

FORMER STATION WORKS SITE



Visual of proposed pond with new homes beyond

Proposals for the former Station Works site

Tisbury Community Homes is bringing forward outline proposals for a mixed use development of new family homes and a Care Home at the former Station Works site, situated to the south of Tisbury and accessed via Jobbers Lane.

The proposals would replace an existing outdated employment site with a high-quality and attractive development meeting the needs of the Tisbury community and reflecting the local character.

The proposed Care Home would provide safe and secure homes for older people in the local area, provide community medical facilities, and up to 120 jobs for local people in a range of roles.

A range of high-quality dwellings are proposed on the site, providing a range of new homes for all ages ranging from 1 and 2 bedroom flats, up to 4 bedroom family homes, and 2 and 3 bedroom homes for smaller families, downsizers and professionals.

Your Views

Tisbury Community Homes are inviting views from the local community to shape the proposals before an outline planning application is submitted.

You can provide your views by completing an online feedback form at:

www.stationworks-tisbury.co.uk

You can also provide feedback by calling our project information office on:

0800 080 3160

or

tisbury@devcomms.co.uk

WWW.STATIONWORKS-TISBURY.CO.UK



Tisbury Community Homes

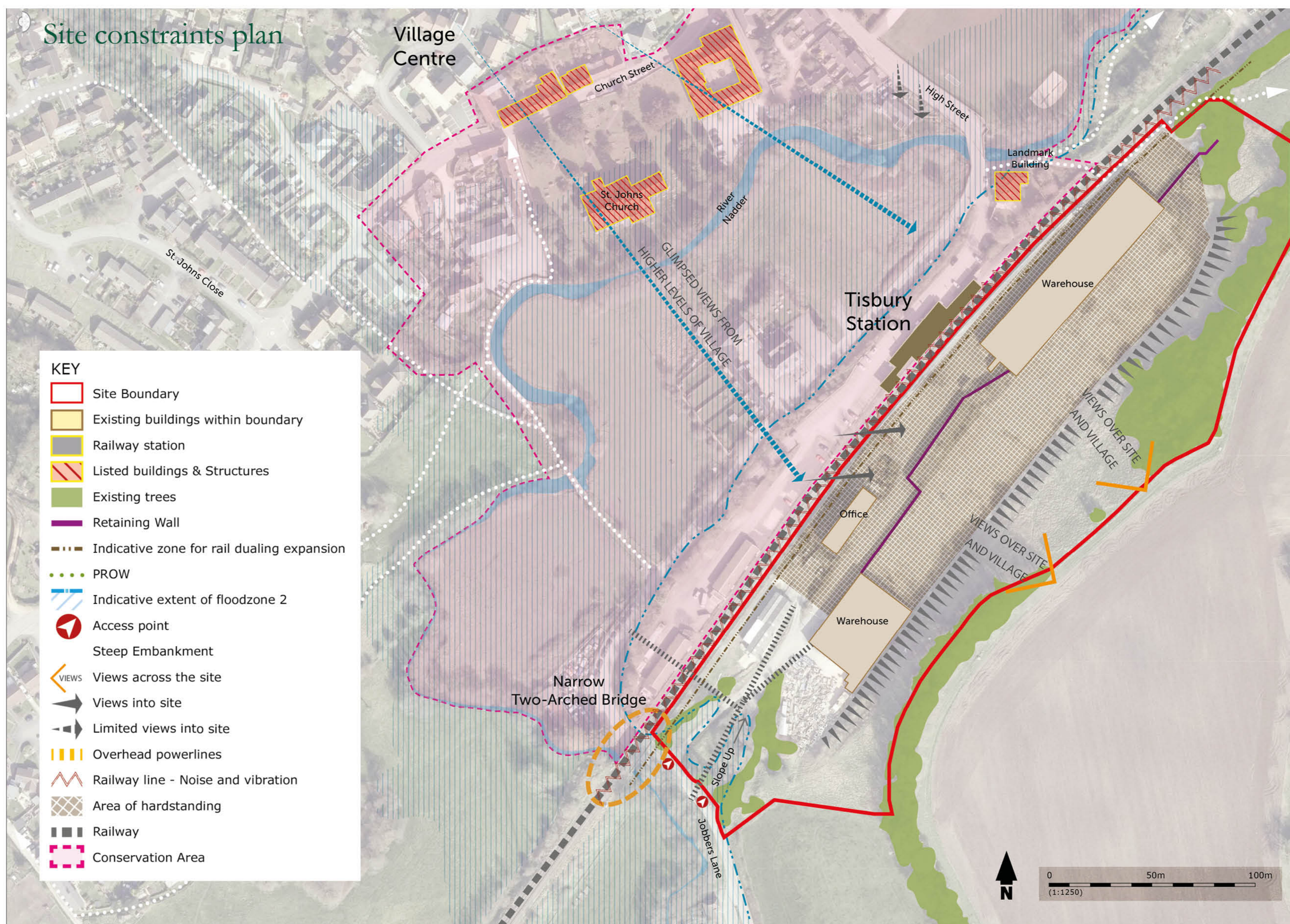
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The Station Works site lies to the south of the village, adjacent to the railway station and close to key amenities, services and hospitality within the village centre.

The site area is 4.18 hectares and consists of four buildings comprising vacant commercial floorspace and a cookery school set in hard standings on two levels.

Along the eastern side of the site is a steep embankment rising to agricultural land on a higher plateau. At the northern and southern ends of the site are areas of woodland.

There are currently two vehicular accesses into the site from Jobbers Lane.



Wiltshire Core Strategy

The Wiltshire Core Strategy (that was adopted in 2015) identifies Tisbury as a local service centre where modest levels of development are to be permitted.

Wiltshire Core Policy CP46 requires that developments provide for the needs of older people and specifically provide specialist accommodation for the elderly. The proposals for the Station Works site include a 70-bed care home, providing essential medical facilities available for the use of local residents.

The Neighbourhood Plan

The Tisbury and West Tisbury Neighbourhood Plan (adopted in November 2019) identifies, at Policy BL7, the Station works site as an opportunity to respond positively to Tisbury's housing and economic needs and recommends a mixed-use redevelopment.

Neighbourhood Plan Policy BL3 encourages using brownfield sites for new housing and Policy BL1 seeks to provide a range of housing, including for older people.

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The proposals would replace an existing outdated employment site with a high-quality and attractive development meeting the needs of the Tisbury community and reflecting the character of the village.



The proposals include:

- A modern 70 bed care home providing a secure home for older people, providing up to 120 jobs for local people.
- 86 new high-quality homes, providing homes for all ages ranging from 1&2 bedroom flats and 2,3&4 bedroom family houses.
- Generous private gardens as well as new public open space with views over the village for recreational and community use.
- Safe and dedicated vehicle access and a separate pedestrian and cycle access from Jobbers Lane.
- Parking spaces provided for all dwellings and for the new Care Home.
- New and improved pedestrian and cycle routes to the village and improved access to the train station.
- Land along the western boundary set aside for potential future improvements to the train station.

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Reflecting local materials

In keeping with the mix of materials found in the village, building materials are proposed as a combination of red brick, pale-coloured render, with the occasional use of natural stone on feature walls. Roofs will be covered either in gray slates or redbrown clay tiles.

Long distance view of the proposals



Enhanced landscaping

Generous private gardens will be provided for new houses and the site is arranged around attractive areas of public open space for community use with views over the village. An attractive pond, providing biodiversity benefits is located to the northern edge of the site.

Along the edge of the railway line a band of tree planting is proposed, blending with the embankment on the eastern edge.

Street trees are also proposed along the access road to create a pleasant street scene.



Visual of proposed pond with new homes beyond

An accessible site

The Station Works site lies to the south of the village, directly adjacent to the train station, and within walking distance to key amenities, services and hospitality offerings within the village centre.

There are currently two vehicular accesses to the site from Jobbers Lane. The existing eastern access is proposed for vehicular access as it provides better visibility splays, whilst the western access is proposed for pedestrian and cycle access.

The wooded banks flanking both accesses would be retained and will continue to provide ecological value and enhance the rural approach to the village from the south.

A traffic management scheme will create a safer environment for pedestrians, cyclists and those with disabilities by:

- Creating dedicated pedestrian and cycle access into the new development.
- Closing the eastern bore of the railway bridge to vehicles and creating a dedicated pedestrian and cycle underpass.
- Introducing traffic signals and a pedestrian crossing to control vehicle movements under the bridge, and to allow pedestrians to cross to the footpath into the village centre.
- Reduce the speed limit from 60mph to 40 mph past the site.



Visual of proposed foot and cycle way

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