

TCH Station Works Redevelopment Proposal

Tisbury & West Tisbury Community Feedback



Public Meeting

Thursday, 27 May 2021

New Vic@Tisbury
High Street, Tisbury



West Tisbury Parish Council

Tonight's Agenda



- Who's Who
- The Proposal
- Community & PCs response
- Neighbourhood Plan issues
- Questions from floor
- Meet the developer
- Developer questions

Who's who??



- Community and Parish Councils: Consultees and Guardians of NP, Joint working Group
- Tisbury Community Homes – the owners of the site, 3 private investors.
- Intelligent Land – the developers they work for TCH .
- Wiltshire Council. Planning Authority. Decision Maker.

Developer's Proposal



- . Not a planning application
- . 86 Dwellings
 - 86% houses, 14% flats
 - 70- bed care home
- Pedestrian access via 3 - arch bridge with traffic lights
- Land to Network Rail for station expansion
- Decontamination proposal

TPC & WTPC: Actions Taken



- Formed joint working group
- First flyer
- Met developer online and on site
- Second flyer
- Reported to TPC & WTPC
- Analysed responses to information

Tisbury Community: Concerns



- Departure from Neighbourhood Plan
- Pedestrian access/traffic lights
- Scale and density
- Size of care home – insufficient parking
- How much ‘affordable’ housing?
- No small business units
- Contamination solutions?
- Loss of existing jobs
- Sustainability /environmental
- Tisbury Access Group

What our Neighbourhood Plan Says



- Site should be developed - Agreed Masterplan
- Estimated capacity of 60 dwellings
- Affordable housing provision
- Mixed use (no mention of care home)
- “Appropriate” pedestrian access
- Deal with contamination and Station development

Positives



- Site being developed – remove eyesore
- Statutory (30%) affordable housing
- Mixed use (care home)
- Claims possible 120 full and part time jobs
- May help to facilitate station upgrade
- Fulfills Tisbury housing allocation 2036

Negatives



- 43% more dwellings than NP
- no density data provided
- 70 person care home – infrastructure and viability issues?
- Inappropriate pedestrian access-no accurate traffic flow data at 3 arch bridge , No crossing to Stubbles.
- Insufficient parking spaces for 70 person care home!

Uncertainties



- Provision of land for Network Rail but no legal agreement against future compulsory purchase
- Detailed report on contamination. 3 solutions proposed but recommended solution “not guaranteed”
- Significant portion of land including proposed pedestrian access route not owned by developer

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Next Steps

- Consolidate results of this consultation
- Time for the Developer to consider and respond to the PCs and community
- Agree the Masterplan for the site?

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All reply to developer before
6th June

www.stationworks-tisbury.co.uk