



Flyer 2 - Station Works Development Proposal – 15.05.2021

Tisbury and West Tisbury Parish Councils have set up a joint working group to advise the two parishes on how to respond to the proposal by Tisbury Community Homes to develop the Station Works site. The working group has now met the developers' agent on site and this note is being circulated to keep everybody in the village informed.

The approved Neighbourhood Plan, which Wiltshire Council must take full account of in making its planning decisions, envisages mixed development of housing and employment uses on the Station Works site. The developers' proposal (which at this stage is not yet at Outline Planning Application stage) is to develop the whole site for housing and a care home.

The joint working group's view, again at this very early stage, is that the proposals illustrated in the leaflet the developers have circulated round the village are not compliant with the Neighbourhood Plan. That plan makes provision for up to 60 dwellings on the site, but the developers are going for 86 houses and flats, built at a high density but with "generous gardens", and a 70 bed care home.

In addition, the joint working group considers that the proposals are not deliverable in their current form - for the following reasons:

1. The developer has reserved land alongside the railway line for possible future use by Network Rail and has had a constructive preliminary meeting with them. But Network Rail has not committed itself in any way, there is no sign of any imminent legal agreement and so the extent of any land they may eventually require cannot be confirmed.
2. Without such an agreement there seems little prospect of a bridge for pedestrians and wheelchair users.
3. The existing pedestrian crossing over the tracks is a public footpath but quite unsuitable for wheelchair use – the developers therefore propose to fence off their housing to prevent access to that crossing by the residents in their development.
4. The developers' solution to the pedestrian access problem is to convert the eastern arch of the Three Arch Bridge into a pedestrian/cycle path and route all vehicular traffic through the central arch using traffic lights (not shown in their

leaflet) to control the flows. No traffic counts have been taken but, in any case, this solution seems wholly inappropriate.

5. Parts of the site, including the location of the old gasworks, are quite seriously contaminated. The developers have taken professional advice on treatment options which recommends bio-remediation rather than complete removal of the contaminated material but, as the report states, this does not guarantee full remediation.
6. The illustration in the leaflet circulated by the developers shows the whole site being developed but as yet they do not own the Cookery School at the entrance to the site without which delivery of the whole scheme cannot be guaranteed. In addition, the Cookery School owns the road being proposed for conversion to pedestrian /cycle use.

The developers have put an interactive survey onto their website: www.station-works-tisbury.co.uk. The Parish Councils encourage everybody to respond to the questions in that survey. The developers are also intending to mount an exhibition of their proposals but in the meantime the **Joint Working Group intends to hold a public meeting at the Victoria Hall on Thursday 27th May at 7pm.**

Residents will be limited at the meeting to comply with government restrictions in force at the time, so the meeting will also be streamed live. If you wish to attend the meeting in person please email tisburypc@gmail.com or telephone 01747 260120 and leave a message.

Seats will be allocated on a first come first served basis and we will contact you by Friday 21st May to confirm whether a place has been allocated.

Response to our previous flyer

Our first flyer generated 291 written responses. There was support for the general idea of developing the site but strong opposition to the Tisbury Community Homes proposal. The objections concentrated on:

- Disregard of the Neighbourhood Plan - over development.
- The partial closure of the Three Arch Bridge and installation of traffic lights.
- Lack of a footbridge or tunnel across the railway.
- The isolation of the housing from the village.
- Car journeys from the development to the High Street shops.
- Loss of jobs in the existing business on the site.
- Inadequate de-contamination proposals.
- Size of the 70-bed care home and impact on Tisbury Surgery workload.



The developers propose traffic lights on three arch bridge.