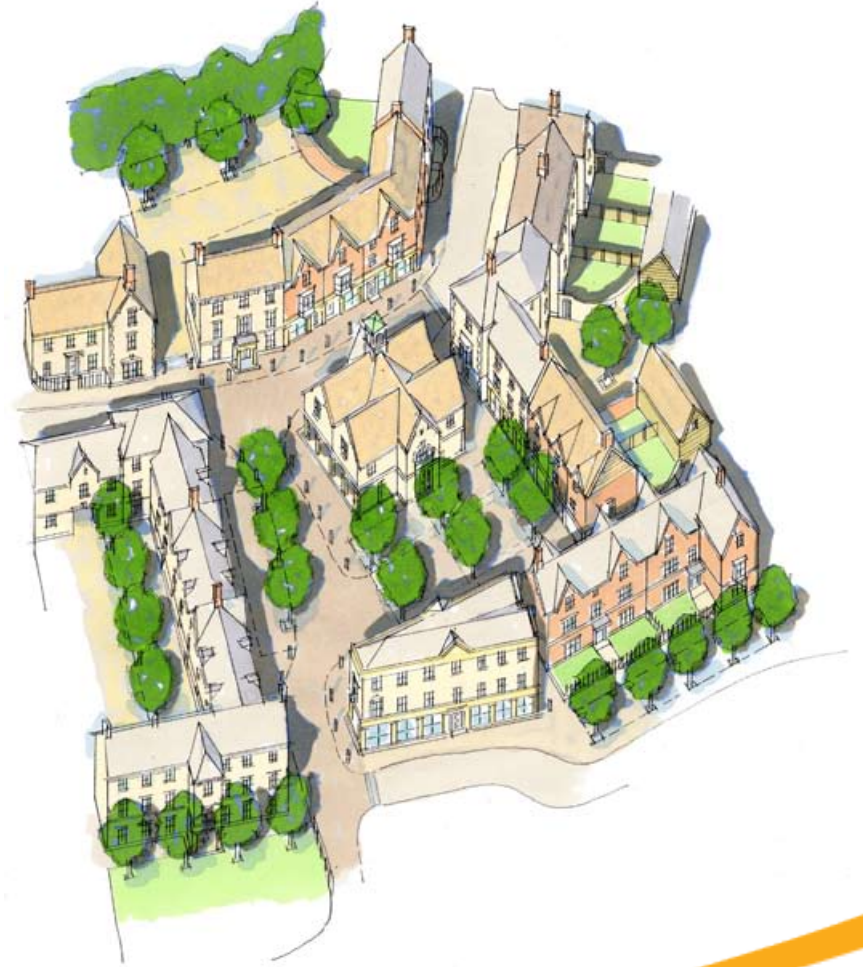


# DEVELOPMENT BRIEF HINDON LANE, TISBURY

DECEMBER 2006



## CONTENTS

<b>DEVELOPMENT PARTNERS</b>	<b>3</b>		
<b>PURPOSE OF DOCUMENT</b>	<b>5</b>		
Purpose of the document	6		
Key objectives	7		
Policy framework	8-9		
<b>CONTEXTUAL ANALYSIS</b>	<b>11</b>		
Landscape analysis	12	- Settlement and countryside setting	
	13	- Site location	
	14-15	- Description of the site	
Visibility of the site	16-17	- Views	
	18-20	- Photomontages	
	21	- Conclusions of Visibility Study	
Historical context	22		
Site context	23		
Built context	24		
Development Block Structure	24		
Street patterns	25-26		
Building forms	27-28		
Detailing and special features	29-30		
Local facilities	31		
Accessibility	31		
Road access	32		
Environmental health	32		
Drainage and services	32		
Ecology	33		
Habitat plan	34		
Constraints and opportunities plan	35		
Summary of key constraints and opportunities	36		
<b>DEVELOPMENT STRATEGY</b>	<b>37</b>		
Development s strategy	38	- General development principles	
	39	- Landscape development principles	
Pedestrian and cycle movement	40		
Access	41		
Car and cycle parking	41		
Vehicular movement plan	42		
		Built form	43
		Key buildings and groupings	44
		Space hierarchy	45
		Building heights	46
		Public access and open space	47
		Employment opportunities	48
		Affordable housing	49
		Community Building	49
		Home zone	49
		Density	50
		Variety and diversity	50
		Adaptability	51
		Security	51
		Sustainability	52
		Materials and public realm	53
		Public art	54
		Landscape strategy	54
		<b>MASTERPLAN</b>	<b>55</b>
		Masterplan	56
		- Key points	56
		- Diagram	57
		Key Plan	58
		- Key Plan 1 - Central Square	58
		- Key Plan 2 - Key Space	59
		- Key Plan 3 - Transition to edge of countryside	60
		<b>IMPLEMENTATION AND STATUS OF BRIEF</b>	<b>61</b>
		Section 106 Agreement	62
		Developer's Contributions	62
		Environmental Impact Assessment	62
		<b>APPENDICES</b>	<b>63</b>
		Roundabout layout	65

DEVELOPMENT PARTNERS

C.G.FRY & SON







## PURPOSE OF THE DOCUMENT

The Development Brief has been prepared jointly by Officers at Salisbury District Council and Architects and Urban Designers, Tetlow King Ltd who are appointed on behalf of the developer C.G. Fry & Son. This Development Brief is intended to establish an appropriate framework for the mixed use residential and employment development comprising 4.1 hectares (ha) of land between Hindon Lane and Weaveland Road, Tisbury.

The draft brief was subject of public consultation for a seven-week period commencing 10th August 2006.

Consulted alongside the brief was a Sustainability Appraisal; this is now a requirement of the Planning and Compulsory Purchase Act 2004. The final Sustainability Report accompanies this development brief. The purpose of this development brief is to:

- Describe the site and its context within the settlement of Tisbury and the wider area;
- Identify the planning policies relevant to the development site;
- Identify any opportunities or constraints which affect the site;
- Seek to establish principles that will guide

and inform future development and by which any future planning application will be judged;

- Provide a framework and vision to ensure that the new development is of the highest quality and designed to preserve and enhance the character of the surrounding area as appropriate;
- Inform the local community of Tisbury of the standard of development that will be expected together with any necessary improvements that may be required off site, including contributions by means of legal agreements;
- Integrate development proposals and facilitate ease of movement through the site to surrounding services and facilities including recreation uses and the surrounding countryside.

Overall the aim is to create a sustainable development which provides a high quality environment with a distinctive sense of place in keeping with the character of Tisbury and its landscape setting;

The brief was adopted by Salisbury District Council on 13th December 2006 as a Supplementary Planning Document. It will be a 'material consideration' when determining a planning application for the development

of the site. The brief comprises a written statement together with illustrative material including a Masterplan and an associated Sustainability Appraisal. However, because the Brief is supplementary, this guidance does not have the same status as the adopted Local Plan and it should not be read in isolation but cross referenced to the relevant planning policies.

The key benefits include the potential creation of additional employment opportunities, the provision of a range of high quality designed housing (including affordable and low cost housing), provision of a site for a new swimming pool or other community use, a new access to the recreation centre, investment in sustainable transport and access to significant areas of open space.

## KEY OBJECTIVES

A master plan has been developed (see page 57) which takes into account the principles established in the development brief. Amongst these objectives are:

- Construction of a high quality sustainable development with its own character and identity, which is compatible with local forms and reflects the best characteristics of the local environment;
- Preservation and enhancement of the main landscape features of the site such as existing hedgerows and trees;
- Provision of new structural planting to western boundaries to soften development in the Area of Outstanding Natural Beauty;
- Provision of land for a new swimming pool or other community use with associated parking and access, to be located on the southern boundary adjacent to the existing sports complex;
- Creation of a new access through the site to the sports complex and primary school;
- The mini roundabout and the moving of the 30mph zone will form the traffic calming measures which are to be implemented prior to the commencement of the development;
- Provision of footpath and cycle way links to Tisbury and the surrounding area;
- Provision of both on-site and off-site open space;
- Provision of employment land of up to 1.4 hectares;
- Provision of affordable housing, amounting to no less than 33% of total housing to meet local needs.

## POLICY FRAMEWORK

The site is allocated for housing and employment under the adopted Salisbury District Local Plan policies H14 and E14A. This should also be cross referenced to the other relevant policies in the Plan.

The Hindon Lane, Tisbury site was allocated in order to address the economic and social well-being of the area, to increase employment prospects and to provide affordable housing and to improve access to the school and sports centre complex. Development should commence in phase 2 of the plan period (before 2011). The site is expected to provide about 75 dwellings, a site for a swimming pool or other community use, together with employment use on land not exceeding 1.4ha to the west and a new road from Hindon Lane to the existing school and sports complex at Weaveland Road.

Policy H14 states:

Land at Weaveland Road, Tisbury is allocated for a mixed development, including housing, employment, link road and other off site highway improvements, recreational open space and a swimming pool. A mix of housing types and sizes will be sought, including a proportion of affordable housing in accordance with the identified need in Tisbury. The development of the site will be phased whereby highway improvements including traffic calming on Hindon Lane will be implemented before the housing de-

velopment commences. No more than half the houses are to be constructed until an agreed proportion of the employment buildings have been constructed, the swimming pool site made available and the link road constructed. Planning obligations will be sought where they are necessary, relevant to planning and directly related to the proposed development. A development brief will be prepared for this site.

Policy E14A states:

Approximately 1.4hectares of land is proposed for employment development immediately west of the housing allocation between Hindon Land and Weaveland Road. This land will also include part of the link road to the housing development. Major structural planting along the boundaries of the site will be required. Use Classes B1 of the Schedule to the and Country Planning (Use Classes) Order 1987 (as amended) will be acceptable. A development brief will be prepared for the site, which will incorporate issues such as design and highway improvements. Development proposals will need to accord with the development brief. In accordance with Circular 1/97, planning obligations will be sought for improvements to any infrastructure or facilities, which are necessary as a direct result of the development. The site will not be released for development until the necessary highway improvements on to Hindon Lane have been implemented.

As such the principle of development on this site has been established and this brief seeks to set out in greater detail the form that any future development should take.

### Local Plan Policies

The Local Plan policies that should be complied with and that are relevant to this development are listed below:

#### General policies

- G1 Sustainable Development
- G2 General Criteria for New Development
- G5 Water Supply and Drainage
- G6 Sustainable Development
- G9 Planning Obligations

#### Design policies

- D1 Extensive Development Proposals
- D6 Pedestrian Access and Permeability
- D7 Site Analysis
- D8 Public Art

#### Housing policies

- H14 Allocation of Land between Weaveland Road and Hindon Lane.
- H25 Affordable Housing

#### Employment policies

- E14A Allocation of Land between Weaveland Road and Hindon Lane



**Transportation policies**

- TR1 Sustainable Transportation
- TR12 Sustainable links in Development
- TR11 Parking Standards
- TR13 Footpath Improvement
- TR14 Cycle parking

**Recreation policies**

- R2 Open Space Requirements
- R4 Provision of contribution to indoor leisure facilities
- R17 Public Rights of Way

**Rural and natural environment policies**

- C4 Development within the AONB

**Supplementary Planning Guidance**

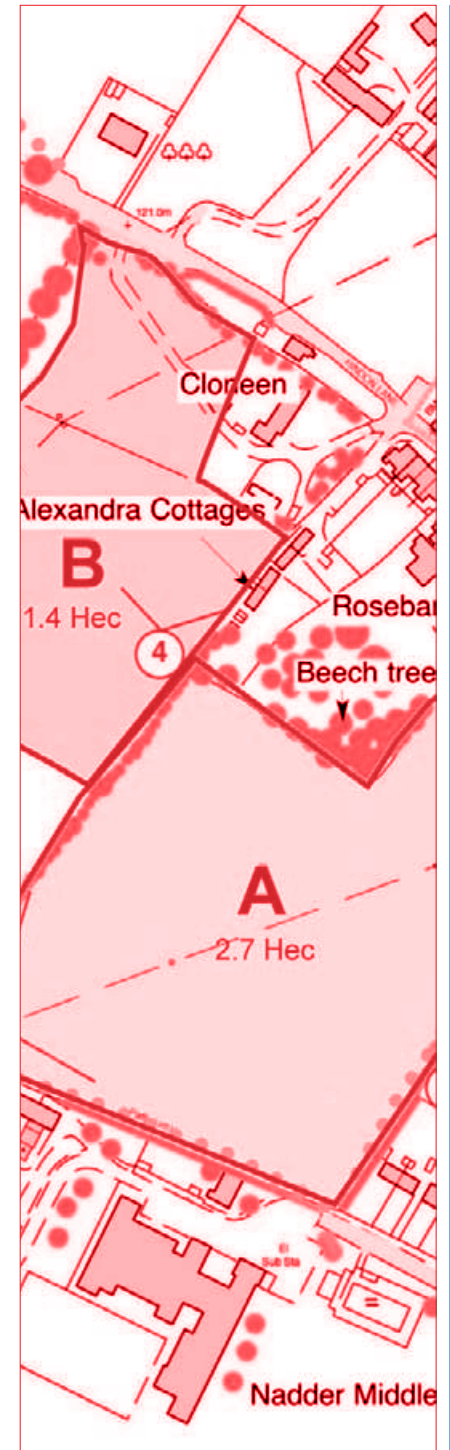
Supplementary Planning Guidance on Affordable Housing, Sustainable Development and Design (Creating Places) has been adopted by Salisbury District Council. Such guidance will be reflected in any development proposals that eventually come forward for this site.

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that any planning application shall be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan currently comprises the approved Wiltshire Structure Plan 2016 (adopted 2006) and the Salisbury District Local Plan (adopted 2003). These will be superseded by the Regional Spatial Strategy for the South West and the Salisbury District Local Development Framework respectively.

**Sustainable Development**

The site represents a sustainable location for new housing and employment given its relative proximity to existing services and facilities within Tisbury village centre, which can be reached by walking, cycling or public transport. In particular, there are excellent links to the neighbouring primary school and recreation facilities off Weaveland Road. The above the site will therefore comply with the general provisions of national, strategic and local planning policy in respect of sustainability.





**Settlement setting**

The settlement at Tisbury is situated on the north side of the Nadder River, towards the head of the valley. Two tributaries flow into the river from the north - Oddford Brook and Fonthill Brook - and much of the village is sited on the intervening watershed. The poorly drained valley floor along the main River Nadder has remained largely undeveloped.

The historic core of Tisbury is centred on the High Street and Church Street. The village has progressively grown, extending for example along the approach roads to the north (Hindon Lane) and west (Tuckingmill); see Figure 1. Several farmsteads are located close to the edge of the current settlement boundary, including Weaveland Farm on the shallow ridge some 200 metres west of the site.

A particular feature of the settlement is the domestic scale of the majority of buildings. However the former Nadder Middle School and the larger sports centre building immediately to the west of the site are notable exceptions.

The buildings of Tisbury are constructed with a wide variety of materials including stone and brick, both red and yellow, with roofs of red clay tiles, grey slates or occasionally

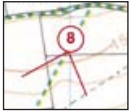
thatch. The large proportion of tree cover, particularly conifers, interspersed with the buildings is another distinctive aspect of the village's visual character. See photographs from viewpoints 5, 6 and 7 (pages 18-19)

Where the village meets the countryside there is an abrupt, well-defined edge adjoining the floodplain on the southeastern boundary of the settlement. This configuration is the exception. Elsewhere around the village's edge elements of village and country tend to interlock to create an irregular, indented boundary. This particularly applies to the northern edge of the settlement where properties and their gardens along the east of Hindon Lane project down into the open fields adjoining Fonthill Brook. This pattern can be discerned in the photographs from viewpoints 5, 6 and 7.

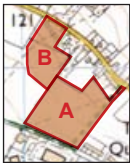
# LANDSCAPE ANALYSIS

## Site location

## Legend



Photographic Viewpoints  
(for viewpoints 1-4 see Fig 2.)



Site locations

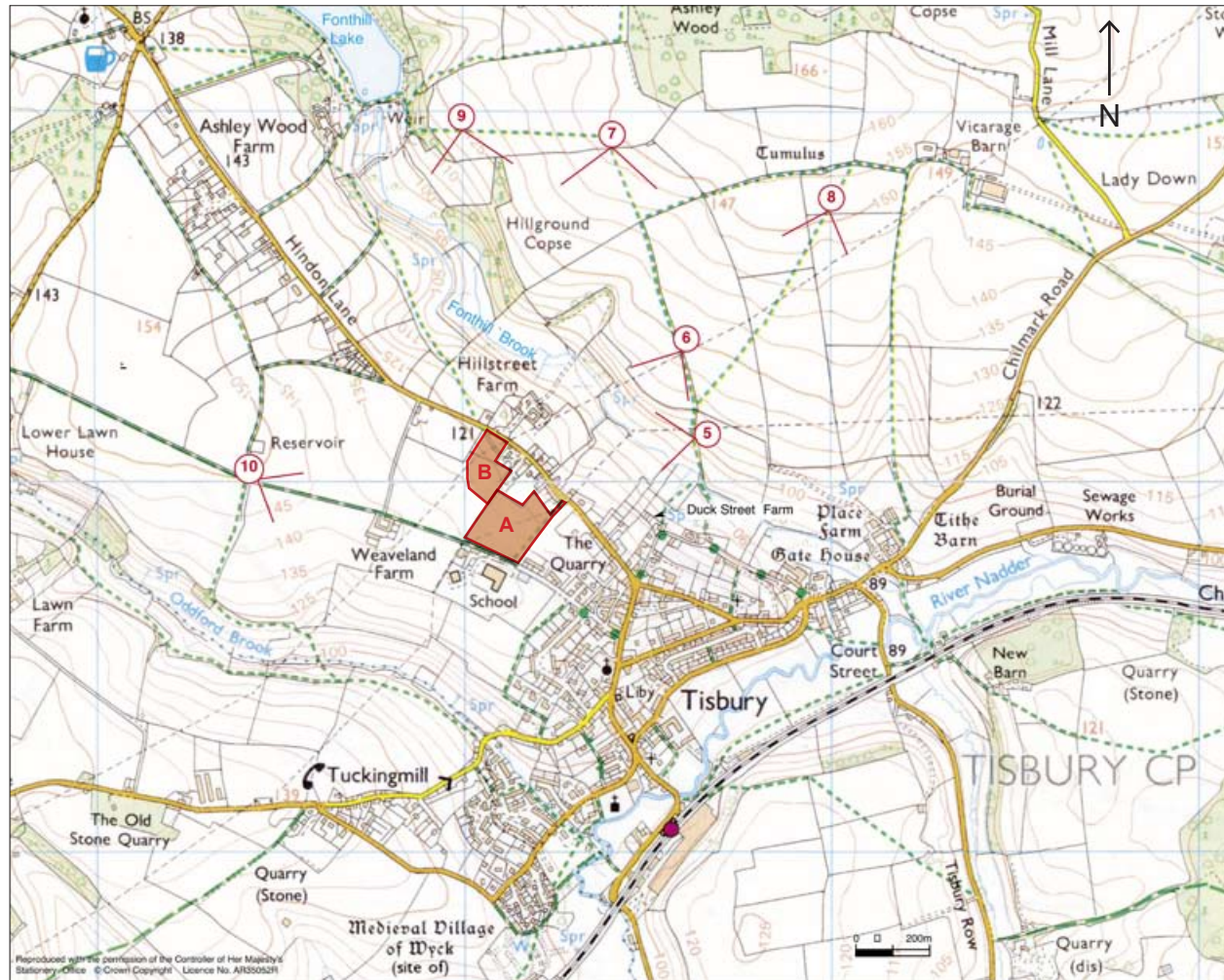


Figure 1

**Description of the site**

The site is located on the northwestern side of the village between Tisbury School and Hindon Lane (see Figures 1 and 2). The land is north east-facing and falls from about 135m Above Ordnance Datum (AOD) on the southern boundary, adjoining the school, to about 125m AOD in the northern part of the site next to Hindon Lane.

For the purpose of this appraisal the site has been subdivided into two parcels of land and these are identified on Figures 1 and 2. Parcel A is the single, central field of approximately 2.7 hectares. Parcel B (1.4 hectares) comprises a small part of the arable field immediately to the west of Parcel A and a plot of land adjoining Hindon Lane, to the north east of the property 'Cloneen'. Existing features within and surrounding the entire site are shown on Figure 2.

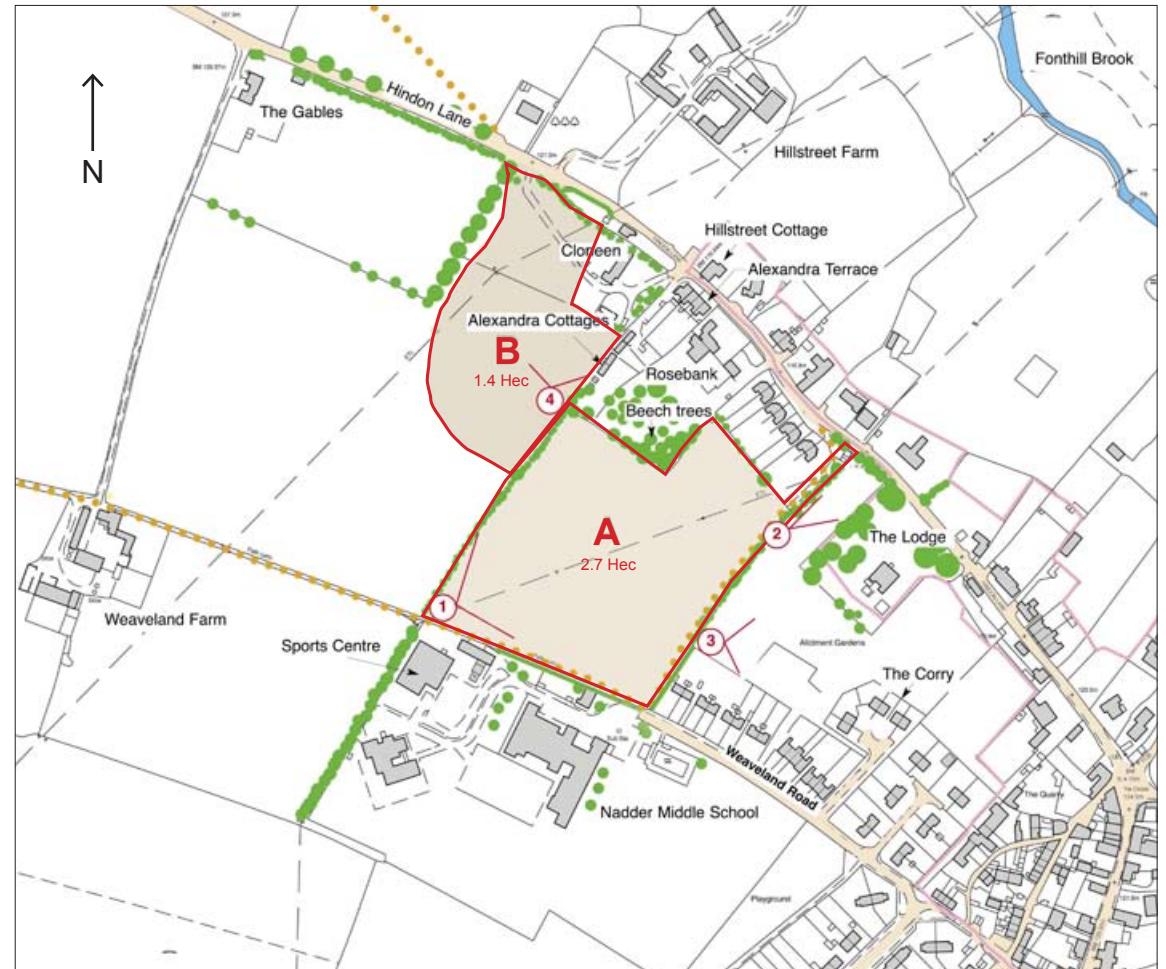


Figure 2



**Description of the site****Parcel A**

The central field, Parcel A, is grassland - see Photograph 1 (page 18). The field is enclosed by hedgerows along the eastern and western boundaries. These hedges are between 4 and 7 metres high and are principally hazel with occasional ash trees.

The northern boundary abuts the back gardens of properties along Hindon Lane. The westernmost properties ('Alexandra Cottages' and 'Rosebank') have a substantial amount of tree cover in their grounds including trees that have become established within a disused quarry. The most prominent trees are a group of beech, fringed with ash, in the southeastern corner of the garden of 'Rosebank' - see photograph 1. The four semi-detached properties further to the east have smaller gardens and a single ash along the site boundary.

The southern boundary abuts the grounds of the former Tisbury School and is delineated by a clipped beech hedge. The school comprises two-storey brick buildings and to the west is a timber-clad sports centre, which has a metal roof.

**Parcel B**

The northern part of Parcel B is currently used for storing vehicles - cars and lorries - and is served by an access track from Hindon Lane. On its western side the site extends up to the boundary of the large garden at 'The Gables' (see photograph 4). The remaining part of Parcel B is a corner of a much larger arable field, which extends westwards to Weaveland Farm.

**Landscape designations**

The site lies within the Wardour Valley and is part of the Cranborne Chase and West Wiltshire Downs AONB. The area was designated in 1981 and covers some 983 sq km. It extends from Wimborne in the south to Warminster in the north and from Shaftesbury in the west to Salisbury in the east. The AONB encompasses the Wardour Valley, the chalk uplands of Cranborne Chase to the south and the Wiltshire Downs to the north.

Tisbury and the River Nadder lie close to the geographic centre of the AONB. The Countryside Commission's Landscape Assessment report on the AONB describe the area as:

'dominated by a mixture of pastoral and arable farming with small deciduous woods... It is a small scale landscape and the hedges and hedgerow trees play an important role in structuring the valley sides and heightening the sense of intimacy'.

Traditionally buildings were often constructed of local materials, creating a sense of harmony with their landscape setting. Across the AONB different building materials have been used according to the local geology. In the Wylde Valley, for example, knapped flint and clunch were the traditional materials whilst further south, where there is a lack of available stone for building, brick from the claylands south of the AONB has become an important building material. The wide variety of building materials at Tisbury, utilising materials from all these sources, reflects the proximity of diverse geologies.

**Views**

Views from the surrounding footpaths and bridleways have been accessed to establish the degree to which the site at Weaveland Road is visible from the surrounding countryside. Figure 1 (page 13) shows the location of photographic viewpoints. Collectively, these photographs give a good impression of the range and nature of views of the site in both its local and wider setting.

**Near views**

Local views of the site can be gained from the public bridleway and footpath along the southern and eastern boundaries of the central field, see photographs from viewpoints 1 to 3.

Views from adjoining properties across the site are largely confined to the eight semi-detached houses along Hindon Lane, houses at the western end of Weaveland Road and the more recent properties at the end of 'The Corry' cul-de-sac off Weaveland Road. These properties appear in the photographs from viewpoints 1 and 3. Views from other nearby properties such as 'The Lodge', 'Rosebank' and 'Alexandra Cottages' are masked by intervening trees and hedges. Small parts of the northernmost boundaries

of the Site are also visible from short sections of Hindon Lane.

**Middle and long distance views**

Middle and longer distance views towards the site can be obtained from the public footpaths on the hillside to the north of Fonthill Brook.

Walking out of the village on the public footpath by Duck Street Farm there are attractive views looking back towards the village - see photograph from viewpoint 5. The site is not visible from viewpoint 5 although the top of the group of beech trees on the northern boundary of Parcel A can be seen above the rooftops of houses.

From viewpoint 6, housing along Hindon Lane now appears about a third of the way down the slope and the teaching blocks of the former Nadder Middle School are visible on the horizon; their rooftops break the skyline. The sports centre is largely concealed behind the group of beech trees on the southern boundary of the site.

The strong framework of mature deciduous trees and large conifers helps to assimilate the buildings on the hillside. The western part of Parcel A is visible but the eastern part is concealed behind existing buildings

and tree cover. The lower part of Parcel B is similarly concealed.

The footpath continues to climb the valley side and at viewpoint 7 there are long distance panoramic views. Because of the elevation (147m AOD), the view is now looking down on Tisbury with the greensand fringe and chalk uplands appearing above and beyond the village to the south.

Set within this landscape the shallow limestone ridge on which Tisbury is sited appears as a linear 'island'. It is a small scale, managed landscape with a seemingly uninhabited landscape beyond. The 'managed' character is enhanced by the presence of a large number of ornamental conifers set within the gardens of larger properties. These trees significantly influence the visual character of Tisbury and distinguish the village from other settlements within the locality.

Looking directly towards the site from viewpoint 7 the school teaching blocks and sports centre appear to be perched on the intervening horizon and are comparatively prominent because of their scale. Approximately three fifths of Parcel A is visible, the remainder being concealed by tree cover including the group of beech trees. Much of parcel B is visible although tree cover conceals the



## VISIBILITY OF THE SITE

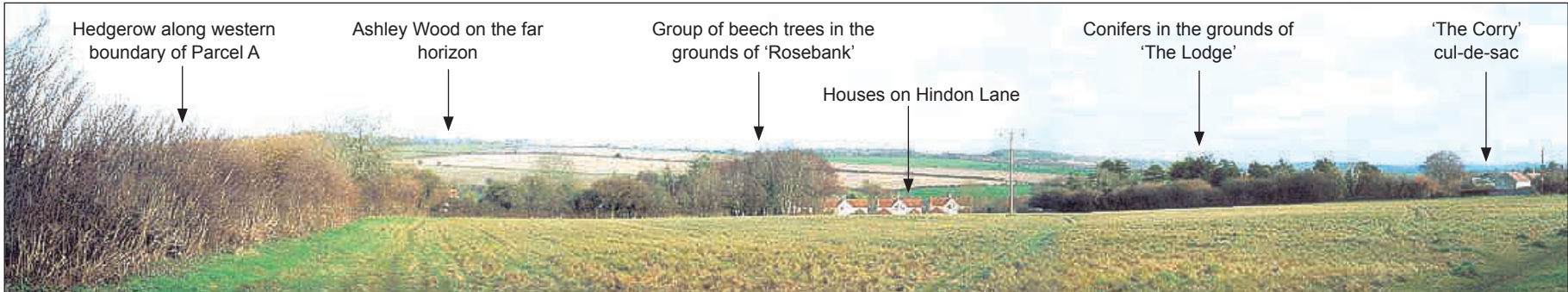
northern, lowermost part.

A similarly elevated view can be gained from viewpoint 8, further round to the east. The proportion of the site that is visible is similar to that seen from viewpoint 7. The site is again visually contained on its upper and lower sides by buildings - the school building and sports centre on the horizon and the housing along Hindon Lane along the lower boundary.

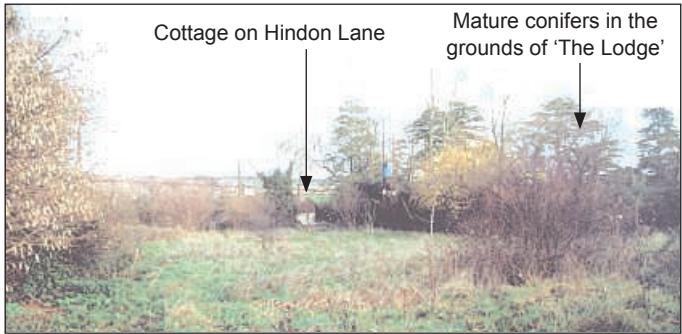
From the high ground to the north of Tisbury it is possible to walk back to the village via two other footpaths - see Figure 1. A footpath runs down the shallow valley south-west of Vicarage Barn, but views towards the village are soon obscured by intervening landform. Alternatively, there is a route further to the west which leads towards the lake set within the grounds of Fonthill House before heading diagonally back towards the village on the south side of the brook. Viewpoint 9, on this path, offers a glimpsed view towards the village and it is possible to discern the top of the sports centre and the teaching blocks. A tiny part of Parcel A is just visible through a break in the tree cover but otherwise the site is obscured by trees, including the conifers along Hindon Lane and those surrounding 'The Gables'.

From viewpoint 10, the farm buildings are clearly visible but the village beyond is set well down and only isolated rooftops can be seen.

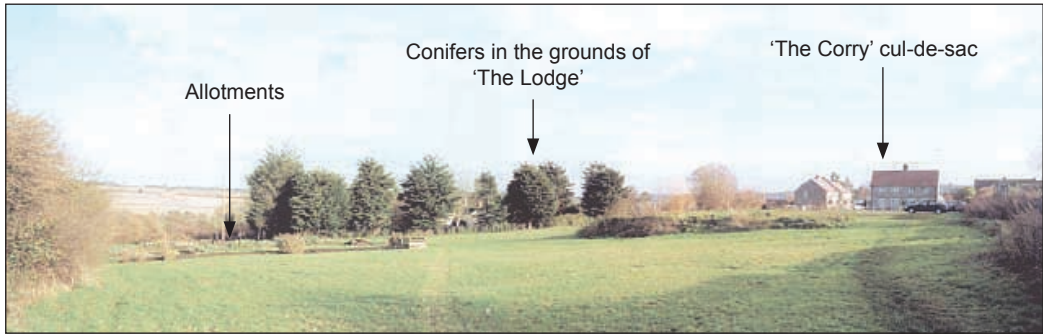
VISIBILITY OF THE SITE



Viewpoint 1 - Looking across Parcel A from the south west corner, towards Hindon Lane.



Viewpoint 2 - The northern part of adjacent allotments.

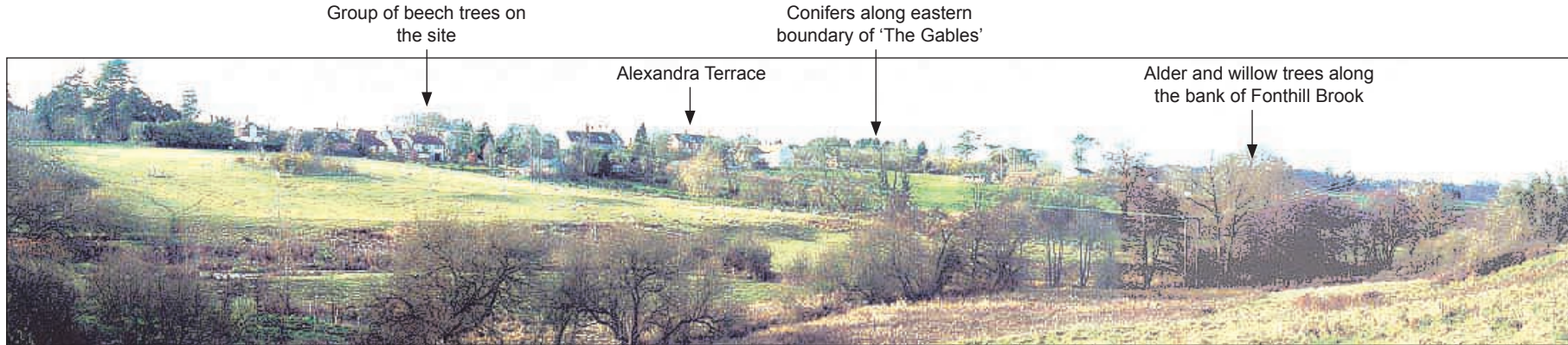


Viewpoint 3 - The southern part of adjacent allotments.

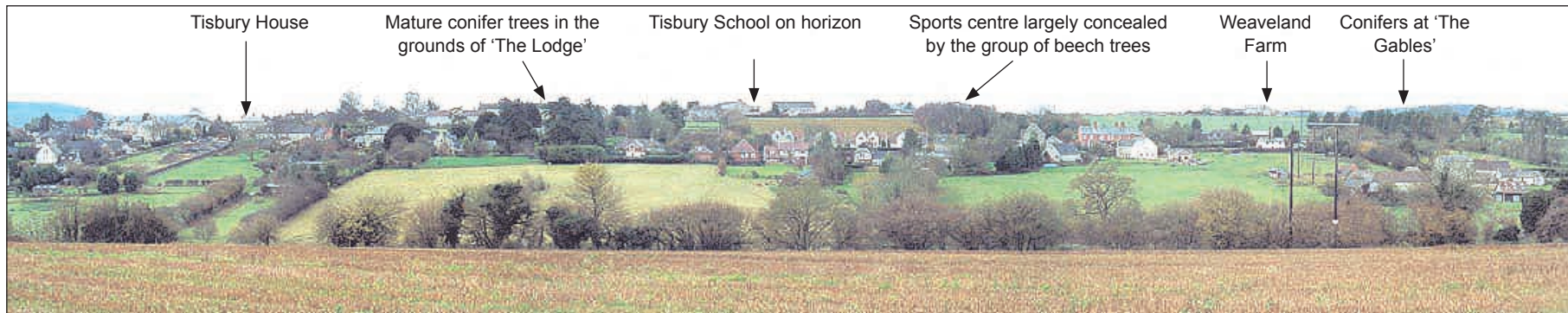


Viewpoint 4 - View across Parcel B.

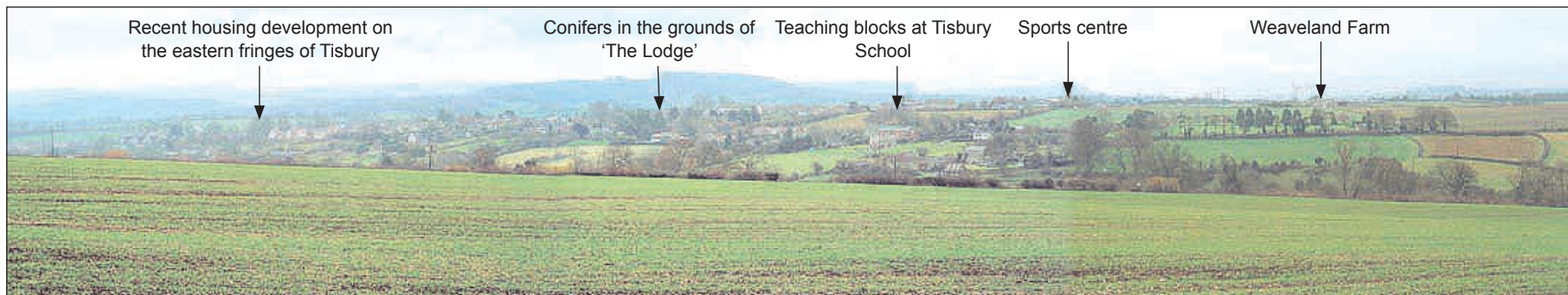
VISIBILITY OF THE SITE



Viewpoint 5 - Looking towards the village from the public footpath just north of Fonthill Brook.

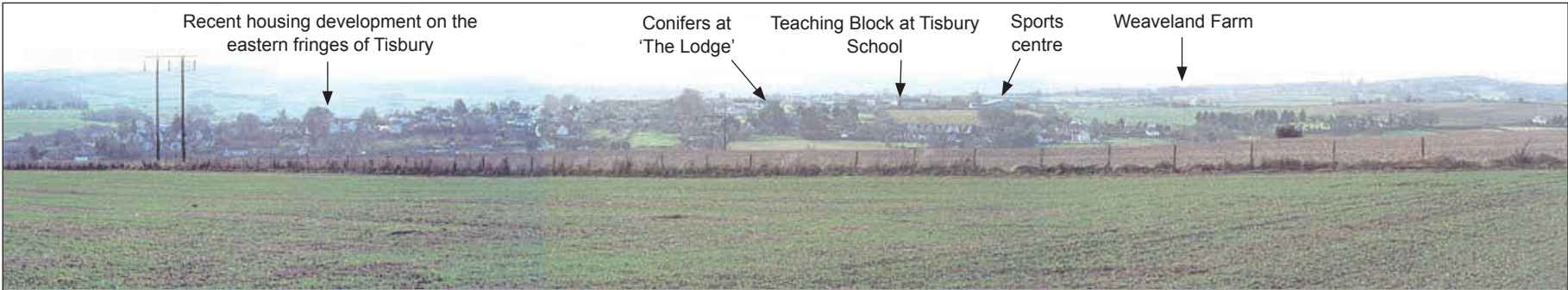


Viewpoint 6 - View from public footpath further up the hillside.

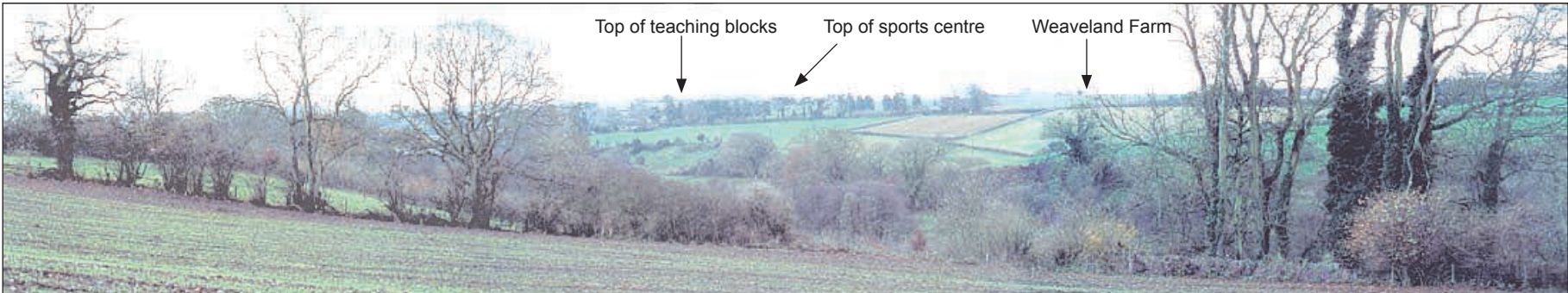


Viewpoint 7 - View from the most elevated section of the public footpath above the Hillground Copse.

VISIBILITY OF THE SITE



Viewpoint 8 - View from the public footpath close to Vicarage Barn.



Viewpoint 9 - Looking towards Tisbury from the public footpath to the north of Hillground Copse.



Viewpoint 10 - Approaching Tisbury on the bridleway from the west.

## VISIBILITY OF THE SITE

**Conclusions of visibility study**

Near viewpoints are confined to the public rights of way crossing it and those properties adjoining the site which have sparse tree and shrub cover in their gardens.

Views from further afield are restricted to an area of the hillside north of Fonthill Brook. The site is visible from the more elevated lengths of the public footpaths. As the intervening arable fields to the north of Fonthill Brook have few hedgerows the entire northern flank of the village is open to view. The village is the dominant feature on the foreground horizon. Although visible in these views, the site represents a small proportion of the scene, set within the existing, urban fabric.

From many of the viewpoints the school buildings and sports centre are readily visible because of their scale and hill-top location. The light coloured, metal roof of the sports centre tends to reflect light in the southward looking views and renders it more conspicuous. Despite this there is no single building or feature which acts as a 'landmark' in the village. Rather, it is the intricate mix of tree cover, buildings, pasture and the tree-lined brook which give the village its distinctive character when observed from the surround-

ing countryside to the north.

Focusing on the site, the existing housing on Hindon Lane and the group of beech trees on the northern boundary substantially reduce the proportion of the site which is visible. From all viewpoints, those parts of the site which are visible appear to be largely encircled by a mix of buildings and tree cover.

## HISTORICAL CONTEXT

The first known settlement on the village site of Tisbury came in Saxon times. This was probably a defensive site, indicated by the name.

By the time of the Norman Conquest Tisbury was a reasonable sized village and the Domesday Book (1086) gives an estimate of the population as 300.

By the late 11th century there were four mills, meadowland, pastureland and woodland on the estate, which had land for 40 plough teams. A Norman church was built in the village between 1180 and 1200.

During the 15th century the village had expanded. The main village street was the upper part of the High Street while, North Street (Hindon Lane today) had houses and homesteads along it by 1444. Quarrying was still taking place throughout the parish and weaving was a major local industry.

In the latter part of the 18th century there was much new building in the northern part of the village to support new quarries. This continued into the early 19th century with larger houses, such as Tisbury House, built in 1838, and the rebuilding of Hillstreet Farm.

The London to Exeter Railway opened in 1859 and Tisbury Station was built to the south of the village. At this point Tisbury began to take on the appearance of a much larger village.

The 20th century saw the establishment or improvement of many services and, later in the century an increasing number of houses being built. From the 1950s to the present day much housing development has taken place. To cope with the increasing number of dwellings a new sewerage works was built, to the east of the villages in 1958.

## SITE CONTEXT

The immediate built context of the site is defined by the setting of Weaveland Road and Hindon Lane. Weaveland Road is a relatively recent development built in the later half of the 20th century formerly as local authority housing. Weaveland Road has an open character with single-sided development fronting the road. The houses are semi detached and well spaced with large front gardens.

Development along Hindon Lane is more ad hoc in character, with a variety of house types and sizes ranging from large detached properties in substantial plots to semi-detached houses and short terraces comprising of smaller properties. These properties are irregularly spaced along the road and address the road in a variety of ways, some with gable ends tight to the road frontage and others set well back from the road in large plots. The overall impression is of a loose form of development typical of a 'village' character.



House on Hindon Lane



Alexandra Terrace on Hindon Lane



Hindon Lane viewed from site access



Semi-detached houses on Hindon Lane



The sports centre



Rear of semi-detached houses on Hindon Lane viewed from the site boundary

## BUILT CONTEXT

### Development block structure

The integration of the best examples of local building patterns within the development will be essential to its success. The new settlement should reflect the building forms and block structures and provide strong definition between the public and private realms.

The structure of the development blocks in Tisbury has evolved over time. In the village centre the blocks generally follow the historic street pattern, although later infilling and rebuilding of parts of the blocks have created a variety of definition and enclosure. The blocks are characterised by their organic form and irregular size, which enclose a variety of street patterns and spaces.

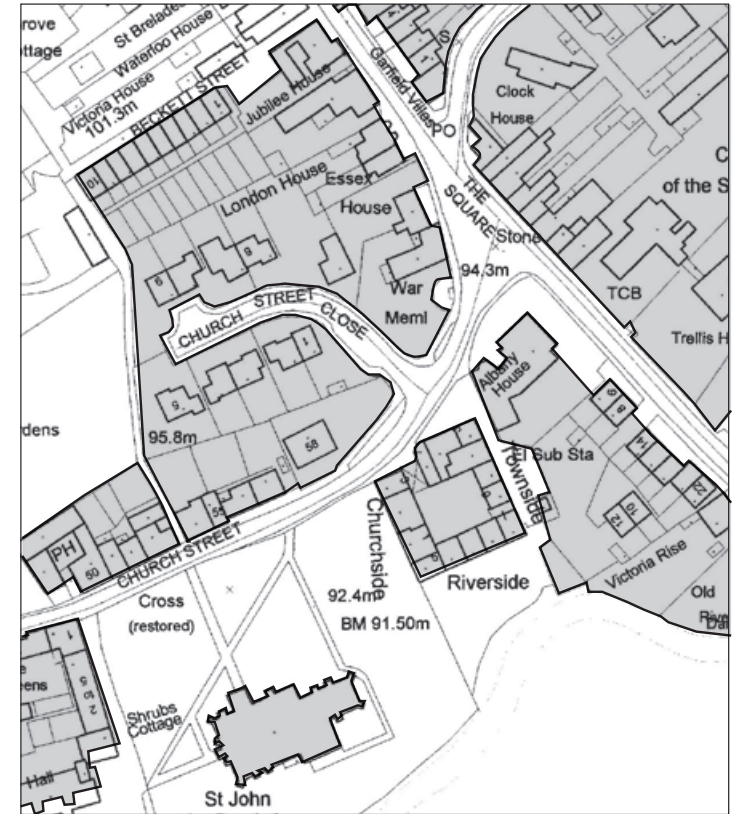


Location Key



Extract 1

- *Development following original street pattern*
- *2-3 storey built form*
- *Organic and historical block structure*
- *Spaces created within street pattern*
- *Irregular continuity of frontage with fragmented areas of built form*
- *Network of narrow lanes divide perimeter block*



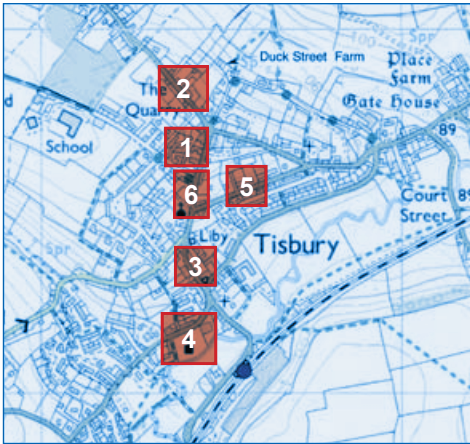
Extract 2

- *Development following historical street pattern*
- *2-3 storey built form*
- *Street enclosure opening out into larger spaces*
- *Roads follow shape of built form*
- *Predominantly continuous frontage*
- *Organic block structure*
- *Hierarchy of spaces i.e. The Square and Courtyard*



STREET PATTERNS

The following street patterns reflect the character of the area. These forms can be used to create a hierarchy of settlement patterns that will define neighbourhood identity and create a sense of place.



Location Key



Extract 1

- Irregular arrangement of building plots serving very narrow lanes
- Variety of enclosure to lanes
- Gable ends and terraced plots serve lanes with no front gardens
- Parking (where provided) within curtilage
- Informal plot structure and enclosure enhances visual delight
- Plot gardens face onto lane



Extract 2

- Irregular structured plot division, except for more recent development
- Generally properties gable end to road
- Broken irregular frontage to street
- Varying plot sizes, some very large plots
- Varying house sizes
- Loose knit form with informal 'village' character



Extract 3

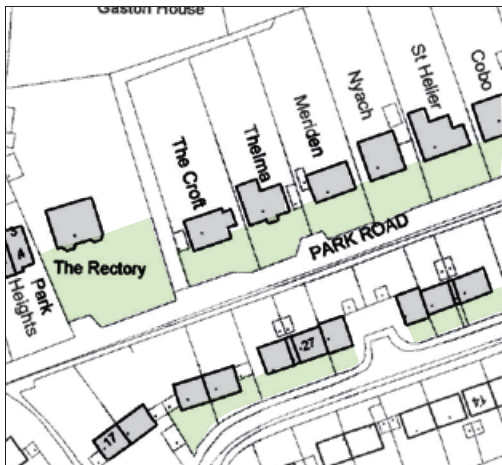
- Continuous frontage
- Building located on the back edge of the pavement with no front gardens
- Narrow width plot frontage and deep plan
- Large proportion of plot area dominated by built form
- Rear of some plots served by back lane, securely
- Parking on street for shops

# STREET PATTERNS



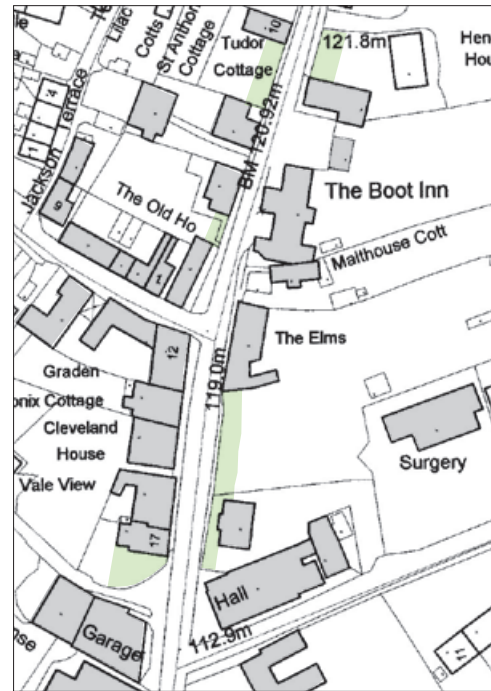
Extract 4

- Continuous frontage based on medieval street pattern
- Buildings located on back edge of pavement with no front gardens
- Buildings address churchyard providing enclosure to key space
- Parking generally on street
- Church forms large prominent key building set with green space



Extract 5

- Regular plot widths with houses well set back from road frontage
- Large detached or semi-detached properties
- Large front gardens and plots
- Parking off street within curtilage
- Single sided development to Park Road



Extract 6

- Irregular plot sizes
- Different pattern of development on either side of street
- Variety of character with juxtaposition of large and small plots and building sizes
- Relatively wide frontage to street
- Buildings located on back edge of pavement with no front gardens
- Fragmented frontage with gardens between properties

Tisbury contains many styles of buildings from different periods. The older development is mainly concentrated around the churchyard, while the lower end of the High Street is predominantly Victorian in character with narrow frontage plots and two and a half storey development using brick with stone detailing. Further up the hill to the top of the High Street there are a variety of older properties, which are more irregular in layout and plot size. These buildings are characterised by the use of stone, which was quarried locally.

The following images indicate the range of building forms for a variety of character areas of the village. New development should reflect the local distinctiveness of building form in order to respect its context.



Two storey semi detached Victorian cottages set back from the street with small front garden.



Narrow-fronted well-proportioned two and a half storey Victorian town house gable end to street. Two storey bay provides key feature to elevation in dressed stone.



Victorian villas in contrasting brick and stucco detailing imposing building set tight against road frontage.



Two and a half storey Victorian town house positioned tight to the back edge of the pavement provides strong enclosure to the street.



Attractive pressed stone, two storey shop. Adhoc juxtaposition of sash window against shop front adds visual interest.



Medieval cottages facing village green. Attractive stone detailing, including uses of windows and parapet gables. Buildings set tight to pavement edge.



Two and a half storey shop with first floor half timbering detail. Steeply pitched roof with gable features to street with tile hanging.

## BUILDING FORMS



Large detached Victorian villa set within substantial plot. Large front garden gives suburban character. Dressed stone detailing to bay windows and window heads.



Large detached Victorian villa set back from street. Ornate classical window surrounds in stone. Use of buff brick as principal walling material is relatively rare.



Brick window surround detailing to simple cottage which addresses lane gable on.



Two and a half storey stone semi detached dwellings set back from road with small garden behind low stone wall.



One of the relatively few thatched buildings in Tisbury. Simple cottage in rubble stone with casement windows. Building set back from street with small front garden.



Detached stone cottage with plain clay tile roof. Simple detailing to openings and asymmetrical composition are attractive features.



Simple two storey narrow fronted cottage. Simple detailing (originally would have had stone mullioned windows) building tight to pavement edge.



Attractive group of dressed stone cottages. Simple and good proportions.

DETAILING AND SPECIAL FEATURES

Many towns and villages contain incidental features that help give character to the buildings and public realm. Some of those features, which most readily reflect the local vernacular, are identified below and in the following photographs:

- Dressed and rubble stone walling. Stone detailing including stone mullioned windows and parapet gables.
- Variety of building heights including a considerable number of two and a half storey properties.
- Gable and dormer features with decorative barge board details.
- Victorian red brick buildings with stone detailing.
- Roofs materials include plain clay tile and slate.
- A variety of window forms including stone mullions, timber sash and casement windows.
- Victorian bay windows both single and two storey.



Simple brick window surround and arch detailing to casement window set in rubble stone wall.



Ornate dressed stone architrave and key stone reflect status of building.



Interesting arch head sash windows provide visual interest.



Medieval stone mullioned window to stone cottage.



Sash window set within robust stone quoin surround.



Casement window with timber lintel. Length of lintel suggests windows have been modified at some stage.

DETAILING AND SPECIAL FEATURES



A robust yet simple opening with no decorative detail can work successfully on certain buildings.



Projecting tiled, pitched roof canopy to cottage is suited to cottage form.



Very simple timber canopy on iron brackets, well suited to cottage form.



Ornate classical detailing with stone surround and bracketed canopy. Front garden defined with iron railings on plinth wall. Hierarchy of detailing is reflected in building status.



Medieval stone gable with parapet gable. Stone mullioned window, original leaded casements have been replaced.



Victorian gable detail opening formed with stone window detail. A simple decorative timber bargeboard on brackets.



An example of a Victorian dormer formed in dressed stone with a decorative and preformed timber bargeboard.

## LOCAL FACILITIES

Tisbury is identified in the Wiltshire and Swindon Structure Plan 2016 as a main settlement and is accepted as a sustainable location for development. It functions as a local service centre for a large rural hinterland and has a wide range of facilities relative to its size. These include a school, a library, sports centre, pubs, churches and around twenty shops. There are over one hundred local firms offering employment and over four hundred businesses within an 8km radius of Tisbury.

The Planning Policy Guide (PPG) 13 indicates that both walking (under 2km) and cycling (under 5km) offer the greatest potential to replace short car trips. This is important given that the site is less than a mile from the centre of Tisbury.

## ACCESSIBILITY

Weaveland Road provides a safe pedestrian link into the village centre with dedicated footways. It is relatively lightly trafficked at its western end as it only serves a small group of houses, St Johns Primary School; Tisbury School and sports centre. It therefore offers a safe and attractive route for cyclists and pedestrians.

Hindon Lane links back to the centre of Tisbury to the east and to Hindon to the west. The road has no pedestrian pavement for the majority of its length and there are often cars parked along its length in areas, which can cause obstruction.

A regular bus service is provided from the square in the centre of Tisbury to nearby Hindon, as well as larger centres such as Salisbury and Shaftsbury. Services 26 and 27 provides connections from Hindon/ Shaftsbury via Tisbury to Salisbury and services 25 and 26 provide a clockwise/ anti clockwise service around the Nadder Valley via Hindon and Tisbury to Salisbury. The service runs at varying intervals throughout the day with regular services between 9.15am and 4.30 pm.

Tisbury station provides a regular rail link north to nearby Salisbury, a major regional service and employment centre, and south

west to Gillingham, Yeovil and Exeter. Two services an hour are provided at peak times falling to an hourly service at off peak times.

Two public rights of way cross the site. A bridleway follows the southern boundary and connects Weaveland Road with Weaveland Farm further to the west. A public footpath connects the southeastern corner of the site, close to the school entrance, with Hindon Lane to the north. These statutory rights of way are shown on Figure 2.

## ROAD ACCESS

Vehicular access to the site can be achieved from Weaveland Road and Hindon Lane. However, an access off Hindon Lane is the preferred option following negotiations with the County Highway Authority who consider Weaveland Road to be unsuitable to serve a substantial new development.

The Highway Authority has further identified a need for an improved access off Hindon Lane to serve the new development and also provide a link to the proposed site for the swimming pool or other community use and Recreation Centre. Proposals for a mini roundabout off Hindon Lane have previously been prepared by Will Gannon & Smith, Structural and Civil Engineers and agreed in principle by the Highway Authority; details of these proposals are illustrated in the appendices (page 64).

In conjunction with the mini roundabout the 30mph zone would be revised along Hindon Lane to bring the site access within a speed restricted area, to create a safer environment. The mini roundabout and the moving of the 30mph zone will form the traffic calming measures which are to be implemented prior to the commencement of the development.

## ENVIRONMENTAL HEALTH

Currently part of the site off Hindon Lane is used for storing cars, lorries and vehicles and further investigation will be undertaken in this area to establish any extent of contamination. If found to be contaminated remedial work would need to be undertaken to decontaminate the site. A contamination survey will accompany any planning application.

The proposed employment uses are categorised as B1 use under the Use Classes Order 2005. This includes light industrial, research and development and office uses. These types of activities are compatible with neighbouring residential uses without causing excessive nuisance or disruption. The integration of employment uses with the residential area has the benefit of creating a more sustainable and secure pattern of development, which will encourage activity throughout the day and evening.

## DRAINAGE AND SERVICES

Enquires made with Wessex Water have revealed that there are public sewers available running along Hindon Lane and also to the rear of the properties on Weaveland Road.

Public water mains are available in Hindon Lane and also run along the southern boundary of the site adjacent to the recreation centre. No building work or similar works will be allowed within three metres of these services.

The developer will be required to agree a foul and potable water strategy with Wessex Water.



An ecological survey, concentrating on protected species, was carried out on the land between Weaveland Road and Hidon Lane, Tisbury, Wiltshire by Michael Woods Associates on 14 September 2004, an update has now been prepared dated September 2006. The site was surveyed for badgers, dormice, bats and its botanical interest. The presence of water voles, otters and great crested newts were discounted because a lack of water on site.

The following provides a summary of their findings.

- A two-entrance outlying sett was found in the hedgerow between fields 1 and 2. There is additionally an active main sett in the small area of woodland/disused quarry in the north west corner of the main field (forms part of the garden of Rosebank). It appears to be actively in use with numerous signs of badger activity nearby in the form of heavily worn paths, dung pits and signs of foraging. Construction of the proposed residences may require the removal of this hedgerow and closure of the outlier. However badgers are protected through the Protection of Badgers Act 1992 and therefore a licence will be required from English Nature in order to permit construction works to go ahead. Works will therefore

be undertaken in accordance with their advice.

- A second possible outlying sett may be located in the area of dense scrub in the southwest corner of field 3, judging by the well used path running into it. An experienced ecologist will be employed to ascertain the presence of badgers. This will be undertaken when the vegetation has had a chance to die back, possibly in February or March.
- Contractors will be made aware that badgers use the site and precautions taken to ensure they are not harmed during construction works.
- The presence of dormice were identified in the central hedge. Dormice are additionally a protected species through EU legislation and a licence will be required from Defra/RDS (Rural Development Service) prior to any work is undertaken.
- Mature trees to be removed will be checked for bats, prior to felling, by a tree climbing arborist with a licensed bat worker present.
- A grass snake *Natrix Natrix* was found on site during the survey, indicating that other reptiles may be present. While the mitigation for grass snakes – enclosing with reptile fencing and removing/ translocating the snakes – will be the same for

other reptile species, further work will be necessary in order to find out what other species are present so that translocation plans can be made accordingly.

- Where possible a net gain for biodiversity should be achieved.

For more detail please refer to Michael Woods Associates, Extended Phase 1 Survey, dated September 2004 and Extended Phase 1 Survey dated September 2006.

# HABITAT PLAN

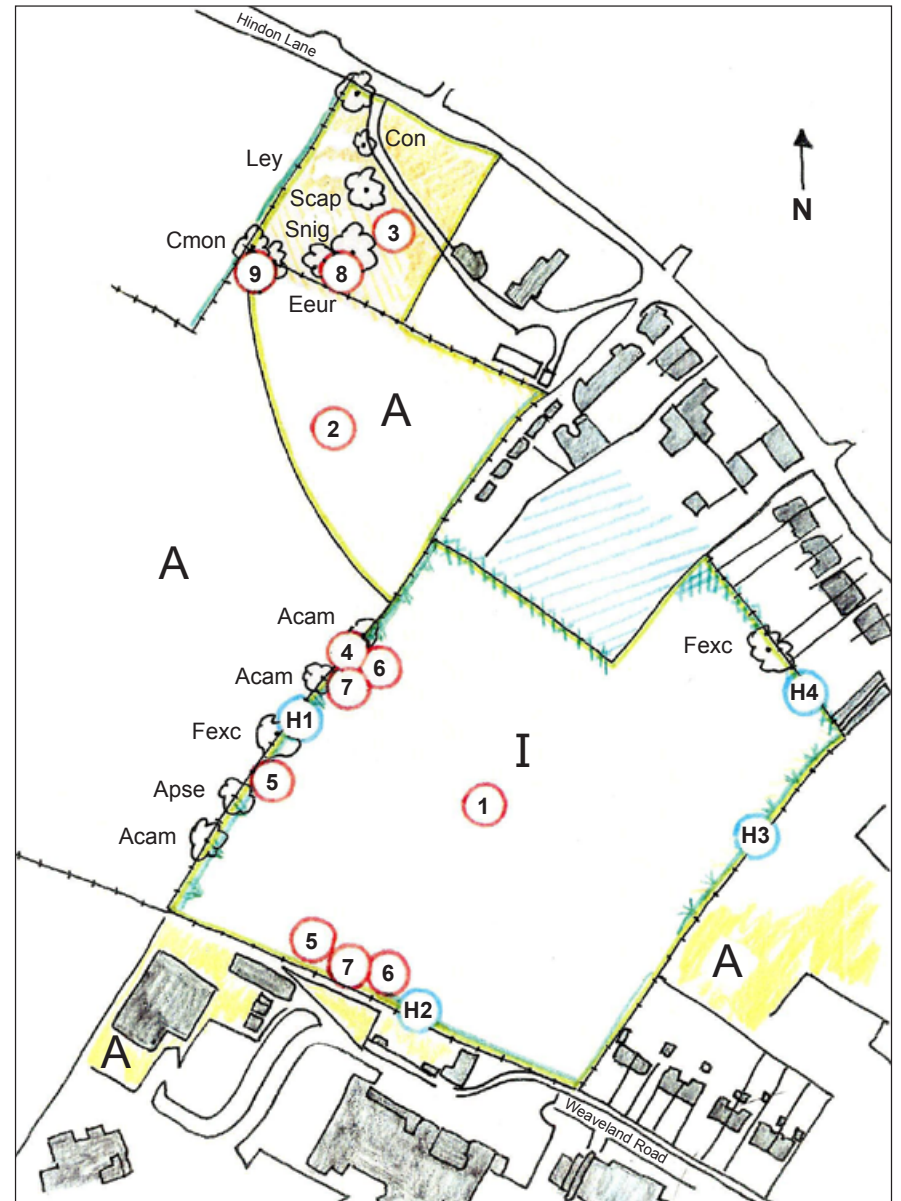
## Legend

- 1 Field 1 - improved grassland
- 2 Apse - Sycamore - *Acer pseudoplatanus*
- 3 Cmon - Hawthorn - *Crataegus monogyna*
- 4 Con - Conifer species
- 5 Eur - Spindle - *Eunonymus europaeus*
- 6 Fexc - Ash - *Fraxinus excelsior*
- 7 Ley - Leylandii cypress
- 8 Scap - Goat willow - *Salix caprea*
- 9 Snig - Elder - *Sambucus nigra*

- Site boundary
- Broadleaved plantation woodland [A1.1.2]
- Dense scrub [A2.1]
- Semi-improved grassland [B2.2]
- I Improved grassland [B4]
- Tall ruderals [C3.1]
- A Arable [J1.1]
- A Amenity [J1.2]
- Species-poor hedge [J2.1.2]
- Hedge and trees - native species rich [J2.3.1]
- Fence
- Buildings
- H1 Hedgerow number

## Abbreviated tree names

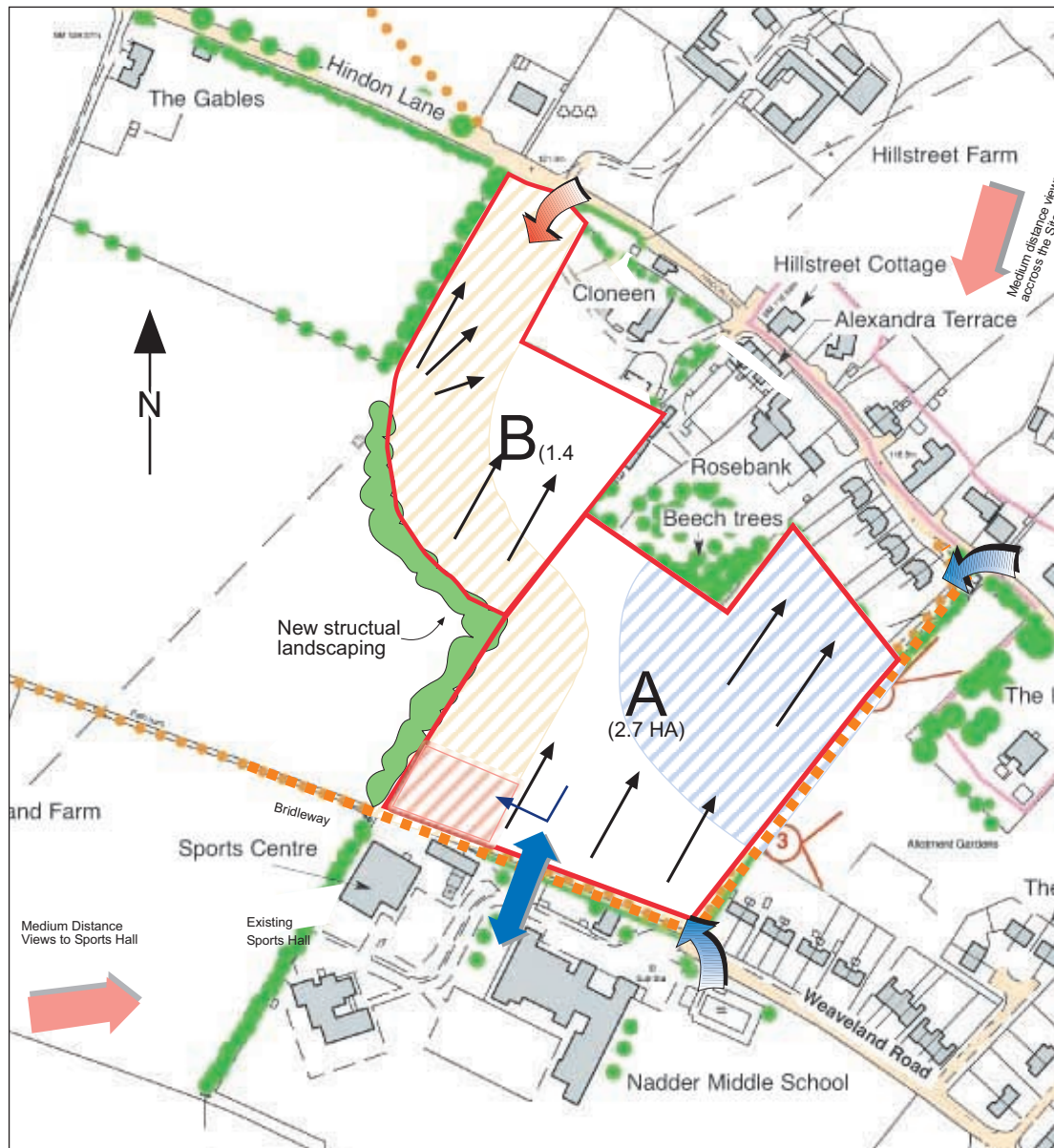
- Acam - Field maple - *Acer campestre*
- Apse - Sycamore - *Acer pseudoplatanus*
- Cmon - Hawthorn - *Crataegus monogyna*
- Con - Conifer species
- Eur - Spindle - *Eunonymus europaeus*
- Fexc - Ash - *Fraxinus excelsior*
- Ley - Leylandii cypress
- Scap - Goat willow - *Salix caprea*
- Snig - Elder - *Sambucus nigra*



## CONSTRAINTS AND OPPORTUNITIES PLAN

### Principal Constraints:

- Vehicle access to be from Hindon Lane;
- Existing hedgerows and tree groups to be retained with additional planting as required;
- Landscaping to be used to mitigate the visual impact of the development from outside the site;
- Built form to respect existing topography; Site for new swimming pool or other community use;
- Higher Density Build Form to be positioned on low lying ground to minimise its visibility from the open countryside;
- New link to be created to sports centre;
- Low density development on edge of the open countryside.

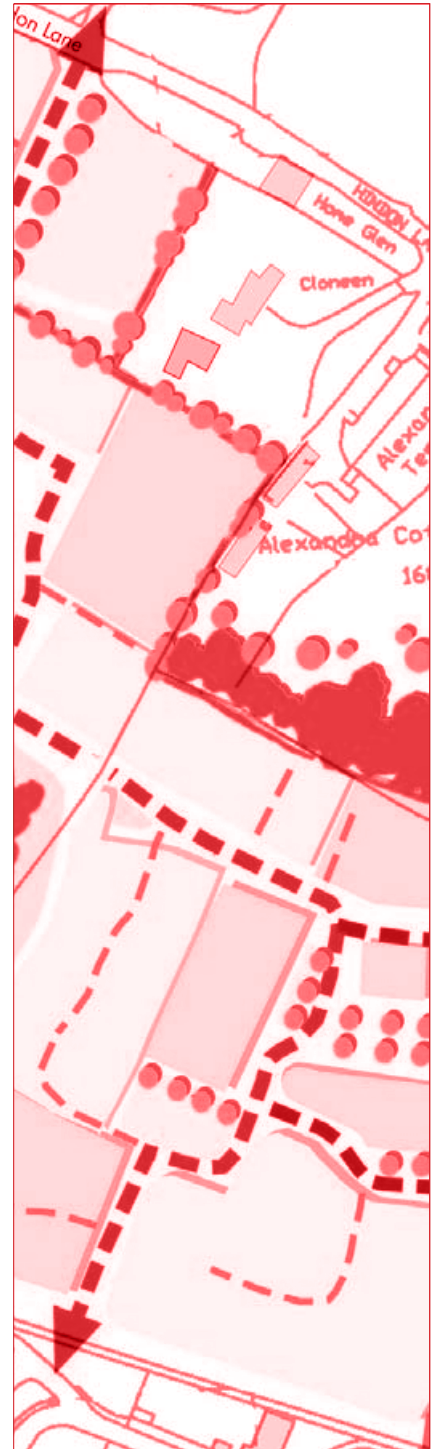


### Legend

- Site areas
- Existing trees
- Existing hedgerows
- Public right of way
- Conservation area
- Vehicular access to site
- Pedestrian access
- Gentle falls
- Area identified for new swimming pool or other community use
- Structural landscaping
- Site Boundary
- Low lying ground suitable for higher density development
- Low density development on edge of AONB
- Link to recreation centre
- Access to swimming pool or other community use from new development

**Summary of key constraints and opportunities**

- The principal access to the site is to be off Hindon Lane via a new mini-roundabout. This and the moving of the 30mph zone will form the traffic calming measures which are to be implemented prior to the commencement of the development.
- The development should provide a new access to the sports centre off Hindon Lane to avoid traffic travelling through the former Tisbury School.
- The development should carefully consider its setting in relation to the AONB and the countryside edge by the use of landscaping and lower density development in the most sensitive areas. The development should use local materials and be designed in line with the local vernacular. Lighting should where possible be low level and minimised to respect the AONB, subject to meeting standards required by Wiltshire county Council Highways in adopted areas.
- The topography of the site should be considered to ensure development is concentrated on the lower, less visible parts of the site to minimise impact on the AONB.
- Design cues should be taken from the street pattern and older areas of Tisbury, as should the palette of materials, to reinforce local distinctiveness.
- A sustainable development should be created by integrating employment and residential uses into a cohesive scheme to achieve places with a variety of activity throughout the day and natural community surveillance.
- The development should respond positively to the existing public footpaths running across the site by ensuring they are properly addressed and overlooked.
- A permeable layout with good pedestrian and cycle linkages to the village centre should be provided to encourage sustainable means of travel.
- A proper scheme for the protection of badgers and dormice must be put in place before construction. This will be implemented in consultation with English Nature. Further investigation is to be undertaken into the possibility of reptiles and bats before development commences.



### General development principles

The development proposals should reflect current government guidance on improving the design quality of the environment and in particular draw upon guidance within the following documents:

- Planning Policy Statement 1: Creating Sustainable Communities (2005)
- Planning Policy Guidance 3: Housing (2000)
- Draft Planning Policy Statement 3: Housing (2005)
- Planning Policy Statement 7: Sustainable development in rural areas.
- Planning Policy Statement 9: Biodiversity & Geological Conservation.
- Planning Policy Guidance 17: Planning for open space sport and recreation.
- By Design (2000)
- Places, Streets and Movement (1998)
- Better Places to Live: A Companion Guide to PPG3 (2001)
- Urban Task Force Report - Towards an Urban Renaissance (1999)
- Planning Policy Guidance 13: Transport (2001)
- Planning for Sustainable Development: Towards Better Practice (1998)

- Sustainable Settlements: A Guide for Planners, Designers & Developers (1995)
- Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty Management Plan 2004-2009

The objective is to create a sustainable and efficient development, planned to minimize imposed burdens on local eco-systems and promote environmentally friendly activity patterns.

To this end an opportunity exists to produce a unique development proposal. The scheme should respect its setting and strive for quality in design of the built environment and energy efficiency. Design of the public realm should be paramount; creating a sense of place that reinforces civic pride and promotes a community spirit.

The principal points to consider in meeting these objectives are noted below:-

- Identity: Creating an environment that has its own sense of identity whilst retaining positive characteristics of its local environment.
- Legibility: Making a place that people can understand and negotiate with ease.
- Permeability: Facilitating ease of movement into and through the site. Create sustainable connections within the development and to the wider area.

- Sustainable Transport: Encouraging walking and cycling and making public transport widely available to reduce social exclusion.
- Mixed Use: Providing employment space and accommodation for 'home office'.
- Energy Conservation: Designing settlement to reduce resource consumption and promote the use of environmentally friendly materials.
- Landscape Enhancement: Safeguarding and enhancing the existing landscape framework and mitigating the impact upon existing wildlife.
- Sustainable Drainage: Providing Sustainable Urban Drainage Systems (SUDS) designed to blend with the existing landscape features.
- Affordable Housing: Providing a range of house types and sizes including not less than 33% affordable housing.
- Amenity: Carefully considering the amenity of the existing and future residents, where the site adjoins the residential area.
- Landscaping: Providing a high quality standard of landscaping.
- Scale: Accommodating an appropriate scale of development in relation to the topography and the surrounding development

### Landscape development principles

The AONB was confirmed in 1983 and was designated to conserve and enhance the natural beauty of the area. The AONB management plan, which was prepared in accordance with the Countryside and Rights of Way Act 2000, aims to conserve and enhance the distinctive character of the built environment within its historic, cultural and landscape setting.

The Countryside Agency's Landscape Character Assessment provides an important context to the high quality landscape that prevails and the provision of development. In doing so it confirms that 'where new building is permitted it should respond to the location in question, using building design, siting and materials to maintain and enhance the sense of local distinctiveness.'

The Landscape Character Assessment continues with reference to the unsatisfactory nature in which much development in the 1950s, 1960s and 1970s was built. This includes sub-standard 'suburban' designs and layout which bear no relationship to either the vernacular use of local materials, or the characteristic village form. This criticism continues to 'the design of access road and junctions, curbing, pavements and layout of

front gardens and driveways.'

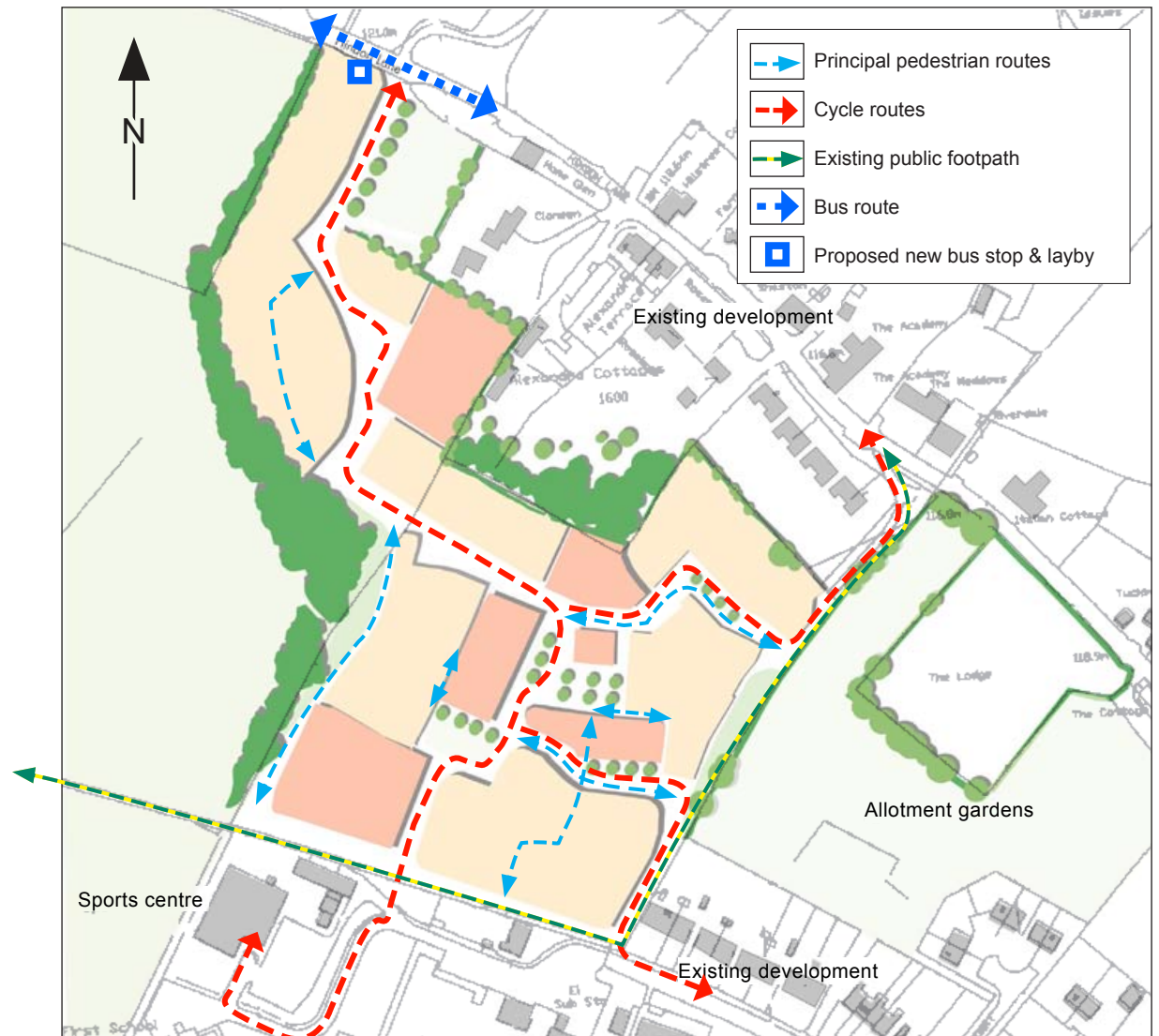
The assessment further advises that a variety of building forms and styles should be provided with varying layout, overall and detail design and by differentiating the use of materials.

Correspondingly, the proposed development should be designed in such a way that takes into account the local vernacular and the character of the AONB. This is in line with the AONB Management Plan (2004 – 2009) and the Countryside Agency's Landscape Character Assessment.

## PEDESTRIAN AND CYCLE MOVEMENT

The proposals have been designed to support a sustainable transport agenda within the development. Permeability has been built in to the proposals via a matrix of streets and lanes routes directed between and through development blocks.

- Direct access to be provided to key attractors and features (such as bus stops and core) within the development;
- Movement routes will be located along streets designed to be attractive environments with high levels of natural surveillance;
- New bus stop and layby proposed for southern side of Hindon Lane near entrance to development. New bus halt to northern side of Hindon Lane.
- Pedestrian-only streets protected by bollards and/or planters may be appropriate. Some areas may be designated as Home Zones with pedestrians having priority over vehicle users.





ACCESS

The principal access is to be off Hindon Lane via a new mini roundabout adjacent to the property 'Cloneen'. The road network within the site will then form links to the neighbouring school site. (Refer to appendix A for further details).

The proposed development encourages alternative (non-car) means of transport, being sited on good bus links to the village centre and with easy access by road and foot to nearby areas of employment.

The use of alternative forms of transport such as cycling will be promoted by the provision of visitors' and residents' cycle storage within the proposals. Cycle links will be improved by the creation of a cycle route to the eastern boundary of the site.

CAR AND CYCLE PARKING

Car and secure cycle parking will be provided in line with policy G2 and appendix V and VI of the adopted Local Plan.

Garaging and parking, including cycle parking, should be located close to the dwellings they serve and not in a position to dominate the streetscape. Where possible car parking should be provided within the curtilage of the properties and located behind the main street frontage. The exception to this is within the Home Zone where there should be more emphasis on the ownership of the street. In this case street parking can be provided in such a way that it promotes street activity.



Off-street under arch parking



Integral garage parking



Private shared parking court



In-curtilage parking

## VEHICULAR MOVEMENT PLAN

The movement strategy for vehicles has been designed in line with government advice on limiting car use whilst promoting trips by foot or bicycle. The built form has been designed to limit vehicle speeds through limited visibility and frequent directional changes. A Transport Assessment will be required to accompany any planning application for the site. A Travel Plan will also be required.

Some areas within the development may be designed as Home Zones (pedestrian priority zones) where speed will be restricted and the pedestrian will have priority. The vehicular movement plan indicates:

- Access to the site intergrating with surrounding development;
- Layout designed for pedestrian and cycle priority to encourage walking and cycling
- Street rather than road network to suit the needs of all potential users of the public realm;
- Permeable layout to reduce the number and length of trips made; promoting sustainability;
- Vehicle speeds to be controlled horizontally via the arrangement of built form and public spaces;
- Routes will run through a series of events or nodal points, aiding legibility and promoting visual delight;
- Design speed of 20mph within residential areas will be reduced to 10mph within Home Zones by design.



The traditional buildings of Tisbury and the surrounding area should provide examples and inspiration for the new development. However this is not intended to be prescriptive or restrict design to copying existing development but to ensure that development is in keeping with the immediate environment.

Contemporary design solutions using positive urban design characteristics and incorporating sustainable development principles may also be used.

Fundamental principles have been established for the design of the built form, which must be followed and can be summarised as follows:

- Built form should be simple and designed in a similar manner to the local vernacular as detailed previously in this development brief.
- Together the buildings should convey an impression of unity relieved by minor points of detail, materials and grouping, producing variety with a harmonious identity.
- Visual impact, using special or elaborate details, should be restricted to buildings in prominent locations or to larger buildings.
- Variety should not be gratuitous or regular. Groups of identical buildings can be








placed alongside individual buildings. Alternating detail should be avoided.

- A hierarchy of design detail related to size or importance of building should be developed.
- The design of buildings in important positions should be considered in relation to the function of their visual impact. A single enhanced detail or a particular building form may be the only features necessary to achieve this.
- Generally buildings will be no more than two functional stories high, although a few prominent buildings or a group of buildings may be an exception. These have been identified on the Key Groupings plan (page 44).
- The scheme should provide terraced groups both of a unified design type and of an array of varied house types. Unified terraces should be designed as a single building with special consideration given to gable elevations facing public areas.
- The design of building groups should also incorporate trees, major landscape elements or other features that have a significant visual or functional role in the group.
- Groups of buildings should be the principal visual elements in the scheme de-

sign and, with the exception of large or prominent buildings, individual buildings should be visually subservient to the building group.

- There should be a mixture of types of building groups distributed across the development. This mixture should provide variety and interest to streets and public areas and avoid the monotony of contrived and repetitive or regular variety.

# KEY BUILDINGS AND GROUPINGS

-  Development
-  Open space
-  Nodal points
-  Built form
-  Key buildings
-  Proposed planting
-  Existing landscaping to be retained



## SPACE HIERARCHY

Key buildings and groupings play an important part in the design philosophy. Some buildings will have this status by the very nature of their function. Others have been indicated as such because of their important location within the scheme, for example where they act as gateway buildings; where they are located on the axis of an important junction; or where they close a view or vista.

The design of key buildings must reflect their importance. This can be achieved by appropriate scale and massing together with careful attention to detail and materials. To ensure that this type of detailing is correctly achieved, bespoke building solutions will be required in certain places.

Key groupings may contain key buildings, however it will be the form and relationships of the grouping as a whole, which will make them stand out as a set piece.

The building types and forms that make up the grouping should be designed to have a coherent character that relates to the area in which they are located. Again particular attention must be paid to detailing and materials.

Taken together they will form a series of designed spaces linking the development. This structure will provide legibility for residents and visitors alike.

## BUILDING HEIGHTS

Within the residential areas of Tisbury there are examples of the use of two and a half and three storeys built forms, particularly along the High Street. The new development will reflect this character, particularly around its core and in order to help define the hierarchy of spaces and streets.

These higher buildings will be located in the main spaces that line the principal route through the development on the lower parts of the site, as key and marker buildings within the development and as focal points closing views and vistas. Where development borders the open countryside the height will be limited to a maximum of two stories to minimise the impact of views of the development from the countryside.



## PUBLIC ACCESS AND OPEN SPACE

The existing footpath link from Hindon Lane would be retained and further access for pedestrians would be available along the network of streets within the development. The existing bridleway along the southern side of the site would also be retained and new hedgerow planting would be implemented in order to enclose the bridleway and create an attractive pedestrian route. Although the character of the site would change, access for pedestrians would be available along all of the current 'desire lines' across the site. No current access opportunities would be impeded.

An area of land to the south of the former Tisbury School has been identified as suitable for Public Open Space. This site is indicated on Figure 3 and would be transferred to the Parish Council on completion of the proposed development.

Younger children's play provision will be provided on site. The play area should be located to be overlooked by residential housing to provide surveillance while being sited to minimize impact on adjacent residents. The siting and specification for play equipment must comply with the council's relevant standards and all applicable British and European Standards.

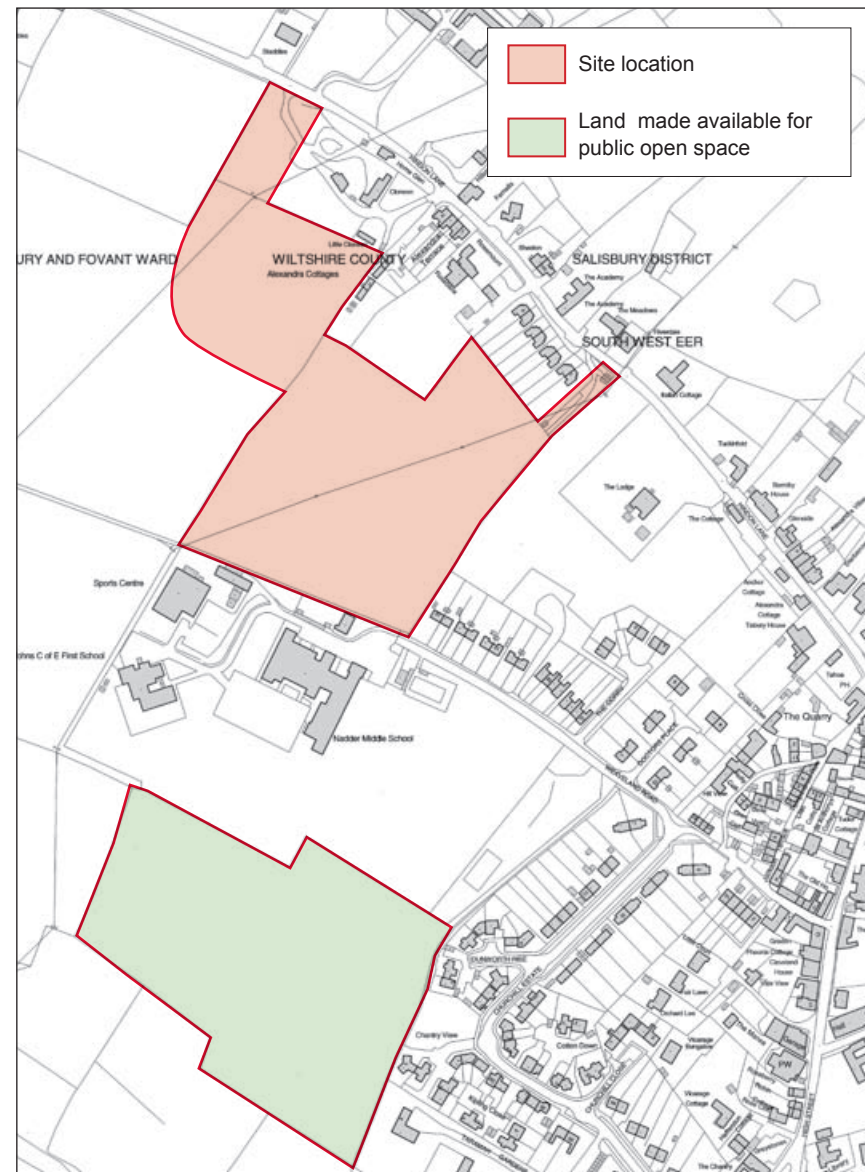


Figure 3.












## EMPLOYMENT OPPORTUNITIES

The planning inspector from the Planning Inspectorate recommended that the site was suitable to accommodate up to 1.4 hectares of employment land (appeal reference no. 394.01). This has been integrated within the scheme, mixed with the residential uses to provide a more sustainable pattern of development. A mixed use form of development has the advantage of promoting visual interest and varied activity throughout the day and evening to provide natural surveillance throughout the development. Mixed use development may also allow a degree of overlap of parking provision due to the possibility of shared use.

Employment uses have been integrated throughout the development both within prominent key buildings; larger scale groups of 'agricultural' form buildings arranged as if in a 'farmyard' type complex around a courtyard, and through the provision of smaller scale live work units. The employment opportunities to be provided within this development should encourage new businesses and the creation of new jobs in Tisbury which will give vitality to the settlement.

The business use allowed will consist of predominantly B1 (business). Change of use to A1 (retail) should not be incorporated.



	Mixed use/employment		Nodal points		Built form b1 employment
	Residential development		Built form b1 employment/mixed use		Proposed planting
	Live/work units		Built form residential		Existing landscaping to be retained
	Open space		Built form live/work		



AFFORDABLE HOUSING

To be in line with Salisbury District Council's SPG, at least 33% of the dwellings will be provided as affordable housing and a range of different sized properties will be provided to suit local needs. Affordable housing will be distributed across the development in order to achieve an integrated and mixed tenure and the precise type, location and tenure will be negotiated with the council as part of a Section 106 Agreement.

COMMUNITY USE

Land for a new indoor swimming pool or other community use is proposed as part of the development, together with land for an associated access and parking. This provides for the developers contribution to indoor community and leisure provision (policy R4).

The Inspector considered that the most appropriate position for the swimming pool or other community use was situated adjacent to the sports complex on the ridge of the site and that it could be accommodated without undue harm to the AONB.

If the community consider that this community land can be put to another more beneficial use, this will be supported by the developer and Salisbury District Council.



site for swimming pool or other community use

HOME ZONE

The development could incorporate a Home Zone element to help encourage a safe and secure focus for the community. The home zone is to be incorporated within the area around the central core where the higher density residential and employment opportunities are concentrated.

A home zone could be a peaceful and safe place geared towards the needs of pedestrians and cyclists rather than vehicle users. Essentially a Home Zone will be a communal place, a place for interaction with neighbours, and a place for any number of activities. The design of a Home Zone could be tailored to control vehicles traveling along its streets. The physical layout should be such that vehicles should travel at no more than 10mph. This can be enforced with the placing of physical barriers such as trees, planters, seating and play areas which themselves make a positive contribution towards the character of the Home Zone as well as having community benefits.



## DENSITY

With appropriate layout, building design and landscape proposals, the new development can be built without compromising the distinctive character of the settlement. Standards of landscaping and design would be high and materials used would be appropriate to the locality and reflect the character of the area. This approach will satisfy policy C5 of the Local Plan.

PPG3 encourages minimum densities of 30 dwellings per hectare and ideally densities approaching 50 dwellings per hectare to maximize efficient use of land. Draft PPS3 confirms this density and suggests no less than 30 dwellings per hectare.

The development will provide for approximately 75 dwellings. Within the development the higher density threshold should be located on the lower parts of the site within a proposed central core focused around the main square and Home Zone. The density range should then graduate to lower densities around the edges bordering the open countryside to provide for a transition.

This approach will help minimize the impact of the development and will provide areas of different character, combining with landscape and building form to create a sense of place.

In order to provide the transition to the countryside edge the development in these areas will be characterised by the following:

Lower height dwellings not exceeding two stories;

- An informal arrangement with gaps between dwellings to give visual permeability;
- A predominance of detached housing with garages between the plots;
- Larger front gardens to properties.

## VARIETY AND DIVERSITY

A good mix of housing types and sizes will be provided within the development, ranging from one-bedroom apartments to three and four bedroom houses. The variety of houses proposed will help encourage a mixed and varied age range of occupants, which should help offer varied activity throughout the development during the day.

## ADAPTABILITY

A variety of the flats and houses will be designed to be adaptable internally to suit the changing life needs of future occupants. 5% of dwellings in the development will comply with the Lifetime Homes standards defined by the sixteen design criteria. Principal spaces can be modified to provide a variety of either open or cellular living spaces (for example by dividing open plan kitchen and dining areas into separate rooms). In the case of some of the houses the truss design will make provision for future conversion of the attic to allow room for expanding households.

Provision is to be made to allow people to work or shop from home through the use of information technology by providing sufficient power sockets and telephone sockets for broadband internet connection.



## SECURITY

The layout has been designed to provide clearly defined public and private spaces. Houses are arranged to address the street or individual spaces and to give positive enclosure to these areas so they are overlooked and create a sense of ownership.

Both vehicular and pedestrian entrances are 'policed' by gateway buildings, which overlook these spaces. Various pedestrian routes have been created within the design and this will give permeability to the site layout, which will encourage pedestrian movement around the site and natural 'community surveillance'.

Flats are designed with entrances both onto the street and from rear courtyards to increase street activity. Care has been taken to ensure continuity of frontages at corners with overlooking windows.

The development strategy will have a high regard for environmental issues, with all the homes complying with the EcoHomes 'very good' standard for residential development. Many of the points required to meet this standard have been addressed in the design as follows:

**Selection of Materials** – The selection of raw materials and construction techniques will wherever possible favour those with the lowest ecological impact over their projected lifetime.

Timber is to be sourced from well-managed and licensed European / UK sources to reduce transportation and energy requirements. All insulation materials to be specified are to be CFC free. This includes insulation for walls, roofs, hot water cylinders, lintels and pipe work etc.

**Insulation** - High levels of insulation, draught proofing and double-glazing together will improve energy efficiency.

**Sustainable Drainage** - A Flood Risk Assessment which focuses on the flood risk posed by surface water run-off will be required by the Environment Agency to accompany any planning application. This will explain how any flood risk will be mitigated against by using Sustainable Urban drain-

age Systems (SUDS). The SUDS will comply with the guidance provided by the Environment Agency

**Refuse Recycling** - Residents of homes are to be provided with bin stores, which will include provision for dedicated recycling bins.

**Solar Access** - The use of roof lights and/ or large areas of glazing to the south sides of new houses will help maximise daylight and solar penetration, while areas of glazing will be minimised to the north sides of buildings where appropriate.

**Water Conservation** - To reduce water consumption all homes are to be equipped with 6 litre flush WCs or dual flush WCs with a maximum 6 litre flush and a lower 3 litre flush. Water meters will be installed in new homes to encourage occupants to make savings on water.

The installation of water butts to collect rain-fall for the majority of homes will assist with encouraging the use of 'grey' water to irrigate gardens etc.

Other measures such as spray taps and low flow showers will be incorporated where possible

**Energy Efficient White Goods** - Where white goods are installed only those with an

A rating under the European Commission ECO label will be offered.

**Low Energy Lighting** - Low energy compact florescent lamps (CFLs) are to be used in all rooms within new houses and apartments.

**Efficient Heating** - Domestic boilers will be of a type, that will achieve a seasonal efficiency of at least 80% as measured according to the European Commission of Boiler Efficiency. Boilers will be selected to have reduced carbon emissions.

A central thermostat is to be provided along with thermostatic radiator valves and seven-day programmers.

**Recycling** - Each dwelling will be provided with a compost bin in the garden for recycling organic matter.

**Renewable Energy** - Renewable energy will be considered wherever appropriate or reasonably practicable.

The selection of materials for the development should not only draw on the strong character of Tisbury, but also may be forward-looking in its desire to create an innovative design which reflects an exciting new development, while still reinforcing the identity of the locality.

The historic properties in Tisbury exhibit the use of a variety of materials, ranging from coursed local limestone either laid as rubble or dressed ashlar, to Victorian red stock brick and from slate to thatch. The character of the historic part of the village varies from Victorian to the older medieval cottages and houses.

The detailing of the materials and openings is typical of the locality with use of elements such as brick and stone quoins to openings, stone sub cills, and timber sash and casement windows. Roofs are typically slate but there are examples of pantiles, plain clay tiles and

thatch (although the later is relatively rare). The use of bargeboards is a relatively common feature, either plain or carved, both on gable ends of houses, gablets and dormers.

The photographs indicate some of the typical more traditional properties in Tisbury which can be drawn on as design generators for the new development. In particular there is a rich variety of detailing which gives these buildings their unique character and vernacular.

The interface of the buildings with the public realm will be enhanced with the use of front gardens to many properties, which are enclosed by railings to define defensible territory. However, where buildings are tight against the back edge of the pavement the quality of detailing will be controlled to ensure elements such as service entry points, meter boxes and extract fans will be carefully positioned to be

concealed and not visible from the principal public spaces or roads.



HINDON LANE, TISBURY

## PUBLIC ART

Provision will be made for public art across the development. The precise nature of any art form will need to be considered in more detail as the design evolves to ensure it is integrated within the scheme. In principle it is likely to be in the form of enhanced public realm treatment or features set within key public spaces, for example decorative railings, a stone obelisk or market cross. The art feature will help give character and legibility to the spaces.

## LANDSCAPE STRATEGY

The landscape design aims to create an open, attractive environment that is both easily maintainable and publicly accessible. This will be achieved through the combined use of high quality hard surfaces, lighting and structured planting.

New deciduous tree planting within the site will help break up and soften views into the site from the surrounding countryside. In addition trees will help define positions of principal routes and complement spaces and courtyards. Attention is to be paid to the size, type and spacing of the trees depending upon their location.

Existing hedgerows are to be retained where possible and reinforced as necessary with mixed hedgerow and tree planting to help soften and screen boundaries.

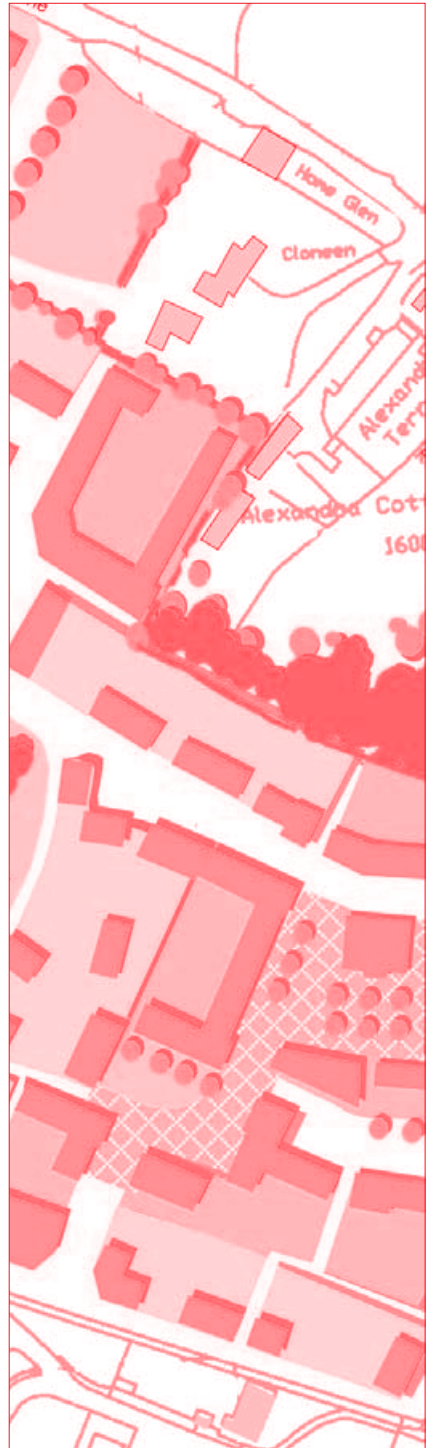
New structural native tree and mixed shrub planting will be provided to the western boundary of the site, where it borders the open countryside. Significant planting on this boundary will help soften views into the site and break up the massing and impact of new development.

The amenity offered by the new development with its associated public open spaces would afford great benefit to residents and local community.

## PHASING OF DEVELOPMENT

The will be phased whereby highway improvements including traffic calming on Hindon Lane will be implemented the housing development commences. No more than 50% of the houses are to be constructed until 50% of the employment buildings have been constructed, the swimming pool or other community use site made available and the link road constructed.

MASTERPLAN



**Key points**








The masterplan provides an indicative site layout, which embodies the development principles established from the analysis of constraints and opportunities.

The Masterplan will provide a guide for new development and will promote the following benefits:-

- Provides an informal area of open space that can be accessed by all residents of Tisbury.
- A range and mix of employment opportunities which will give added vitality and prosperity to the village.
- The increase in households will help support local businesses, services and facilities making them more viable.
- Affordable housing
- Traffic calming and highways improvement to Hindon Lane
- Contributions to improve local sustainable transport systems, including a new bus route through the development.
- A new direct access to the Sports Centre through the development which avoids passing through Tisbury School.
- The provision of land for a new swimming pool complex or other community use. Contributions to improve Local Education Facilities as deemed necessary
- A development where residents can live and work within a sustainable manner.
- A development which is sensitive to its setting in the AONB by careful siting of the higher density development on the lower ground.
- Provides a transition to the open agricultural land beyond the site, maintains an open and attractive route for the footpaths across the site.
- A permeable development with legibility and a strong identity created by the use of key buildings and spaces.
- High quality designed environment which is sympathetic to the character of Tisbury.



# MASTERPLAN

-  Low density build
-  Medium-high density build
-  Nodal points
-  Open space
-  Built form
-  Proposed planting
-  Existing landscaping to be retained



## KEY PLAN

### Key Plan 1 - Central Square

The large central square forms the focus of the new development. It is carefully sited on the lower ground to minimise its impact on the surroundings. The higher density development is concentrated around the square to help create spatial enclosure. The square is treated as a shared surface, homezone area, where pedestrians and cyclists are given priority. Parking within the square will be carefully detailed and will help give activity and vitality to the space.

Many of the employment uses are grouped around the square with B1 use on the ground/first floor and residential over. This mixed use form of employment and residential use creates a sustainable pattern of development with activity and natural surveillance throughout the day and evening.

#### Key points:

- Residential and employment uses to be integrated.
- Homezone environment with shared surface road; parking carefully detailed on the street.
- Key buildings form focus on approach into square.



Location key

KEY PLAN

**Key Plan 2 - Key Space**

The key space forms a sub, space off the main central square and acts as a gateway area when entering the site from the sports complex to the south.

The key space has an character being enclosed by three storey development. Mixed use units are grouped around the square with B1 business use to many of the ground/ first floors with residential use over.

**Key points:**

- Key space with three storey development
- Mixed use residential and employment (B1 use) to be integrated together.
- Homezone with shared surface road.
- Landscaped green and tree planting help to soften urban environment.
- Key buildings form focus on approach into square.



Location key

## KEY PLAN

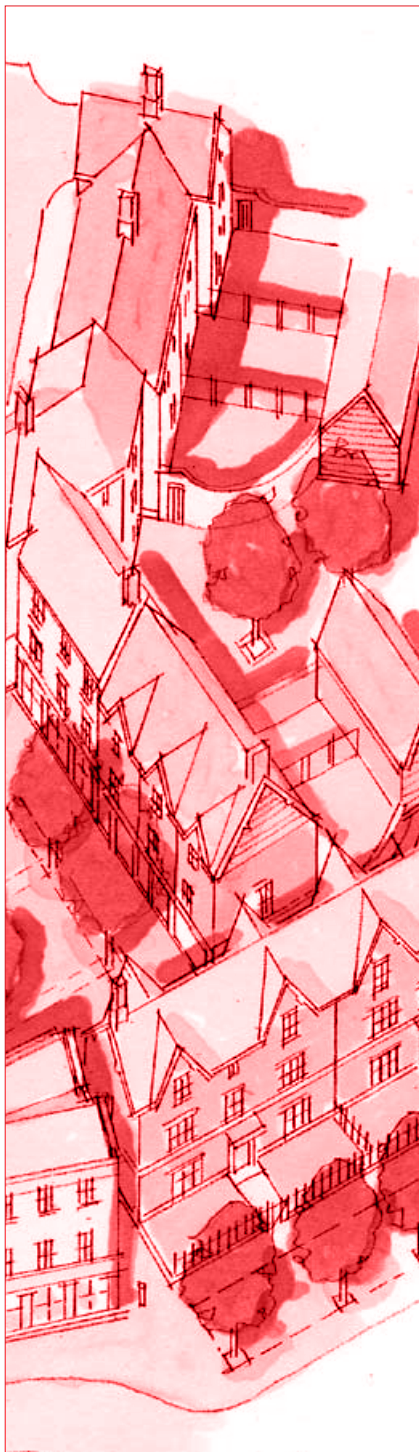
### Key Plan 3 - Transition to Edge of Countryside

In order to provide the transition to the countryside edge, the development in these areas will be characterized by the following:

- Lower height dwellings not exceeding two stories.
- An informal arrangement with gaps between dwellings to give visual permeability.
- A predominance of detached housing with garages between the plots.
- Large front gardens to properties.



Location key



### Section 106 Agreement

Planning Obligations may enhance the quality of the development and enable proposals to move forward to all parties' satisfaction. These should be relevant to the proposed development if they are to have a positive impact on a planning application decision. The Planning Authority will seek to negotiate a planning obligation under Section 106 of the Town and Country Act, 1990 (as amended) for the following items: -

- Affordable housing
- Education
- Open space, play provision & maintenance
- Offsite outdoor sports facilities
- Highways
- Provision of land for a new swimming pool or other community use
- Public art

### Developer's Contributions

#### Education

The capacity of schools in the immediate area is to be assessed and should the development lead to a demand exceeding the capacity, then a financial contribution may be warranted. The developer will enter into negotiations with the Local Planning Authority, county council and LEA on this matter.

### Environmental Impact Assessment

Salisbury District Council have determined under Regulation 5(1) of the Town and Country Planning (Environmental Impact Assessment) England and Wales Regulations 1999 that currently it does not appear from information currently available that an Environmental Statement is required. This will be reviewed again at the planning application stage.

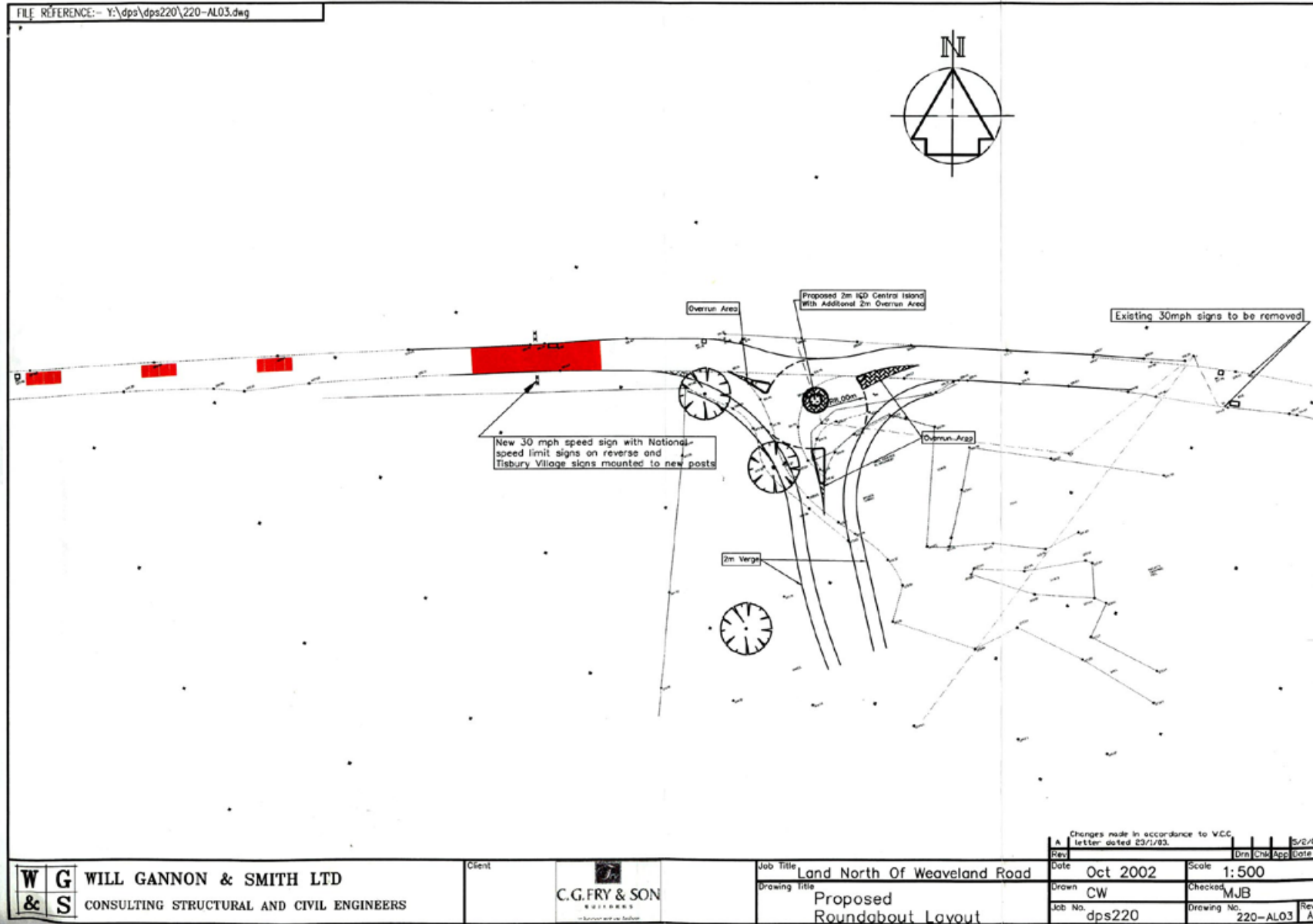
Furthermore should any environmental issues arise associated with the River Avon systems as a result of the development, mitigating action against any short term or longer term effects will be taken.







ROUNDOABOUT LAYOUT





Salisbury District Council  
Planning Office, 61 Wyndham Road,  
Salisbury, Wiltshire SP1 3AH.

**tel:** 01722 434362

**fax:** 01722 434247

**email:** [forwardplanning@salisbury.gov.uk](mailto:forwardplanning@salisbury.gov.uk)

**web:** [www.salisbury.gov.uk](http://www.salisbury.gov.uk)

This information can be made available in other formats upon request.

**PURN: 0565/01**