

Notes on contributions made at the public meeting on Intelligent Land's Station Works Proposals attended by Simon Trueick from Intelligent Land on behalf of the site owner, Tisbury Community Homes.

The meeting was well-attended, with many of those present and connecting via video link wishing to ask questions. Due to time constraints it was possible only to take questions from a small proportion of those wishing to speak.

Held 27th May 2021

1. Population Impact and Density

- Many contributions highlighted concerns about the impact of development and the lack of clarity on what effect it would have.
- Population – one questioner asked what % impact the development would have on Tisbury's population. Note – with an average of 2.4 heads for each of the 89 dwellings (the average used by the Simon on behalf of Intelligent Land) and with a 70-bed care home, the total site population could be expected to be 283. Tisbury's 2011 census population was 2,253, giving a % impact of 12.5%
- Simon Trueick on behalf of Intelligent Land emphasised the importance of maximising the use of brownfield sites.

2. Transport Impact

- A number of contributions highlighted the limited capacity of the local road system and the impact which development would have. Comments voiced included concern that a population of around 10,000 in the surrounding area regularly travelled to and from Tisbury and a significant proportion of travellers used the route along Jobbers Lane, which would be used by the new residents of the development and where restrictions were also proposed.
- Simon Trueick on behalf of Intelligent Land expressed the view that it was the Council's job to maintain the road system.
- One questioner asked whether predicted vehicle movements had been calculated and whether this data would be shared. Simon responded that he significant amounts of data were amassed in a development of this nature and he could not guarantee to share all the data which would be collected.

3. Care Home Impact

- A representative from Tisbury Surgery expressed concern that the work brought in by the proposed care home would be "immense".
- Simon Trueick responded that Intelligent Land were trying to engage with the CCG.

4. Pedestrian and Cycle Access from the Site

- A number of questions expressed concern that the proposed foot and cycle connection between the site and the Tisbury village centre was unsuitable and that a more direct link was vital to make the site sustainable. Typical comments included:
 - "You've got to build a bridge over the railway"
 - "It needs 2 bridges [over the railway and river]. We going to end up with a ghetto."
- Simon Trueick, on behalf of Intelligent Land explained that whilst this may well be the outcome, the process by which Network Rail will progress this work will be time consuming. It involves a 3-stage business case with stage 1 due for completion by end 2021, followed by two further stages in future years. At this point, funding was not

guaranteed and the transition from Network Rail to Great British Railways could delay the process further.

5. Flats

- One contributor questioned the inclusion of blocks of flats on the site. Simon from Intelligent Land responded that this was at the request of Wiltshire Council's Housing Officer and explained that Wiltshire Council had expressed the desire to see more flats included on the site.

6. Design Appearance

- One contributor asked whether buildings would be faced in local stone.
- Simon Trueick confirmed that they would.

7. Masterplan

- One questioner asked whether a Masterplan would be prepared as required by the Neighbourhood Plan and how this would be agreed.
- Simon Trueick responded *"We are putting forward a Master Plan for the site. This [meeting] is all part of the process of agreeing it."*

8. Affordable Housing

- One questioner asked whether the allocation of affordable housing could be increased above the minimum. Simon Trueick responded that a possible deal might be offered to Tisbury Parish Council enabling some market housing to be offered to local people at a discount.

9. Absence of Mixed Use

- One contributor expressed concern that no mixed use had been included in the site. This was in their view vital for the long-term sustainability of Tisbury as a village and was needed "much more than a care home"
- Simon Trueick accepted that this is an area where the design deviated from the Neighbourhood Plan and explained that Intelligent Land had looked carefully at the Wyndhams estate, but had found:
 - There were design differences between the two sites
 - Inclusion of commercial buildings would make the housing more difficult to market.
 - Trying to mix employment and housing "doesn't work"
 - The proposed residential home would generate more jobs than business units
 - Replacing the care home with business units would "impact the viability of the site"