

Agenda Item 9

Eric Teagle, BA(Hons), Dip.Mgmt, MRTPI
Head of Forward Planning & Transportation
Salisbury District Council
Planning Office
61 Wyndham Road
Salisbury
SP1 3AH

Tom Lyndsey
Property Services
Wiltshire County Council
County Hall
Trowbridge
Wiltshire BA14 8JN

Reception: 01722 434391
Fax: 01722 434247
DX 58026 Salisbury

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Our Reference: FP/06.02.Tisbury
Your Reference:

Dear Tom,

Redevelopment of Tisbury Nadder school – preliminary enquiry

I write regarding my recent site visit with you and my colleague Judy Howles, to the Nadder Middle School, Tisbury.

This meeting was to discuss the planning constraints to redevelopment of the site once the Middle School is formally closed this summer. The following points are my summary of the advice that we were able to give verbally at the meeting:

- the majority of the open space at this site is designated under policy R5 which seeks to protect existing recreational open space and playing fields. Proposals for new build on this open land is likely to be resisted, especially as recent open space surveys have identified a shortfall in the area (based on NPFA requirements).
- there seems potential to relocate the tennis courts into the R5 area (adjacent to the Primary School) as this would complement the recreational value of the open space whilst freeing up developable land adjacent to the Middle School)
- there is scope for a new, purpose-built community hall although this is unlikely to be permitted within the R5 protected space – a location close to and associated with the existing swimming pool (but largely within the footprint of the Middle School) was suggested. Some R5 space could be utilised if necessary if this building doubled as changing facilities in support of recreation use of the open space and/or swimming pool.
- any new community buildings should be of a high-quality sustainable and flexible design
- it is likely that conversion of the caretakers accommodation into a pre-school facility would be supported
- any proposals for residential development of the site will be tested against policy PS 3 which seeks to protect community uses unless they can be proven unviable or surplus to demand
- should an element of residential development be deemed appropriate, after the testing of development proposals against policy PS 3, an element of affordable housing to meet local needs would be sought

- any new build should be restricted to no more than two-storeys on the southern frontage, thereby respecting long distance views into the site from the south, where the topography descends into the valley.
- the style and materials of any new build should be complementary to the existing built context of Tisbury
- a suitable landscaping scheme will be required to help integrate any redevelopment into the landscape setting of the AONB
- the local community should be involved in the formulation of any proposals for this site at the earliest opportunity

I trust that these points accurately reflect our response at the site meeting. It may be important for you to note, however, that this site represents one of three key opportunities in Tisbury at the current time, and that to some extent, their fortunes are all interlinked. To explain, the Hindon Lane mixed-use allocation (Salisbury District Local Plan policies H14 and E14A) may need to be reviewed subject to the outcome an application on the Station Works site. For this reason, the future potential of the Nadder School site may need to be restricted.

I also advise that you contact your Highways department at your earliest opportunity to discuss the highways and access issues that relate to the Hindon Lane allocation and will inevitably be of relevance to redevelopment opportunities on the school site.

If you would like any further information please contact me on 01722 434 578 or Judy Howles (Development Control) on 01722 434379.

Yours sincerely,

James Iles
Planning Officer

For Head of Unit

cc Judy Howles
David Ashton