51</sup>.
- B 5.31. The Parish Council differs from Wiltshire Council in this regard and for the reasons set out above, considers the provision of adequate open space on the development should be given very substantial weight.
- B 5.32. It would go further and recommend that in view of the site’s isolation some degree of youth and adult open space, normally provided off-site, should be provided on the development.
- B 5.33. Appendix E sets out the minimum policy-compliant open space requirements for the 86 dwellings and 40-bed care home proposed for the site, based on Wiltshire’s Core Policies.
- B 5.34. They indicate that the minimum public open space requirements for the site, based on the distribution of dwelling sizes set out in the Planning Statement<sup>52</sup>, are as follows:

Type	Requirement (metres <sup>2</sup> )
Children’s Equipped	873
Children’s Informal (or Public Open Space)	1,779
Youth and Adult	5,238
Total	7,890

- B 5.35. The Planning Statement indicates that this requirement will be met through a combination of off-site contributions and a small degree of on-site provision.<sup>53</sup>

<sup>50</sup> Saved Salisbury District Local Plan, Appendix IV, Open Space Standards (B16)

<sup>51</sup> As set out in the Statement of Community Involvement, Appendix C (S11)

<sup>52</sup> Planning Statement, paragraph 3.10

<sup>53</sup> Planning Statement, paragraph 8.4



- B 5.36. The Statement contains the following description of the on-site provision: *“The indicative layout proposes a central area of amenity space, together with additional areas centred on the balancing/nature pond, and around the site entrance. The vegetated back to the south of the site is also to be left undeveloped. On that basis, it is concluded that there is more than sufficient amenity space provided on-site to comply with the Council’s requirements.”*
- B 5.37. The Parish Council considers much of this on-site provision to be inappropriate for the following reasons:
- no equipped play areas are provided on-site, despite the requirement under Core Policy S2 that these should be no more than 200 metres from home for pre-school children;
  - the ‘balancing/nature pond’ is an attenuation basin and could not be considered play space;
  - the ‘additional areas around the site entrance’ are strips of land between the proposed development and Jobbers Lane which will be largely occupied by green screening in order to avoid the development intruding as a “gateway development”, as set out in a previous Officer Report on the site;<sup>54</sup>
  - the “vegetated back to the South of the site” is the steep slope which lies behind and overlooks the private rear gardens of houses on the South-Eastern border of the site. The Planning Statement notes that a zig-zag path previously planned for this slope has been removed from the design and that the slope is extremely steep<sup>55</sup>.
- B 5.38. The Parish Council consider that the remaining public open space is therefore limited to the “central area of amenity space” referred to above, which it calculates to be an area of approximately 600m<sup>2</sup> of grass at the centre of the proposed development.
- B 5.39. This area would be shared for recreation by all residents of all 86 dwellings and the residents of the proposed residential care home.
- B 5.40. Had the site been provided with a direct and convenient pedestrian connection to Tisbury village, this would not, in the Council’s view be a problem because of the short walking distance to the Tisbury Recreation Ground.
- B 5.41. However, given the site’s hard boundaries and absence of a direct connection to the village, the lack of sufficient public open space on-site is considered to be a very important matter, because of the impact it will have on the well-being of residents.

### Noise and Boundary Fencing

- B 5.42. For the same reason that the increase in the proposed number of homes has resulted in the absence of recreation space, it has also, in the Council’s view led to the decision to locate homes too close to the railway line.
- B 5.43. The Noise Impact Assessment indicates that noise readings from the railway currently reach 85dB at 15 metres’ distance and that station announcements reach 73dB at 30 metres’ distance. It proposes a number of mitigation measures<sup>56</sup>.
- B 5.44. Even with these mitigations in place, the assessment indicates that noise levels will be above World Health Organisation recommended levels for night-time exposure, stating that

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<sup>54</sup> Officer Report, Planning Application S2002/1367, Reason for Refusal 7 (B10)

<sup>55</sup> Planning Statement, paragraph 7.6

<sup>56</sup> Noise Impact Assessment, paragraphs 6.2 and 6.3 (B11)



*“this would require that windows on these facades remain closed to control internal noise levels”<sup>57</sup>.*

- B 5.45. The Parish Council considers that this places an unacceptable requirement on residents to sleep with their bedroom windows closed.
- B 5.46. The need for noise attenuation resulting from the indicative design also leads the Noise Impact Assessment to recommend installation of a 2 metre high “imperforate fence”<sup>58</sup> along the entire site boundary with the railway, which has been incorporated into the design.
- B 5.47. The Parish Council understands that this type of imperforate fence involves as a minimum a form of solid wooden palisade capable of attenuating the maximum amount of noise and Appendix H shows examples of this type of fence.
- B 5.48. In the Council’s view this type of fencing would be highly intrusive into the AONB because the proposal site is very visible from the station platform and the fence is the first thing which passengers arriving at Tisbury station would see, colouring their view of Tisbury village and the AONB in which it lies.
- B 5.49. The Council considers that these issues are the result of severe constraints on the scheme’s design which are in turn inextricably linked with the alternative principles for the site’s development promoted by the appellant. They therefore cannot be overcome by condition or be regarded as reserved matters.
- B 5.50. The Council would draw attention to layout plans for mixed use development of the proposal site prepared by St. Modwen in 2002 and 2003 and available on the Wiltshire Planning website<sup>59</sup>. In the Parish Council’s view these layouts are not the answer, but they nevertheless indicate that effective masterplanning should consider a wider range of alternatives.

### View Corridors

- B 5.51. In the Parish Council’s view the physical separation of the Station Works site makes it important that its design maximises opportunities to create a sense of integration with the remainder of Tisbury and to respect the site’s topography, the status of the Conservation Area adjoining the site and the AONB, in which it is located.
- B 5.52. The Council agrees with the Heritage Statement that views between the Station Works site and Tisbury village in either direction must be treated sensitively<sup>60</sup>.
- B 5.53. Appendix G reproduces a plan from the Heritage Statement which shows two view corridors which it identifies as “Zones of Sensitivity”. The Statement emphasises that designs must *“not place large scale development within these view corridors or zones of sensitivity”*<sup>61</sup>. The Parish Council agrees that these corridors are an important way in which the site design can respond to its setting and emphasise the links with Tisbury’s main settlement.
- B 5.54. However, in the Parish Council’s view:
  - the proposed design layout does not offer evidence that these viewing corridors have been recognised or respected and neither the built form of the proposed

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<sup>57</sup> Noise Impact Assessment, paragraph 6.2 (B11)

<sup>58</sup> Noise Impact Assessment, paragraphs 6.2 and 8.1 (B11)

<sup>59</sup> Documents accompanying planning application S2002-1367(Proposed Site Layout)(B14) & S2003-2547 (Illustrative Layout Plan) (B13)

<sup>60</sup> Heritage Statement, paragraphs 6.16 and 6.18 (B12)

<sup>61</sup> Heritage Statement, paragraph 6.16 (B12)

development, nor the small amount of open green space provided responds to them; and

- there is a lack of physical and visual integration with landscape (a “landscape lead” approach) that might be expected for an edge of settlement development adjacent to significant landscape features.

- B 5.55. The Parish Council considers that this in turn would contribute to a lack of connection with Tisbury village, impacting on the sense of place afforded to residents, their sense of integration in the surrounding community and the sustainability of the site overall, leading to a conflict with the NDG, paragraph 119, which emphasises the importance of creating balanced neighbourhoods, using layouts and forms which maximise the potential for integration and do not create barriers<sup>62</sup>.
- B 5.56. In the Council's view this issue is likewise the result of the severe constraints on the scheme's design which derive ultimately from the alternative approach promoted by the appellant.

### Parking and Turning Areas

- B 5.57. A number of public representations raised issues of parking.
- B 5.58. The site layouts shown in the Design and Access Statement show large amounts of parking on street in front of houses. In the Parish Council's view this creates a car-dominant environment and a poor sense of place that is not characteristic of the historical built form and character of the area. It also involves a conflict with the principle set out in the NDG paragraph 86 that parking should not dominate the street scene.
- B 5.59. The Council notes that the design does not afford sufficient space to incorporate turning places in the spine road layout, meaning that vehicles must either drive to the end of the site to turn or reverse into private drives. It also leads to a conflict with the NDG paragraph 161 dealing with the need for clear definition between private and public spaces.
- B 5.60. The Council agrees with the Senior Urban Design Officer that either option will affect the amenity of residents and the sense of privacy and defensible space which is important to well-being.<sup>63</sup>
- B 5.61. It likewise agrees that the primary pedestrian and cycle way at the site entrance is mixed to an unacceptable degree with front gardens, private drives and the active faces of dwellings<sup>64</sup>.
- B 5.62. A further issue relates to the amount of parking set aside for the proposed 40-bed residential home. The Transport Statement indicates that the minimum parking required by Wiltshire Council's LTP3 Car Parking Strategy will be provided for the proposed 86 dwellings (and no more). However, the residential care home is listed in the Transport Statement as a “nursing home”, and assigned a total of 16 spaces on the basis that this is shown in Wiltshire's Car Parking Strategy as the maximum number of spaces for a nursing home of this size.
- B 5.63. The Parish Council agrees with the views of the senior clinician at Tisbury surgery that this provision is insufficient<sup>65</sup>. It notes that the maximum provision for residential care homes

<sup>62</sup> National Design Guide, January, 2021, paragraph 119

<sup>63</sup> Senior Urban Design Officer Report, paragraph 2(f) (B9)

<sup>64</sup> *ibid*, paragraph 2(i)

<sup>65</sup> Statement by Dr. Adam Smith, 26<sup>th</sup> November, 2022 (C9)

stated in Wiltshire's Car Parking Strategy is significantly higher than that for nursing homes and considers that meeting this maximum level will be important given greater likelihood that residents will retain their own cars, the visitor and service traffic to the site and, most critically, the need to provide parking for the large proportion of staff who can be expected to drive to the site, many of whom will be part-time. For a 40-bed residential care home, Wiltshire Council's maximum provision, as set out in its adopted Strategy, is 48 spaces.

## 6. Conclusion and Next Steps

### Reasons for rejection of the proposed scheme

- B 6.1. For the reasons above, the Parish Council regrettably cannot avoid the conclusion:
- that the development proposal represents an alternative use of the site to that set out in the Neighbourhood Plan;
  - that the proposed increase in the number of dwellings, combined with the restriction of the site to residential use, represents a significant deviation from the vision and policies set out in the Neighbourhood Plan;
  - that the change of direction set out in the Planning Statement has been proposed without the benefit of the collaborative, masterplanned approach expected by the Plan and shows little evidence that research into its benefits and impacts has been undertaken;
  - that it would severely restrict the design of the development, resulting in a number of undesirable and highly damaging impacts upon the site's residents, its setting, the AONB and Tisbury's community
  - that the resulting changes would upset the balance established by the Neighbourhood Plan and frustrate its most important policies to the extent that it would undermine public confidence in the Plan as a whole; and
  - that these impacts are the direct and unavoidable consequence of the appellant's proposed use for the site as set out in Section 4 of the application form, when compared with the Neighbourhood Plan allocation, and are therefore inextricably linked to the principle of development for which consent is now sought.
- B 6.2. Even had the appellant not decided to follow an approach which differed so radically from the principles set out in the Neighbourhood Plan, the Parish Council would still conclude that a masterplan developed with the input of the community and other stakeholders is essential, given the interplay between access, housing number, site mix, housing density, built form, viability, response to the built and natural environment, parking, open space and the relationship with the development of the railway.
- B 6.3. The Council's view is that:
- given the number of conflicts with the National Design Guide on context, built form, movement, nature, public spaces and uses, and with the Neighbourhood Plan in terms of mass, scale, density, relationship to existing built and natural environment, parking, access, open space and relationship of development to the railway, that a new masterplan developed with the community is required to determine the number of homes and other uses that can be accommodated on this sensitive site whilst addressing its constraints;
  - sustainable development will depend on balancing these various factors in a way which demonstrates they can be brought together coherently;

- as a result they cannot be dealt with in a piecemeal fashion through reserved matters applications.

### **The Parish Council's proposal**

- B 6.4. As with the matter of access, the Parish Council acknowledges that the proposal site has challenges which need to be overcome. That, in its view, is what the Neighbourhood Plan seeks to achieve.
- B 6.5. It remains confident that these challenges can be addressed through positive engagement on the part of the key stakeholders to deliver a coherent and agreed plan for site, guided by the Neighbourhood Plan, and which addresses the site's problems as a whole.
- B 6.6. The Council considers that an approach which has greater alignment with the Neighbourhood Plan in both spirit and letter represents the best way to promote the objectives of sustainable development whilst making a significant contribution towards meeting Tisbury's local housing supply over the Plan's lifespan.

## Appendix A – Site Population

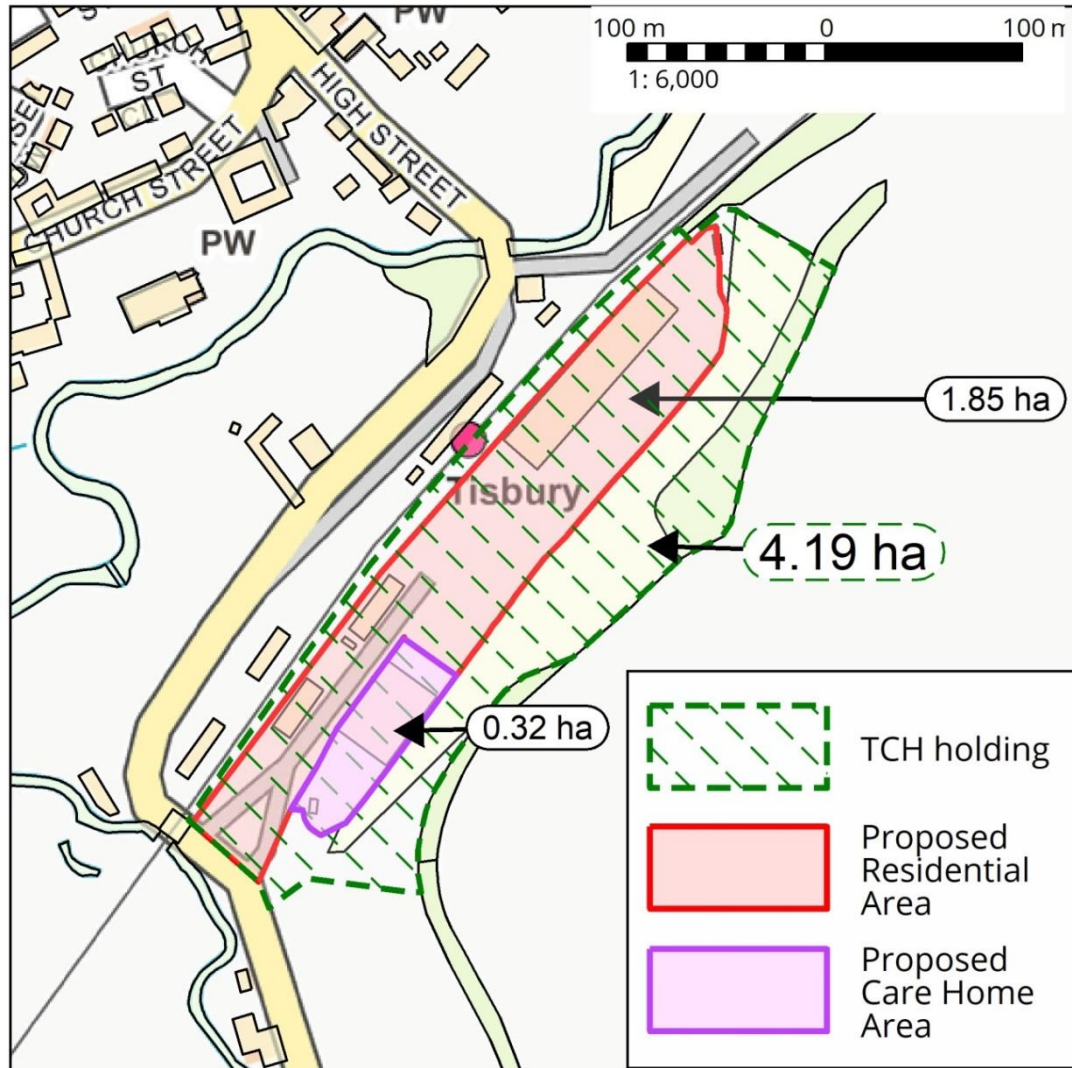
The table below shows the forecast population of the developed site, based on the one hand on the alternative proposed by the development proposal and on the other by the Neighbourhood Plan. The calculation method follows that set by the Wiltshire Core Strategy Policy S2 (Saved Salisbury & District Local Plan Appendix IV)

<b>Forecast Resident Population</b>			
<b>Development Proposal</b>			
<b>DWELLINGS</b>			
Resident population calculated using the population calculation method set by the saved Salisbury District Local Plan - Appendix IV Wiltshire Core Strategy 2015)	No. of dwellings (Planning Statement, paragraph 3.10)	% Dwellings	
1 bedroom homes @ 2 persons per dwelling	2	2.3%	
2 bedroom homes @3 persons per dwelling	52	60.5%	
3 bedroom homes @ 4 persons per dwelling	29	33.7%	
4 bedroom homes @ 5 persons per dwelling	3	3.5%	
	86	100.0%	291
<b>RESIDENTIAL CARE HOME</b>			
Bed spaces			40
<b>TOTAL RESIDENT POPULATION</b>			<b>331</b>
<b>Neighbourhood Plan, Policy BL.7</b>			
<b>DWELLINGS</b>			
Mix of dwellings calculated using the same ratios as shown in the development proposal. Resident population calculated using the population calculation method set by the saved Salisbury District Local Plan - Appendix IV Wiltshire Core Strategy 2015)	No. of dwellings	% Dwellings	
1 bedroom homes @ 2 persons per dwelling	2	3.3%	
2 bedroom homes @3 persons per dwelling	36	60.0%	
3 bedroom homes @ 4 persons per dwelling	20	33.3%	
4 bedroom homes @ 5 persons per dwelling	2	3.3%	
<b>TOTAL RESIDENT POPULATION</b>	<b>60</b>	100.0%	<b>202</b>
<b>INCREASE OF POPULATION ABOVE PLANNED LEVEL</b>		<b>129</b>	<b>63.9%</b>

## Appendix B – Comparative Density - Tisbury

### Station Works Area

The plan below shows the area of the Station Works site, based on the plans and data provided in the Planning Statement, excluding distributor roads, the land reserved for station expansion, and the grounds of the proposed care home. The land reserved for dwellings, including public areas and gardens is calculated at 1.85 hectares.



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To confirm accuracy, the plan below shows the same area, overlaid onto the site layout provided in the Planning Statement.<sup>66</sup>



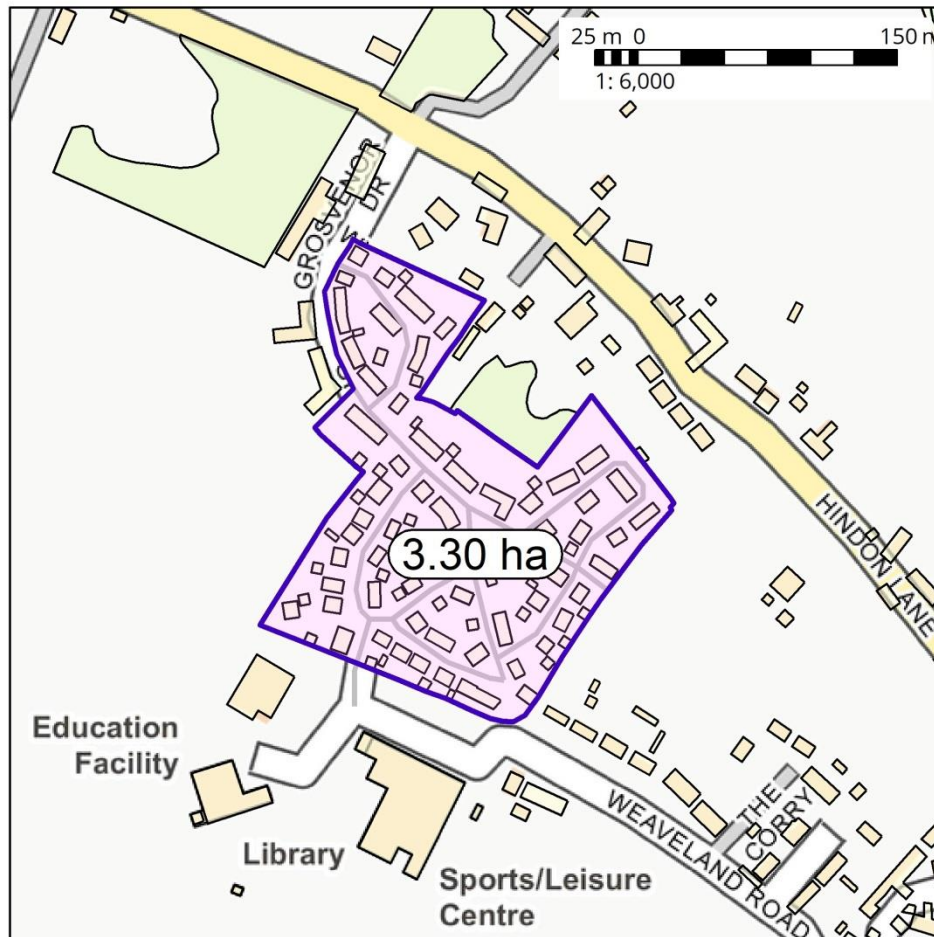
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<sup>66</sup> Planning Statement, page 10



### Wyndham Estate Area

The plan below shows the residential area of 90 homes comprising the Wyndham Estate, Tisbury, excluding distributor roads and commercial areas. The land reserved for dwellings, including public areas and gardens is calculated at 3.3 hectares.

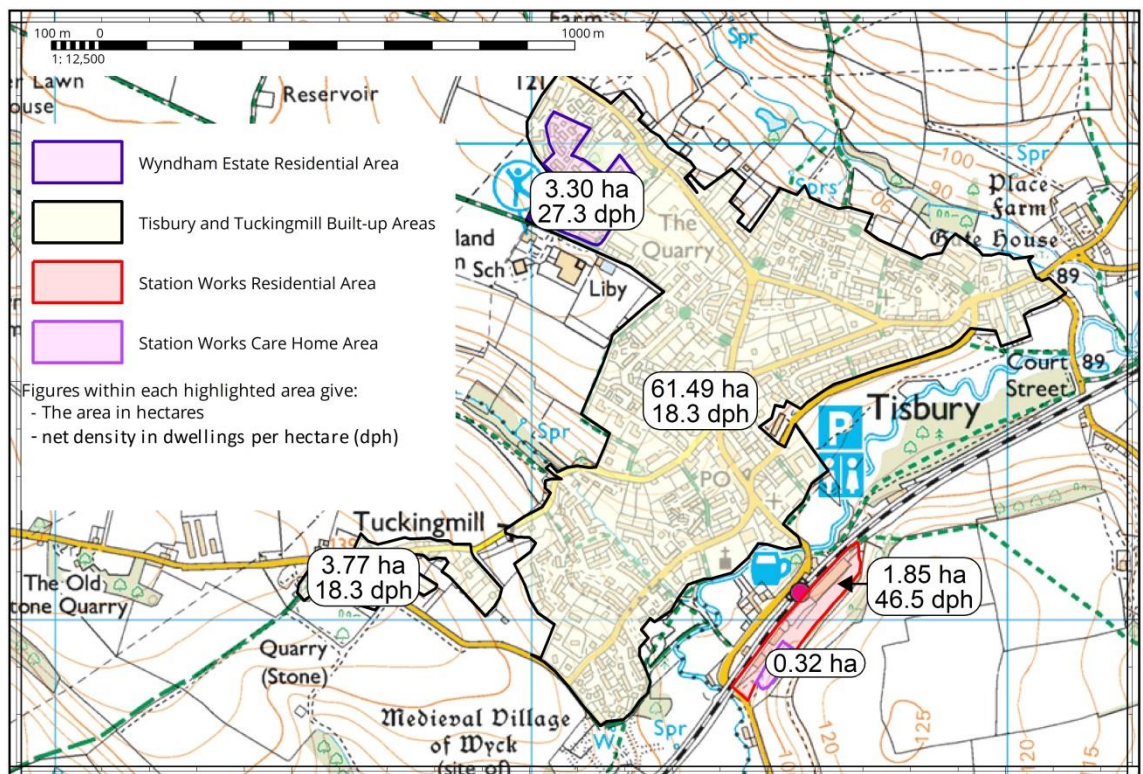


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## Net Density Comparison – Tisbury Village

The plan below gives the areas and net densities of:

- the Station Works Site, following development, as defined above
- the Wyndham Estate, as defined above
- Tisbury built-up area, excluding commercial areas, surrounding countryside and recreation areas, but including private gardens, open spaces and retail premises with accommodation above.



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## Appendix C - Comparative Density

### South Wiltshire

The table below is taken from the Wiltshire Strategic Housing and Economic Land Availability Assessment 2017<sup>67</sup>

#### Appendix 3 – Dwelling Mix and Density by Size Class and Housing Market Area

South HMA Dwelling Mix and Density by Site Size Class based on Completed / Commenced Permissions 2009/10-2014/15

South HMA Site Size Classes	Flat					House				Grand Total	Density
	1	2	3	4+	Total	-2	3	4+	Total		
Class 1: 0-31	13%	17%	1%	0%	32%	18%	26%	24%	68%	100%	42.98
Class 2: 32-100	9%	12%	0%	0%	21%	16%	34%	29%	79%	100%	35.44
Class 3: 101-170	6%	4%	0%	0%	10%	22%	35%	32%	90%	100%	35.67
Class 4: 171+	8%	7%	0%	0%	15%	19%	41%	25%	85%	100%	30.53

East HMA Dwelling Mix and Density by Site Size Class based on Completed / Commenced Permissions 2009/10-2014/15

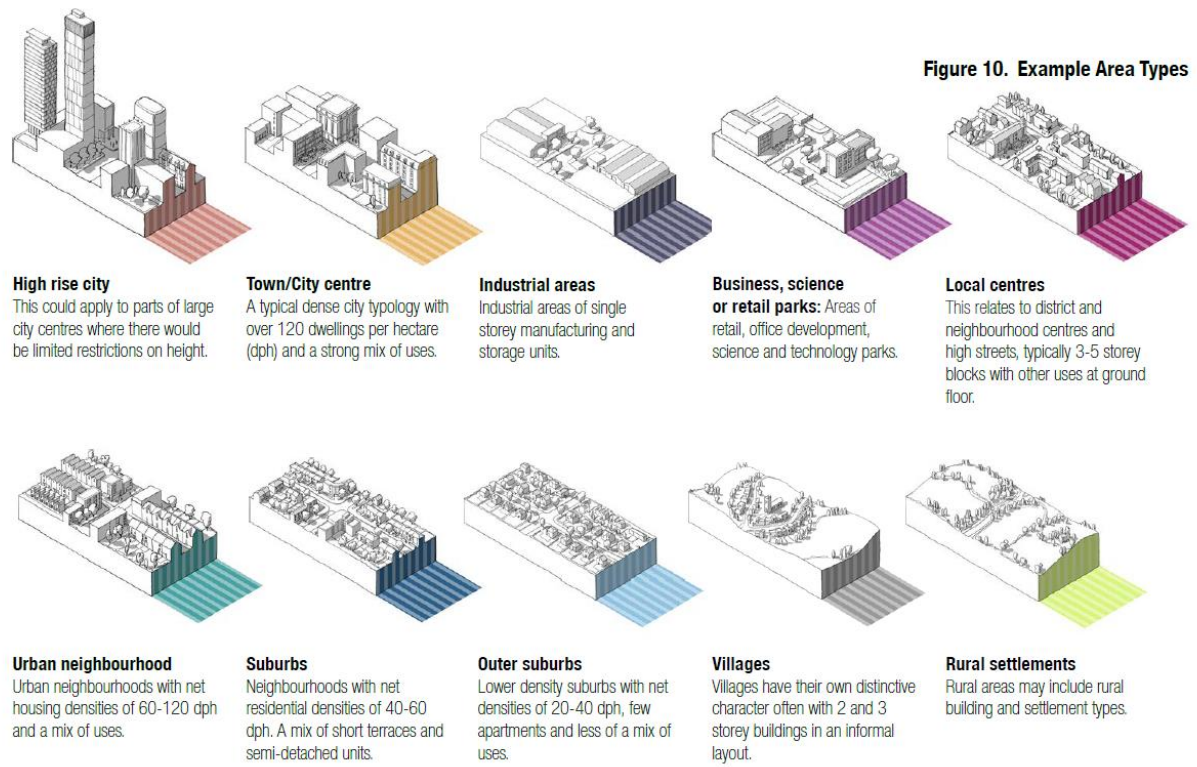
East HMA Site Size Classes	Flat					House				Grand Total	Density
	1	2	3	4	Total	-2	3	4+	Total		
Class 1: 0-19	12%	9%	0%	0%	21%	21%	26%	29%	79%	100%	37.02
Class 2: 20-67	8%	34%	1%	0%	44%	13%	24%	18%	56%	100%	62.85
Class 3: 68-160	8%	17%	0%	0%	25%	16%	25%	34%	75%	100%	36.46
Class 4: 161+	2%	9%	0%	0%	11%	27%	41%	20%	89%	100%	32.32

North and West HMA Dwelling Mix and Density by Site Size Class based on Completed / Commenced Permissions 2009/10-2014/15

North and West HMA Site Size Classes	Flat					House				Grand Total	Density
	1	2	3	4	Total	-2	3	4+	Total		
Class 1: 0-19	14%	12%	1%	0%	27%	27%	26%	18%	73%	100%	47.83
Class 2: 20-62	7%	20%	0%	0%	27%	16%	28%	26%	73%	100%	47.67
Class 3: 63-129	7%	13%	0%	0%	20%	14%	36%	30%	80%	100%	37.53
Class 4: 130+	10%	19%	0%	0%	29%	11%	34%	26%	71%	100%	39.51

<sup>67</sup> Strategic Housing and Economic Land Availability Assessment, Methodology, August 2017, Appendix [3] (B15)

## National Model Design Code (Part 1)



## Appendix D - Private Gardens

The plan below shows the total private space of a 2-bed end-of-terrace house proposed by the Applicant for the Station Works development superimposed on an equivalent terraced 2-bedroom house in the nearest development at Church Mead (opposite). The plot size is under half that of the equivalent Church Mead property.



Plot of a 2-bedroom house on the Station Works site (shown below) superimposed over the plot of an existing 2-bedroom house on the adjacent Church Mead (2, Church Mead)

Plot of a proposed 2-bedroom house on the Station Works site, as shown on the Applicant's site layout.

## Appendix E - Public Open Space

The calculation below applies the standards set out in Core Policy S2 (which retains the open space standards set by the Saved Salisbury District Local Plan Appendix [4] (B16)) to the proposed development,

### Forecast Resident Population

Calculated in accordance with:-

[a] Wiltshire Core Policy S2 (including paragraph 6.94)

[b] Saved Salisbury District Local Plan - Appendix [4]

#### Development Proposal

##### DWELLINGS

Resident population calculated using the population calculation method set by the saved Salisbury District Local Plan - Appendix IV Wiltshire Core Strategy 2015)	No. of dwellings (Planning Statement, paragraph 3.10)	Persons per dwelling	Childrens informal (metres per person)	Children's equipped (metres per person)	Youth and Adult (square metres per person)	Total Children's informal	Total Children's equipped	Total Youth and Adult	Total Open Space
			See note 2	See note 1	See note 3				
1 bedroom homes	2	2	5	3	18	20	12	72	104
2 bedroom homes	52	3	5	3	18	780	468	2,808	4,056
3 bedroom homes	29	4	5	3	18	580	348	2,088	3,016
4 bedroom homes	3	5	5	3	18	75	45	270	390
<b>TOTALS</b>	<b>86</b>					<b>1,455</b>	<b>873</b>	<b>5,238</b>	<b>7,566</b>

#### Notes

1. Childrens equipped play facilities = equipped children's playgrounds, adventure playgrounds and other specific opportunity
2. Children's informal = casual or informal play space within housing areas
3. Youth and Adult = contribution towards facilities such as pitches, courts for public use, off-site except for large developments

##### CARE HOME

Resident population calculated using the population calculation method set by the saved Salisbury District Local Plan - Appendix IV Wiltshire Core Strategy 2015)	No. of beds (Planning Statement, paragraph 3.10)	Persons per bed	Childrens informal (metres per person)	Children's equipped (metres per person)	Youth and Adult (square metres per person)	Total Children's informal	Total Children's equipped	Total Youth and Adult	Total Open Space
Beds	40	1	8.1	0		324	0	0	324
<b>TOTALS</b>	<b>40</b>					<b>324</b>	<b>0</b>	<b>0</b>	<b>324</b>
<b>TOTAL PROVISION</b>						<b>1,779</b>	<b>873</b>	<b>5,238</b>	<b>7,890</b>

#### Notes



## Appendix F – Policy Context

The table below brings together the various statements and guidance contained in the Neighbourhood Plan showing how the design, scale and form of development proposals for the Station Works site should respond to the site’s setting at the edge of Tisbury village:

Paragraph	Policy Area	Policy
1.3	Vision	<p>There will be modest, sustainable growth in housing to provide for the range of housing needs in the local area. Development should enhance the well-being of residents, provide opportunities for local business and provide quality infrastructure to encourage sustainable lifestyles to enable the area to continue to prosper into the future.</p> <p>The conservation and enhancement of the CCWWD AONB and its outstanding landscapes, environment and heritage assets will be at the core of any local development decision.</p>
23	Vision	<p>The aim is for modest new growth in Tisbury to be sympathetically designed and located so that it blends with the existing settlement,</p>
26	Vision	<p>VISION: The settlement of Tisbury will increase moderately in size so that development contributes to its strong sense of community, served by a broad mix of housing. A limited amount of development will be permitted in West Tisbury. Buildings and layouts will be sympathetically designed so that they blend with the character of the existing settlements, respect the constraints and aspirations of the CCWWD AONB</p>
Policy HNA2	Setting	<p>Policy HNA 2: Tisbury Conservation Area</p> <p>Any proposal for development within or adjoining any of the Conservation Area should conserve and enhance its character and appearance.</p> <p>Proposals should seek to protect the natural and historic features of the Conservation Area, having regard to the Tisbury Conservation Area Appraisal and Management Plan (2009, and subsequent revisions thereof).</p> <p>To be supported, proposals must identify and address appropriately, any impacts on the following:</p> <ol style="list-style-type: none"> <li>1. The existing street pattern</li> <li>2. Important views and vistas</li> <li>3. Important areas of open space</li> <li>4. Important trees or groups of trees</li> <li>5. Listed buildings or local unlisted buildings of architectural or</li> </ol>



Paragraph	Policy Area	Policy
		historic interest 6. Local earthworks or other archaeological features
84	Urbanisation	The results from the community questionnaire (Question 6) indicated that the community would be willing to support a change of use at Station Works from employment land to enable at least part of the site to be developed for residential purposes: the objective being to make efficient use of the land and deliver an appropriate development which relates well to its rural setting.
Policy BL.4	Setting	Development proposals must appropriately demonstrate regard for the defining characteristics of the Neighbourhood Area as set out in the Salisbury District Landscape Character Assessment 2008 or successor document.
114	Place-making	Development will be expected to demonstrate high standards of layout and design, making the best use of the unique characteristics of the site and reflecting the built environment elsewhere in the settlement. TisPlan expects the developer to take an innovative approach, responding to the site's contours, the relationship to its setting, the impact upon the character of the area, scope to provide interesting views into or out of the site and to create a sense of place.
Policy BL7(4)	Capacity	The estimated capacity of the site is 60 dwellings in two storey buildings plus commercial uses, but density overall must be appropriate for the edge of a rural settlement in an AONB with the potential to impact on the Conservation Area and two Special Areas of Conservation (SAC) (the River Avon SAC and the Chilmark Quarries SAC).
206	Recreation	The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities, by good design and by ensuring the retention or provision of new natural spaces suitable for all ages and physical abilities.
221	Recreation	Accessible outside space, whether in the form of a recreational area or other outside space, is important for local residents. In this way the built environment is balanced by the natural environment.
Policy LCW.3	Recreation	In fulfilling the obligations set down in Wiltshire Core Strategy CP 52, development proposals should seek to identify and address community amenity requirements, accessible for those with additional mobility requirements, which might include:

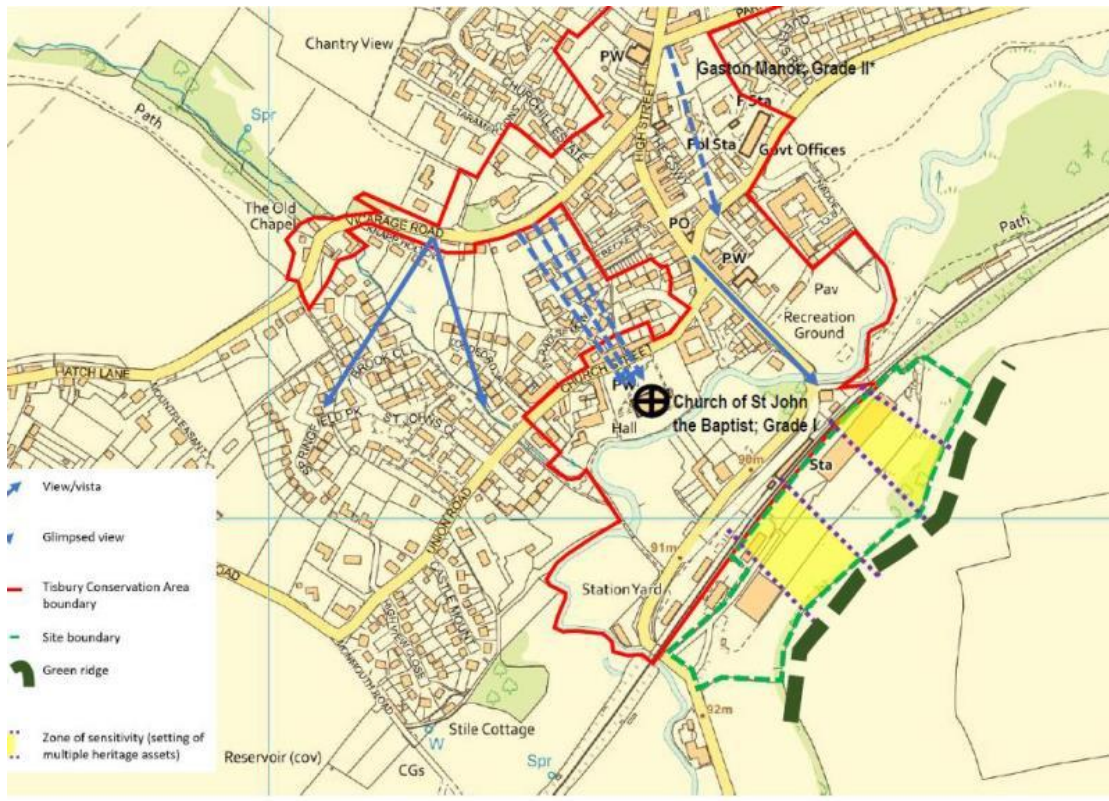




Paragraph	Policy Area	Policy
		<ol style="list-style-type: none"> <li>1. Landscaping which promotes natural features within the development, promotes well-being and provides for wildlife habitats, including gardens, shared open spaces and trees, sensitive to the setting of the area within the Cranborne Chase AONB</li> <li>2. Allotments</li> <li>3. Recreational facilities for children and young people</li> <li>4. Pedestrian and cycle pathways that allow access to nearby natural landscapes within the Cranborne Chase AONB (Policy TR.4)</li> </ol>
Policy BL7(8)	Noise	The residential and commercial development should be sensitively sited and designed to mitigate any associated adverse impact (such as height of buildings, noise, smell, pollution and visual impact) arising from either use; or from the use of the railway.
Paragraph 113	Density & Design	The density and design of the development should be the product of a robust Masterplan, responding positively to the exceptional environmental quality within the wider character area within the CCWWD AONB. A comprehensive development should ensure commercial viability of the site as well as delivering the community’s mandate that the site must be redeveloped.
Policy BL7(9)	Setting	The development must reflect the site’s setting within the CCWWD AONB and its proximity to the Conservation Area. This should include consideration of the impact of traffic on the neighbouring settlements, the natural landscape and historic buildings in the CCWWD AONB, the effect on the skyline for potential light pollution and views from the south facing areas in Tisbury and the sensitivity of design, in relation to the vernacular of the adjacent Conservation Area zones. Landscaping should positively reinforce the site’s setting in an AONB for all users and where possible result in a net gain for biodiversity in accordance with Policy HNA.1
Policy TR.4	Footpath FP16	Wherever feasible, major new development should contribute to the achievement of a safe, walkable/cyclable village with integrated pathways/cycleways connecting to its centre and amenities;

## Appendix G – View Corridors

The map below shows the two corridors or “Zones of Sensitivity” shaded in yellow, as identified in the Heritage Statement (Appendix E).



## Appendix H – Boundary Fence Treatment

The map below shows examples of the type of imperforate fence referred to in the Noise Impact Assessment.<sup>68</sup>

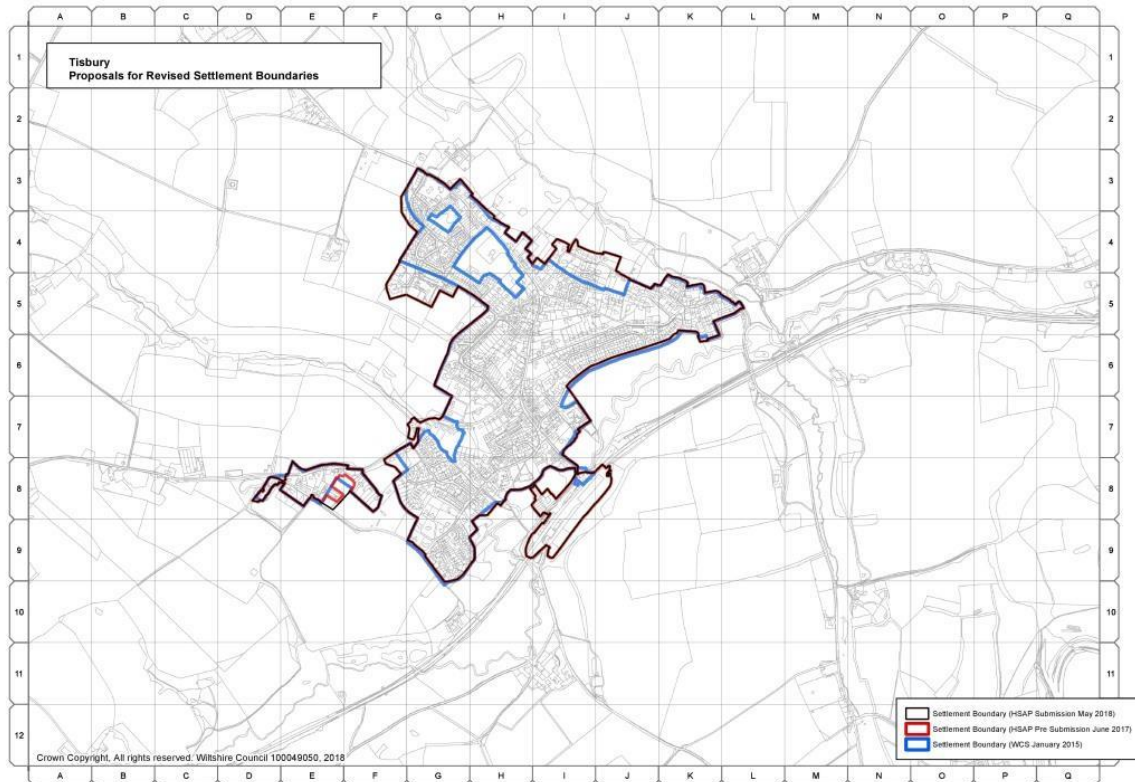


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<sup>68</sup> Images from Jacksons Fencing, with supporting information from [Cass Allen Associates Ltd.](#)

## Appendix I – Settlement Boundary

The map below shows the revision to Tisbury’s settlement boundary which emerged from development of the Neighbourhood Plan, as established by the Wiltshire Housing Site Allocations Plan 2020 (in red) and the previous boundary, as used by the Wiltshire Core Strategy, 2015<sup>69</sup> (in blue).



<sup>69</sup> Wiltshire Housing Site Allocations Plan, Submission draft plan, Community Area Topic Paper – Tisbury, May 2018, page 19 (B1)

## Appendix J – Local Affordability

The problem of local affordability is summarised in the table below, prepared by AECOM, which shows that whilst rental is affordable for most households on lower incomes, only households on average incomes can afford to own their own home, and then only at discounts of 50%<sup>70</sup>:

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £42,100	Affordable on LQ earnings (single earner)? £13,502	Affordable on LQ earnings (2 earners)? £27,004
<b>Market Housing</b>						
Median House Price	£312,233	-	£89,209	No	No	No
NA Estimated New Build House Price	£294,588	-	£84,168	No	No	No
LQ/Entry-level House Price	£231,413	-	£66,118	No	No	No
Average Market Rent	-	£11,184	£37,280	Yes	No	No
Entry-level Market Rent	-	£8,004	£26,680	Yes	No	Yes
<b>Affordable Home Ownership</b>						
First Homes (-30%)	£206,212	-	£58,918	No	No	No
First Homes (-40%)	£176,753	-	£50,501	No	No	No
First Homes (-50%)	£147,294	-	£42,084	Yes	No	No
Shared Ownership (50%)	£147,294	£4,092	£55,722	No	No	No
Shared Ownership (25%)	£73,647	£6,137	£41,500	Yes	No	No
Shared Ownership (10%)	£29,459	£7,365	£32,966	Yes	No	No
<b>Affordable Rented Housing</b>						
Affordable Rent	-	£6,682	£22,251	Yes	No	Yes
Social Rent	-	£5,261	£17,519	Yes	No	Yes

Source: AECOM Calculations

<sup>70</sup> Aecom, Tisbury and West Tisbury Housing Needs Assessment, May 2022, table 4-3.(S18)



Prepared by the TisPlan Steering Group for Tisbury Parish Council

December, 2022

