

# AGENDA SUPPLEMENT (1)

**Meeting:** Southern Area Planning Committee

**Place:** Wylde Meeting Room, Five Rivers Health & Wellbeing Centre, Hulse Rd, Salisbury SP1 3NR

**Date:** Thursday 10 November 2022

**Time:** 3.00 pm

---

The Agenda for the above meeting was published on 1 November 2022.

Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to Lisa Alexander, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line (01722) 434560 or email [lisa.alexander@wiltshire.gov.uk](mailto:lisa.alexander@wiltshire.gov.uk)

Press enquiries to Communications on direct lines (01225)713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

---

## **Part I (Pages 3 - 84)**

DATE OF PUBLICATION: 9 November 2022

Committee Presentation Slides

This page is intentionally left blank

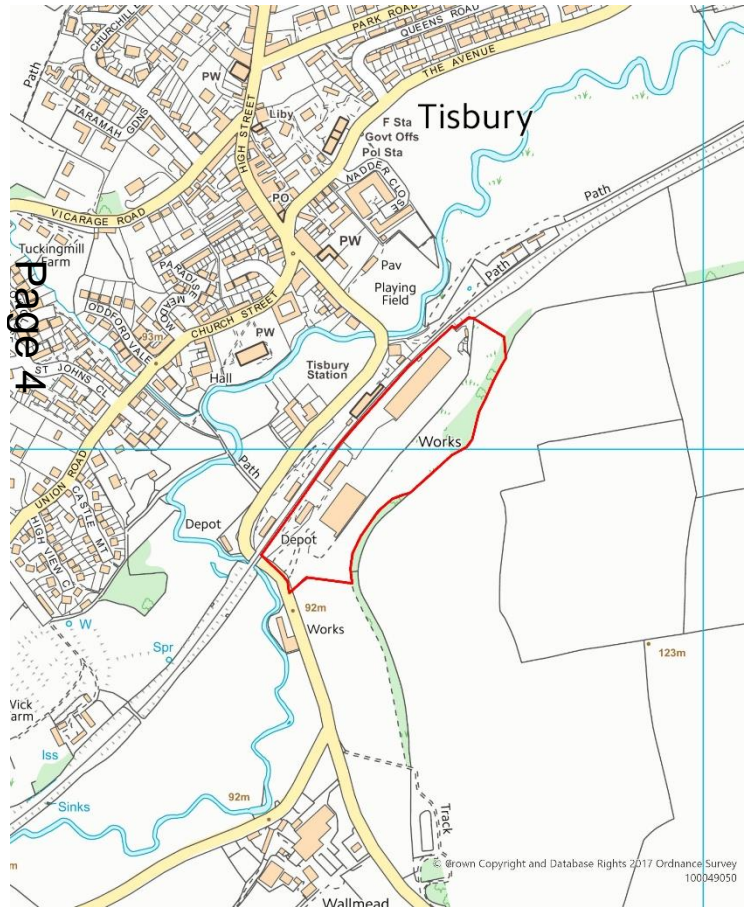
# Southern Area Planning Committee

10<sup>th</sup> November 2022

## 7a) PL/2021/09778 - Land at Station Works, Station Road, Tisbury, SP3 6QU

Outline planning application for redevelopment of the Station Works site to provide a mixed development of up to 86 dwellings, a care home of up to 40 bedspaces with associated medical facilities, new pedestrian and vehicular access and traffic management works, a safeguarded area for any future rail improvements, and areas of public open space.

**Recommendation: Refusal**



Site Location Plan



Aerial Photography



# Views from The Avenue looking towards site

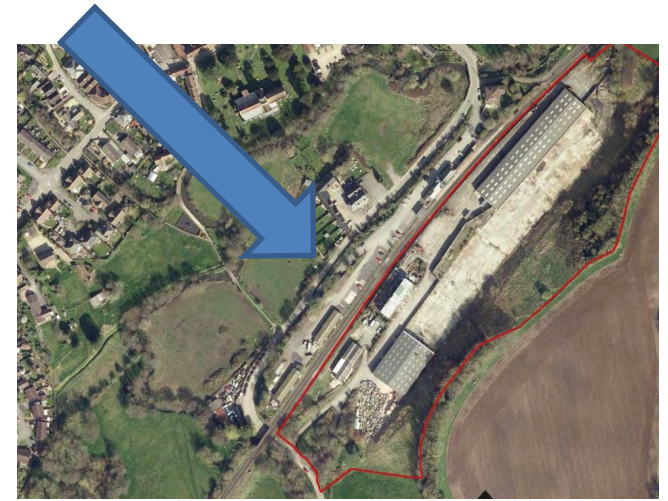




# Views of site and buildings from elevated locations in Tisbury



Page 6



# Views from public footpath - railway site beyond





# Views along Station Road (north western boundary of railway station and site)





# Views of southern end of Station Road and Jobbers Lane





Views from station car park looking towards site and countryside beyond





# Railway bridge and access to site







Views of site looking north from access

Page 12





Page 13



Views of site and buildings





# Views of site including views to railway line, station and tisbury





# Banking to rear (south) of site



Page 15



View of site across to Tisbury from existing raise bank to south of site



Page 16

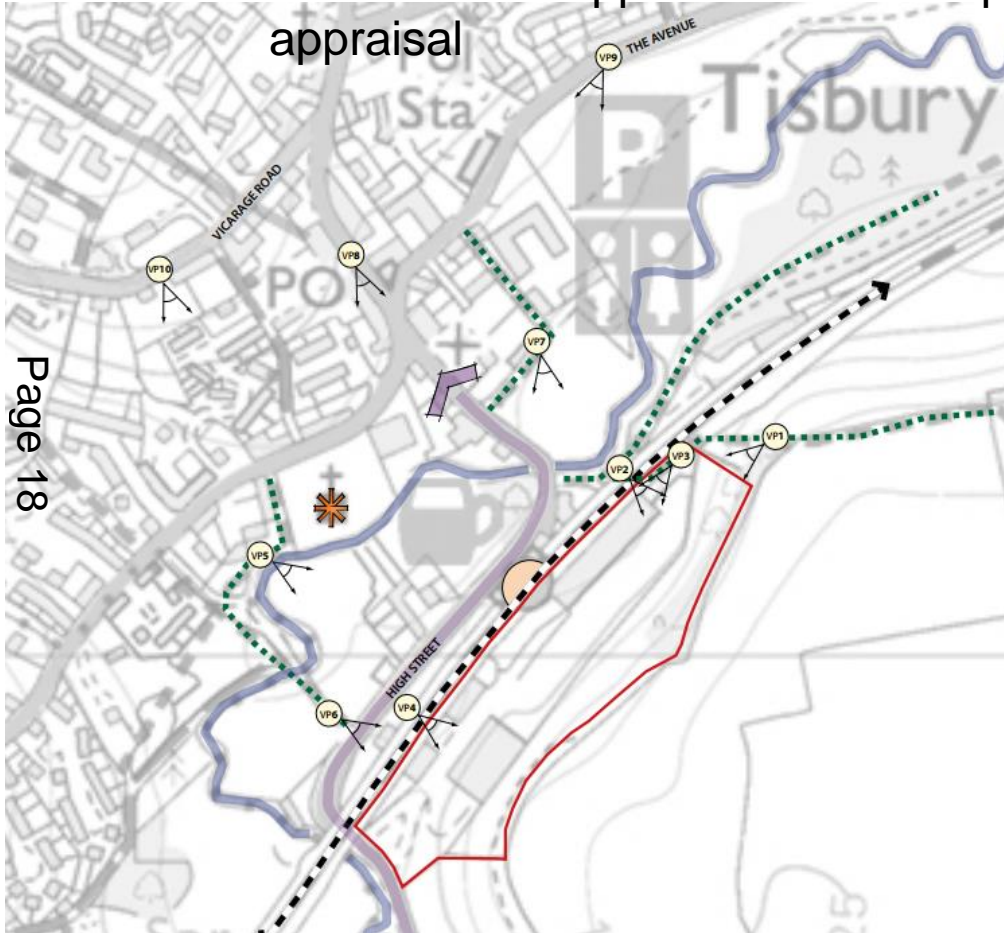













# Public right of way crossing railway line



# Extracts from applicants visual impact appraisal



-  Study Site - approximate extent
-  Public Rights of Way
-  Key Route / Main road
-  View point Location
-  VP2
-  St Johns Church
-  Tisbury Station
-  Railway Line
-  River Nadder



# Extracts from applicants visual impact appraisal



Page 19

Figure 2 Viewpoint Photograph 1 - Single Frame View  
19159 Station Works Site, Tisbury

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D7200
Projection:	Planet	Camera Lens:	Nikon 15mm
Enlargement Factor:	100% p43	Height:	39.6'
Image captured:	19/06/19	Direction of view:	Looking south west



Figure 10 Viewpoint Photograph 5 - Single Frame View  
19159 Station Works Site, Tisbury

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D7200
Projection:	Planet	Camera Lens:	Nikon 15mm
Enlargement Factor:	100% p43	Height:	39.6'
Image captured:	19/06/19	Direction of view:	Looking east



# Extracts from applicants visual impact appraisal



Page 20



Figure 14 Viewpoint Photograph 7 - Single Frame View  
19159 Station Works Site, Tisbury

Visualization Type: Type 1  
Projection: Perspective  
Engagement Factor: 100% #43  
Image Capture: 1500x1125

Camera Make/Model: Nikon D7200  
Camera Lens: Nikon 55mm  
Height: 3500'  
Direction of view: Looking south

CHARTERED  
LANDSCAPE  
ARCHITECTS



Figure 16 Viewpoint Photograph 8 - Single Frame View  
19159 Station Works Site, Tisbury

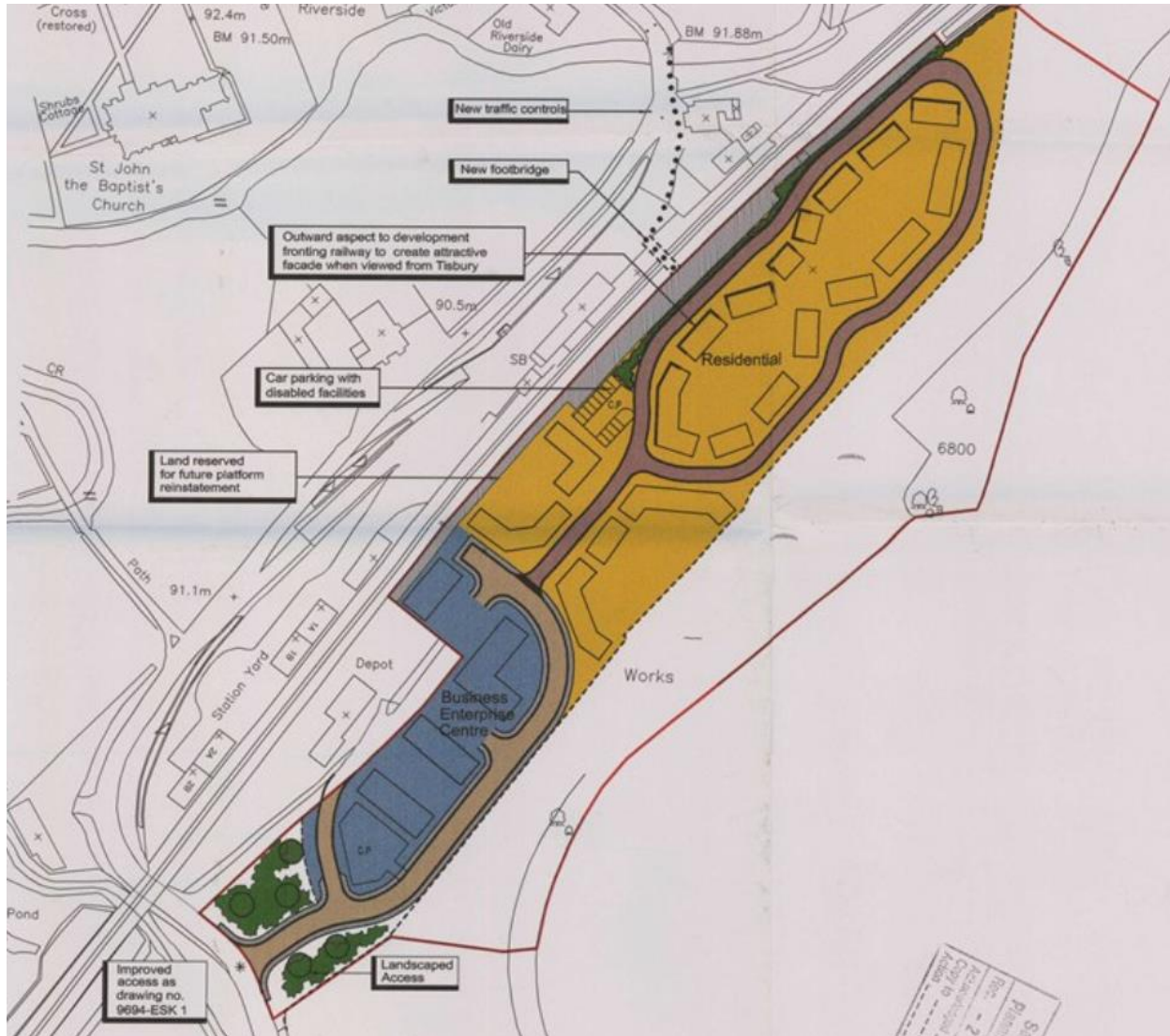
Visualization Type: Type 1  
Projection: Perspective  
Engagement Factor: 100% #43  
Image Capture: 1900x1125

Camera Make/Model: Nikon D7200  
Camera Lens: Nikon 55mm  
Height: 3500'  
Direction of view: Looking south

CHARTERED  
LANDSCAPE  
ARCHITECTS

# Planning history and issues of the site

Previous 2003 application layout - refused



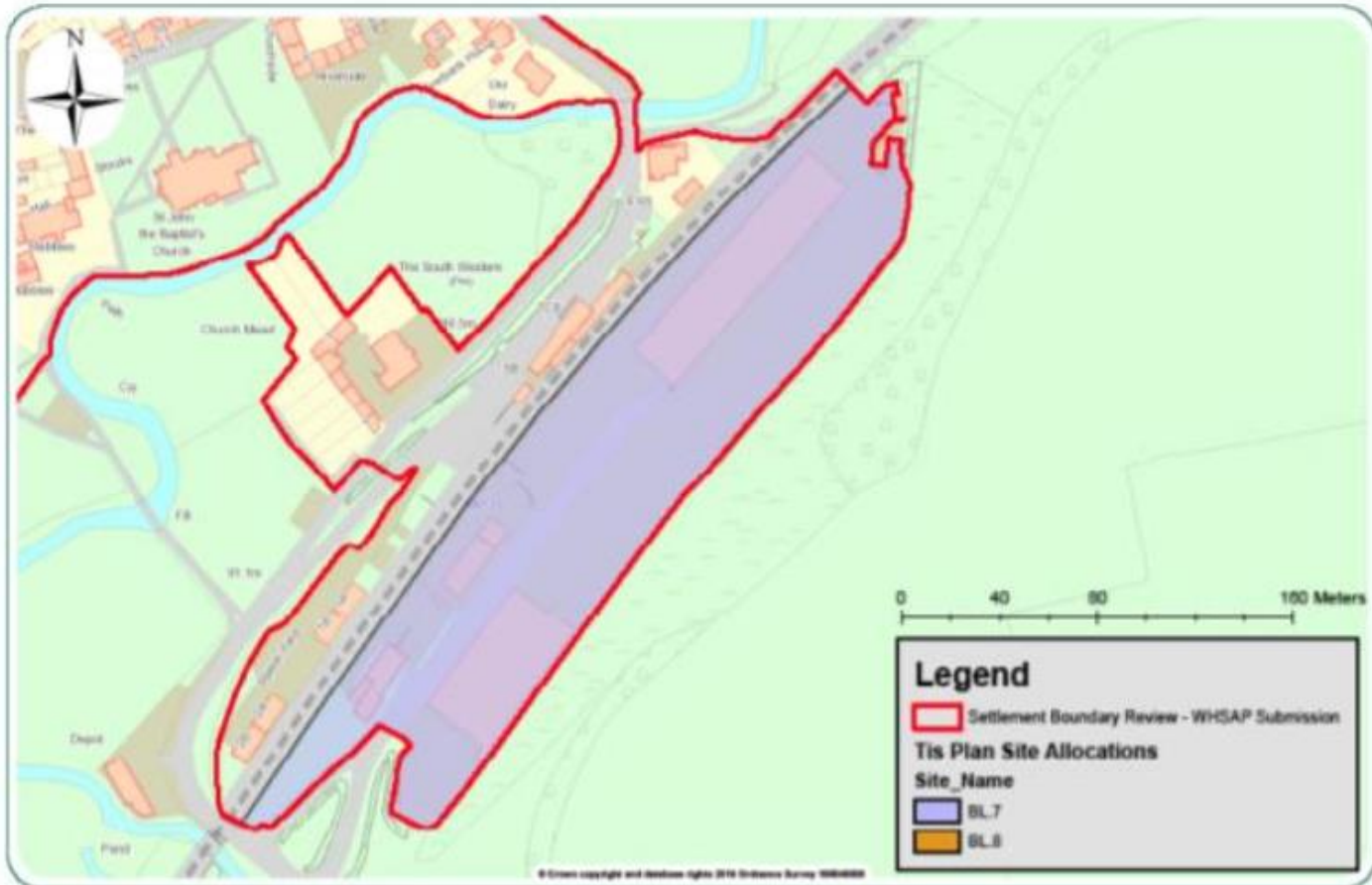


## *Buildings BL.7 Site Allocation: Station Works*

*Station Works: 4 hectares, or 9.88 acres*

*Objective: To ensure the comprehensive redevelopment of the Station Works site in line with community priorities in favour of mixed development.*

### **Site Allocation BL.7**



# Text of Policy BL7

## *Policy BL.7 Site Allocation: Station Works*

The site of Station Works, as identified on the map, is allocated for comprehensive redevelopment to include an appropriate balance of housing, commercial units and parking.

The mix for the development should be informed by a viability test. Development proposals should be set down in a Masterplan which has been the subject of consultation with the community and the other interested parties. The Masterplan should indicate the phasing and infrastructure requirements and how their delivery will be assured. Once agreed, development should proceed strictly in accordance with the Masterplan.

The Masterplan shall be in accordance with the other policies set out in this plan and in addition:

Proposals should be informed by a contaminated land survey and remediation scheme, the level of information provided to be in line with the Wiltshire Core Strategy.

2. Liaise with Network Rail (and other parties as required) to identify and safeguard land to meet their current and future operational requirements including appropriate access and parking provision for the southern side of the line.
3. Make provision for an appropriate pedestrian accesses to and from the new development and the rest of the village; and show how this is to be phased, as part of the development.
4. 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).
5. The Masterplan design and layout should detail the proposed:
  - i) mix of uses
  - ii) areas of public, private and amenity space
  - iii) movement routes for different users (into and out of Tisbury Railway Station)

- iv) employment, residential and parking areas
- v) building heights, envelope and density
- vi) phasing of different uses

6. Make appropriate provision for affordable housing in accordance with Policy BL2, at a minimum level of 30% in accordance with Wiltshire Core Strategy Core Policy 43. Opportunities for self-build should also be explored
7. Make provision for commercial uses, having particular regard for the needs of local and current on-site business, in accordance with Policy BL3.
8. 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
9. 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*
10. Development should be of a very high design standard, reflecting the predominant local vernacular, e.g. use of local brick and stone building materials which predominate on the southern edge of the village and Tisbury Railway Station
  - 1.1. All necessary species and habitat surveys must be carried out to determine the extent to which the development would affect the bat species that are features of the Chilmark Quarries SAC and appropriate measures taken to avoid and mitigate impacts to roosts, foraging and commuting habitats
  - 1.2. Development should strive to have a minimal (approaching zero) environmental impact in its use of natural resources such as energy and water and consider how the development can have a positive environmental impact. Wherever viable, masterplanning should utilise industry best practice on integrating principles of sustainable, low-carbon design, including the use of renewable energy and energy efficiency (e.g. BREEAM Communities)



# Extracts from Tisbury NP – showing flooding issues

eastern boundary of Tisbury and Stubbles adjacent to the South Western Hotel.



Left and Right: Entrance to Stubbles affected by river flooding, March 2016

40 There are two reservoirs near to Tisbury – Old Wardour Castle Lake and

Although it should constrain infrastructure

63. In

- Directly control the p
- Surface (mitig to th
- The



## Extracts from Tisbury NP – showing flooding issues

developers to provide for further measures beyond those funded by CIL.

### *Policy HNA.3 Managing Water in the Environment*

New development must be built to the highest optional water efficiency standards provided for by building regulations which are currently a maximum water use of 110 litres per day (G2 of the Building Regulations 2010).



Page 25



Above left and right: Flooding along Tisbury Row adjacent to the water meadows  
Top, right: Fields south of The Avenue affected by river flooding, March 2016  
Below, right: Flooding at Three Arch Bridge, Tisbury

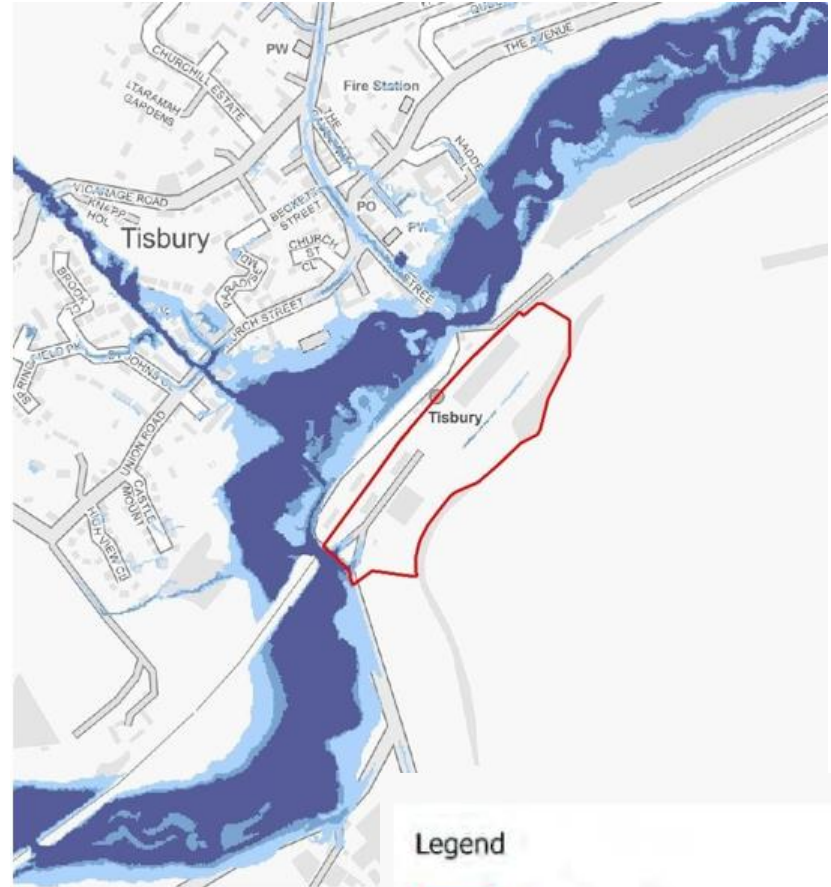


27 A Memorandum of Understanding has been signed by the statutory agencies, water companies and local authorities covering the Hampshire Avon Catchment that describes how phosphorus neutral development may be delivered. It requires Wiltshire Council to put in place effective and proportionate measures to remove, mitigate or offset the phosphate load from qualifying developments. These will be delivered predominantly by Wiltshire Council through the CIL. However there may be instances for some larger developments where mitigation measures may

# Flood map of site and area



Page 26



© Crown copyright. All rights reserved. Ordnance Survey Licence. Contains Ordnance Survey data © Crown copyright and database.





# Water main running through part of the site





# Proposed layout and accommodation schedule

### KEY

- Site Boundary
- Railway widening zone

### SCHEDULE OF ACCOMMODATION

- 30 - 40 BED C2 CARE HOME
- 2 x 1B2P FLATS @ 50 m<sup>2</sup>
- 10 x 2B4P FLATS @ 72 m<sup>2</sup>
- 42 x 2B4P HOUSES @ 75 m<sup>2</sup>
- 29 x 3B5P HOUSES @ 85 m<sup>2</sup>
- 3 x 4B6P HOUSES @ 105 m<sup>2</sup>

**TOTAL 86 UNITS AND 30 - 40 BED C2 CARE HOME**

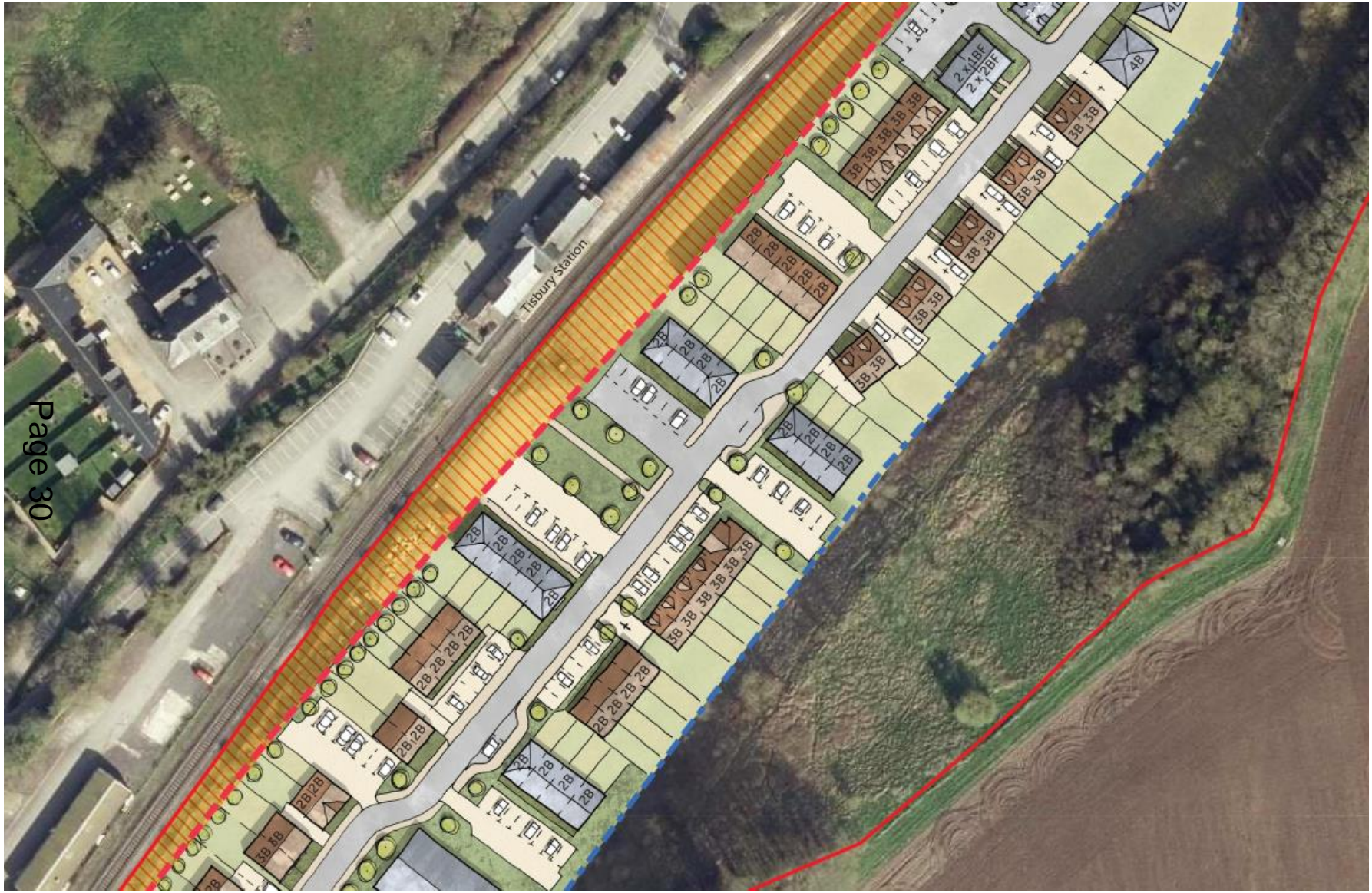


# Enlargements of proposed layout plan



Page 29


























# Extracts from applicants ecology reports

## Appendix 18: Reptile mitigation and enhancement plan

Page 33



### LEGEND

-  Reptile exclusion fencing (Herpetosure) to be installed – the linear areas proposed for the fencing will be strimmed by a two phase cycle towards the nearest habitat features (e.g. scrub or the woodland) to ensure reptiles have adequate protection.
-  Reptile receptor areas
-  Landscaping areas (new hedges, steps and treeline)
-  Direct of translocation (where reptiles will be moved to)
-  Reptile features to be installed to enhance the bank (features within the landscaping works areas will be installed following the landscaping works to ensure reptiles do not utilize these):
  -  Three reptile hibernacula to be created– two in the northeast area and one in the southwest area of grassland
  -  Three brush piles to be created– two in the southwest grassland and one in the northeast adjacent to the scrub
  -  Two compost heaps to be created – both in the southwest grassland area which is well-received by sunlight to provide egg-laying for grass snakes
  -  Rockeries to be created around new wildlife pond to support reptiles and small amphibians such as toads and frogs
  -  Log piles around pond to provide refugia for reptiles/amphibians such as grass snakes, toads and frogs
-  Existing reptile habitats will be subject to long-term management under LEMP ensuring grassland is managed for reptiles (rotational topping/mowing and scrub control). Grassland areas around new hedges/trees will be reinstated following landscaping.

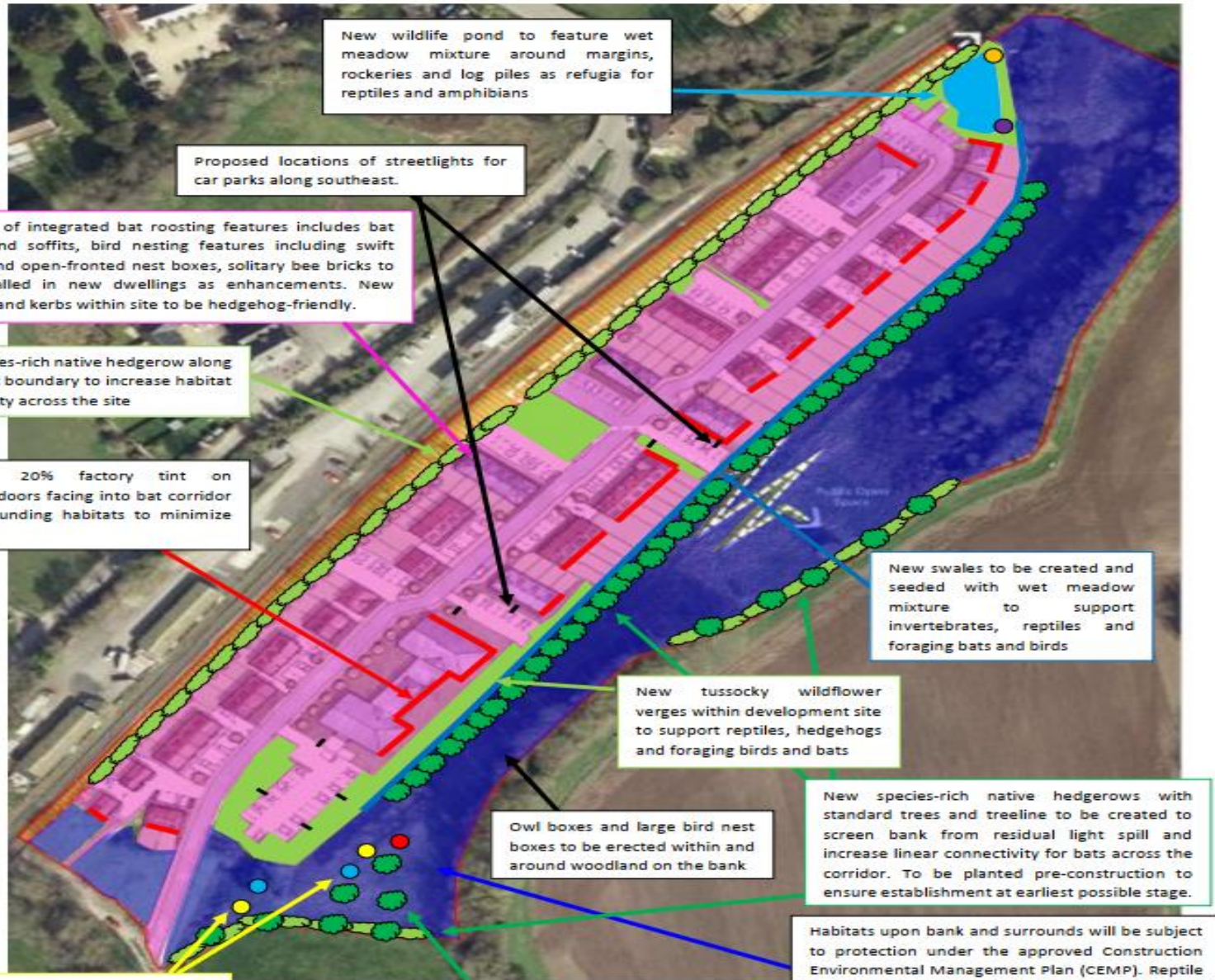




# Extracts from applicants ecology reports

## Appendix 19: Site Ecological Parameters Plan (EPP)

Page 34





# Hard/soft landscaping



Page 35

- Key
- Hard landscape
  - Soft Landscape
  - SuDS basin

# Building heights



Key

■ 2 storeys

■ 2.5 storeys



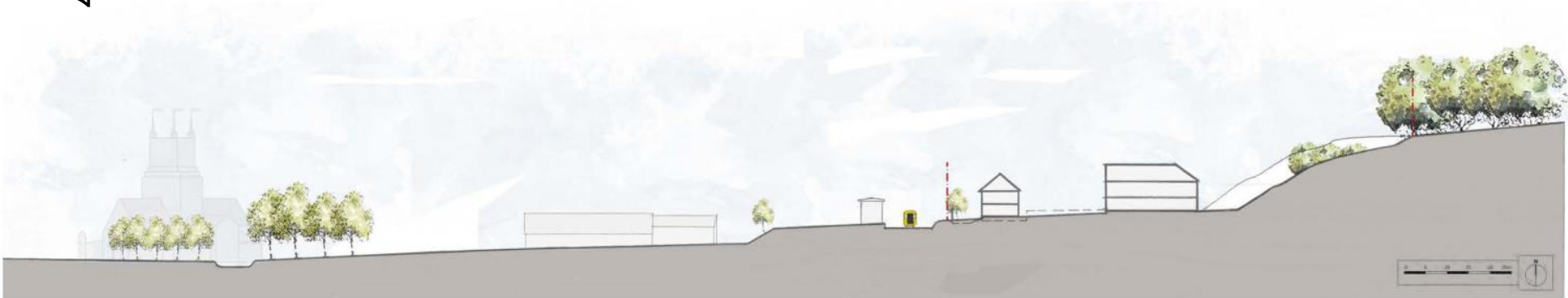
# Sections through the site/proposals



Page 37



Section A



## Applicants sketch views of proposal

Page 38



View from the Station looking across the central square, with the wooded embankment in the background.



Applicant  
s sketch  
views of  
proposal

Page 39



View along the central street, looking north.

Applicants  
sketch  
views of  
proposal

Page 40



View off the Open Space in the northern part of the site with a backdrop of proposed dwellings, the path and railway station in the distance.



Applicants  
sketch views  
of proposal

Page 41

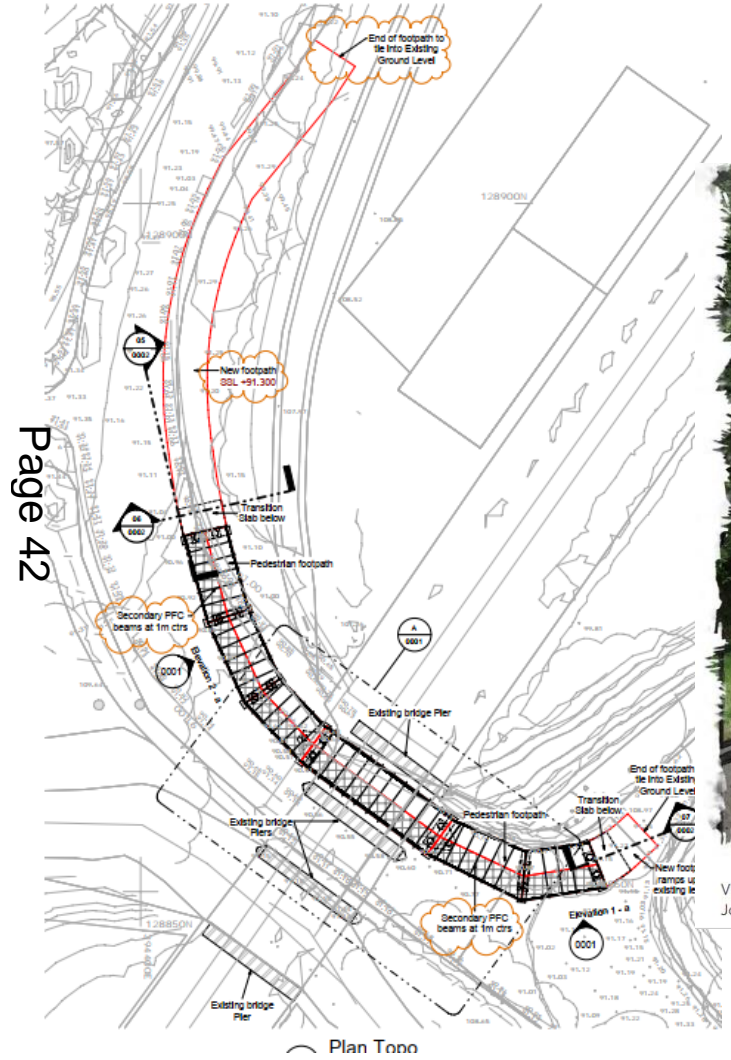


View from across Tisbury with the proposed development and embankment in the distance.

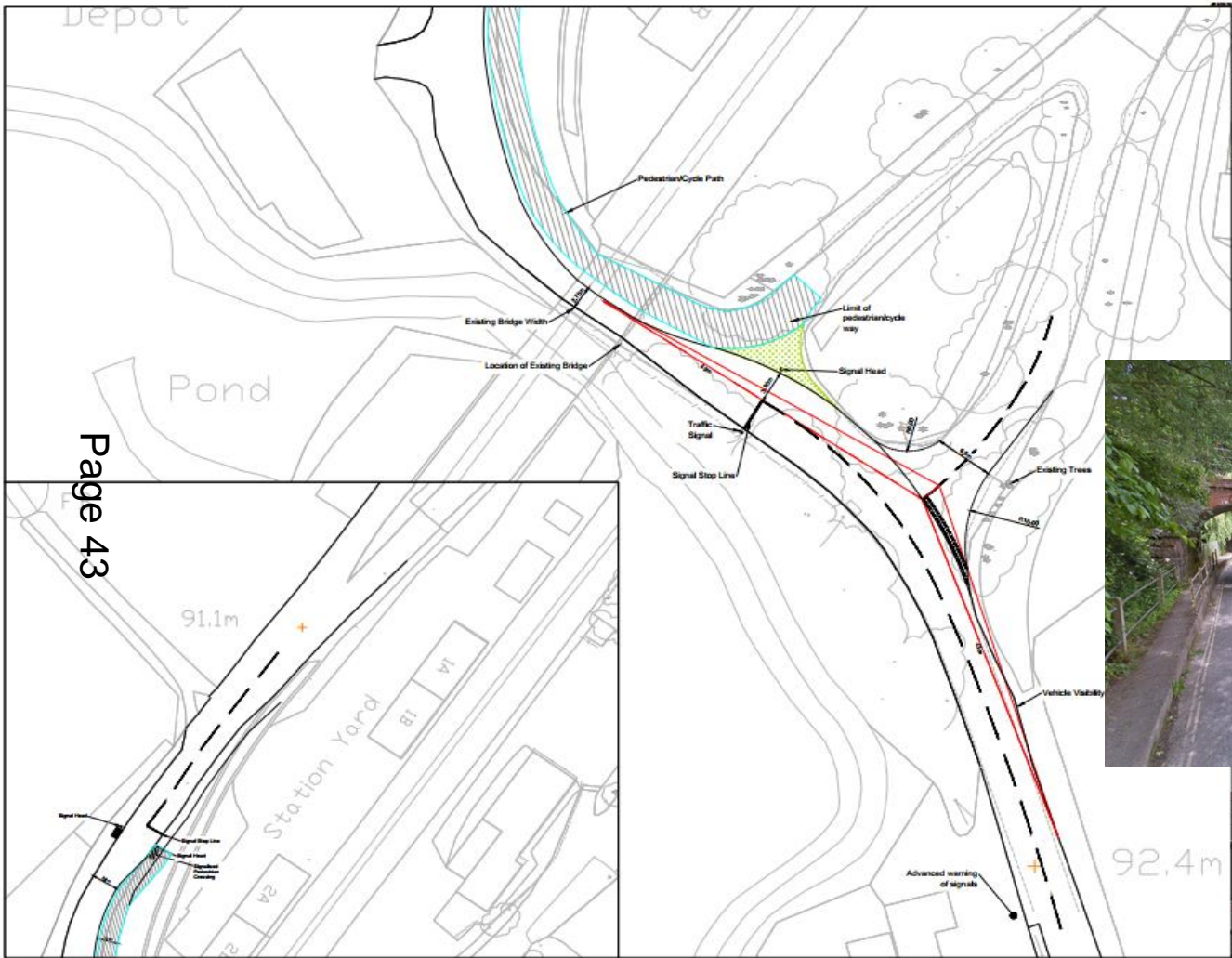
# Sketch of raised walkway under bridge arch



View of the proposed raised foot and cycleway improvement along Jobber Lane.





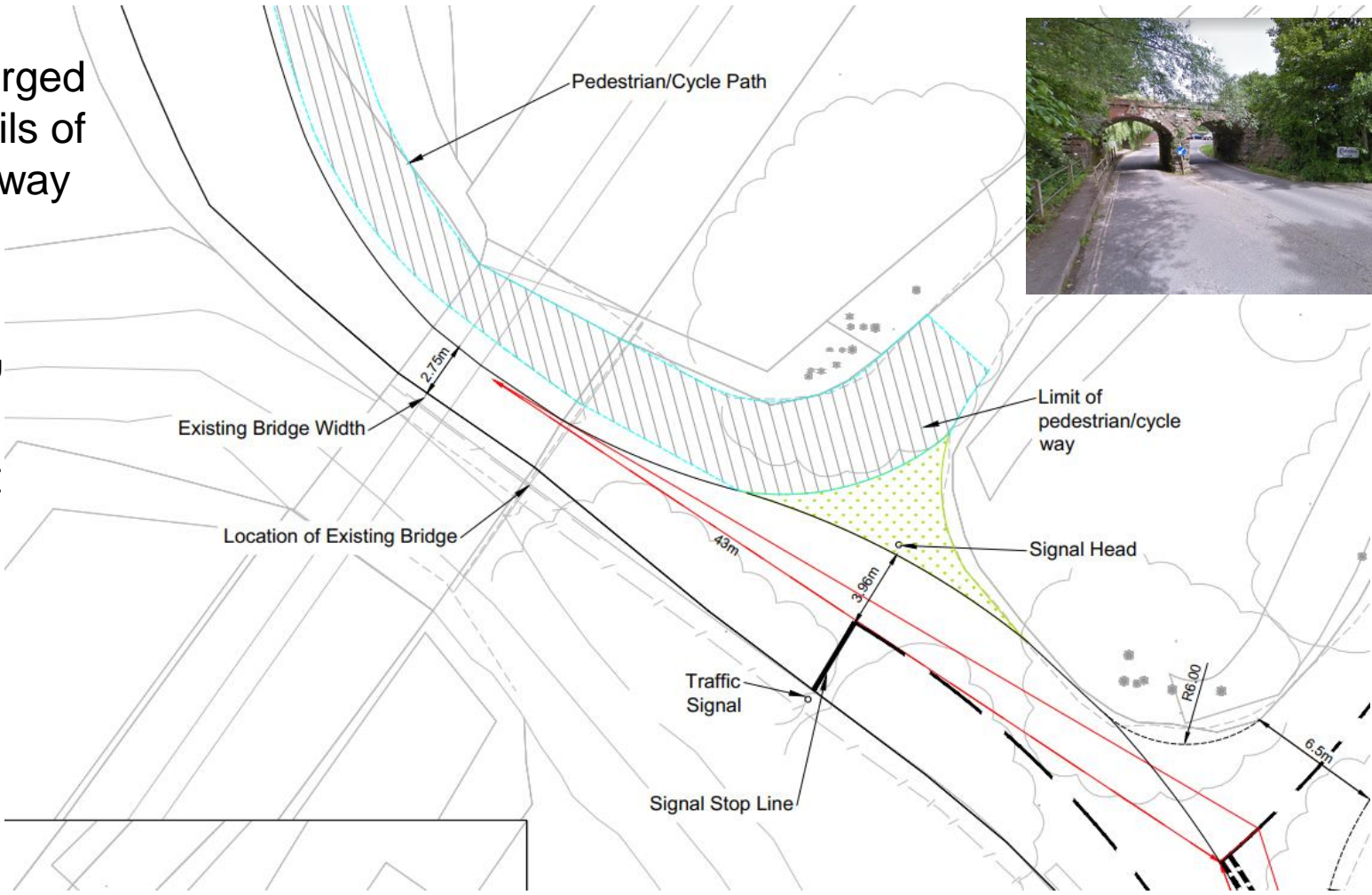


Proposed works around existing access and railway bridge – elevated walkway



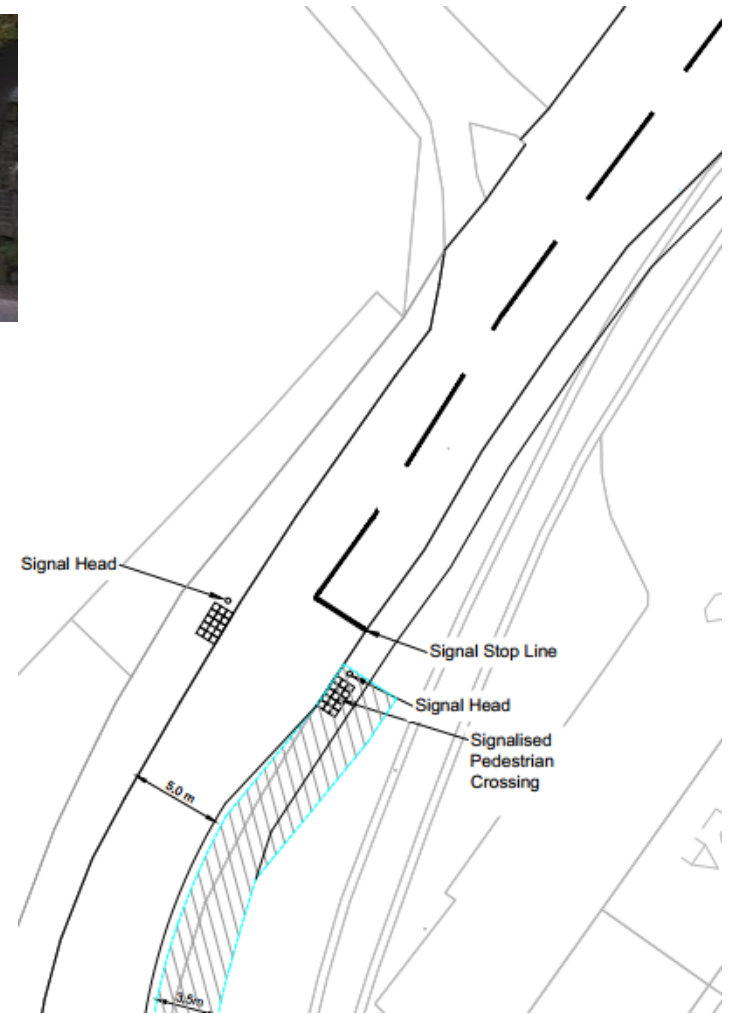
# Enlarged details of highway plan

Page 44





Enlarge  
d details  
of  
highway  
plan



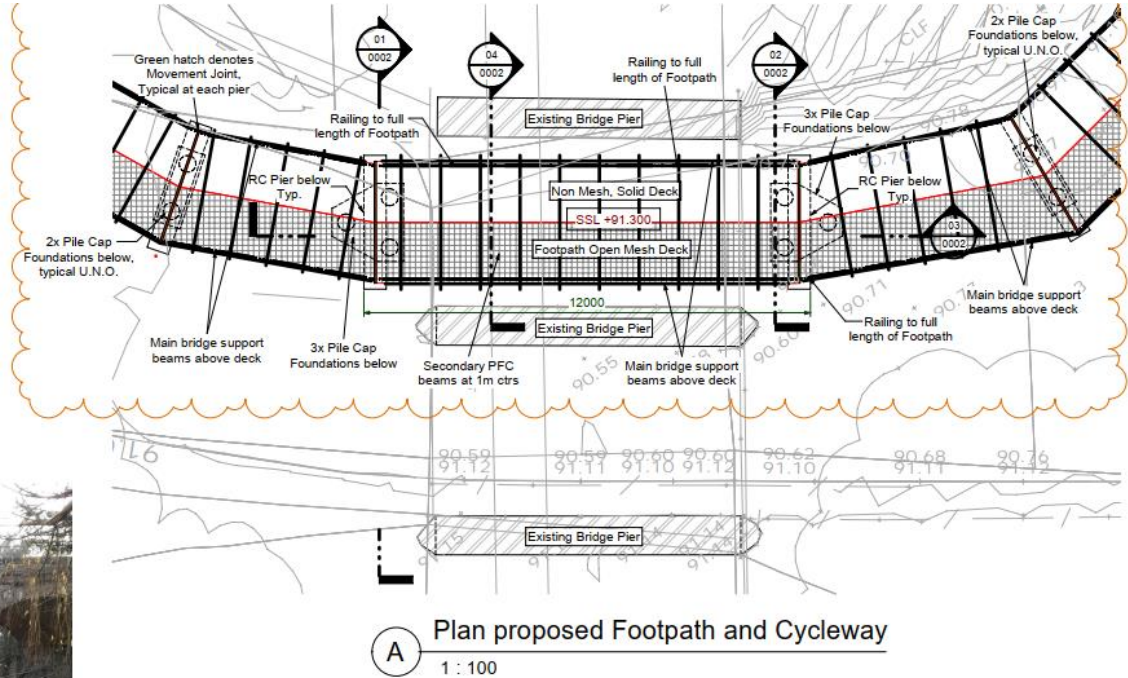
# Details of raised walkway



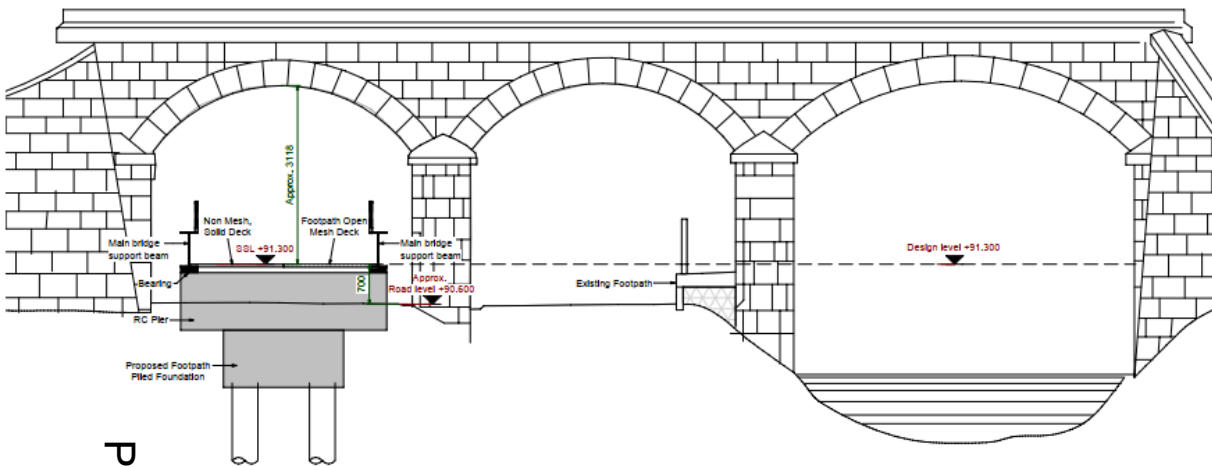
Example of Open Mesh Decking Type



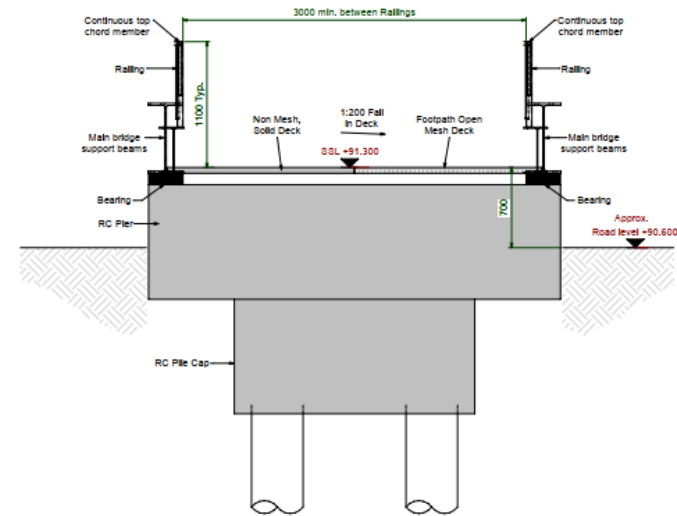
Existing bridge viewed from the Northern side



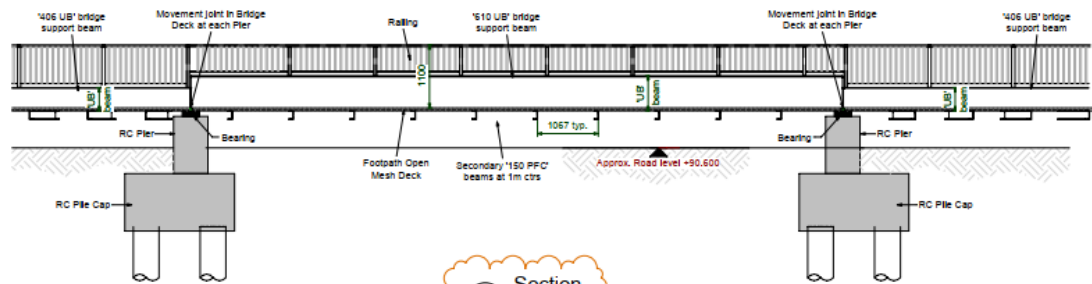




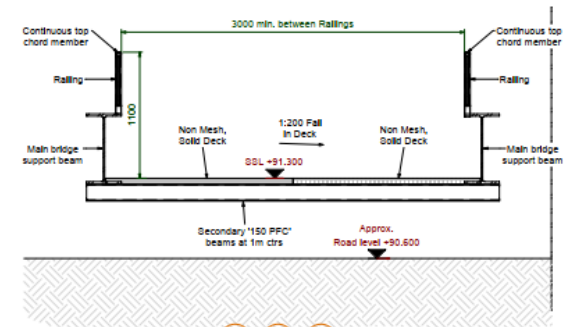
01 Section  
1 : 50



02 Section  
1 : 25



03 Section  
1 : 50

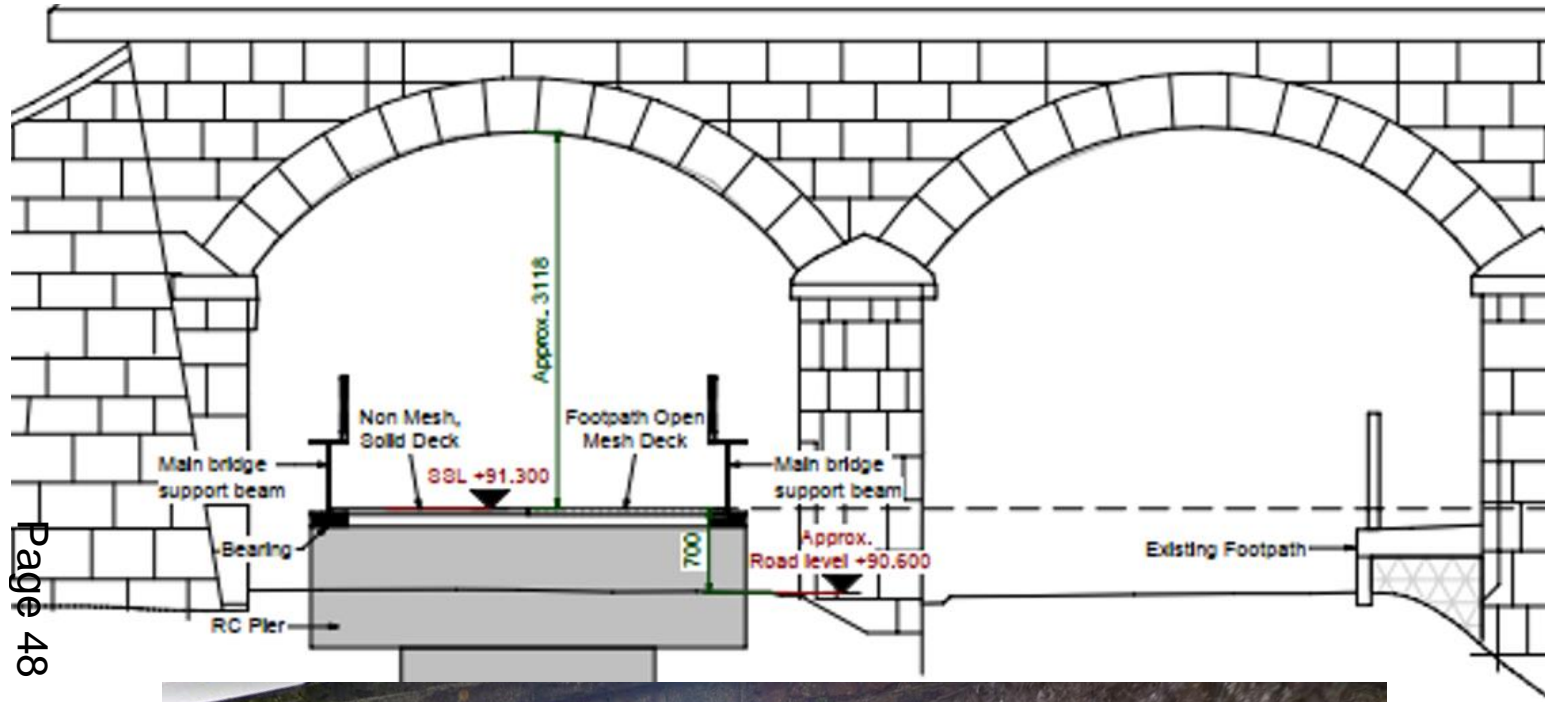


04 Section  
1 : 25



406 UB' bridge support beam  
Railing

# Larger details of walkway



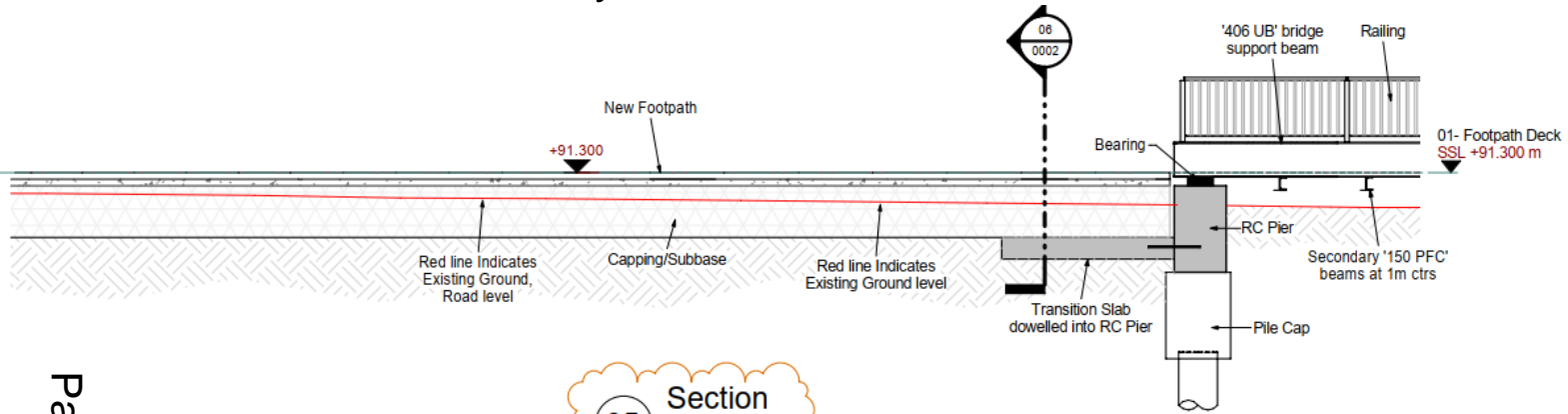
Page 48



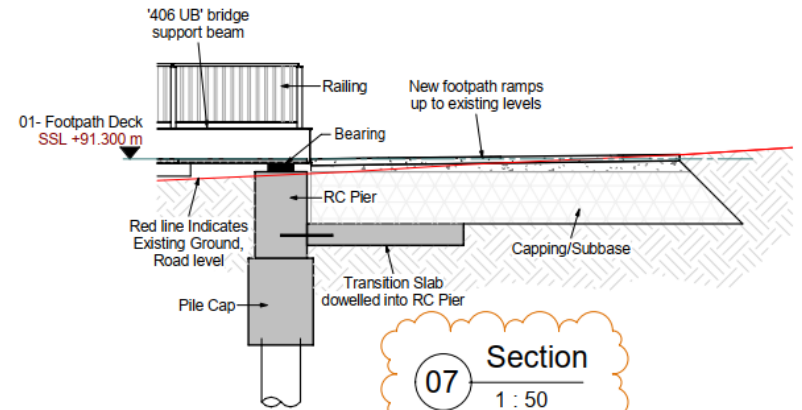


# Details of raised walkway

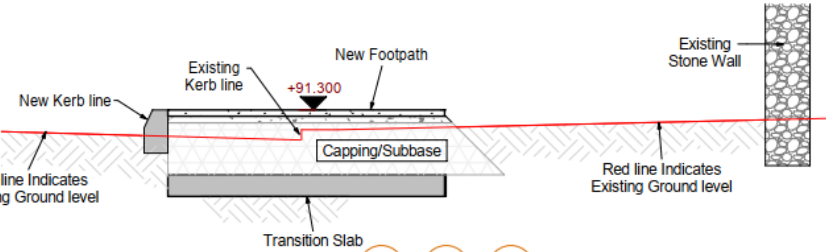
Page 49



05 Section  
1 : 50



07 Section  
1 : 50



06 Section  
1 : 50





Indicative works in vicinity of railway line and station (extract from applicants submitted report)

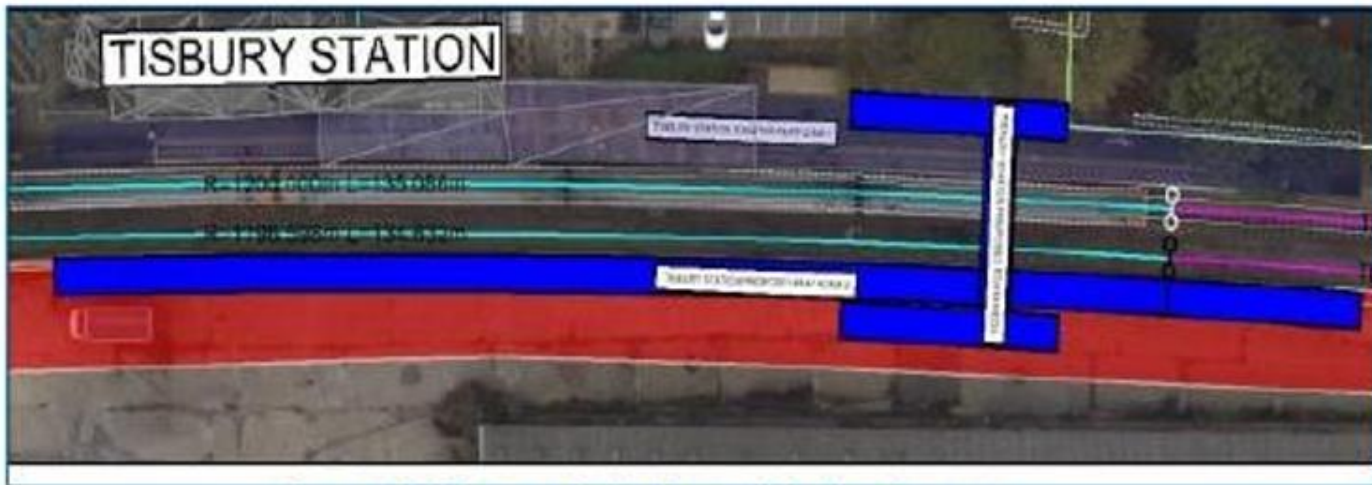


Figure 19: Indicative footbridge and platform location.



View from the square looking across the central square, with the wooded embankment in the background.



- Key
- Hard landscape
  - Soft Landscape
  - SuDS basin



View along the central street, looking north.



the northern part of the site with a backdrop of the park and railway station in the distance.

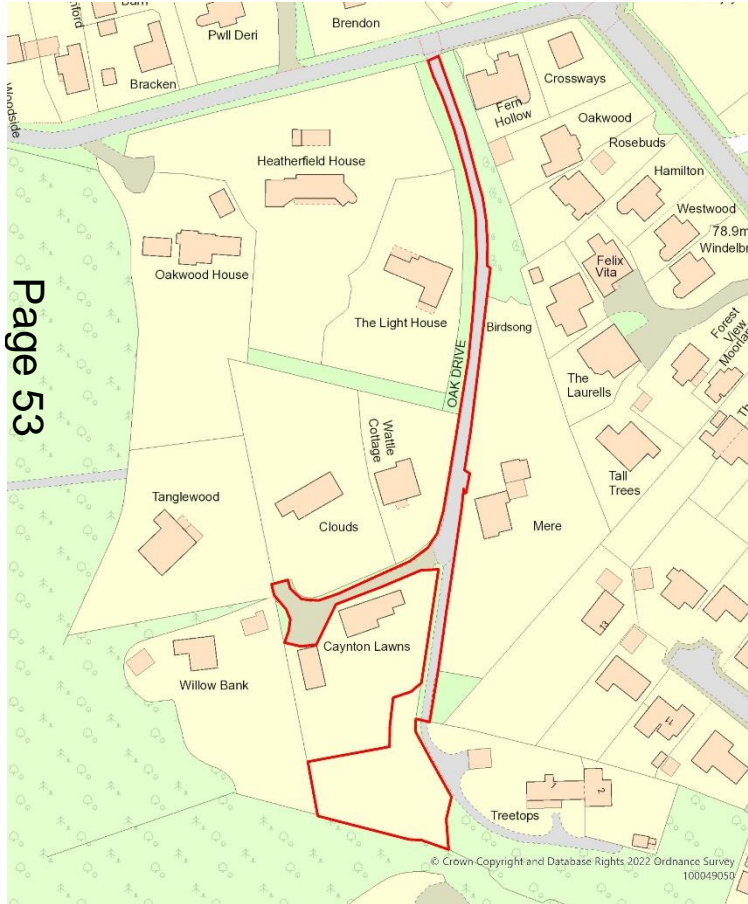


View from across Tabury with the proposed development and embankment in the distance.

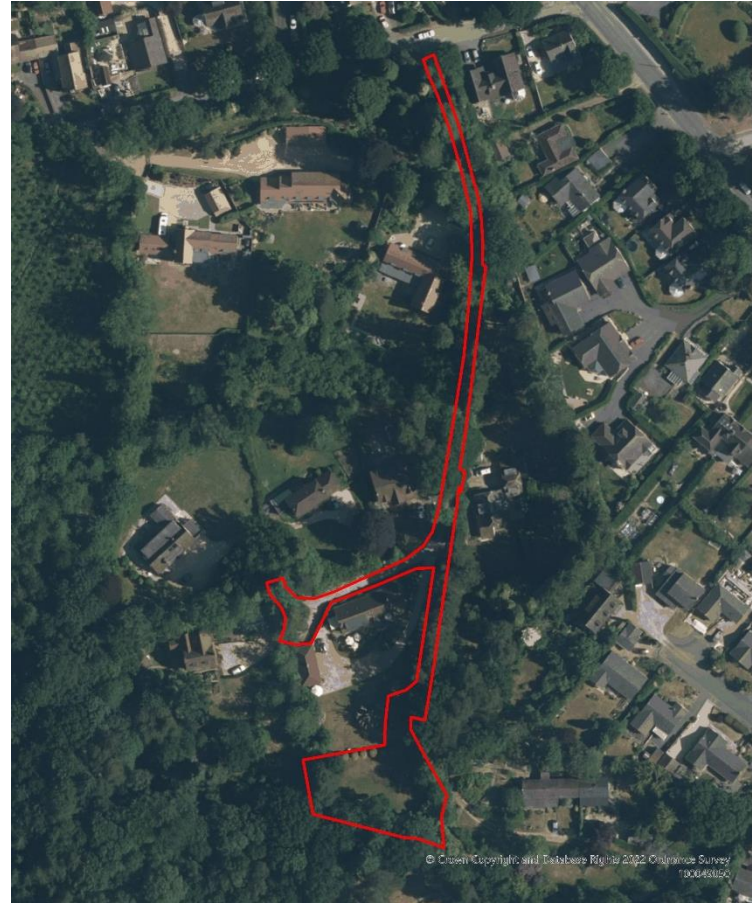


**7c) PL/2022/02766 - Land rear of Caynton Lawns, Oak Drive, Alderbury, Wilts, SP5 3AJ**  
New dwelling with associated drive, carport/garage and garden amenity space (As approved under planning ref 20/07065/FUL with revised access position) - Resubmission of PL/2022/02035

**Recommendation: Approve with Conditions**



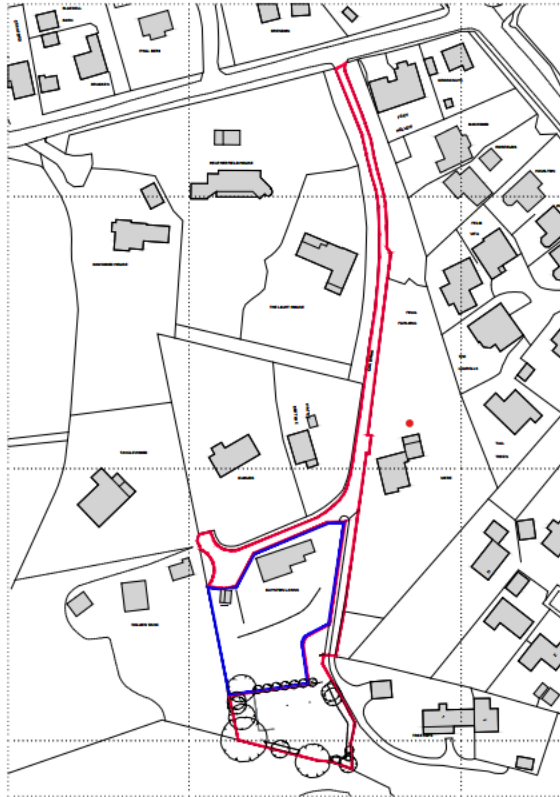
Site Location Plan



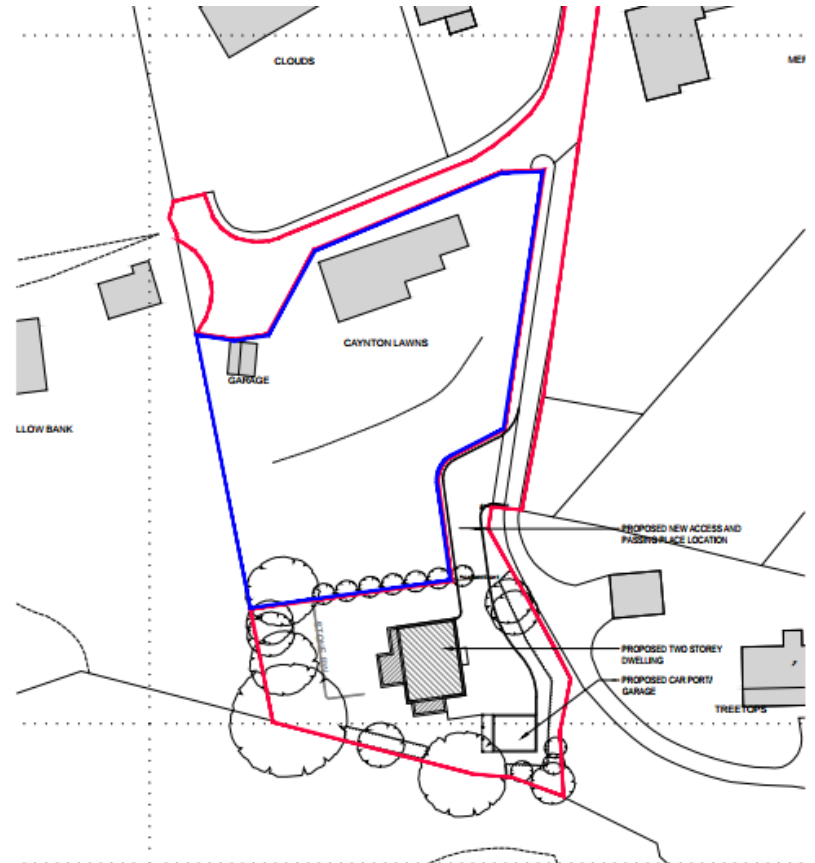
Aerial Photography

# Proposed Site Location Plan and Block Plan

Page 54



LOCATION PLAN SCALE 1:1250  
ORDNANCE SURVEY INFORMATION PROVIDED BY LDS SURVEYS

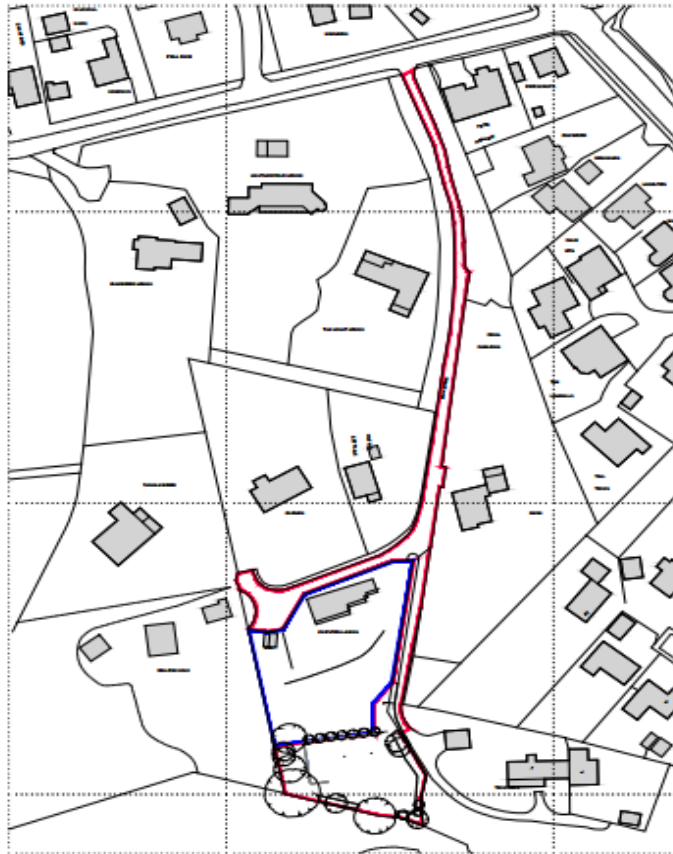


BLOCK PLAN SCALE 1:500  
ORDNANCE SURVEY INFORMATION PROVIDED BY LDS SURVEYS

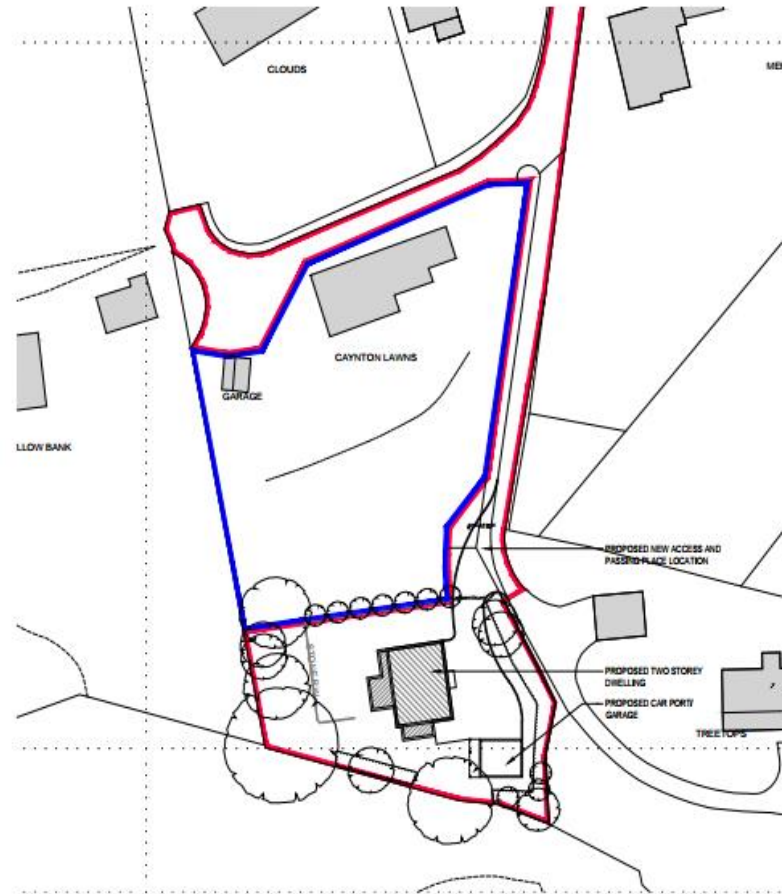


# Site Location Plan and Block Plan for 20/07065/FUL

Page 55

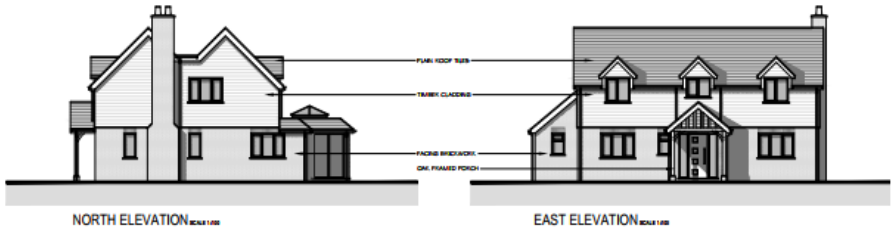


**LOCATION PLAN** SCALE 1:1250  
ORDNANCE SURVEY INFORMATION PROVIDED BY LDS SURVEYS



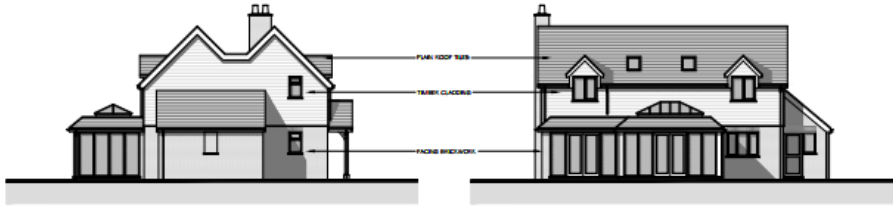
**BLOCK PLAN** SCALE 1:500  
ORDNANCE SURVEY INFORMATION PROVIDED BY LDS SURVEYS

# Proposed Elevations and Floor Plans



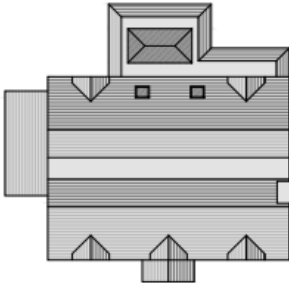
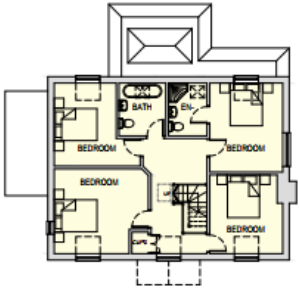
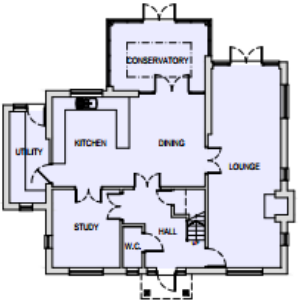
NORTH ELEVATION SCALE 1:50

EAST ELEVATION SCALE 1:50



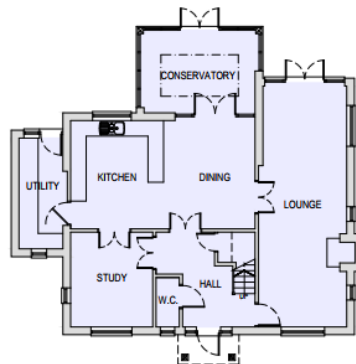
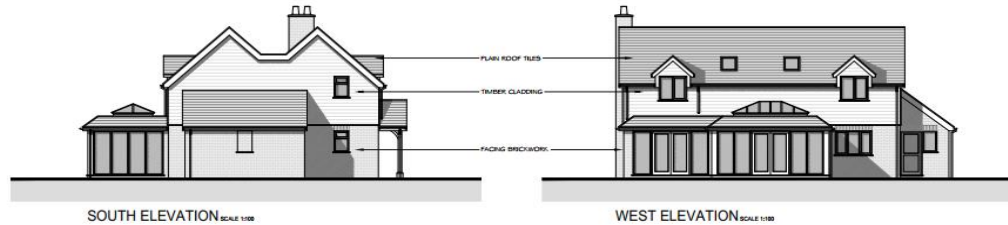
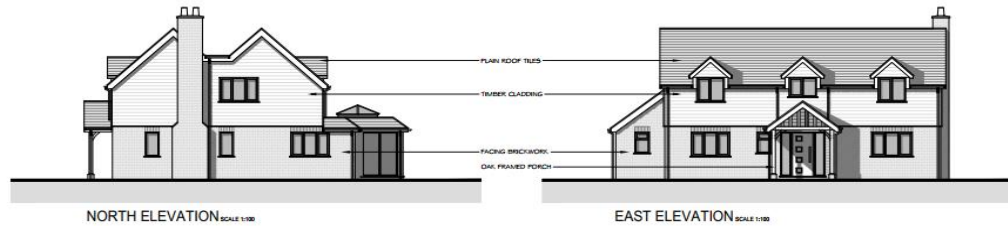
SOUTH ELEVATION SCALE 1:50

WEST ELEVATION SCALE 1:50

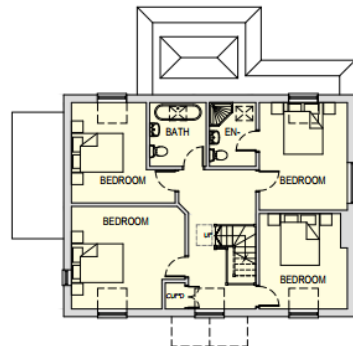




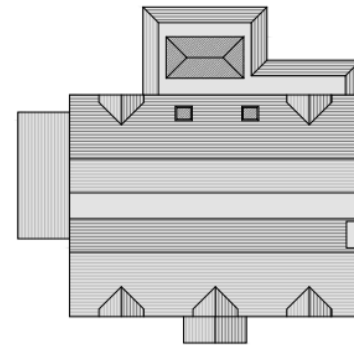
# Elevations and Floor Plans for 20/07065/FUL



GROUND FLOOR PLAN SCALE 1:100



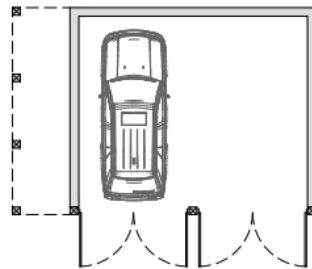
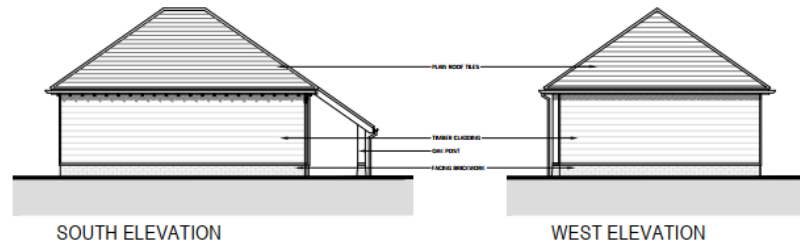
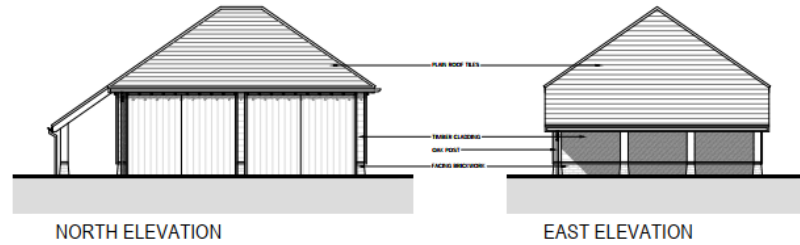
FIRST FLOOR PLAN SCALE 1:100



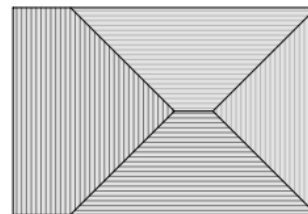
ROOF PLAN SCALE 1:100

# Proposed Garage Plans

Page 58



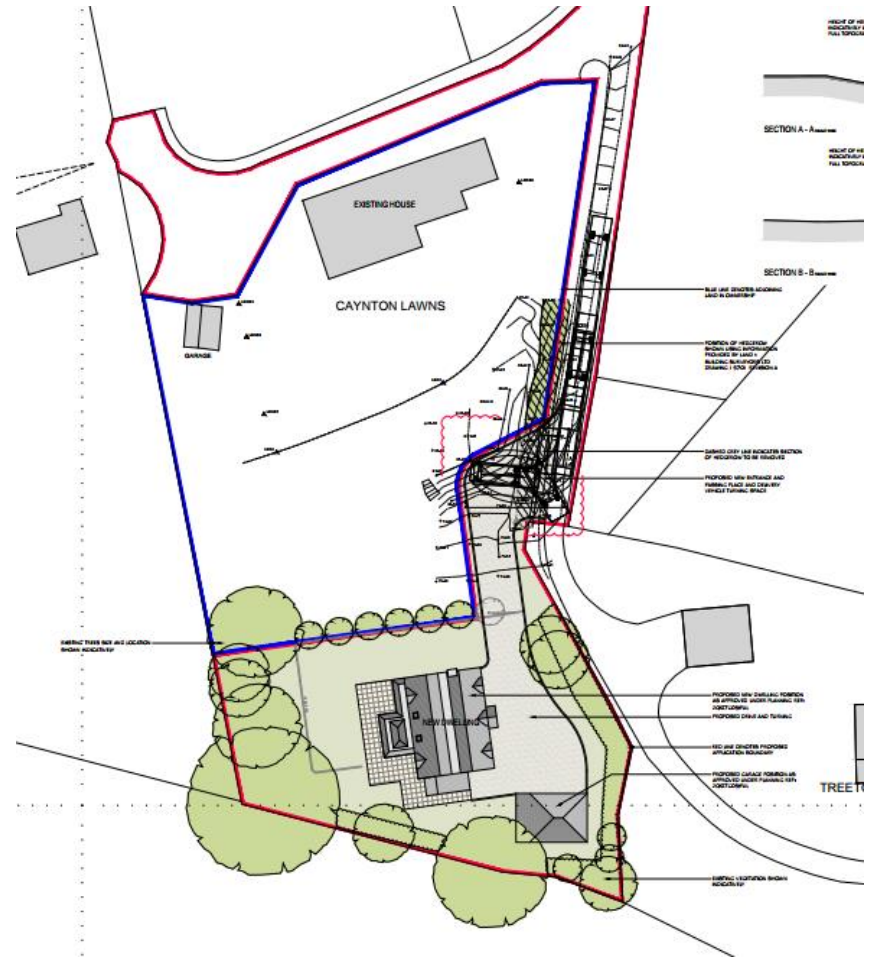
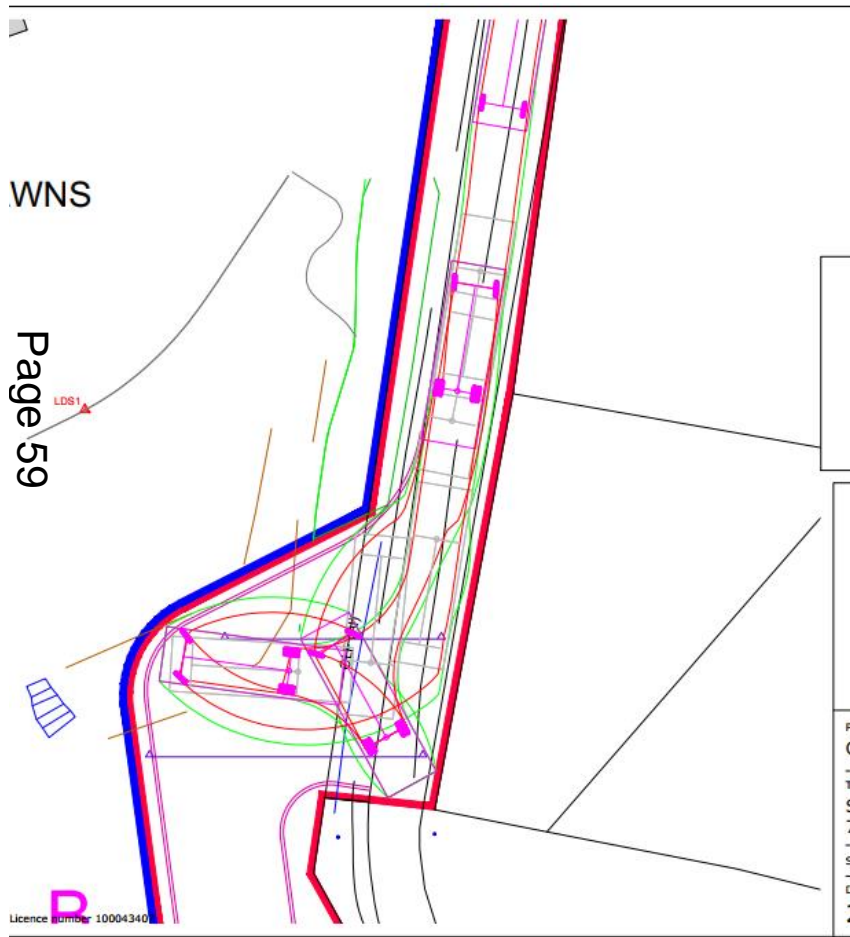
FLOOR PLAN SCALE 1:100



ROOF PLAN SCALE 1:100



# Swept path analysis 7.5t Panel Van







# Views from Oak Drive and Treetops





# Location of Proposed Access from Oak Drive



Page 62

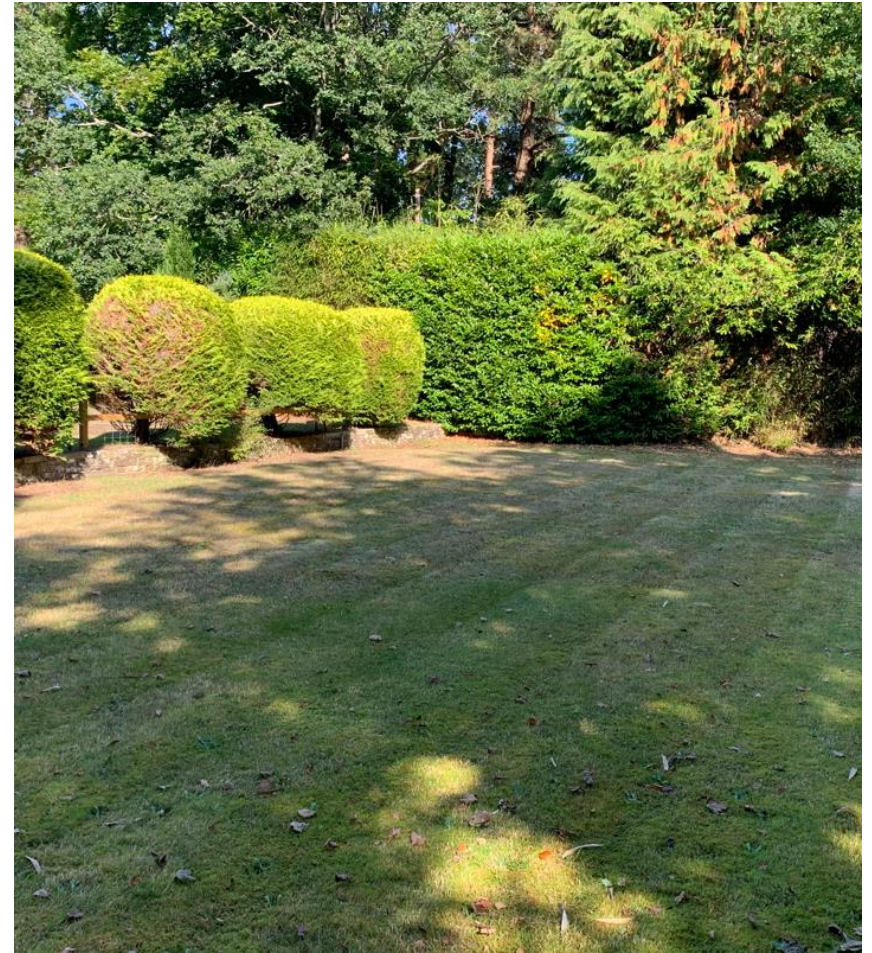


# Location of proposed access from within the site





# Area of land to the rear of Caynton Lawns for the proposed dwelling

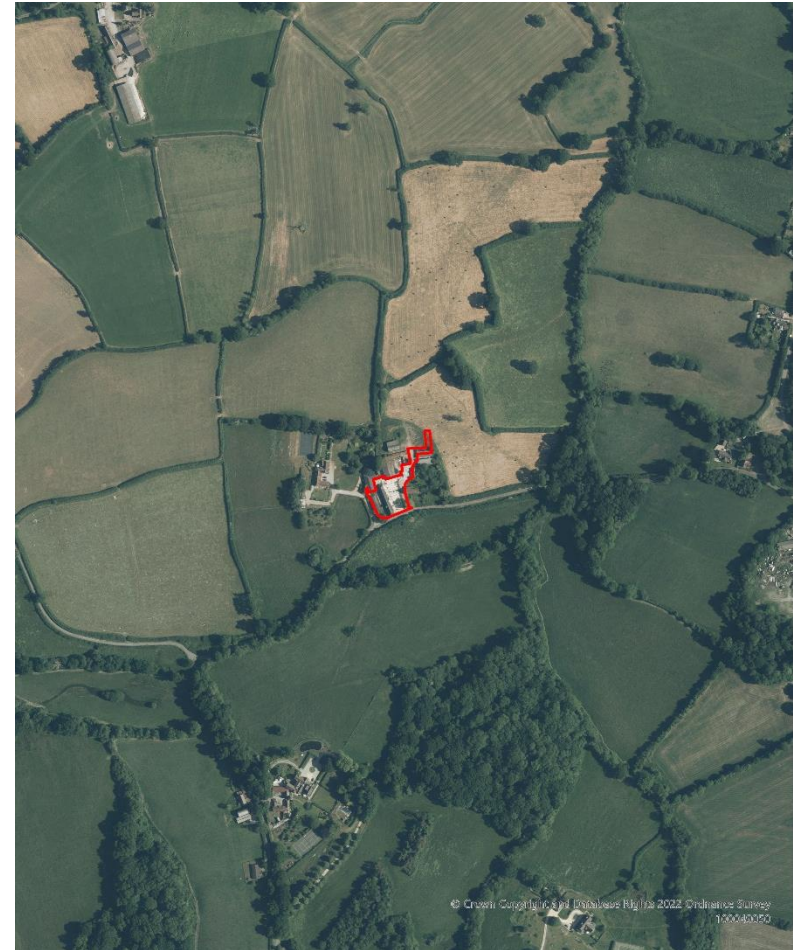




**7d) PL/2022/03968 & PL/2022/04157 - Berrybrook Farm, Street Lane, Sedgehill, SP7 9JQ** Proposed change of use of the Long Barn to holiday accommodation, including new fenestration, rooflight's, an extension, internal alterations and refurbishment of a granary.  
**Recommendation: Approve with Conditions**

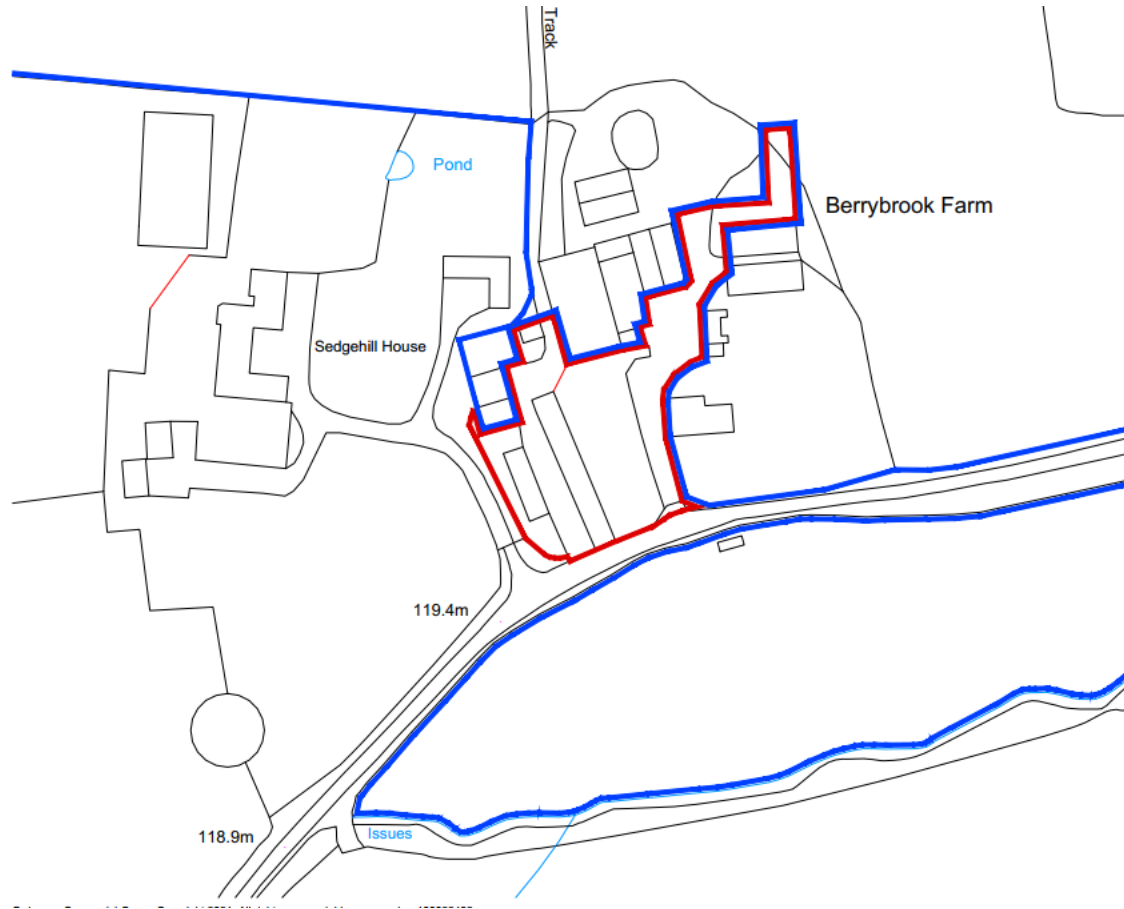


Site Location Plan



Aerial Photography

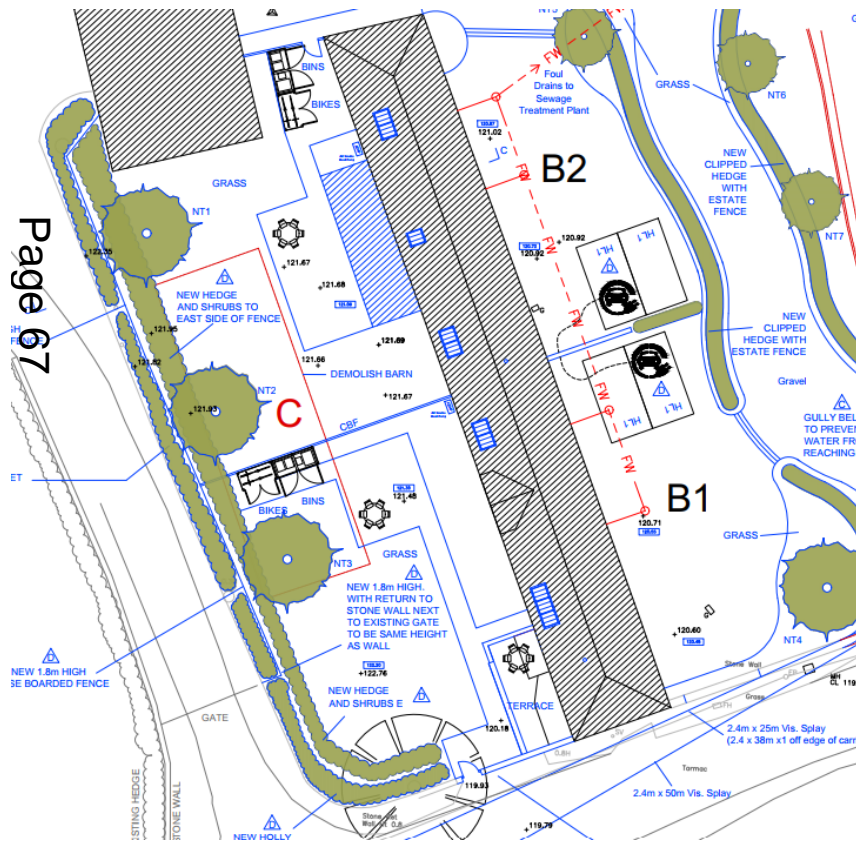
# Site Location Plan





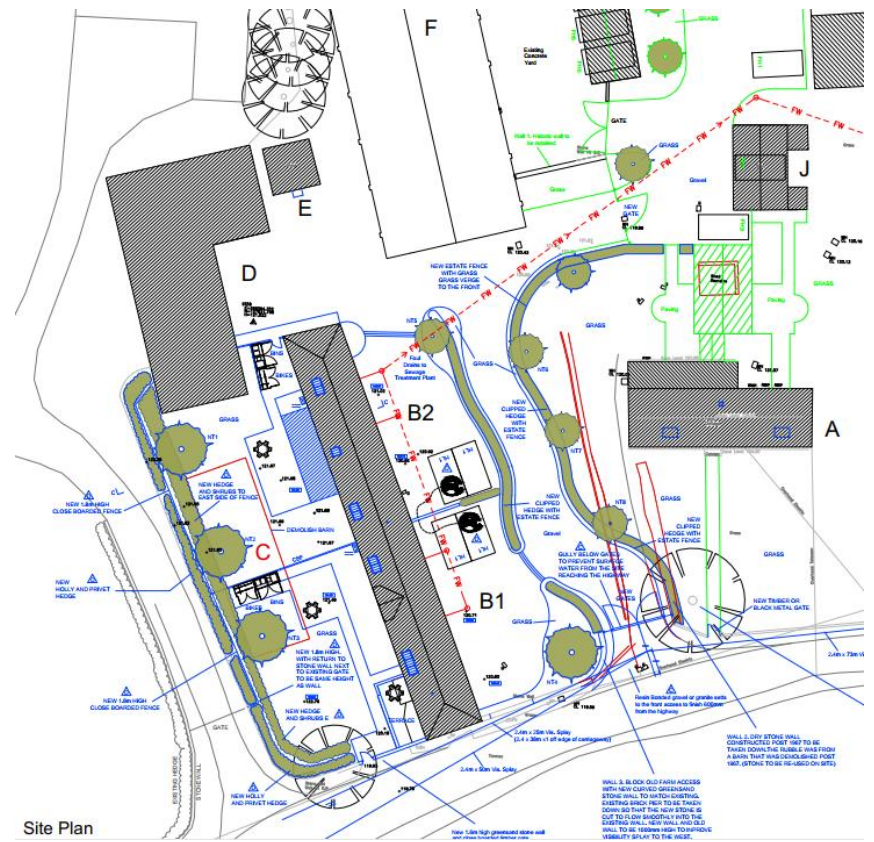
# Proposed Site Plan with works proposed to Long Barn (B1/B2)

## Long Barn (B1/B2)



Page 67

## Proposed Site Plan

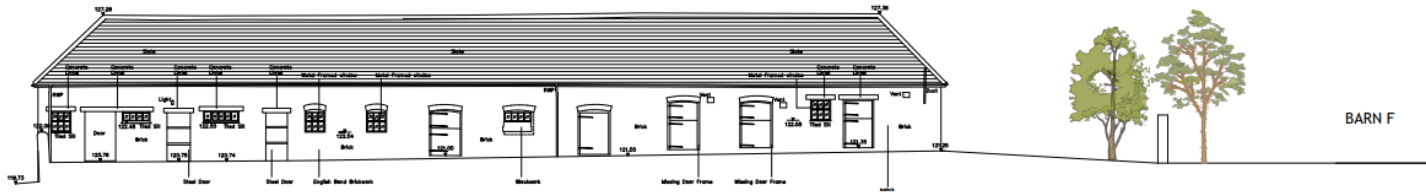


Site Plan

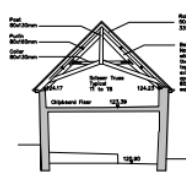
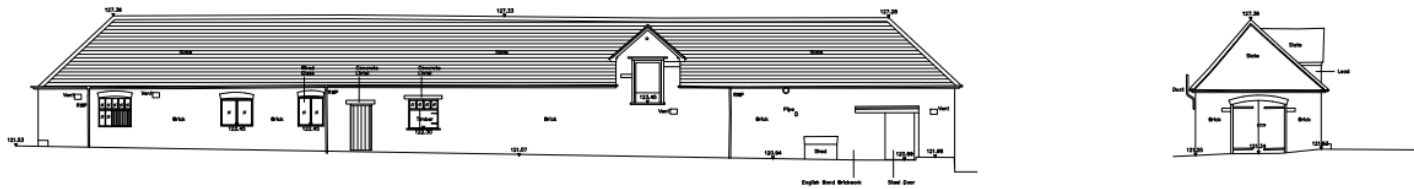
# Existing Elevations and Sections

## Long Barn B1/B2

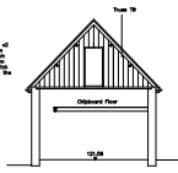
East Elevation 1:100



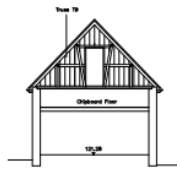
West Elevation 1:100



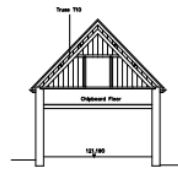
Sections AA 1:100



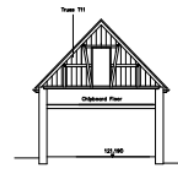
Sections CC 1:100



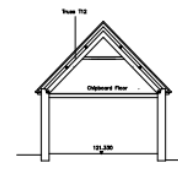
Sections DD 1:100



Sections EE 1:100

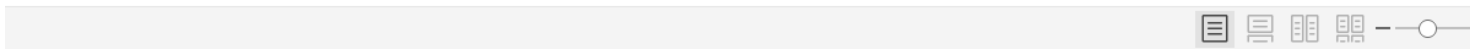


Sections FF 1:100



Sections GG 1:100

Page 68

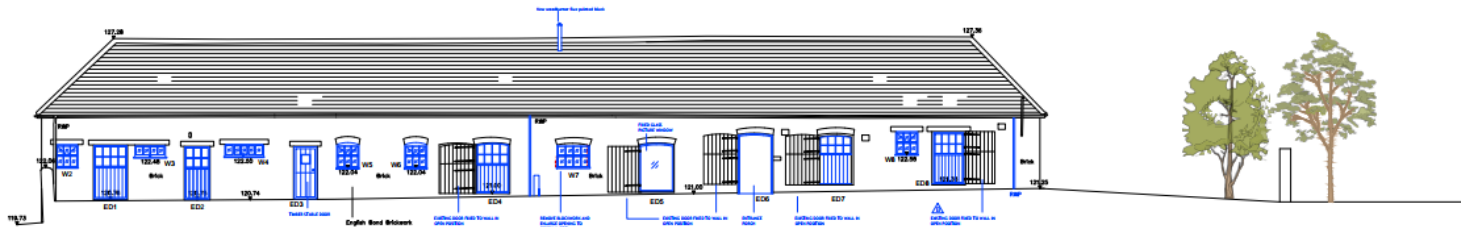




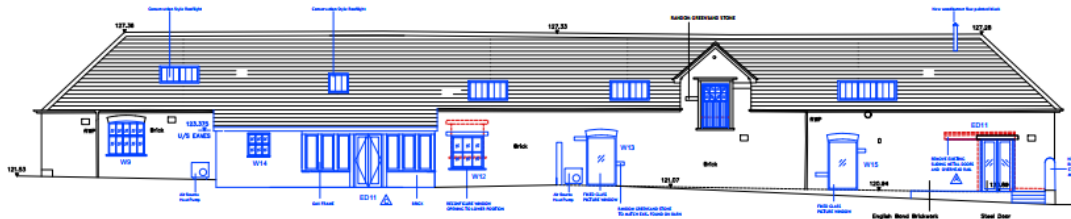
# Proposed Elevations and Sections

## Long Barn B1/B2

East Elevation 1:100



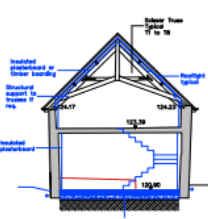
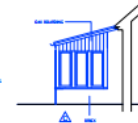
West Elevation 1:100



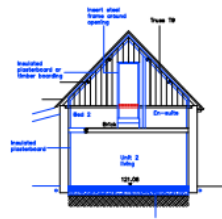
North Elevation 1:100



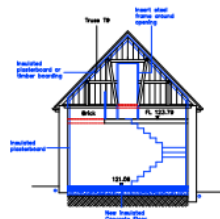
Spouth Elevation 1:100



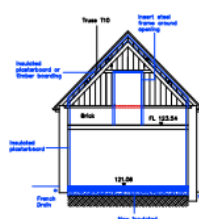
Section AA 1:100



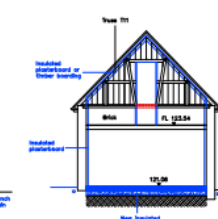
Section CC 1:100



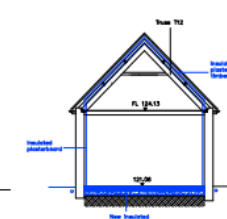
Section DD 1:100



Section EE 1:100



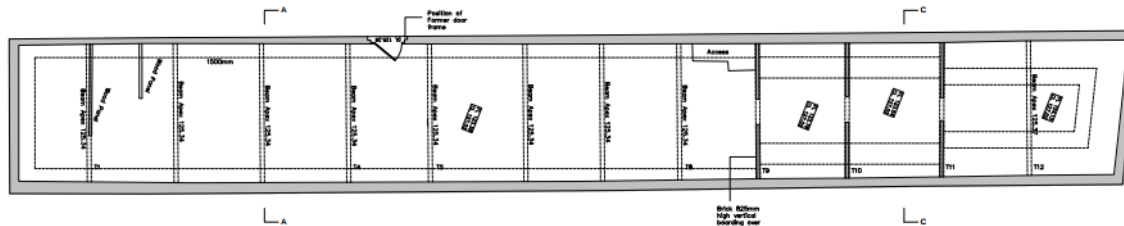
Section FF 1:100



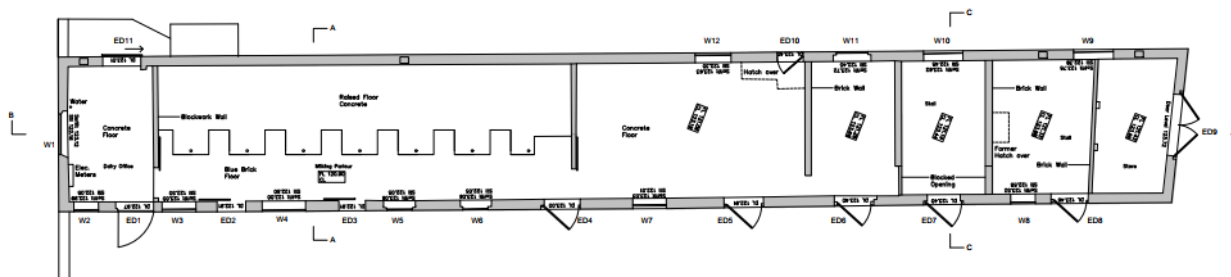
Section GG 1:100

# Existing Floor Plans Long Barn B1/B2

Page 70



Attic Plan 1:100

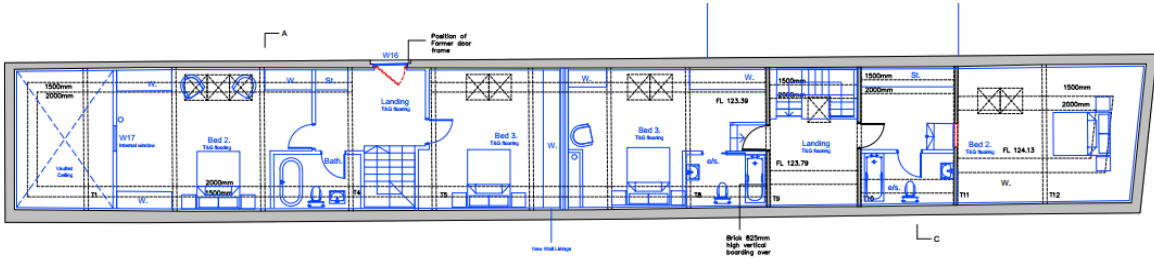


Ground Floor Plan 1:100

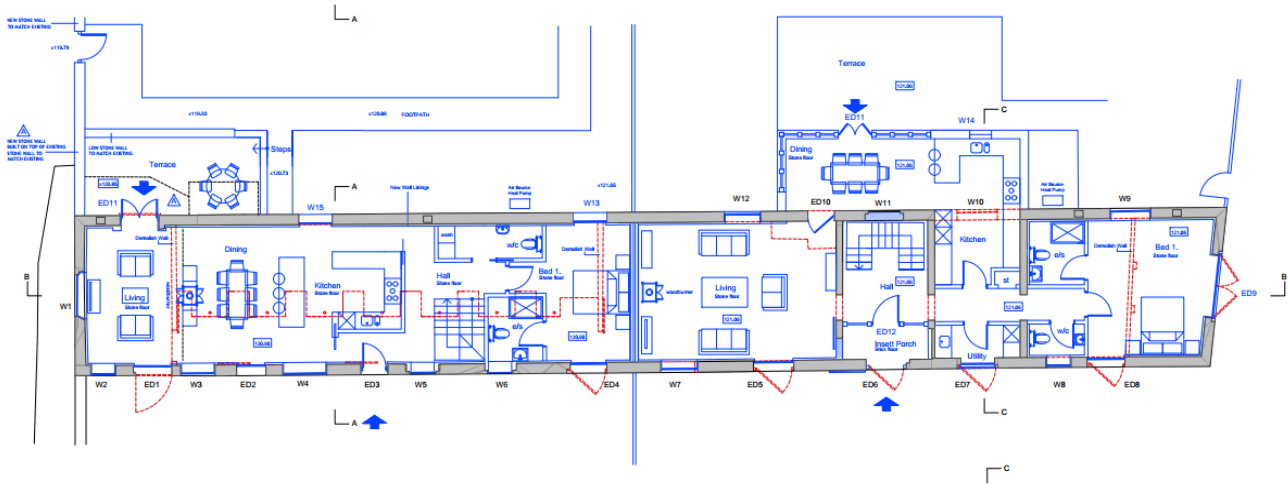


# Proposed Floor Plans Long Barn B1/B2

Page 71



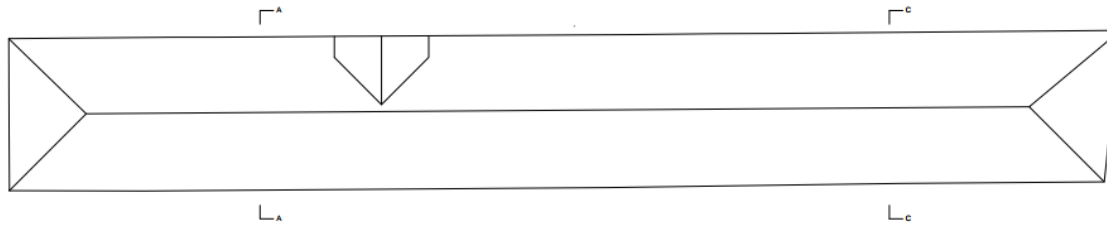
Attic Plan 1:100



Ground Floor Plan 1:100

# Existing Roof Plan and Street Scene Elevation Long Barn

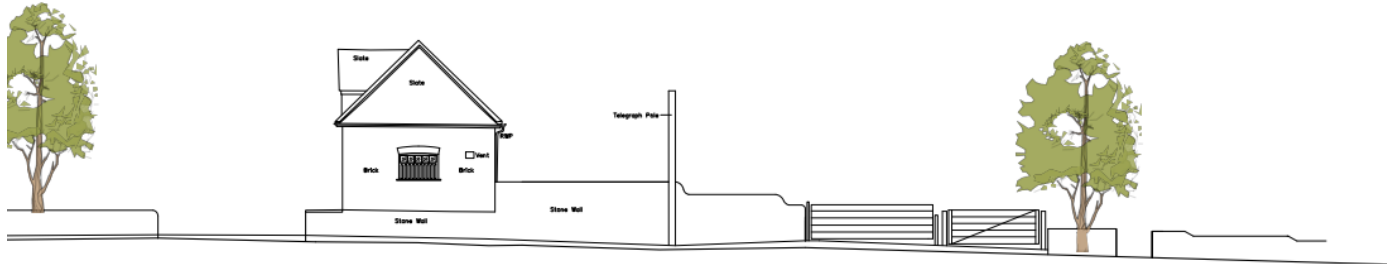
Page 72



Roof Plan 1:100



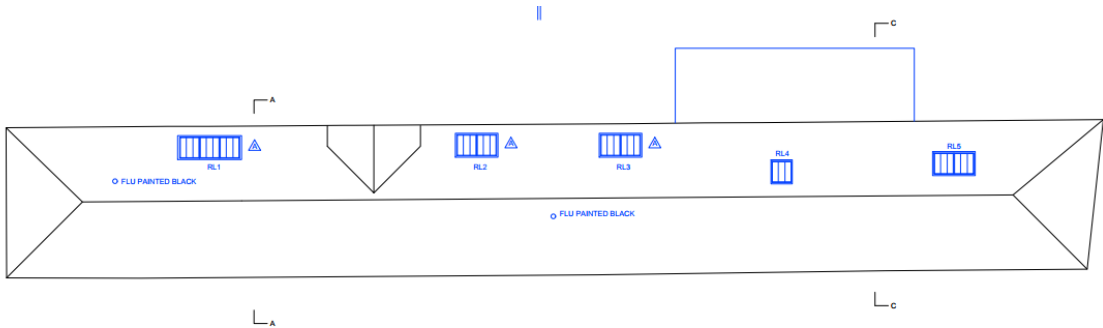
South Elevation 1:100



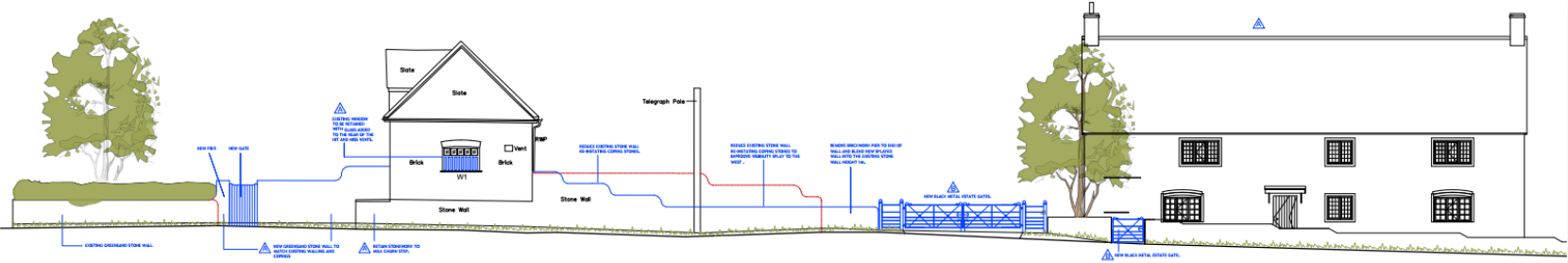


# Proposed Roof Plan and Street Scene Elevation Long Barn

Page 73



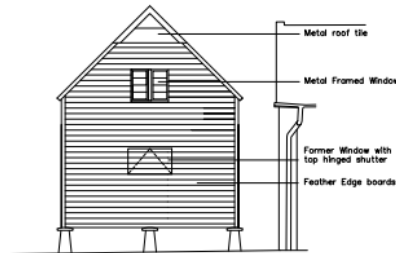
South Elevation 1:100



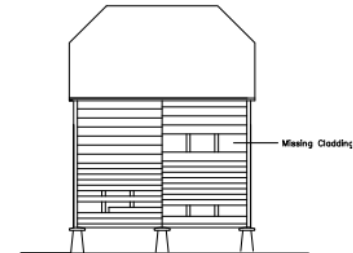
# Existing Granary Elevations, Floor and Roof Plans (Building E)



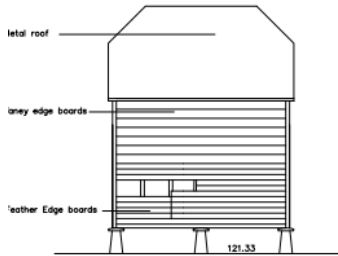
North Elevation 1:100



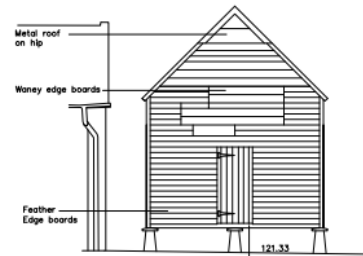
North Elevation 1:50



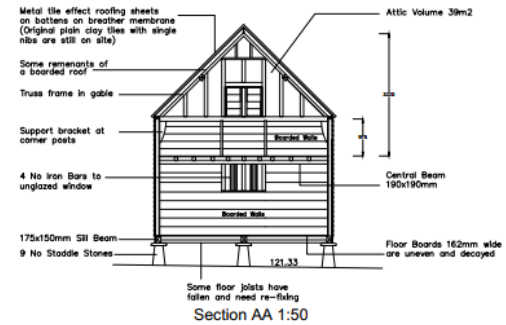
West Elevation 1:50



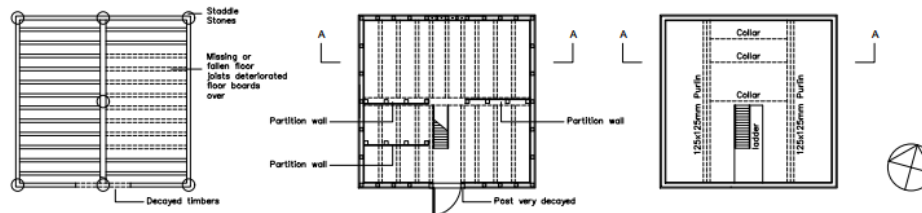
East Elevation 1:50



South Elevation 1:50

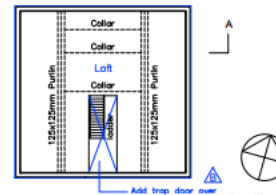
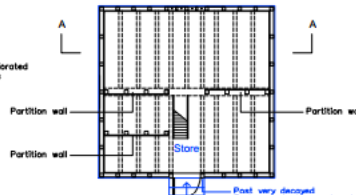
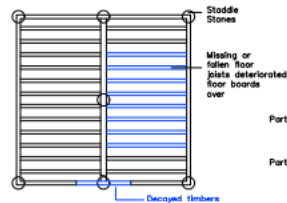
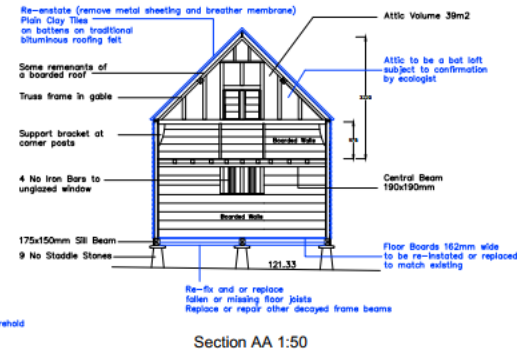
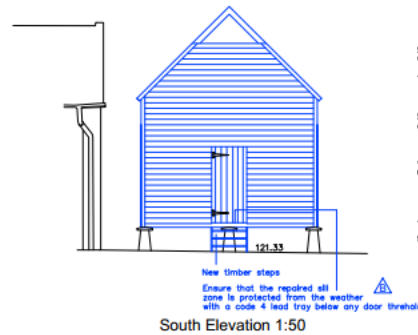
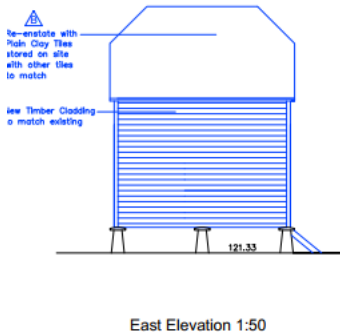
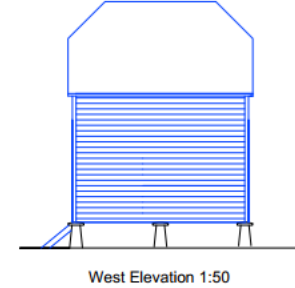
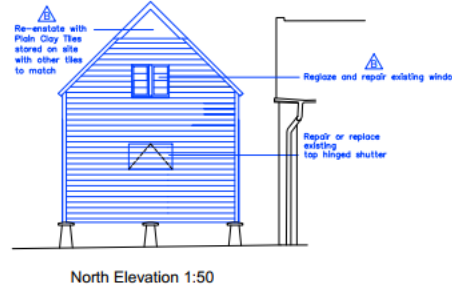


Section AA 1:50

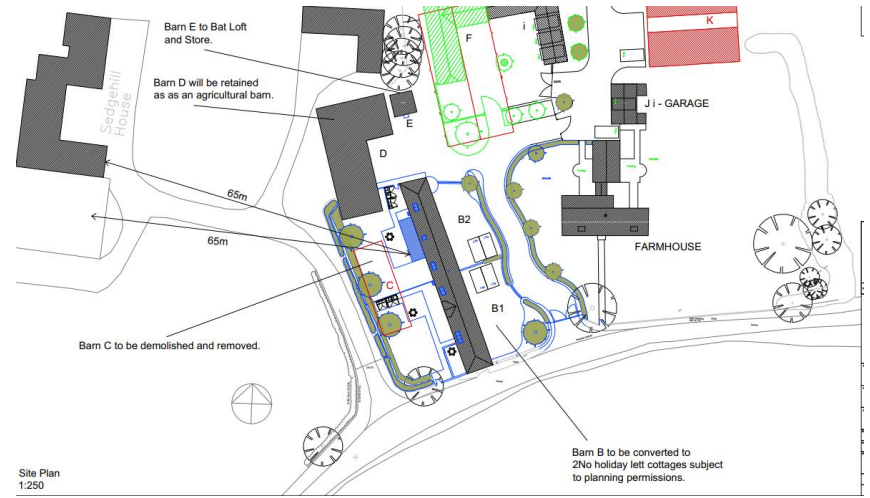
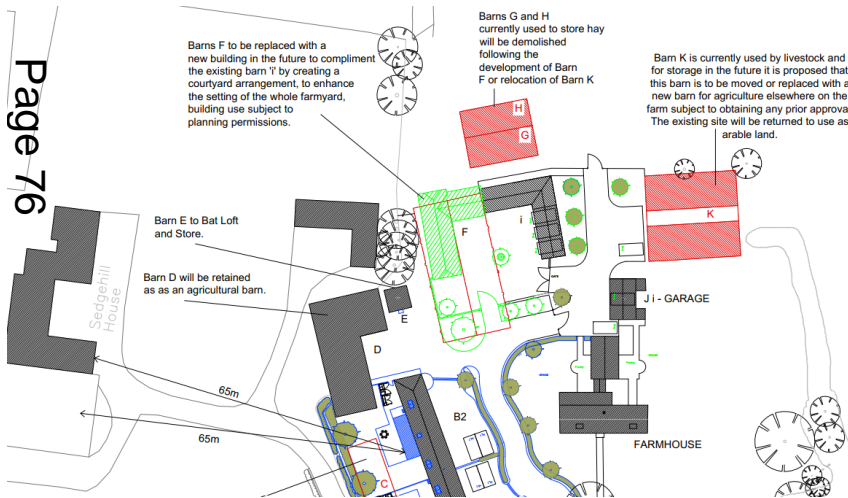




# Proposed Granary Elevations, Floor and Roof Plans (Building E)



# Masterplan of the site





# Long Barn (B1/B2) viewed from the South/South East



# Long Barn viewed from the North/North West





# Long Barn viewed from East/North East



# Views from within the site towards Sedgehill House (Barn C to be demolished)





# Photos of the existing boundary arrangement



Page 81



# Entrance to Sedgemoor House





# Granary Building (E)

Page 83



# Southern Area Planning Committee

10<sup>th</sup> November 2022