



Neighbourhood Plan Renewal 2022



Stage 1 Community Engagement Report

Prepared for Tisbury and West Tisbury Parish Council

Final version – 6th September, 2022

*Supported by Locality with the help of funding from the Department for
Levelling Up, Housing & Communities*



Department for Levelling Up,
Housing & Communities



Stage 1 Community Engagement Report

Report of Stage 1 Community Engagement.....	1
1. Context.....	4
1.1. The Tisbury and West Tisbury Neighbourhood Plan.....	4
1.2. Renewal Objectives.....	4
Renewal priorities	4
Other areas of focus	4
1.3. Stage 1 Community Engagement.....	4
2. Level of Response.....	6
Response from one fifth of the adult population.....	6
Coverage across the Neighbourhood Plan Area.....	6
Response weighted towards those over 50, except on housing need	7
High level of engagement	8
3. The Renewal Objectives.....	9
Overwhelming support for Renewal.....	9
Strong support for the three renewal priorities	9
Other issues raised included sustainability, roads and affordability	9
Comments.....	10
4. TisPlan's Vision	12
TisPlan's Vision continues to be endorsed	12
5. Flood Risk.....	13
Emphasis on natural methods of flood prevention	13
Comments.....	14
Specific Issue of Sewage Outflow	15
6. Artificial Light	16
Preference for practical solutions	16
Comments.....	17



7. Local Green Spaces	19
Over 100 nominations received.....	19
Top 5 Spaces – Special Value	20
8. Site Allocation – Station Works	21
No clear mandate to adjust the site allocation.....	21
Summary of Opinion	22
9. Housing Needs Assessment.....	23
Both younger and older age groups represented.....	23
Two thirds DON'T expect to find an open market home.....	23
The “Affordable Home” and “Older Owner” cohorts	23
The Older Owner cohort are all above 50 years’ old	24
Older Households are half the size of younger ones.....	24
The Affordable Home and Older Owner groups have different aims.....	25
Private gardens and low heating costs are highly prized.....	26
Those seeking an affordable home most likely to need 2 or 3 bedrooms	27
Houses and bungalows strongly favoured, but little interest in flats.....	28
Interest in all forms of affordable home ownership.....	29
Appendix A - Survey Schematic	30
Appendix B- Survey Text.....	31



1. Context

1.1. The Tisbury and West Tisbury Neighbourhood Plan

- The Tisbury and West Tisbury Neighbourhood Plan (“TisPlan”) covers the period 2019 – 2036 and its designated area is formed by the civil parishes of Tisbury and West Tisbury. The current version of TisPlan, the product of six years’ work by a team of committed volunteers, received 93.6% support at referendum, before being made on 28th November 2019.
- Since 2019, TisPlan has informed a number of development proposals and in particular its vision for the site of the former Sports Centre in Tisbury village led to submission of a planning application for a community-led development of 13 homes, supported by Wiltshire Council, which has received high levels of community support.
- At the start of 2022 Tisbury and West Tisbury Parish Councils (the “Parish Councils”) concluded that TisPlan should be renewed to take account of changes since 2019 and a Steering Group was established to recommend those areas of the plan which should be updated as part of the renewal, ensure these were aligned with the views of the local community, and to oversee the renewal process.

1.2. Renewal Objectives

Renewal priorities

- The Steering Group recommended three areas of focus:
 - to update policies on **FLOOD RISK** in the light of severe flooding in Tisbury in October 2021 and publication of a new strategic Flood Risk Assessment by Wiltshire Council
 - to strengthen policies governing emissions of **ARTIFICIAL LIGHT**, following designation of the Cranborne Chase AONB (in which Tisbury lies) as the 14th [International Dark Sky Reserve](#), reflecting its exceptional night skies and the commitment to protect them for future generations.
 - to ensure that all Local **GREEN SPACES** valued by the community are protected and to consider potential candidates for designation which have been put forward since 2019.

Other areas of focus

- The Steering Group also recommended that the renewed TisPlan should retain its full weight in planning decisions by responding to changes in the wider planning landscape since 2019, and in particular should ensure:
 - that location of its main strategic site, Station Works, remains appropriate in the light of government guidance that the viability of strategic sites should be carefully assessed at the time of plan preparation.
 - that it reflects the most up-to-date assessment of local housing need in the light of government guidance that all neighbourhood plans should contribute towards meeting housing need.

1.3. Stage 1 Community Engagement

- In March 2022, the Steering Group therefore commissioned an initial community engagement exercise to establish:



- the level of support for renewing TisPlan in 2022
 - the level of continued support for the Vision Statement, on which TisPlan is based
 - the scope for the renewal, and
 - other suggestions or concerns which should be considered as part of the 2022 renewal.
- The schematic for the engagement approved by the Steering Group is reproduced in Appendix A - Survey Schematic.
 - In addition, the Steering Group sought to use the engagement as an opportunity to build a better picture of housing need in the Plan area.
 - The engagement took the form of a **community survey**, conducted between 25th April 2022 and 11th May 2022, containing 13 core questions designed to explore the areas set out above. The survey was available in both online and print format and was publicised through a leaflet drop to every home in Tisbury and West Tisbury parishes. The survey was promoted through publicity at Tisbury Post Office, on local websites, social media channels and through a street presence by Neighbourhood Plan volunteers on Tisbury High Street.
 - Local housing need was explored through a separate section of the survey completed by those who indicated that they would need a home in the Plan area in the near future. Those completing this section were asked to describe the type of home sought and the obstacles (if any) which they felt might prevent their needs from being met by the local housing market.
 - A copy of the complete survey questionnaire is reproduced in Appendix [B]

Flooding of Stubbles Footpath and Three Arch Bridge on 21st October 2021.



Pictures courtesy Gerry Murray





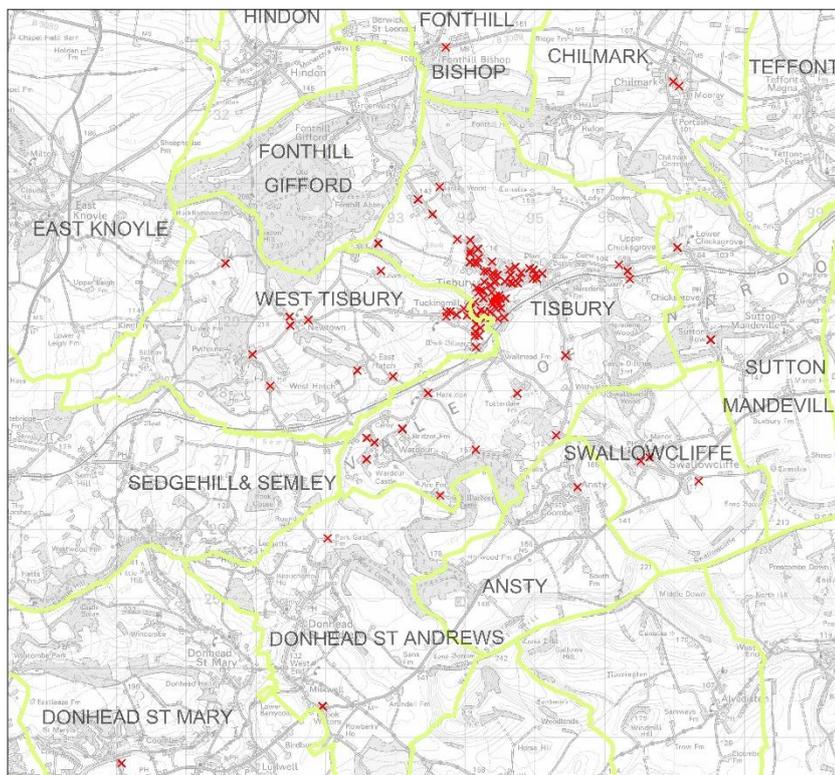
2. Level of Response

Response from one fifth of the adult population

- A total of **351** responses were received, representing just under **one fifth** (19%) of the adult population of the Neighbourhood Plan area¹

Coverage across the Neighbourhood Plan Area

- 95% of responses came from those living in either Tisbury or West Tisbury parish. The remaining 5% of responses came predominantly from those living just outside the Plan area. The distribution of responses is shown in the maps below:

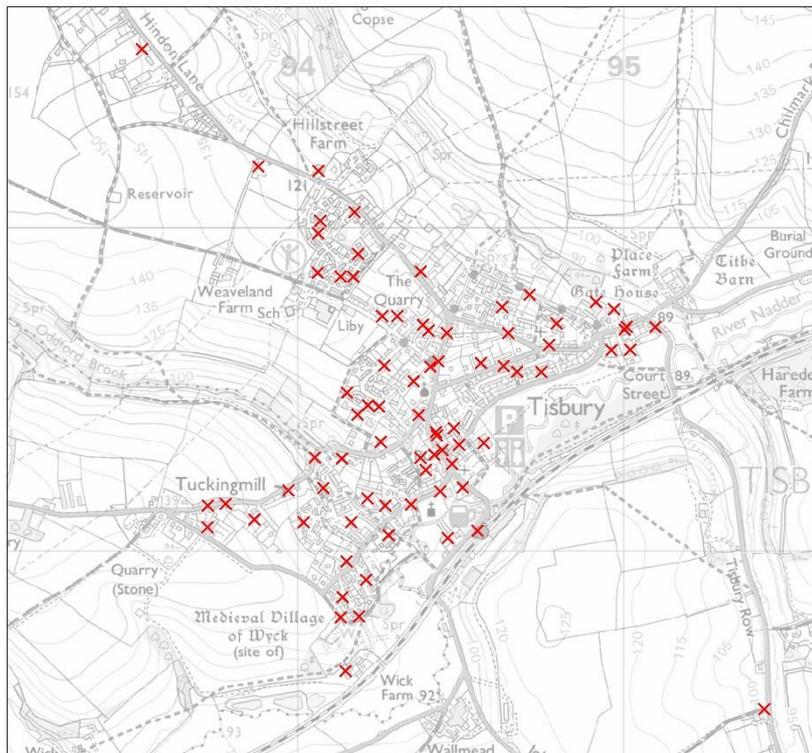


Distribution of Responses across local parishes

X - indicates a Postcode from which one or more responses were received

Distribution of responses in Tisbury and West Tisbury parishes

¹ Resident Adult Population calculated from 2011 Census Table KS101EW, uplifted by 6.3% representing the percentage increase between 2011 and 2020 projected in the ONS Mid-2020 population estimates for Tisbury Community Area.



Distribution of Responses Tisbury

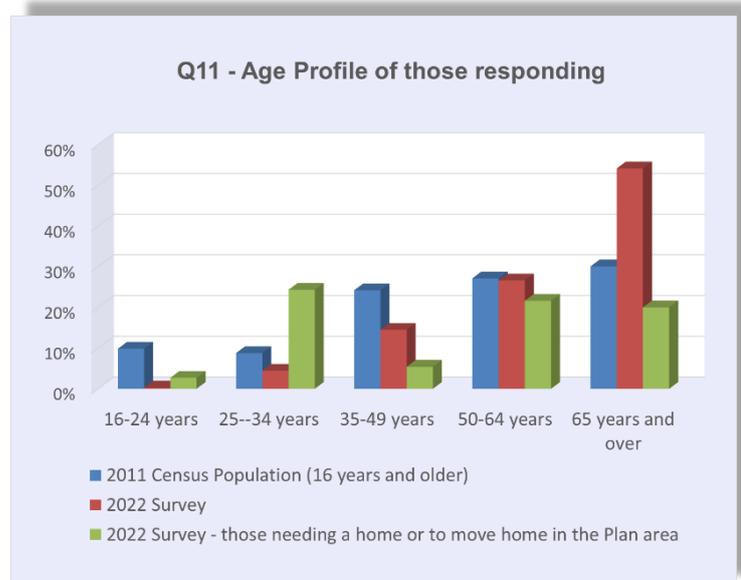
X - indicates a Postcode from which one or more responses were received

© Crown copyright and database rights 2022, Ordnance Survey 100022861

Distribution of responses in Tisbury village

Response weighted towards those over 50, except on housing need

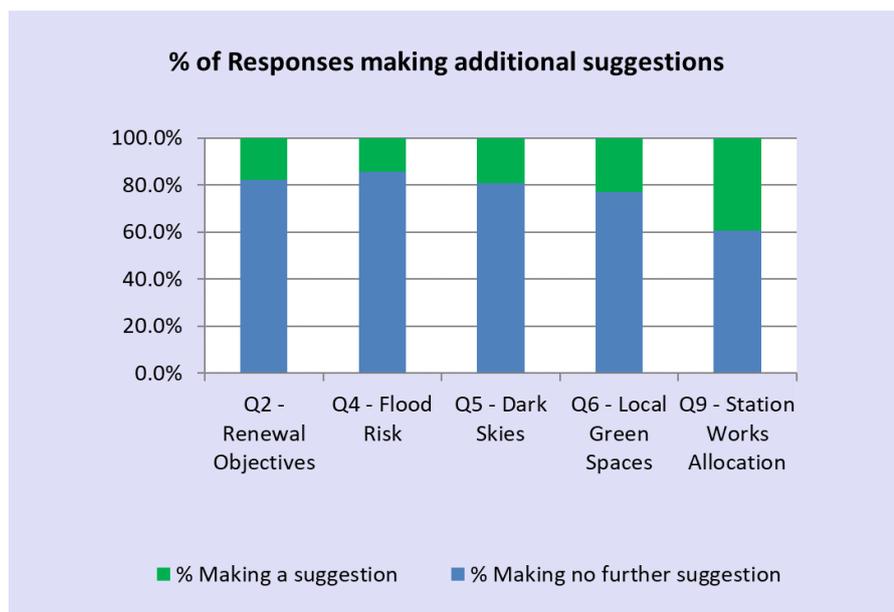
- Compared with the population of the Plan area as a whole, responses were weighted towards those in their older years. However, this was not relevant to the majority of questions, where there was no significant difference of view between those at each life stage.
- The exception was on the question of housing need, where an additional section was completed by those expecting to need a home in the Plan area in the near future. Those completing this section had a much younger profile, with one quarter falling into the age range 25-34.





High level of engagement

- Responses indicated a high level of engagement, with over half of those taking part (174 people) writing-in at least one additional comment or suggestion as well as responding to the survey questions. A total of **393** additional comments and suggestions were received, many setting out specific suggestions on the proposed areas of focus: The importance of the Station Works site to the local community is reflected in the fact that **40%** of people responding (138) wrote-in additional comments on this question.





3. The Renewal Objectives

Overwhelming support for Renewal

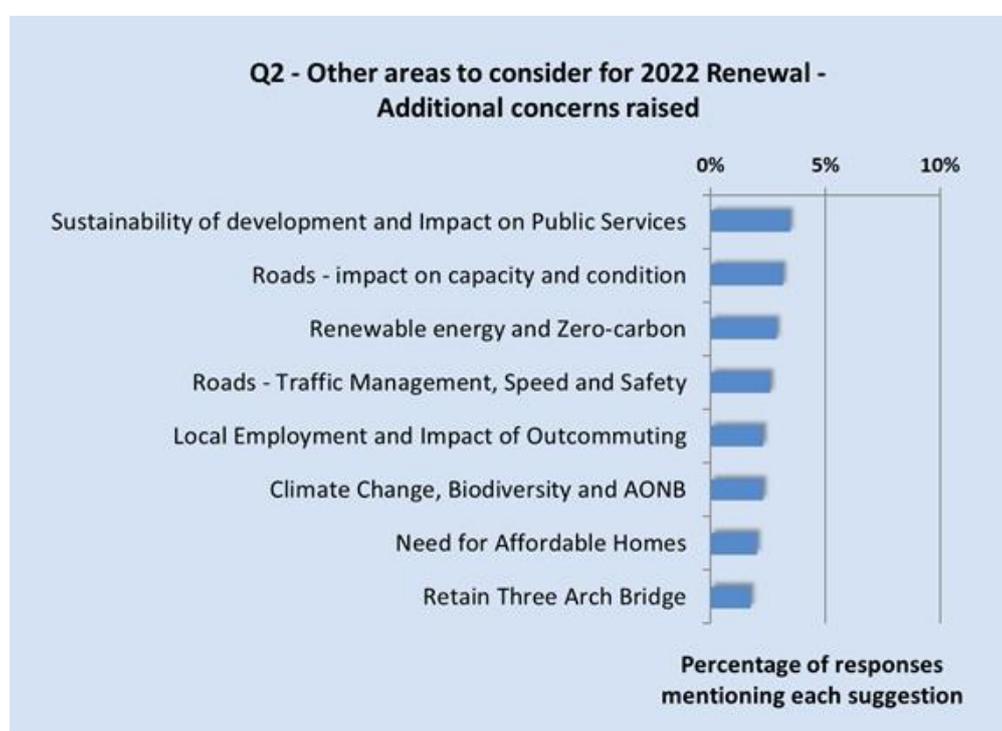
- There was strong support for the principle of renewal, with **95%** of those taking part supporting renewal of TisPlan in 2022, **2%** not supporting renewal and **3%** having no view:

Strong support for the three renewal priorities

- There was broad agreement on the renewal priorities, with **82%** of responses making no additions to the three proposed renewal priorities (flood risk, light pollution and local green spaces) together the two areas of focus set out above.

Other issues raised included sustainability, roads and affordability

- The remaining 18% of responses put forward 92 suggestions and comments, with a number of additional topics raised although the number of responses featuring each issue was small. The eight most raised issues are shown below.



- Concern about the sustainability of development was linked to anxiety that public services in Tisbury village would not be able to cope. A number of comments were made about Tisbury's road system, divided evenly between concerns about highway maintenance and the capacity of Tisbury's road system to host significant new development. Concern was expressed about the need to focus on local employment opportunity and to ensure that development does not lead to further out-commuting. A number of those responding expressed the view that considerations of viability should not hinder achievement of the community's priorities.



Comments

- Examples of comments on the eight most raised issues are given below:

<p>Sustainability and Impact on Public Services</p>	<ul style="list-style-type: none"> ✎ <i>We don't need more houses in Tisbury. We have to consider the amount of traffic, schools, doctor, sewer.</i> ✎ <i>Is it set in concrete that we have to have more housing when this is such a small rural area?</i> ✎ <i>Regarding the government mandatory requirements, these should only be put into effect with strong consideration for maintaining Tisbury as a community ...to not overload local facilities and roads and to protect the local environment.</i> ✎ <i>Wiltshire Core Strategy 2015 ... states "the strategy for Tisbury Community Area is to provide for modest growth of both housing and employment to ensure development is balanced, thus helping to minimise out-commuting and also to provide support for local services and communities."</i>
<p>Roads – Capacity and Condition</p>	<ul style="list-style-type: none"> ✎ <i>Ensuring that levels of traffic are kept manageable and that alternative forms of transport such as walking and cycling are prioritised over more cars clogging up lanes and the high street.</i> ✎ <i>The current infrastructure cannot cope with any more housing</i>
<p>Renewable Energy and Zero Carbon</p>	<ul style="list-style-type: none"> ✎ <i>A statement of general principles should be included to demonstrate energy efficiency in all new buildings and any renovations.</i> ✎ <i>There should be a greater emphasis on moving to Zero Carbon for all new developments. We cannot defer this for another two years as the clock is ticking.</i>
<p>Roads – Traffic Management and Safety</p>	<ul style="list-style-type: none"> ✎ <i>Traffic management and parking are a significant issue in Tisbury. It is becoming more and more difficult to drive safely in the area.</i>



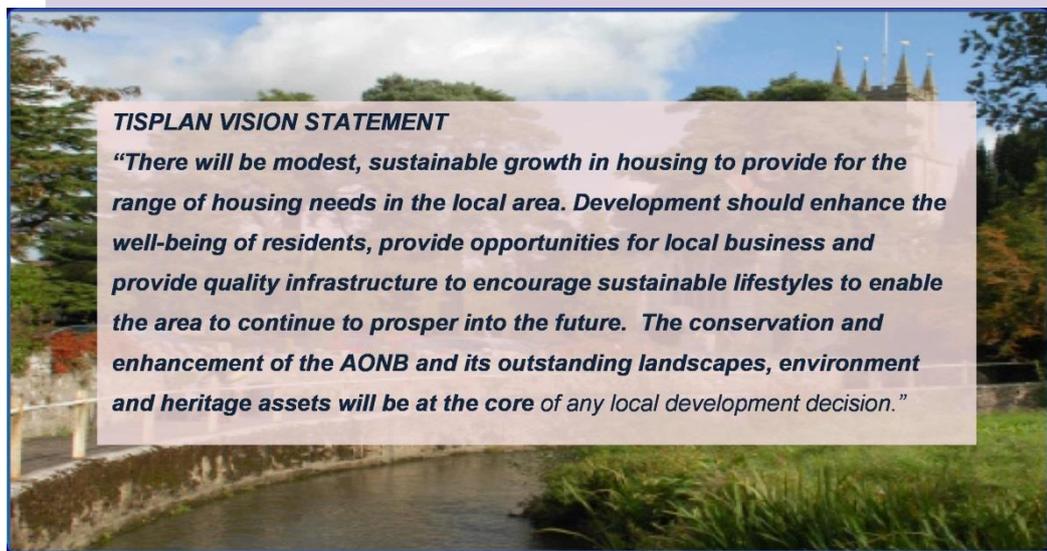
<p>Local Employment and Out-commuting</p>	<ul style="list-style-type: none"> ✎ <i>It should be the principal objective of the TisPlan to maintain the status of Tisbury as a village and not to have it subsequently become a convenience for wealthy commuters.</i> ✎ <i>Consider the requirement that any development should create work or business opportunities. Otherwise, it will not support the local community and will simply lead to increased travel and greenhouse gas emissions.</i> ✎ <i>We should develop business / work facilities within the Village otherwise Tisbury will become simply a dormitory village with not enough young people living in it.</i>
<p>Climate Change, Biodiversity and the AONB</p>	<ul style="list-style-type: none"> ✎ <i>The Parish Councils will readily acknowledge that the impacts of climate change and loss of biodiversity are now far more widely understood and appreciated than they were when the drafting of the first TisPlan was initiated, and that our collective response to these pressures is urgent.</i> ✎ <i>Reforestation ... could be explored, to slow the decline of countless natural species.</i>
<p>Need for Affordable Homes</p>	<ul style="list-style-type: none"> ✎ <i>Affordable housing has gone in on Old Sports Centre. Station works is not for benefit off local people.</i> ✎ <i>Provide social housing at social rents in order to attract a younger generation into the area.</i>
<p>Three Arch Bridge</p>	<ul style="list-style-type: none"> ✎ <i>Station works development should ... NOT restrict traffic through railway bridge.</i> ✎ <i>Housing at Station Works should be low density and the developer's proposal for traffic lights at the bridge should be abandoned. Whether this is 'affordable for the developer' is immaterial. The development should serve the needs and interests of the local community.</i>



4. TisPlan's Vision

TisPlan's Vision continues to be endorsed

- Based on feedback from over 1,000 residents between 2015 and 2019 the TisPlan Vision Statement appears at the start of TisPlan and inspires everything it contains.



- **93%** of those responding indicated they supported the existing Vision Statement, with **5%** indicating they did not support it and **2%** having no view either way. Some comments made by the **5%** opposing the Vision Statement are shown below and indicate a variety of concerns, including flood risk, out-commuting and concern about health facilities, which the Steering Group propose to address in the modified plan.

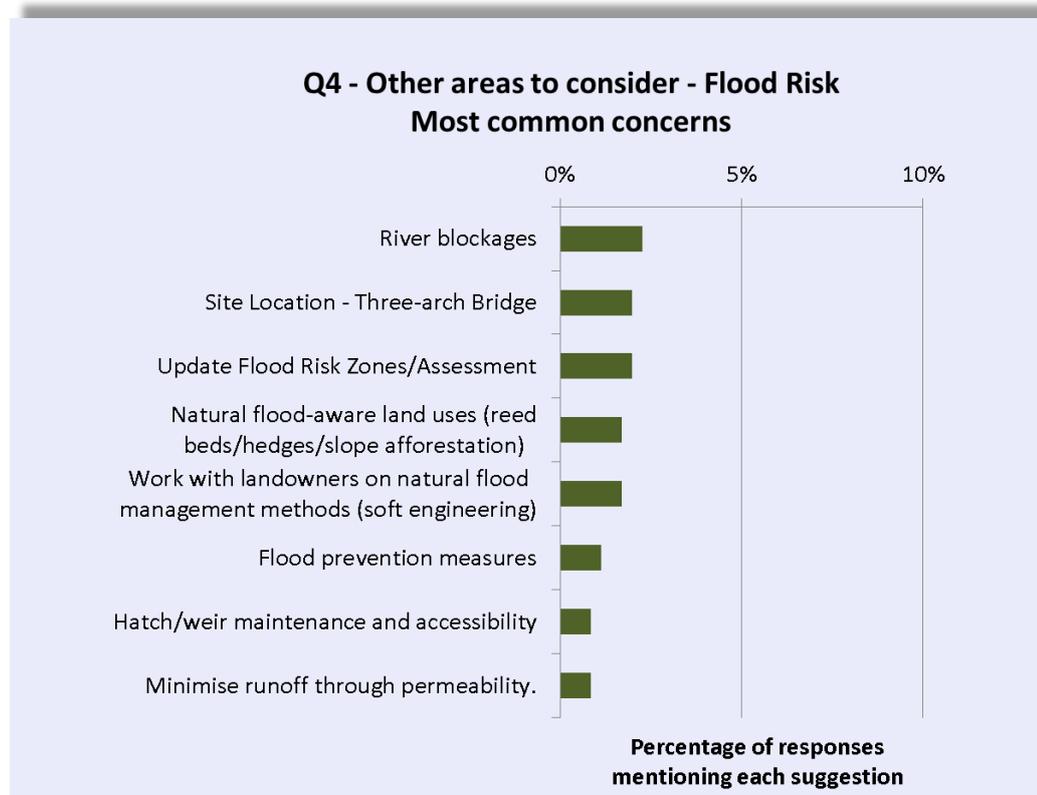
-  *A definite speed limit of 20mph throughout our village is a priority.*
-  *I think housing development proposals will increase the flood potential*
-  *Local employment and sustainability need to continue to get priority*
-  *Sixty plus houses ... is not making Tisbury more self contained.... will enhance out commuting etc, etc*
-  *The railway bridge (3 arches) is a prime example of why housing cannot be built on the station works site.*
-  *Station Works represents an unattractive brownfield site, well located for the village centre and station. Maximising the use of the site for housing will protect Tisbury from the need to allocate further... greenfield sites.*
-  *No to more houses! We cannot get doctors' appointments.*
-  *The old police station & fire station would make a good shop with parking - not too far from High Street.*



5. Flood Risk

Emphasis on natural methods of flood prevention

- Of the **62** comments and suggestions received on Flood Risk, there was an emphasis on TisPlan's role in promoting natural methods of flood prevention and steering development towards appropriate locations. Other concerns highlighted included the need for stronger local control to deal with blockages, including the management of hatches and storm drains.
- Suggestions focused on the following areas:
 - River blockages
 - The importance of the Three-arch Bridge as a natural overflow channel
 - The need to align with the most recent Strategic Flood Risk Assessment
 - Natural flood-aware land uses (reed beds/hedges/slope afforestation)
 - Work with landowners on natural flood management methods (soft engineering)
 - Other flood prevention measures
 - Hatch/weir maintenance and accessibility
 - Measures to minimise runoff through permeability.
 - The need for development to make a positive contribution to flood attenuation
 - Bunds/ditches on flood plain and road/river banks
 - Grey water capture
- A chart showing the most common concerns raised is shown below:





Comments

- A sample of comments made is shown below:

<p>Dealing with Blockages, Management and Maintenance</p>	<p>☞ <i>Good communication during high risk flood periods to make sure hatches and weirs remain open or responsive to need??</i></p> <p>☞ <i>A scheme needs setting up to help residents access flood gates, doors etc by the provision of a local flood grant to residents , provided by the EA or Wiltshire Council together with Tisbury PC</i></p> <p>☞ <i>There are several drain holes along local roads which are blocked: for example in The Avenue, at the junction with the western end of Queens Road</i></p>
<p>Importance of the Three Arch Bridge</p>	<p>☞ <i>Don't block off one of three arch bridge arches</i></p> <p>☞ <i>Flooding has and will always be an issue at the 3 Arch Bridges.</i></p> <p>☞ <i>Don't pedestrianise the bridge arch!</i></p>
<p>Soft Engineering</p>	<p>☞ <i>Methods might include, additional hedges, soil aeration, cross slope afforestation and choice of planting along the catchment; addition of spillways/runoff ponds or diversion channels (soft engineering).</i></p> <p>☞ <i>By working with nature based solutions and building knowledge and capacity in local people, better results can be achieved than pouring public funds intohard / infrastructure solutions.</i></p> <p>☞ <i>Plant more flood-reducing trees to mitigate risk of floods</i></p>
<p>Natural Expansion</p>	<p>☞ <i>Local Authorities need to work more closely with land owners along the (Sem/Odd etc) Nadder catchments to allow the river to expand and contract naturally, seasonally and in the event of high precipitation / flash floods.</i></p> <p>☞ <i>Do not in any way mitigate the effectiveness of the water meadows</i></p>
<p>Steering Development to Sustainable Locations</p>	<p>☞ <i>Do not allow development on future flood plains</i></p> <p>☞ <i>No building near the river</i></p>



Specific Issue of Sewage Outflow

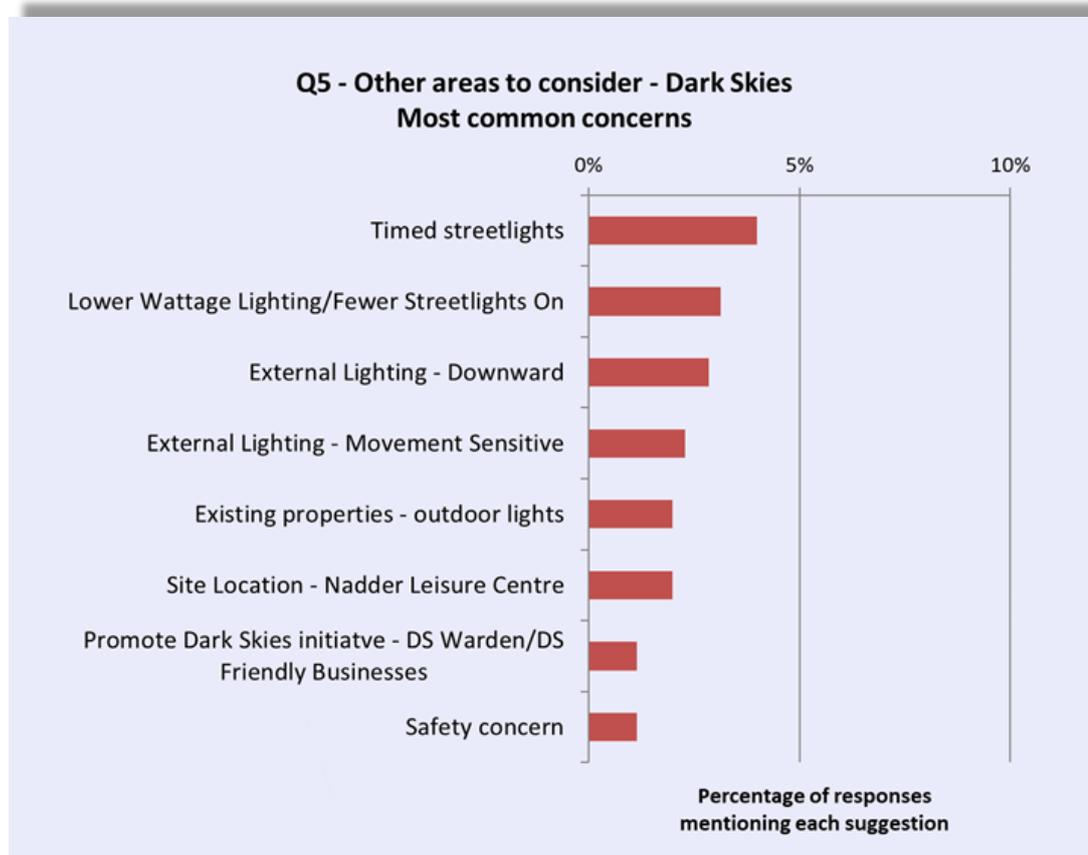
- One comment highlighted specific concerns about outflow of raw sewage into the River Nadder near Tisbury Parish Church at times of heavy rain and the possibility that the terms of a consent to discharge storm water granted by the Environment Agency might have been breached. A copy of this comment and details of the Environment Agency consent have been passed to Tisbury Parish Council.



6. Artificial Light

Preference for practical solutions

- Of the **83** comments and suggestions received on the subject of Light Pollution there was an emphasis on practical measures which could reduce existing light pollution in Tisbury, many of which, if incorporated into planning policy, could minimise emissions from new development. The most favoured measures were the timing of streetlights, use of less powerful streetlights, fewer streetlights and the use of designs which do not project light up (such as lit bollards and downward facing lights with shades). The need to design buildings so that they do not emit light upwards (for example plate glass in commercial frontages or skylights in residential development) was also commented on. One response contrasted the type of streetlights used in the centre of Tisbury village with brighter lighting used on more modern developments in its outskirts.
- Many of those commenting asked whether initiatives could be put in place to reduce light emissions from existing buildings, and a number of responses highlighted specific locations, with eight sites in Tisbury village mentioned as potential candidates. Seven responses pointed to the contribution which the Nadder Leisure Centre could make by reducing light emissions further.
- Four responses proposed giving greater prominence to the Dark Skies Initiative promoted by Cranborne Chase AONB, including its “Dark Skies Friendly Business” project and the introduction of a Dark Skies Warden.
- Four responses emphasised the importance of taking a balanced approach which is sensitive to safety concerns and the needs of elderly people, who appreciate brighter lighting.
- A chart showing the most common suggestions is shown below:





Comments

➤ The following indicate the most frequent comments made:

<p>Timed Streetlights</p>	<ul style="list-style-type: none"> <i>☞ Put timers on street and path lights set to turn them off at 11pm or 12midnight</i> <i>☞ Do street lights HAVE to be on overnight? Midnight to 06.00. Dark skies and less electricity used ie greener.</i> <i>☞ Reduce use of street lighting between midnight and 5am</i> <i>☞ Switch off the streetlights between 1 and 5am, which would also save money."</i> <i>☞ A total of 830,000 tonnes of CO2 pollution is produced from the energy wasted by streetlights alone.</i>
<p>Lower Output/Fewer Streetlights</p>	<ul style="list-style-type: none"> <i>☞ What about turning off every other street light??</i> <i>☞ Reduce intensity of street lighting; both in brightness and quantity.</i> <i>☞ Street lighting is at fault here and should be taken into account with any new development</i> <i>☞ Retail premises should reduce the amount of light on closed premises, including signage etc.</i> <i>☞ The 3 estates in Tisbury are noticeably brighter than other historic parts of the village. Could light fittings be switched to lower wattage in these areas?</i>
<p>Downward Lighting</p>	<ul style="list-style-type: none"> <i>☞ I think the contrast between the satellite maps is startling and very concerning ... the AONB designation and policies should be strong deterrents to increased lighting.</i> <i>☞ A change to downward directional street lighting wherever possible.</i> <i>☞ It will be important to specify low level downlighting as a requirement for all future planning applications</i> <i>☞ Ensure that street lighting does not leech upwards and prohibit uncovered plate glass commercial interests burning 24hrs per day.</i>



<p>Movement Sensitive Lighting</p>	<ul style="list-style-type: none"> <i>✎ Is it possible to ensure that any outdoor lights are person-movement sensitive and only come on when required.</i> <i>✎ Movement activated lighting on footpaths so safe for people but not causing consistent light pollution. This would especially be good in the stubbles and station area</i>
<p>Specific Sites</p>	<ul style="list-style-type: none"> <i>✎ About 12 months ago, I requested that the Fire Station consider dimming / changing its outside lights. Though met initially with resistance, I am delighted to say that along with the new wiring, new outside lights have been fitted which no longer light up a good stretch of The Avenue - congrats to all at the Fire Station.</i> <i>✎ Light pollution would be reduced a lot by appropriate changes at the Tisbury Sports Centre</i> <i>✎ Community hub lights are on all night and very bright - are they all necessary?</i> <i>✎ Security lighting around the Nadder Centre is excessively bright</i> <i>✎ The street lights (and other outside lights e.g. at the station and in the yard behind the station) recently fitted should have shades, angled at 45 degrees, to prevent light pollution.</i> <i>✎ Surely we should leave a dark corridor behind the station through to the rolling hills beyond?</i> <i>✎ The decrepit white office block on the station works site is floodlit and highly visible, especially on the road from Chilmark.</i>
<p>Promoting the AONB Dark Skies Initiative</p>	<ul style="list-style-type: none"> <i>✎ Recommend local businesses apply to become 'Dark Sky Friendly' businesses.</i> <i>✎ A volunteer dark skies officer should be appointed to advise on new lighting issues and address specific ...problems.</i> <i>✎ More information to householders regards the importance of dark sky reserves.</i>
<p>Safety Concerns</p>	<ul style="list-style-type: none"> <i>✎ We have to consider the safety of people</i> <i>✎ Some street lighting is needed for safety reasons</i>

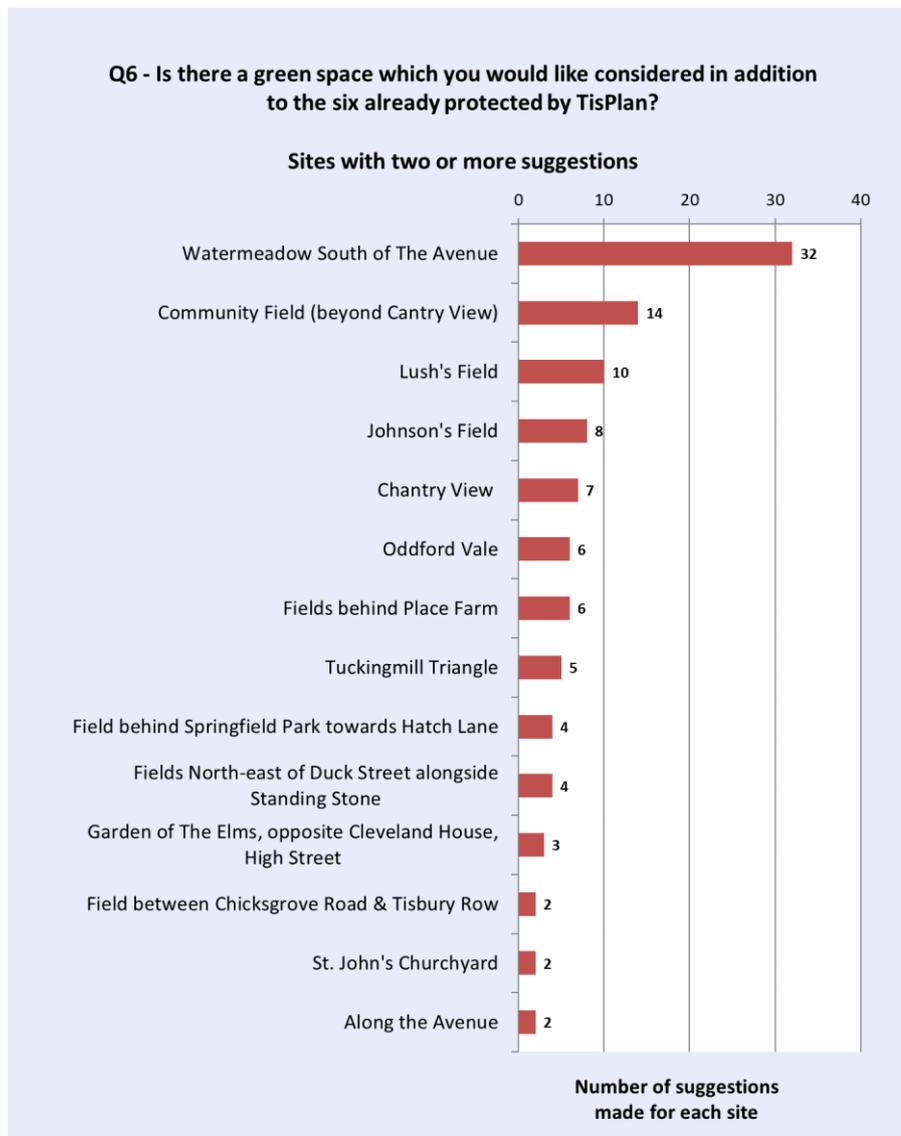
1



7. Local Green Spaces

Over 100 nominations received

- This section of the survey received the second strongest response, with 114 nominations spread across 23 spaces. When nominating a space, those responding were asked to explain its special value to Tisbury’s community.
- The water meadows South of The Avenue attracted by far the most nominations and were nominated in 32 responses (9% of the total). Nominations highlighted the floodplain’s value to large numbers of residents, with comments such as “a significant tranquil space which hundreds of villagers enjoy throughout the year.”, “the beauty of the meandering river at the foot of this area is one of the greatest natural assets for the village.”.
- Responses also indicated that the Community Field (beyond Chantry View), Lush’s Field, Johnson’s Field and Chantry View are all highly valued by the community.
- A chart showing the most nominated sites is shown below:





Top 5 Spaces – Special Value

- The table below shows the special importance which each of the top five spaces has to Tisbury's community, as stated by those putting forward nominations:

Space	Nominations	Special Value
Water Meadow South of The Avenue	32	<p><i>"A significant tranquil space which hundreds of villagers enjoy throughout the year."</i></p> <p><i>"The beauty of the meandering river at the foot of this area is one of the greatest natural assets for the village."</i></p> <p><i>"These are lovely green spaces I am worried we are going to lose to houses."</i></p> <p><i>"Important local views across the floodplain to the other side of the Nadder Valley."</i></p> <p><i>"It's enjoyed by everybody"</i></p> <p><i>"Enjoyed by dog walkers and other visitors, being tranquil and beautiful, being next to the river."</i></p>
Community Field (beyond Chantry View)	14	<p><i>"A significant site of biodiversity and could be made into an educational natural asset with a little work."</i></p> <p><i>"Full of wild flowers and new trees recently planted."</i></p> <p><i>"Used daily by many dog walkers and has recently had the village's platinum jubilee tree planted in it."</i></p>
Lush's Field	10	<i>"Nature Reserve and public amenity."</i>
Johnson's Field	8	<p><i>"Amazing wildlife and adjacent to the River Nadder too."</i></p> <p><i>"Tranquillity and excellent potential for harbouring local wildlife."</i></p>
Chantry View	7	<p><i>"Valuable green space in residential area with important views across the Oddbrook Valley."</i></p> <p><i>"[Brings] the surrounding countryside into the village and emphasise its special place as a community within the AONB rather than a built-up area"</i></p>



8. Site Allocation – Station Works

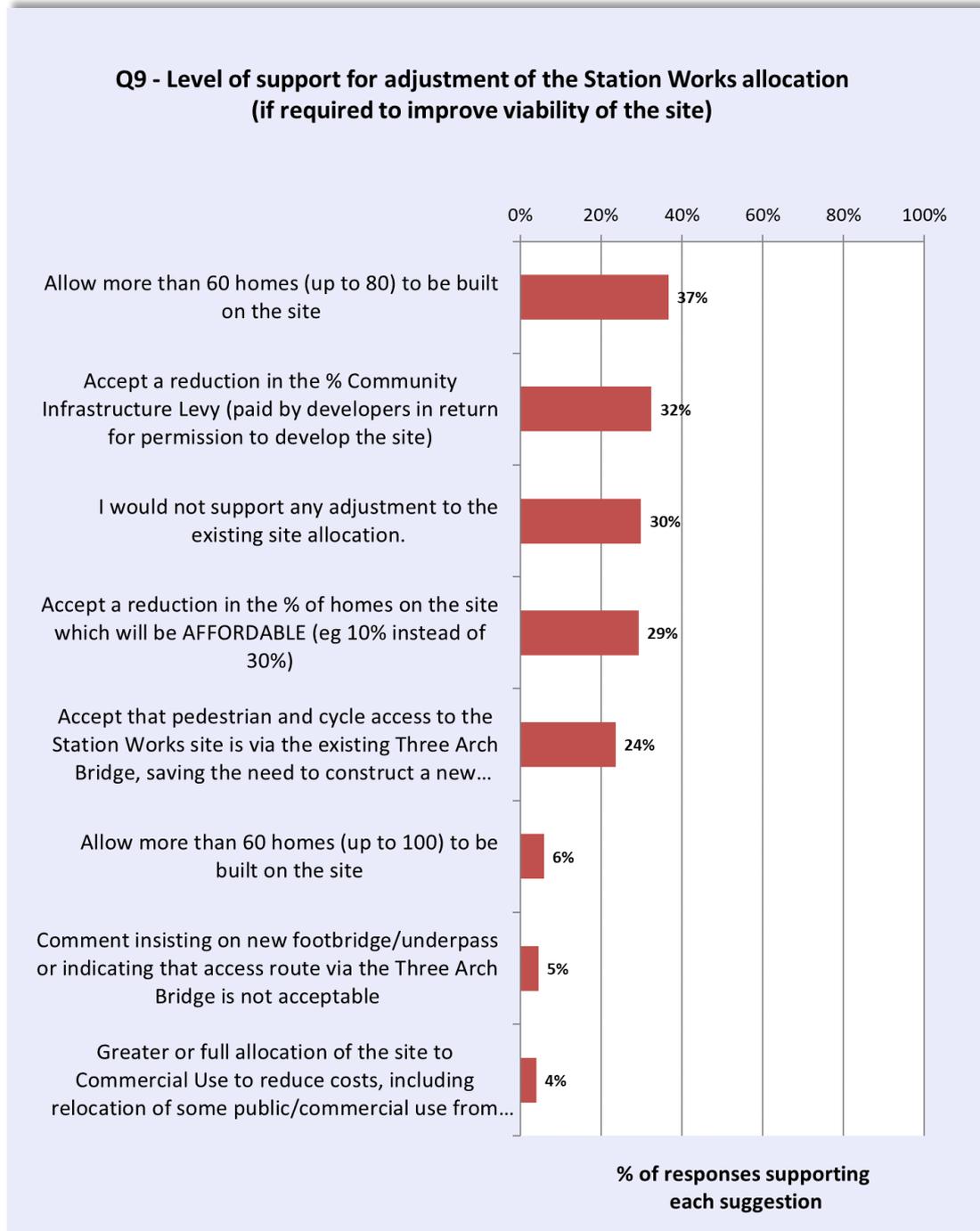
No clear mandate to adjust the site allocation

- Those responding were asked whether they would support one or more **potential adjustments** to TisPlan so that development of the Station Works site could be made financially viable for a developer, **if it transpired that** development in line with TisPlan's existing policies was not viable. The suggestions proposed were (in the order listed on the survey form):
 1. Support pedestrian and cycle access to the Station Works site is via the existing Three Arch Bridge, saving the need to construct a new bridge or underpass across the railway
 2. Permit up to 80 homes to be built on the site (instead of 60)
 3. Permit up to 100 homes to be built on the site
 4. Accept a reduction in the % of homes on the site which will be AFFORDABLE (eg 10% instead of 30%)
 5. Accept a reduction in the % Community Infrastructure Levy (paid by developers in return for permission to develop the site)
 6. Status quo (did not support any change to the site allocation)
- An opportunity to write-in additional suggestions was provided.
- There was limited enthusiasm for any of the proposed changes. None received the backing of a majority of those responding, with the least unpopular option being to provide 80 homes which was supported by **37%**. By contrast, **30%** indicated that they would not support any changes.
- The importance of the Station Works allocation to the community is indicated by the fact that **138** people wrote-in specific comments in addition to responding to the survey question.
- **15** people took this opportunity to emphasise their opposition to using the Three Arch Bridge as the main pedestrian access route.
- Other suggestions included
 - Greater commercial use of the site to reduce costs, including relocation of some public/commercial use from Tisbury centre.
 - Seek a contribution to a new pedestrian/cycle crossing from Network Rail
 - Community or Not-for-profit development of the site.
 - Employ a cheaper level crossing rather than a pedestrian bridge or underpass.
 - Seek ways to make development affordable over a longer investment term.
 - Designate part or all of the site for self or custom-build.
 - A cantilevered steel footbridge over the river alongside Three Arch Bridge to overcome flooding/traffic problems
 - Scaling down the number of homes built on the site to reduce infrastructure and remediation costs:



Summary of Opinion

➤ The chart below shows the most common suggestions and comments::





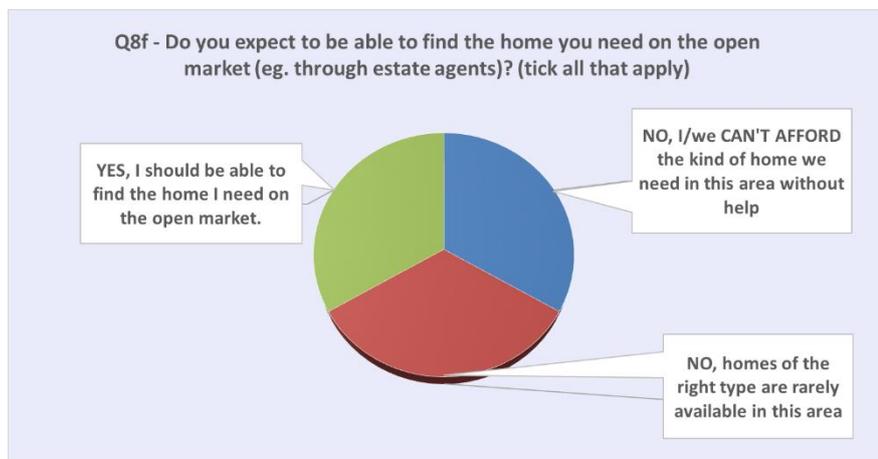
9. Housing Needs Assessment

Both younger and older age groups represented

- To provide an up-to-date assessment of local housing needs the Parish Councils have commissioned a separate Affordable Housing Needs Assessment for Tisbury from AECOM Infrastructure & Environment UK Ltd.. To complement this work, the engagement survey included an additional section on housing need, which was completed by those who indicated they would need a home or need to move home in the TisPlan area within the next few years.
- **38** people living in the Plan area completed the additional housing need section, of whom **16** do not currently own their own home, whilst **22** currently own their existing home. Typically the latter group are in their later years and seeking to downsize, find a 'last home' or move into sheltered accommodation. Inclusion of this cohort enables a broad picture to be established of housing need across all ages.
- The survey response of 352, with 38 local residents expecting to need a new home in the Plan area broadly matches the response to the Tisbury Parish Housing Needs Survey 2019, conducted by Wiltshire Council, which received 292 responses, of which 24 indicated a need for an affordable home in the Plan area.
- The remainder of this analysis focused on the needs of those 38 people who currently live in the Plan area.

Two thirds DON'T expect to find an open market home

- Those completing the housing needs section were asked whether they expected to find the home they needed on the open market. **Two thirds** felt that they would have difficulty. Of this number, half felt they would need financial help to find something affordable and the other half did feel affordability was a problem, but felt that accommodation meeting their needs rarely became available locally.



The “Affordable Home” and “Older Owner” cohorts

- These two cohorts have different priorities and they are characterised as follows:

Affordable Home ("Can't afford")

Spread across all age ranges, but 50% are in the range 25-34. Predominantly needing financial help to find their first home or families looking for a larger home.

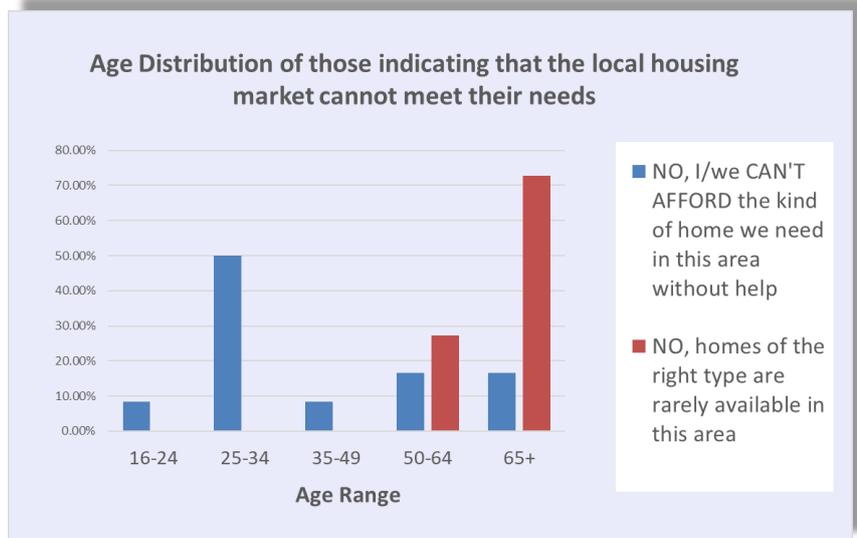


Older Owner (Can Afford, Can't find)	Predominantly older people. All are above 50 years old. Looking mainly to downsize, move to sheltered accommodation or find a home which is more maintainable and/or closer to the centre of Tisbury village.
--	---

- For ease of reference the remainder of this analysis refers to these groups as **Affordable Home** and **Older Owner** when identifying subjects on which they have different priorities.

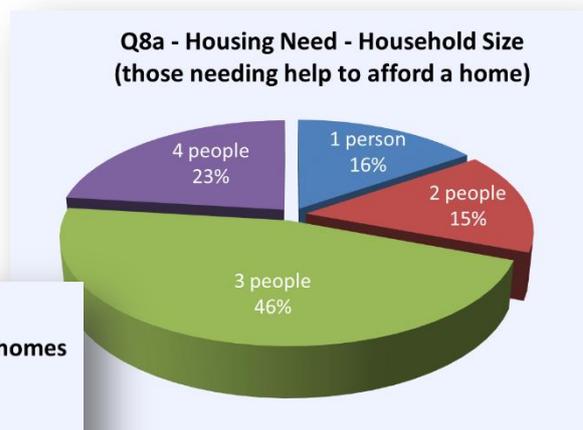
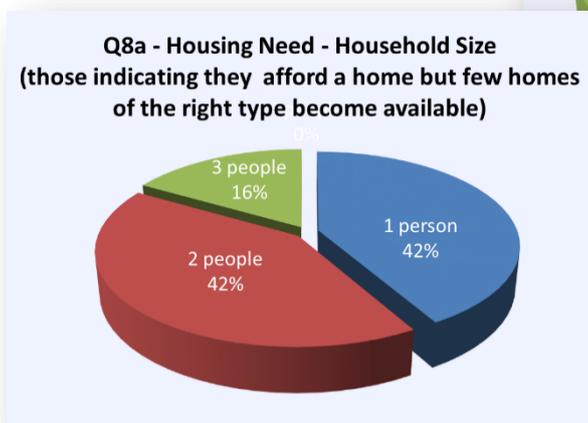
The Older Owner cohort are all above 50 years' old

- The Affordable Home cohort are spread across all ages, but predominantly are formed from those between 25-34 years old. By contrast, the Older Owner are **all** above the age of 50 and the majority are over 65 years old.



Older Households are half the size of younger ones

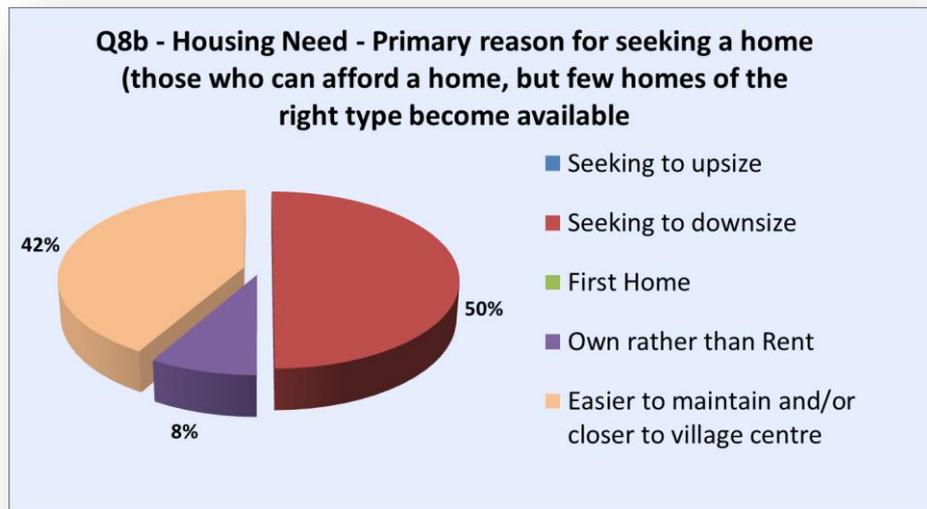
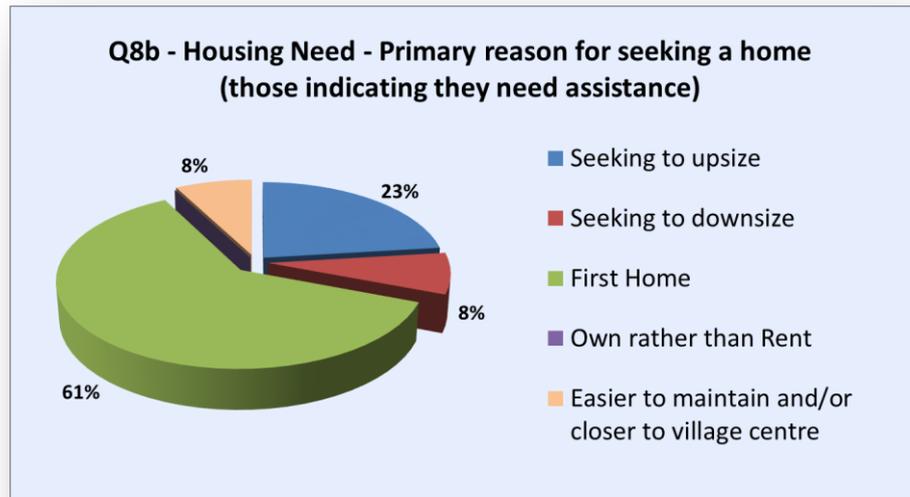
- The average household size of those seeking homes in the Plan area differed between each cohort. The Affordable Home cohort have an average household size of 2.77, whilst the Older Owner cohort have a household size of only 1.77:





The Affordable Home and Older Owner groups have different aims

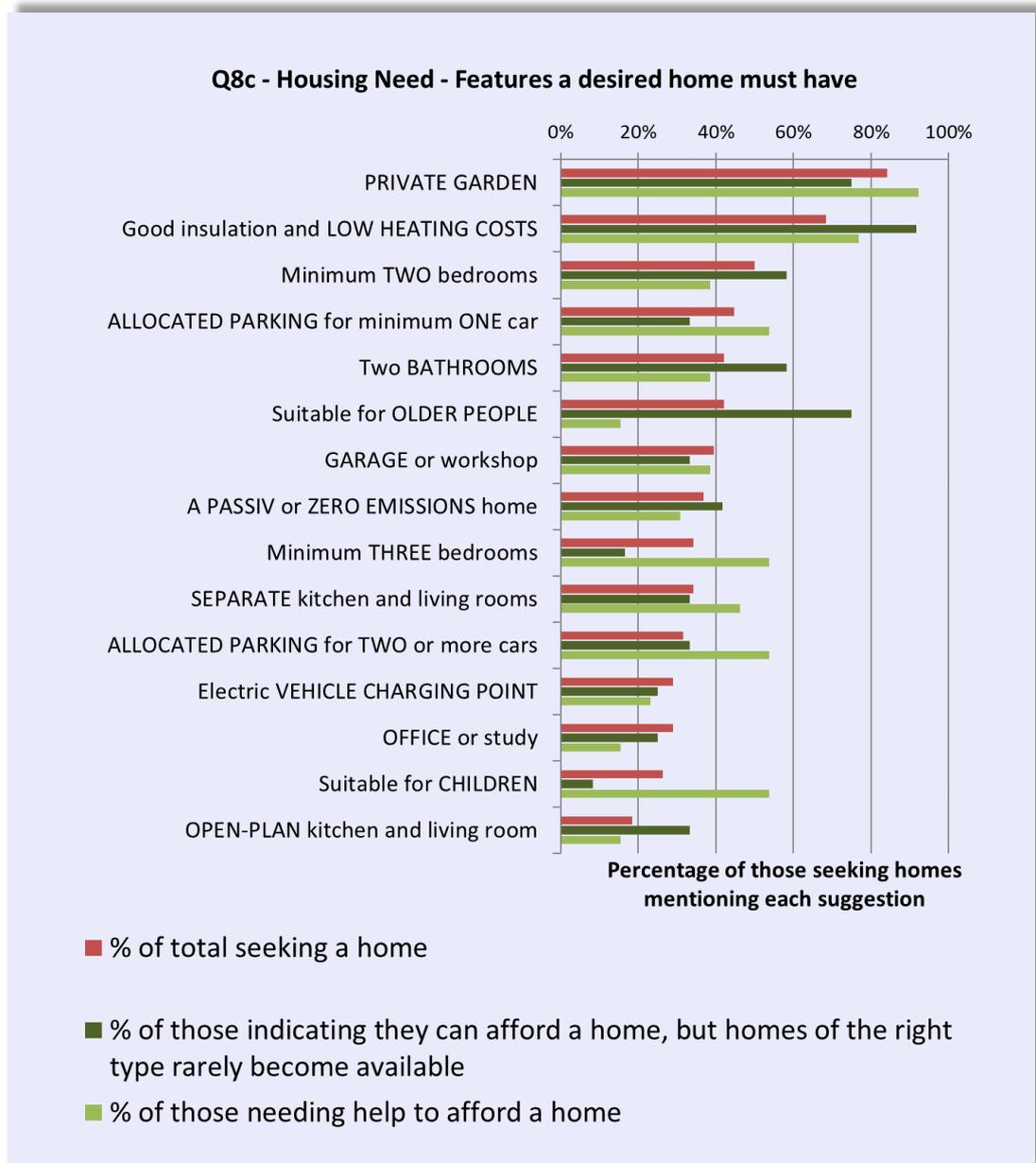
- Those indicating they would be seeking a home were asked to explain what they were looking for.
- The Affordable Home cohort were mainly seeking their **first home** or a **larger home**.
- The Older Owner cohort were mainly seeking a home which was **smaller, easier to maintain or closer to the village centre**.





Private gardens and low heating costs are highly prized

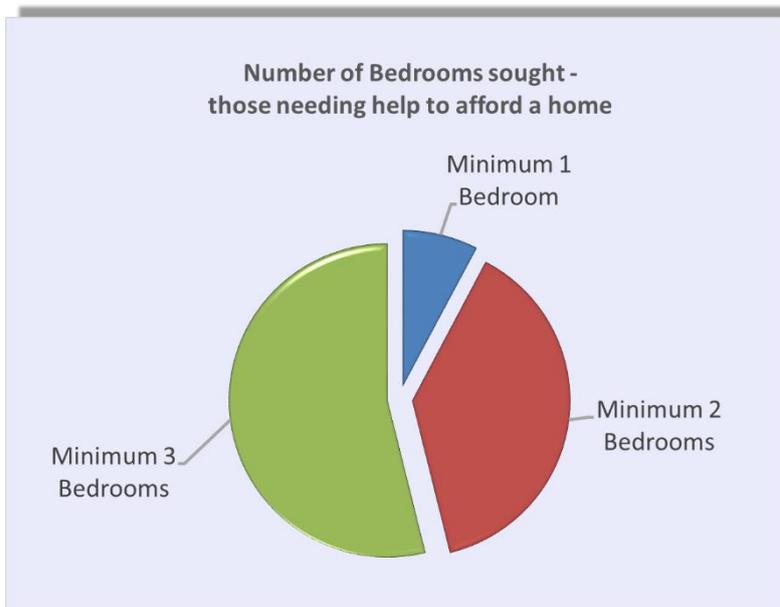
- Those seeking a home were asked to indicate what features their home MUST have. Of the Affordable Home cohort **92%** stated they must have a home with 2 or more bedrooms. The equivalent percentage in the Older Owner cohort was **75%**.
- **92%** of the Affordable Home cohort indicated that their home must have a private garden.
- The Older Owner cohort valued a private garden and parking space less, but instead 75% indicated the importance of a home designed with older people in mind.
- All those seeking homes felt low heating costs were important.





Those seeking an affordable home most likely to need 2 or 3 bedrooms

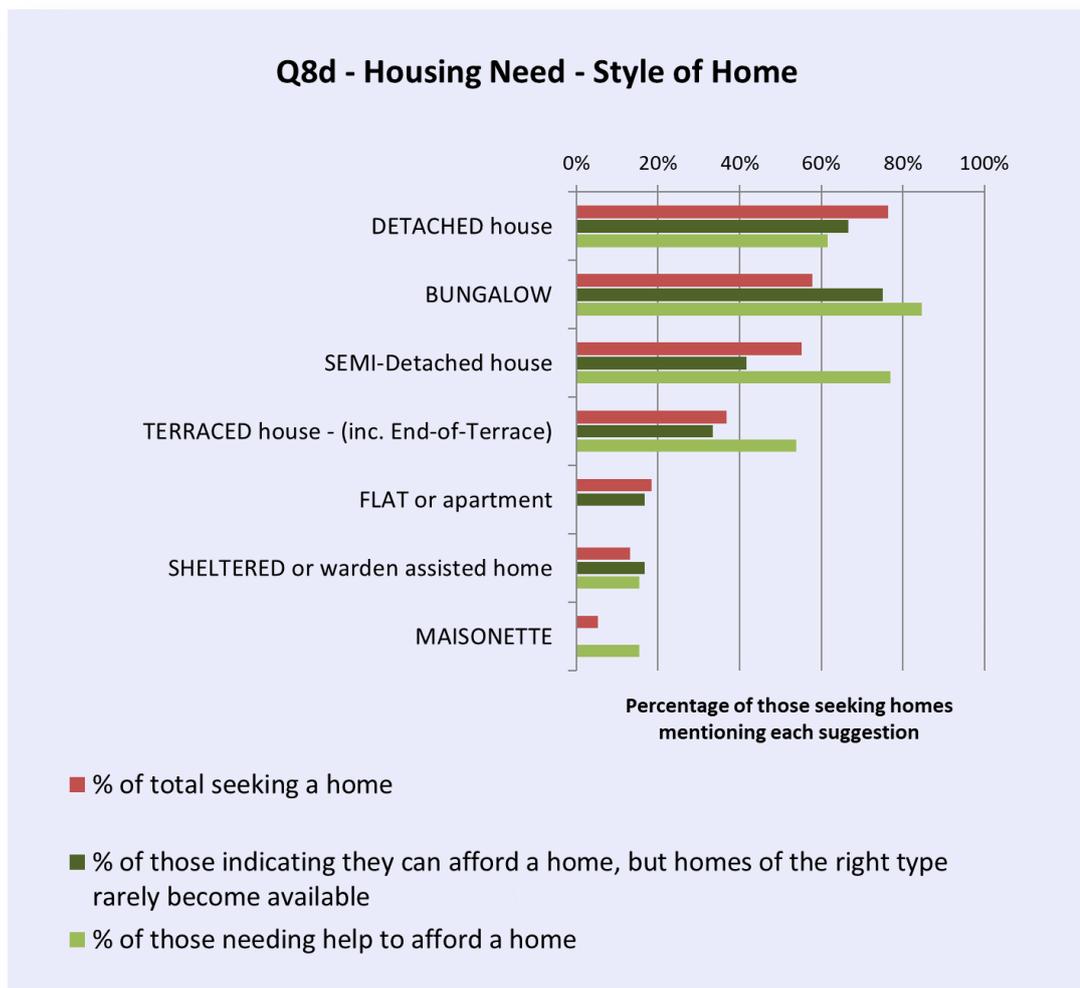
- The chart below shows the distribution of those seeking affordable homes with one, two three or four bedrooms. The strong preference for homes with at least two bedrooms reflects the larger household size of this group and possibly a greater need to work from home typical of this age range.





Houses and bungalows strongly favoured, but little interest in flats

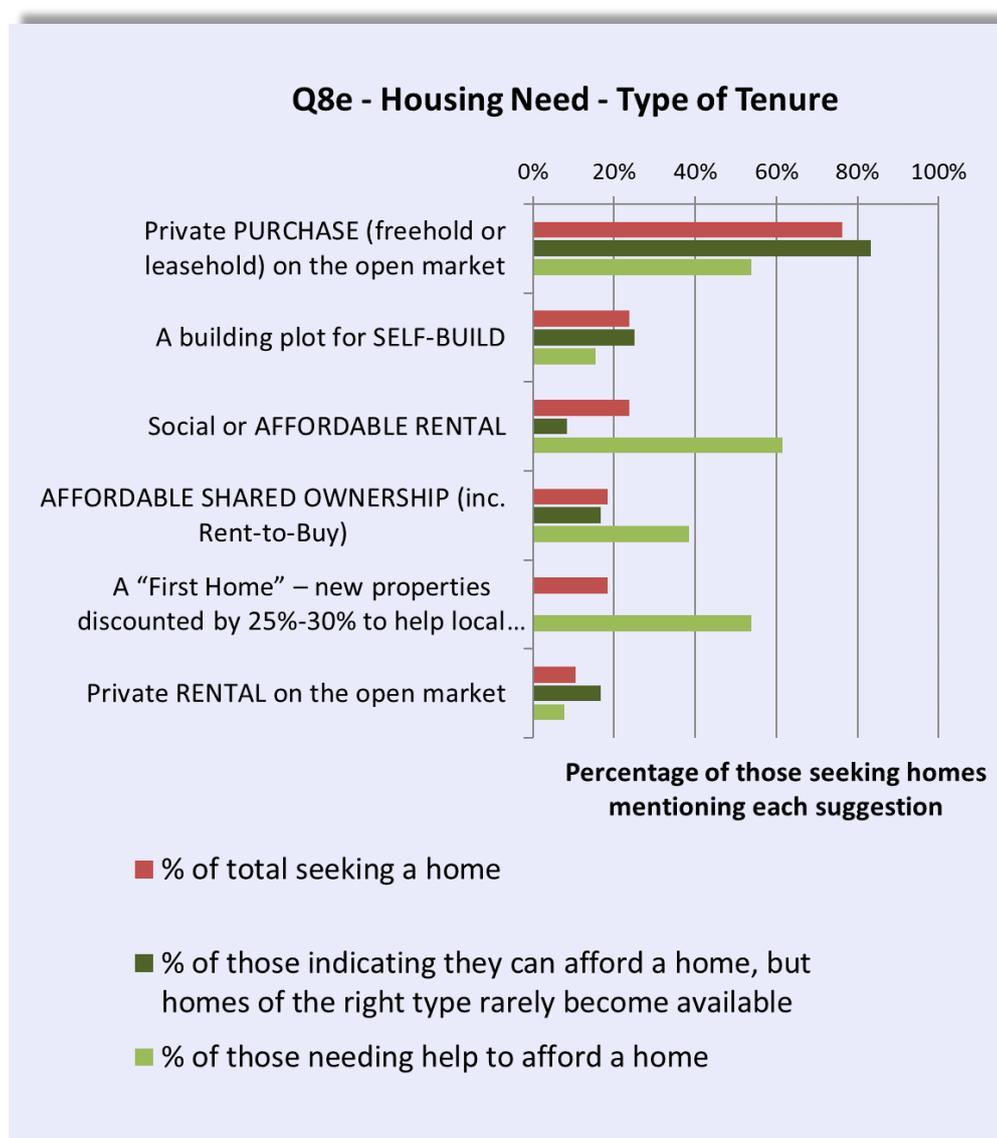
- Responses indicated a strong preference for houses and bungalows over flats and apartments. No one in the Affordable Home cohort indicated they were prepared to consider a flat.
- Those who were prepared to consider a flat were **also** prepared to consider a house, indicating that increasing the affordability of houses is a more strategic and versatile solution to Tisbury’s future housing need.





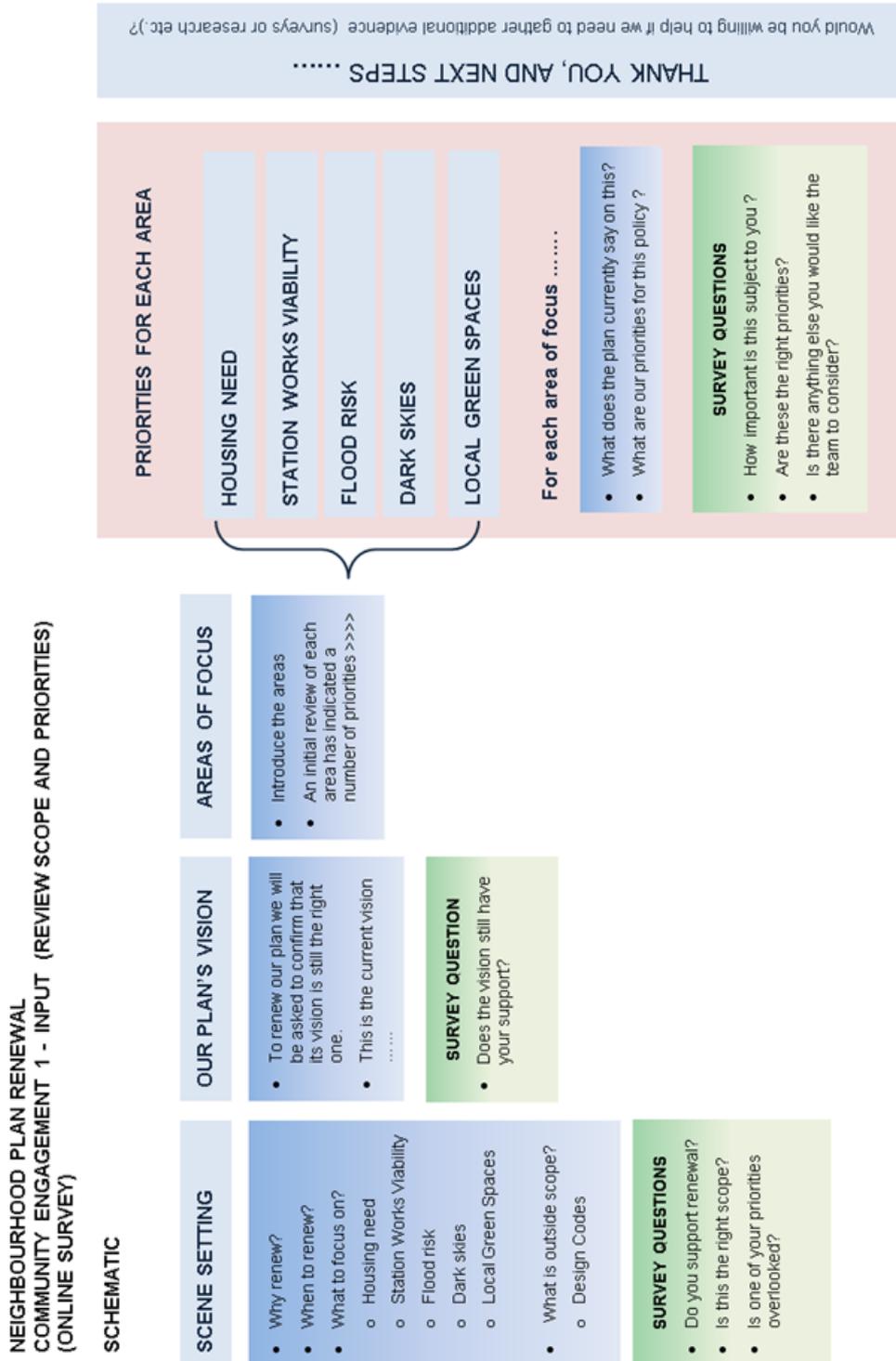
Interest in all forms of affordable home ownership

- Those indicating they would be seeking a home were asked to say what type of tenure would suit them best.
- Of the Affordable Home cohort there was strong interest in the three main forms of affordable home ownership (affordable rental, shared ownership and the government’s “first homes” scheme). There was also interest in house purchase on the open market, which may indicate that some of those who feel they cannot afford a home in Tisbury, would consider moving further away to find a home they can afford.
- Conversely, those in the Older Owner cohort had less interest in affordable home ownership.
- There was some interest in self-build (meaning a freehold or leasehold home built by its owner or by a local builder on behalf of the owner) with 15% and 20% of each group indicating they would consider this.
- The least favoured tenure was private rental, with less than 10% interest.





Appendix A - Survey Schematic





Appendix B- Survey Text

TisPlan Renewal

Please help Tisbury and West Tisbury Parish Councils to build an accurate picture of our community's priorities by taking this short survey. Click 'NEXT' underneath the picture to start

* Required

SECTION 1 - WHY TISPLAN NEEDS TO BE REVISITED

Our Neighbourhood Plan, "TisPlan" was approved with a 94% vote at referendum in November 2019. Now, two years on, it needs to be strengthened for two reasons.....

First, some areas need to be brought up-to-date and the policy on flood risk needs to be strengthened in the light of last October's flooding.

Second, we must cope with new government rules which disqualify a neighbourhood plan after two years where the local authority doesn't meet the government's land supply targets. Wiltshire Council currently DOES NOT meet these targets, meaning that our community's voice could be ignored unless we give Wiltshire the opportunity to renew TisPlan for two more years.

Of the various improvements which could be made to TisPlan, we believe we have singled out the ones which can be achieved quickly, so that we can restore the Plan to full strength as soon as possible. The proposed changes will not change the character of TisPlan or require another referendum. But they will mean that Wiltshire Council can renew the plan, which will then regain its weight in guiding planning decisions.

Q1 - Do you agree that TisPlan should be renewed in 2022? *

Mark only one oval.

Yes, I agree that TisPlan should be renewed in 2022

No, I disagree

I have no view either way



SECTION 2 - WHAT IS INVOLVED

The current TisPlan was the result of six-years' work between 2013 and 2019, so limited changes are proposed for 2022. The Steering Group has identified THREE areas where TisPlan can be strengthened and in each case, the work required can be completed relatively quickly.

1. To strengthen TisPlan's policy on FLOODING, steering new development away from sites at risk in the light of the severe flooding which took place in the village last October.
2. To strengthen TisPlan's policies governing how much ARTIFICIAL LIGHT can be emitted from new development. This follows designation of our Area of Outstanding Natural Beauty (AONB) as one of only 14 "Dark Sky Reserves"
3. To ensure our Local GREEN SPACES are protected and consider whether any additional spaces should be added to the list.

In addition, the Government has two compulsory tests which every Neighbourhood Plan must meet. First, TisPlan must support the government's housing targets and respond to housing need. Second TisPlan must show that its proposals for its one major site, at Station Works are genuinely affordable for a developer.

Other useful work, such as on the design of new buildings, would take too long to complete in 2022, so for now it is proposed to keep to the priorities set out above, with other improvements included in the next review of TisPlan in 2024.

Q2 - Please tell us if you feel OTHER important objectives should receive priority in 2022 and why. Otherwise, just tick 'NEXT' below to go to the next section.

SECTION 3 - IS TISPLAN'S VISION STILL RELEVANT?

Based on feedback from over 1,000 residents the TisPlan Vision Statement appears at the start of TisPlan and inspires everything it contains. The Parish Councils are committed to this vision, but we need to confirm that it still has your support:

"There will be modest, sustainable growth in housing to provide for the range of housing needs in the local area. Development should enhance the well-being of residents, provide opportunities for local business and provide quality infrastructure to encourage sustainable lifestyles to enable the area to continue to prosper into the future. The conservation and enhancement of the AONB and its outstanding landscapes, environment and heritage assets will be at the core of any local development decision."



Q3 - Does TisPlan's Vision Statement still have your support? *

Mark only one oval.

Yes

No

I have no view either way

SECTION 4 - FLOOD RISK

HOW WE PROPOSE TO STRENGTHEN TISPLAN

In view of the extensive flooding in Tisbury on 21st October 2021, we plan to strengthen TisPlan in three ways

- ENSURE new development does not take place in areas at risk of flooding.
- ENSURE new developments do not make people unduly dependent on access routes which are vulnerable to flooding.
- INTEGRATE with Wiltshire Council's revised flood risk map, which gives extra protection to areas at risk of flooding

Q4 - Do you have any COMMENTS on other ways to strengthen TisPlan's policies on Flood Risk or any supporting EVIDENCE which could help? If so, please let us know below. Otherwise. click 'NEXT' to go to the next question.

SECTION 5 - DARK SKIES

ANOTHER AMESBURY IN THE MAKING? The two satellite maps below contrast the night sky over West Wiltshire in 1993 and 2016. Each square shows the amount of radiance shining up into the night sky. The red circle shows Tisbury. The orange circle shows Amesbury.

HOW WE PROPOSE TO STRENGTHEN TISPLAN

In 2019 our AONB was designated as one of only 14 international Dark Sky Reserves, but night skies above Tisbury are becoming brighter from increased light pollution. We plan to strengthen TisPlan's policies to ensure that new developments are safe, but that artificial lighting is not wasteful or intrusive on the surrounding area.

Q5 - Do you have any COMMENTS on other ways to strengthen TisPlan's policies on Light Pollution or any supporting EVIDENCE which could help? If so, please let us know below. Otherwise. click 'NEXT' to go to the next question.



SECTION 6 - LOCAL GREEN SPACES

Local Green Spaces have special protection (similar to green belt). TisPlan currently protects six Local Green Spaces, which are special to the village: Tisbury's Six Local Green Spaces, protected by TisPlan

HOW WE PROPOSE TO STRENGTHEN TISPLAN

We will review the list of Local Green Spaces and are keen to know of any additional spaces which deserve protection in future.

Q6 - Is there a green space which you would like considered in addition to the six already protected by TisPlan? If so, please tell us about it. Otherwise, press 'NEXT' to go to the next question.

SECTION 7 - TISBURY'S HOUSING NEED

Under government rules, TisPlan has to show how it supports the government's housing target and is responding to housing need. The target for Tisbury is at least 65 new homes between now and 2036. But TisPlan does have significant say over WHAT types of home should be built, HOW they should look and WHERE they should be located.

TisPlan currently allocates sites for around 70 new homes to be built between now and 2036. It supports community-led homes and those which serve the needs of older people and the local population generally

An artist Impression of some of the 13 new homes proposed for the former Sports Centre site, one of the two sites allocated by TisPlan for homes.

HOW WE PROPOSE TO STRENGTHEN TISPLAN

We will prepare an updated Housing Needs Assessment for Tisbury showing the extent to which homes are affordable for local people and the kinds of home which are needed. We will also strengthen TisPlan's support for those groups whose needs are currently not well catered for.

Please help us to understand what sort of homes Tisbury needs by answering the questions below

Q7 - Do you currently own or rent a home? *



Mark only one oval.

Own outright or with a mortgage (freehold or leasehold)

Own with Shared Ownership

Rent

Share with family or relative(s)

Share with friends or others

Don't have my own home at the moment

Other:

Q8 Thinking about YOURSELF, will you NEED A HOME, or NEED TO MOVE *
HOME in Tisbury or West Tisbury within the next few years?

Mark only one oval.

Yes

No

I'm not sure

HOUSING NEEDS SECTION

SECTION 7 - TISBURY'S HOUSING NEED (PART 2)

Please help us by telling more about the TYPE OF HOME YOU WILL NEED

How large a household will your home need to accommodate? *

Mark only one oval.

Just me

Me and one other

Me and 2 others

Me and 3 others

Me and 4 others

Me and 5 or more others



Why do you expect to move home? (tick all that apply) *

Check all that apply.

Looking for my/our FIRST HOME

To accommodate a growing FAMILY

Seeking something SMALLER

Seeking something easier to MAINTAIN

To be closer to WORK

To be closer to the VILLAGE CENTRE AND AMENITIES

Other:

Which features do you feel your home MUST have? (tick all that apply) *

Check all that apply.

Minimum TWO bedrooms

Minimum THREE bedrooms

Minimum FOUR bedrooms

Two BATHROOMS

Suitable for CHILDREN

Suitable for OLDER PEOPLE

Suitable for people with DISABILITIES or SPECIAL ACCESS NEEDS

OPEN-PLAN kitchen and living room

SEPARATE kitchen and living rooms

OFFICE or study

PRIVATE GARDEN

GARAGE or workshop

ALLOCATED PARKING for minimum ONE car

ALLOCATED PARKING for TWO or more cars

Electric VEHICLE CHARGING POINT

Good insulation and LOW HEATING COSTS

A PASSIV or ZERO EMISSIONS home

Other:



What style of home would you consider? (tick all that apply) *

Check all that apply.

FLAT or apartment

BUNGALOW

MAISONETTE

TERRACED house - (inc. End-of-Terrace)

SEMI-DETACHED house

DETACHED house

SHELTERED or warden assisted home

Other:

What type(s) of TENURE would suit you best? (tick all that apply) *

Check all that apply.

Private RENTAL on the open market

Social or AFFORDABLE RENTAL

AFFORDABLE SHARED OWNERSHIP (inc. Rent-to-Buy)

Private PURCHASE (freehold or leasehold) on the open market

A building plot for SELF-BUILD

A "First Home" – new properties discounted by 25%-30% to help local first time buyers to enter the housing market

Other:

Do you expect to be able to find the home you need on the open market *
(eg. through estate agents)? (tick all that apply)

Check all that apply.

NO, I/we CAN'T AFFORD the kind of home we need in this area without help

NO, homes of the right type are rarely available in this area

YES, I should be able to find the home I need on the open market.

Other:



SECTION 8 - STATION WORKS

TisPlan states the community's wish to see the Station Works site put to good use by providing both new homes and a diverse employment offer. At the same time it recognises the costs involved in decontaminating the site and delivering some form of new railway crossing (bridge or underpass) to offer direct, step-free pedestrian and cycling access to Tisbury High Street.

TisPlan therefore allocates the Station Works site for a MIXED DEVELOPMENT of both commercial units and 60 homes, preferably to be delivered as part of the planned expansion of Tisbury Station to support dual track working.

HOW WE PROPOSE TO STRENGTHEN TISPLAN

To comply with new government rules TisPlan must offer evidence that its proposals for Station Works are genuinely affordable for a developer. If this cannot be done, EITHER TisPlan's policies must be adjusted to make Station Works financially viable OR the government's housing target must be met elsewhere, meaning that the 60 homes allocated to the Station Works site must be built on OTHER SITES IN TISBURY.

We plan to provide the evidence which the government requires, but if it shows the Station Works site is not financially viable for development, we need your views about how TisPlan could be adjusted.

Q9 - Listed below are FIVE possible adjustments to TisPlan which could help to make development of the Station Works site more viable IF NEED BE. Please TICK ALL THE OPTIONS you feel are worth exploring:

Check all that apply.

Accept that pedestrian and cycle access to the Station Works site is via the existing Three Arch Bridge, saving the need to construct a new bridge or underpass across the railway

Allow more than 60 homes (up to 80) to be built on the site

Allow more than 60 homes (up to 100) to be built on the site

Accept a reduction in the % of homes on the site which will be AFFORDABLE (eg 10% instead of 30%)

Accept a reduction in the % Community Infrastructure Levy (paid by developers in return for permission to develop the site)

I would not support any adjustments and accept this might mean locating the 60 homes allocated to Station Works at other sites to comply with the government's housing targets

Other:

Q10 - If development of Station Works is not viable and no adjustments to TisPlan can be



made, the government will require the 60 homes allocated for Station Works to be built on OTHER sites in or around Tisbury. Do you know of any sites, however, small, which could be considered for development or re-development? If so, please tell us about them below. Otherwise. Click 'NEXT' to go to the final section.

SECTION 9 - ABOUT YOU

Tisbury Village, image courtesy of Nadder Community Land Trust

Q11 - To help us, please indicate your age by choosing one of the options below:

Mark only one oval.

Up to 15 years

16-24 years

25--34 years

35-49 years

50-64 years

65 years and over

Prefer not to say

Q12 -Please give us your full postcode. This will be used solely to understand the distribution of responses in an anonymised format.

Q13 -If you would like to be kept informed or help with the work to modify TisPlan, please give your name and email address. Otherwise, just click the SUBMIT button below.

Any details you give will be held by the TisPlan team on behalf of Tisbury and West Tisbury Parish Councils in accordance with our Privacy Notice and used solely to keep you informed of progress on the Neighbourhood Plan. Our Privacy Notice can be found on the TisPlan website at www.TisPlan.org.uk.

Your First Name

Last Name

Your Email Address



TisPlan depends entirely on volunteer support and extra help is always welcome. Would you be willing to help in future research to support TisPlan and its policies? If so, please indicate ways in which you could help by ticking the boxes below:

Check all that apply.

Environment and Biodiversity team

Traffic & Transport team

Design & Architecture team

Planning & Viability Assessment

Other:

Would you like to submit any pictures or other evidence in support of your comments or which might help strengthen TisPlan in future? If so, please make sure you have given us your email address and tick the box below so that we can contact you.

Check all that apply.

Yes, I would like to submit some additional evidence.

Prepared by the TisPlan Steering Group for Tisbury and West Tisbury
Parish Councils

August, 2022

