

# FORMER STATION WORKS, TISBURY



## Proposals for the former Station Works site

Tisbury Community Homes is seeking feedback on 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.

Within this leaflet we provide an overview of the proposals. However, if you would like more information please visit our project website, where additional information is available:

**[www.stationworks-tisbury.co.uk](http://www.stationworks-tisbury.co.uk)**

The Care Home would provide a safe and secure home for older people within the village and provide approximately 120 jobs for local people. The proposed new homes would be provided directly to meet local needs for family homes, downsizers and to enable younger people to remain in the village.

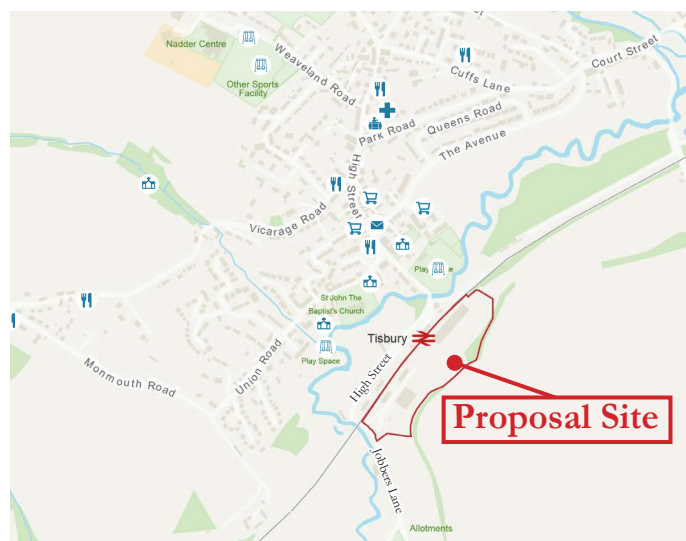
Views from the local community are being invited in order to shape the proposals before an outline planning application is submitted later in the Spring.

**You can provide your views online at:**  
**[www.stationworks-tisbury.co.uk](http://www.stationworks-tisbury.co.uk)**

You can also provide feedback by calling our project information office on 0800 080 3160 or by emailing [tisbury@devcomms.co.uk](mailto:tisbury@devcomms.co.uk). Please provide feedback before 6 June 2021.

## The Site

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



**Site Location Plan**



## The Proposals

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

The proposals coming forward would replace an existing outdated employment site with a high-quality and attractive development meeting the inter-generational housing needs of the Tisbury community and providing a range of local jobs.

The mixed-use proposals would provide:

- A modern 70 bed care home providing a safe and secure home for older people within the village and providing approximately 120 jobs for local people in a range of roles.

- 86 new homes meeting the local need for family homes, downsizers and to enable younger people to remain in the village. 86% of properties will be houses and 14% will be flats.
- Generous private gardens, as well as public open space for community use with views over the village.
- Safe and dedicated vehicle access with separate pedestrian and cycle access from Jobbers Lane and parking spaces for all dwellings and the Care Home.
- New and improved pedestrian and cycle routes to the village and improving access to the train station and the open countryside.
- Land along the western boundary set aside for the potential future dualling of railway tracks or other improvements to the train station.



Proposed Site Plan

- 1 Vehicle access
  - 2 Pedestrian and cycle access
  - 3 70 bed care home
  - 4 Care home car parking
  - 5 Improved footway to Station
  - 6 Public Open Space
  - 7 Drainage pond
  - 8 Central green square
-  Safeguarded land for rail/station improvements