

Reg 16, Submission Version

Design Codes and Visual
Impacts

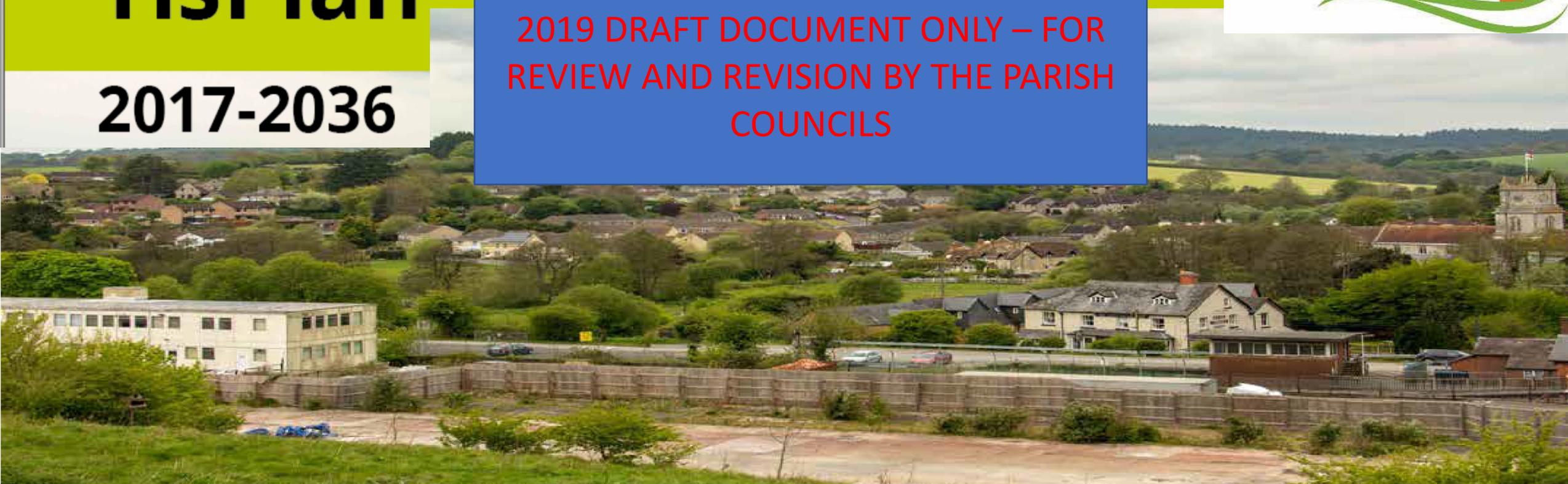
Tisbury and West Tisbury Neighbourhood Development Plan

TisPlan

2017-2036



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Local Planning Authority:
Wiltshire Council

Qualifying Body: Tisbury Parish
Council

Relating to the parishes of Tisbury and West
Tisbury, Wiltshire

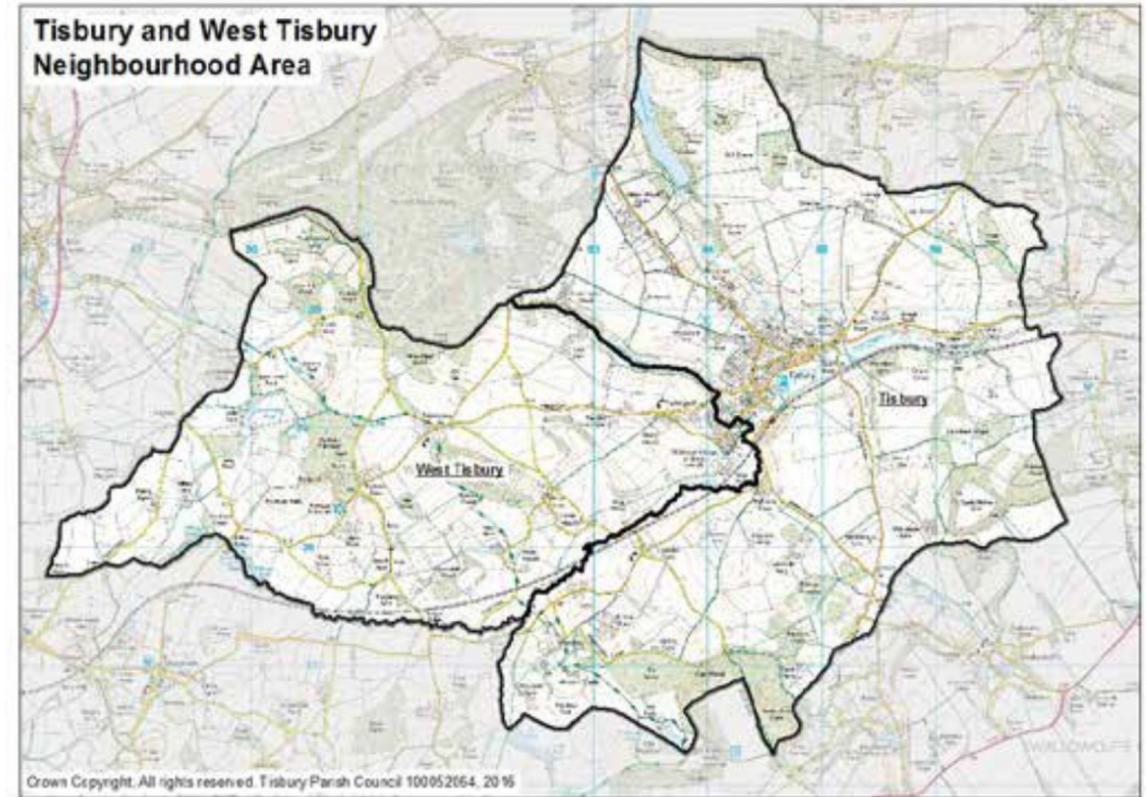
Chair: Janet Amos, Tisbury Parish Council

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TisPlan Design Code and Visual Impact Statement

Written by Cllr Nigel Noyle, West Tisbury PC and
Cllr Janet Amos, Tisbury PC

We are indebted to C G Fry Ltd for their kind
permission for the use of their Hindon Lane Design
Statement in the creation of this document.



As part of a move to devolve power more widely in the UK, the Localism Act 2011 invited every local community – as a defined 'neighbourhood plan area' - to set out its own views on local planning in a neighbourhood plan, taking into consideration the priorities of residents, local businesses and community groups on what they consider are the important issues for the future of their area. In the case of TisPlan, the area covers the two adjoining parishes of Tisbury and West Tisbury in South West Wiltshire. It was designated by Wiltshire Council in 2015 (See Appendix 2, Tisbury and West Tisbury Neighbourhood Area).

Introduction

TisPlan Vision

The conservation and enhancement of the AONB and its outstanding landscapes, environment and heritage assets will be at the core of any local development decision.

There will be modest, sustainable growth in housing to meet a range of housing needs in the local area. Development will be designed to improve the well-being of residents, provide opportunities for employment, and provide quality infrastructure to encourage sustainable growth so that the area continues to prosper into the future.

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The neighbourhood area of Tisbury and West Tisbury lies approximately 13 miles west of Salisbury in South-West Wiltshire. There are no main roads in Tisbury, which is served only by a network of minor roads and lanes throughout the neighbourhood area, but nevertheless it is the central focus for a series of loosely clustered villages intermixed with many dispersed farmsteads and hamlets.

The Parish of Tisbury drains to the River Nadder which flows northwards and

by the River Sem and the Nadder as far east as Tisbury. Nearly all of the Parish is suitable for arable farming and pasture, as well as supporting extensive woodlands. There are water meadows beside the streams throughout the area, the flood plains helping to control excess water when the rivers are in spate.

Tisbury is the most prominent of the Nadder Valley villages and the largest settlement in the AONB. It is situated on the northern side of the River,

and the Fonthill Brook - with much of the ancient parish church of St John the Bank of the River Nadder.

service centre for the large rural hinterland due to its size, including a primary school, library, sports centre and swimming pool, pubs, churches and approximately twenty independent shops.

In 2018, there were more than one hundred local firms providing employment and over four hundred businesses within an 8km radius of Tisbury. The presence of the railway station tends to encourage out-commuting, by providing Tisbury with a valuable link to larger settlements and to London. Immediately to the South of Tisbury and adjacent to the railway line, there is a derelict industrial estate which until the late twentieth century provided valuable employment opportunities for the local

TisPlan's overall vision supports modest development within Tisbury (within the settlement boundary) and a limited amount in West Tisbury. The conservation and enhancement of the historic landscape character is critical in achieving this vision.

As the neighbourhood area lies within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (the AONB) it is essential that the historic built environment is conserved and any adverse impact on local vistas are avoided. TisPlan recognises the potential to accommodate well-designed modern buildings, but these must be sensitive to the local vernacular and the surrounding landscape. The Conservation Area is an eclectic mix of commercial and residential buildings of various date from medieval times. In particular, Gaston House on the High St is an important Grade II* listed manor house. There is also a listed twelfth century Tithe Barn at Place Farm, the oldest barn of its kind in the country.

With the expectation for modest growth in the coming period, it is unrealistic to expect that the current landscape will remain entirely unaffected, but nevertheless this is a landscape with high natural and cultural value, which needs to be safeguarded. Research has also shown that the AONB has one of the lowest levels of light pollution in the country¹. Measures to minimise the impact of new development on the night sky are proposed in the AONB management plan, supported by Wiltshire Council and are specifically adopted within TisPlan

Development must contribute to the conservation and enhancement of the AONB, particularly in the protection of vistas within and into the Tisbury Conservation Area, which might otherwise suffer adversely.

The following series of photographs show the various views into and around the main settlement of Tisbury in the neighbourhood area, showing clearly how Tisbury sits in the river valley, with the open landscape of West Tisbury to the west of the main settlement.

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¹ More information on the AONB Chasing Stars Initiative to attain international Dark Skies



KEY

- Key elevated panoramic view to Tisbury
- Key low-level view to Tisbury
- Key Tisbury landmark
- Distinctive / Memorable features in the setting of Tisbury
- Ridgelines

TOWNSCAPE / COUNTRYSIDE INTERFACE

elevation, foreground character and built edge character as seen in immediate views from settlement setting

- Level views, countryside or river valley foreground, generally soft settlement edge
- Elevated views, countryside or river valley foreground, generally soft settlement edge
- Level views, little / no foreground, generally harsh, abrupt settlement edge
- Rural setting with necklace villages (including springline villages)

Key Tisbury landmarks:

1. Tisbury Sacred Heart Church
2. Tisbury Church of St. John the Baptist
3. Place Farm
4. Tisbury Station
5. Medieval Village of Wyck (site of)
6. Zion Hill Chapel

Distinctive / Memorable features in the setting of Tisbury:

1. Fonthill Abbey Wood
2. High Wood
3. Old Wardour Castle (remains of)
4. Village Churches
5. Castle Ditches Fort
6. Walkers Copse
7. Wardour Castle
8. Old Fonthill Abbey
9. Fonthill Abbey
10. Chilmark Quarries



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Photograph / Map Ref A:

View looking South-east across Tisbury from the North-west. The main settlement is out of sight to the East in the valley of the River Nadder, which itself is also out of sight, but in the middle of the photograph. The derelict buildings of “Station Works” in the centre of the photograph are clearly visible from the ridgelines to the North and South of the settlement and it is clear that any future development of Station Works must respect the importance of its setting in the landscape of the AONB.



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Photograph / Map Ref B:

View towards Hindon Lane from the East, showing the importance of the sky line in the AONB. Development of the settlement in the East of Tisbury is mainly below the ridge line. Fonthill Abbey woods to the edge of West Tisbury are clearly visible in the top right of the photograph. In the foreground are fields of Place Farm adjacent to the Medieval Tithe Barn.

A particular feature of the settlement in Tisbury is the domestic scale of the majority of the buildings. However, the Nadder Community Campus and Sports Centre and the buildings of the primary school, on the ridge above the Oddford Vale are notable exceptions. (Photograph C)

The properties in Tisbury are constructed with a wide variety of materials including local stone and brick, both red and yellow, with roofs of red clay tiles, grey slates or typically thatch on the seventeenth century cottages. The large proportion of tree cover, particularly conifers, interspersed with the buildings is another distinctive aspect of the village's visual character. (Photographs B, D & E) The cedar at Albany House is easily seen near the church in Photograph D.

Where the village meets the countryside the south-east. (Photograph F) This iconic and welcoming vista, especially when travelling to

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adjoining the floodplain to the community. It is the

Elsewhere around the edge of the settlement particularly applies to the northern edge of the open fields overlooking the Fonthill Brook. This pattern can be discerned in Photograph B.

indented boundary. This on Lane project into the



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Photograph / Map Ref C:

View looking North from the ridge at the top of Tuckingmill in West Tisbury, (South-West of Tisbury), across the open countryside of the Oddford Valley (County Wildlife Site) on the edge of the main settlement. Nadder Centre, with its wooden cladding, is clearly visible on the ridge line to the top left of the photograph. Some of the rooftops in Weaveland Road are visible above the ridge. In the top of the photograph and to the right are the clear lines of the field boundaries, delineating the Western edge of the settlement. The “Community Meadow” is the top field in the centre of the photograph. The steeply sloping sides of the Oddford Valley (which runs West to East through the centre of the photograph), are evidenced by the tops of a line of tall alder trees, which are just visible, looking like a small hedgerow in the middle of the picture.



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Photograph / Map Ref D:

View looking East from the ridge at Mount Pleasant in Tuckingmill, West Tisbury, overlooking the main settlement of Tisbury in the valley below. The ancient monument hill-fort of Castle Ditches can be seen covered in trees in the top centre of the photograph. To the centre right is St John's church tower. Beyond the church, and well below the ridge at Chantry, are the grey rooftops of "Station Works" and the open countryside beyond, evidencing the rural character of the settlement in the AONB.



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Photograph / Map Ref E:

View looking North–west across Tisbury from the southern ridge at Chantry to the South. “Station Works” is in the foreground, St John’s Church in the middle of the photograph and the rest of the settlement is clustered into the river valley. The functional floodplain both at Stubbles and at “Johnson’s Field”, adjacent to the River Nader, directly north of the railway station, is clearly visible. The open landscape of West Tisbury is in the background, with the distinctive isolated building of Lawn Farm noticeable in the centre back of the photograph.



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Photograph / Map Ref F:

View looking North from the southern ridge at Chantry. The valuable natural resource of the water meadows (Functional Floodplain 3B) of the River Nadder Valley are seen in the centre of the photograph. The distinctive southern edge of the main settlement of Tisbury is clearly seen delineated by the line of bungalows and the line of trees along The Avenue. The white cottages in the foreground are old railway workers' cottages immediately adjacent to the northern side of the railway line.

Purpose of the Design Strategy

The purpose of this strategy is to provide a framework which will inform decision-making and help to enhance and conserve this environment that is a rich blend of natural and cultural heritage. Examples are included to demonstrate what would or would not be considered appropriate.

Changes to the Planning Laws in 2012 brought opportunities to be creative in defining where and how development should occur. The TisPlan Neighbourhood Area sits wholly within the Area of Outstanding Natural Beauty (AONB) and is subject to specific statutory obligations so that the plan will hopefully deliver the opportunity for the community to shape the future of the area.

TisPlan is supportive of regeneration and new development, on a manageable scale appropriate to the existing community. It highlights the preferred choice of local architectural styles and opposes the introduction of inappropriate “urban” styles in this rural community. It recognises the importance of farming and its heritage on the landscape as well as recognising the need to protect the legacy inherited from previous generations. It also recognises that appropriate accessibility to the AONB through tourism will help in the long term to preserve this special place.

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Statutory Obligations

An AONB is defined as an area of high scenic quality that has statutory protection in order to conserve and enhance the natural beauty of its landscape. It is defined and designated under the National Parks and Access to the Countryside Act (1949) where the intention is to secure permanent protection against any development that would damage its special qualities.

The Countryside and Rights of Way (CROW) Act 2000 brought in new measures to help protect AONBs further, and confirmed that the landscape qualities of National Parks and AONBs are equivalent. As such, protection and consideration with regard to land use planning systems should be treated in an equivalent manner. The Act places a statutory duty on relevant authorities to have regard to the purpose of conserving 'and enhancing the natural beauty of the AONB when the relevant authorities' are any public bodies including local and statutory authorities.

There is, therefore, an ongoing responsibility to protect the landscape for the short term and for future generations.

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Strategic Aims and Objectives

Planning and Development

TisPlan aims to ensure that development will enhance and will not adversely affect the area's community and culture. As most of the settlements and the infrastructure supporting them within the community are small, the scale of any development is very important and must be sustainable. With multi-faceted levels of infrastructure, from roads to schools, health services, parking, sewerage, water and power, developers must be mindful of the potential consequences and aim to avoid any unintended outcomes.

The Objectives of this Strategy are to:

- 1 Recognise and protect the features that give the TisPlan area in the valley of the River Nadder its character. These include the:
 - Main settlement of Tisbury with outlying hamlets in the more rural areas
 - An eclectic mix of architectural styles, reflecting the community's history and the growth of the local economy
 - Agricultural legacy in the form of mixed farming as dictated by the geology of the valley
 - forestry, woodland and individual trees which are all part of the distinctive character of the valley and as such need to be protected.
 - Medieval legacy in the form of hill forts, dykes and field systems
 - historical legacy of ancient settlements and sites along with ancient lanes and hollows; stone buildings and bridges, dew ponds etc
 - industrial and quarrying legacies of the valley
 - Architectural qualities with the wide-spread
 - The relatively fragile nature of the infrastructure, roads, paths and ancient rights of way.
- 2 Protect the cultural heritage of the valley and
- 3 Recognise the potential areas where development can take place, whilst also ensuring that community infrastructure and
- 4 Recognise that term "development" is not defined by the following:
 - Farming and agricultural practices
 - Transport Infrastructure
 - Power and water infrastructure
 - Telecoms Infrastructure
 - Industry and Business
 - Social and Health

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Standards, Building and Design Regulations

The results of the TisPlan questionnaire demonstrated that the local community is keen to ensure that any new development is in keeping with the local vernacular. This objective may present challenges in ensuring compliance with the latest building standards and regulations, whilst also aiming to preserve the charm and character of the area in the AONB. Wherever feasible, the planning authorities will be expected to encourage and even require the use of local building materials in order to sustain the character of the built environment.

Design Considerations – Compliance with the AONB Management Plan

Recent developments in Tisbury have street furniture that is at odds with the and "Ancient Hollows" destroyed, contr management and design principles of to preserve the dark skies and in futur

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here to the AONB's objective

Extensions and Alterations

In principle, TisPlan supports the extension or enhancement of residential properties, always providing that plans are sympathetic to the original structure, are appropriate in design, size and scale to the plot and the immediate locality.

Choice of building materials for new developments in the neighbourhood area

The selection of materials for the development should not only draw on the strong character of Tisbury, but also may be forward-looking in its desire to create an innovative design which reflects an exciting new development, while still reinforcing the identity of the locality.

The historic properties in Tisbury exhibit the use of a variety of materials, ranging from coursed local limestone either laid as rubble or dressed ashlar, to Victorian red stock brick and from slate to thatch. The character of the historic part of the village varies from Victorian to the older medieval cottages and houses.

The detailing of the materials and openings is typical of the locality with use of elements such as brick and stone quoins to open

stone sub cills, and timber sash and casement windows. Roofs are typically slate but there are examples of pantiles, plain clay tiles and thatch (although the later is relatively rare). The use of bargeboards is a relatively common feature, either plain or carved, both on gable ends of houses, gablets and dormers.

The photographs indicate some of the typical more traditional properties in Tisbury which can be drawn on as design generators for the

closed by railings to define defensible territory. However, where buildings are tight against the back edge of the pavement the quality of detailing will be controlled to ensure elements such as service entry points, meter boxes and extract fans will be carefully positioned to be concealed and not visible from the principal public spaces or roads.

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Development Objectives:

Greenfield Development

TisPlan aims to achieve protection of the local pasture and arable land by not supporting Greenfield development proposals, other than in those rare exceptional situations which may otherwise be permitted in the Core Strategy.

Brownfield Development

TisPlan supports in principle developments that make appropriate re-use of sustainable Brownfield sites in the neighbourhood area, for example the reinvigoration of dilapidated farm complexes or the change of use of old commercial or industrial sites, always provided that any such developments fully comply with the relevant policies of the Core Strategy. Policies EB.2 have been fully

Ribbon Development

TisPlan objects in principle (Policy EB.3) to ribbon development which would result in the sprawl of residential development along roadsides, particularly along roads which are not intended to avoid development. For example, Tisbury itself is a ribbon development along the A303. The Wiltshire Council review of the Housing Policy will be undertaken in 2019. The settlement boundary.

Agricultural Buildings

In accordance with the Core Strategy, the permitted development of new barns, stables and other agricultural structures, potentially with the deliberate objective of an eventual change of use to residential, will be monitored closely. The parish councils may request that such planning applications should be conditioned to preclude inappropriate development or changes of use.

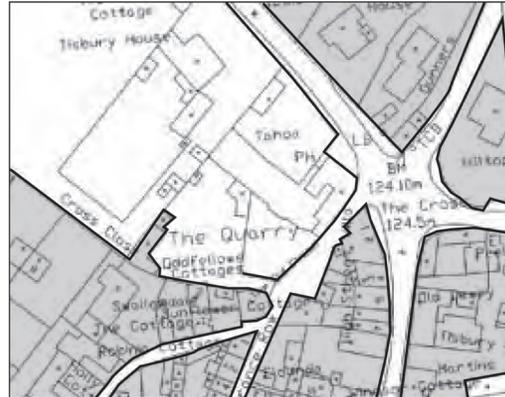
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The Development Block Structure

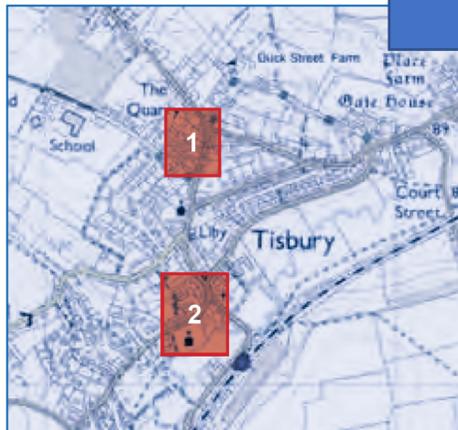
Development block structure

The integration of the best examples of local building patterns within the development will be essential to its success. The new settlement should reflect the building forms and block structures and provide strong definition between the public and private realms.

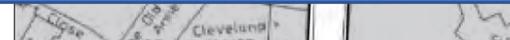
The structure of the development blocks in Tisbury has evolved over time. In the village centre the blocks generally follow the historic street pattern, although later infilling and the building of parts of the blocks have resulted in a variety of definition and enclosure. The blocks are characterised by their irregular form and irregular size, which enclose a variety of street patterns and spaces.



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Location Key



Extract 1

- *Development following original street pattern*
- *2-3 storey built form*
- *Organic and historical block structure*
- *Spaces created within street pattern*
- *Irregular continuity of frontage with fragmented areas of built form*
- *Network of narrow lanes divide perimeter block*



Extract 2

- *Development following historical street pattern*
- *2-3 storey built form*
- *Street enclosure opening out into larger spaces*
- *Roads follow shape of built form*
- *Predominantly continuous frontage*
- *Organic block structure*
- *Hierarchy of spaces i.e. The Square and Courtyard*

Integration of New Development

The neighbourhood area has a unique, potentially fragile, quality that reflects its long heritage. Any new development needs to consider its potential effect on the culture of the community and should be on a scale which encourages inclusion, rather than risking the creation of a new centre with its own separate identity.

Architectural Styles

TisPlan supports architectural styles that are reflective of the choice of building materials. This may include support for the use of materials, providing it is reflective of surrounding architecture and a

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Developments will be scrutinised to ensure they are reflective of architectural styles that are indicative of other parts of country such as the use of Kentish style clapboard covering, concrete and glass, timber frame and brick or stone block cladding can be interesting and may add to the architectural heritage. Most importantly, however, it is the scale and suitability, and whether a building sits comfortably and organically within its local surroundings, that will be the true test. Flint and brick styles from the downlands of Wiltshire, Hampshire or the Chilterns may well be appropriate to the north of the valley, on the chalk. However, this style and other materials not historically found within the valley may not always be appropriate and will be resisted.

Principles of the built form in new developments

The traditional buildings of Tisbury and the surrounding area should provide examples and inspiration for new development. However, this strategy is not intended to be prescriptive, or to restrict design from copying existing development, but it aims to ensure that development is in keeping with the immediate environment. Contemporary design solutions using positive design characteristics and incorporating sustainable development principles may also be used. Fundamental principles have been established for the design of the built form, which must be followed and may be summarised as follows:

- Built form should be simple and designed in a similar manner to the local vernacular, as detailed elsewhere in this design brief
- Taken together, buildings should convey an expression of unity relieved by minor points of detail, materials and grouping – to produce variety with a harmonious identity
- Visual impact, using special or elaborate details, should be restricted to buildings in prominent locations or to larger buildings
- Variety should not be gratuitous or regular. Overly detailed or contrived detail should be avoided.
- A hierarchy of design detail related to size and prominence should be established. Excessive detail or a particular building
- The design of buildings in important positions should be of a high quality. Form may be the only features necessary to distinguish them.
- Buildings will be no more than two functional units.
- The development should provide terraced buildings. Terraced houses should be designed as a single building with special consideration given to gable elevations facing public areas.
- The design of building groups should also incorporate trees, major landscape elements or other features that have a significant visual or functional role in the group.
- Groups of buildings should be the principal visual elements in the scheme design and, with the exception of large or prominent buildings, individual buildings should be visually subservient to the building group.
- There should be a mixture of types of building groups distributed across the development. This mixture should provide variety and interest to residential and public areas and should avoid the monotony of contrived or repetitive or regular variety.

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Building forms – reflecting different but traditional styles of architecture in Tisbury

Tisbury contains many styles of buildings from different periods. The older development is mainly concentrated around the churchyard, while the lower end of the High Street is predominantly Victorian in character with narrow frontage plots and two and a half storey development using brick with stone detailing. Further up the hill to the top of the High Street there are a variety of older properties, which are more irregular in layout and plot size. These buildings are characterised by the use of stone, which was used locally.

The following images indicate the building forms for a variety of character areas of the village. New developments should reflect the local distinctiveness of building form in order to respect its context.



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...acing village green. Attractive including uses of windows Buildings set tight to pave-



Two storey semi detached Victorian cottages set back from the street with small front garden.



Victorian villas in contrasting brick and stucco detailing imposing building set tight against road frontage.



Attractive pressed stone, two storey shop. Adhoc juxtaposition of sash window against shop front adds visual interest.



Two and a half storey shop with first floor half timbering detail. Steeply pitched roof with gable features to street with tile hanging.



Large detached Victorian villa set within substantial plot. Large front garden, suburban character. Dressed stone, bay windows and window heads.



Large detached Victorian villa set back from street.



Brick window surround detailing to simple.



Two and a half storey stone semi-detached dwellings set back from street with small garden behind low wall.

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One of the relatively few thatched buildings in Tisbury. Simple cottage in rubble stone with casement windows. Building set back from street with small front garden.



Detached stone cottage with plain clay tile roof. Simple detailing to openings and asymmetrical composition are attractive features.



Simple two storey narrow fronted cottage. Simple detailing (originally would have had stone mullioned windows) building tight to pavement edge.



Attractive group of dressed stone cottages. Simple and good proportions.

Detailing and special features of properties in Tisbury

Many towns and villages contain incidental features that help give character to the buildings and public realm. Some of those features, which most readily reflect the local vernacular, are identified below and in the following photographs:

- Dressed and rubble stone walling. Stone detailing including stone mullioned windows and parapet gables.
- Variety of building heights. A considerable number of two storey properties.
- Gable and dormer features with decorative barge board details.
- Victorian red brick buildings with decorative detailing.
- Roof materials include plaster and slate.
- A variety of window forms including stone mullions, timber sash and casement windows.
- Victorian bay windows both single and two storey.



Arch head sash window of visual interest.

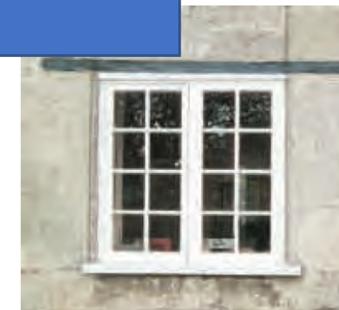
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Medieval stone mullioned window to stone cottage.



Sash window set within robust stone quoin surround.



Casement window with timber lintel. Length of lintel suggests windows have been modified at some stage.



A robust yet simple opening with no decorative detail can work successfully on certain buildings.



Detailing with stone lintel and a decorative canopy. Front porch with iron railings on the porch. The hierarchy of detailing is important for status.

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Medieval stone gable with parapet gable. Stone mullioned window, original leaded casements have been replaced.



Victorian gable detail opening formed with stone window detail. A simple decorative timber bargeboard on brackets.



An example of a Victorian dormer formed in dressed stone with a decorative and preformed timber bargeboard.

Visual Impact of Renewable Energy

Wind Farms – In accordance with Core Policy CP42, and as the neighbourhood area sits within the AONB, there will be a presumed objection to all wind farms both from an aesthetic and an economic perspective.

Hydroelectricity – There is already a small hydroelectric power station at Fonthill Lake which generates electricity for local properties on the Estate. There may be further opportunities for hydroelectric generation along the tributaries and main flow of the River Nadder; however, this is only at a small scale for local domestic use. In accordance with Core Policy 42, use of these water sources for micro-generation would be supported in principle, always providing that all other Core Policy requirements have been complied with.

BioGas – In the early 2000's, DEFRA identified the Nadder Valley, along with the Blackmore Vale, as a potentially feasible area for commercial scale Biogas generation, using farm waste and term storage of manure, as well as being the amount of heavy farm vehicles on the scale and location of any such proposed ecology of the AONB.

Recycling – To encourage responsible recycling matter.

Power and Power Transmission

Power Transmission & Overhead Cables - Over long distances power transmission is only efficient using over-head power cables. However, the delivery of domestic power does not suffer power loss to the same extent as long distance transmission. Wherever possible, and for all new developments, the power delivery to domestic and commercial users should be moved from overhead to buried cables, to reduce the adverse visual impact in the setting of the AONB.

Electrical Sub Station Screening - Despite being in an AONB, the neighbourhood area has a significant number of ugly electrical distribution Sub-Stations which are, on the whole, in relatively exposed sites and highly visible from a number of vistas. Whenever the opportunity arises, power companies will be encouraged, as a minimum, to screen these unavoidable, but unsightly, necessities of modern life.

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Transportation

Roads & Lanes

One of the great charms of the neighbourhood area are the small winding lanes that twist and turn opening beautiful vistas and closing again into covered hollows. These are indicative of the historical legacy of evolved cart tracks that over the years have had tarmac applied to them. TisPlan Policy TR.4 aims to protect the character of the local lanes.

Road Usage

Roads and lanes within the neighbourhood valley which invites use by walkers, together with the means for residents without cars to access local facilities or visit their neighbours on 'village' roads and in the more recent housing developments, whilst also ensuring independent accessible parking spaces per dwelling, will be welcomed, in accordance with Policy TR.1.

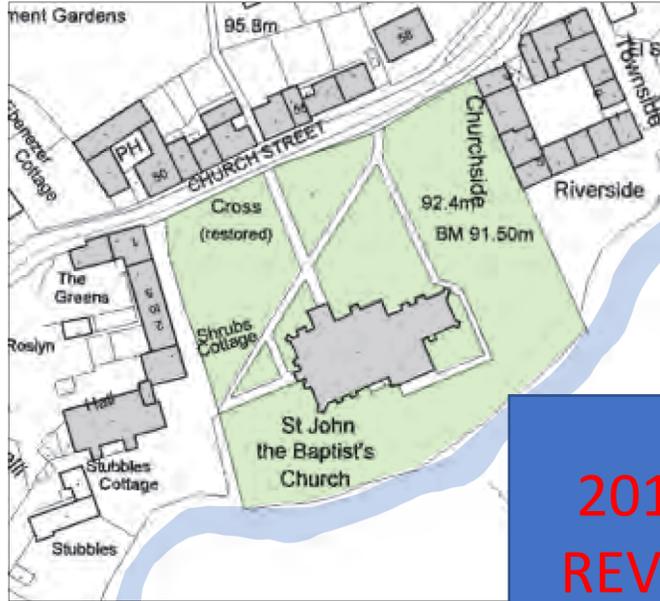
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Any future developments should therefore be in compliance with CP61 that development proposals for innovative design solutions for parking which will be welcomed, in accordance with Policy TR.1.

of the charm of the lanes in the valley which invites use by walkers, together with the means for residents without cars to access local facilities or visit their neighbours on 'village' roads and in the more recent housing developments, whilst also ensuring independent accessible parking spaces per dwelling, will be welcomed, in accordance with Policy TR.1.

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Existing Street patterns in Tisbury, reflecting the styles of different periods of development



Extract 4

- Continuous frontage based on medieval street pattern
- Buildings located on back edge of pavement with no front gardens
- Buildings address churchyard providing enclosure to key space
- Parking generally on street
- Church forms large prominent key building set with green space

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Extract 5

- Large detached or semi-detached properties
- Large front gardens and plots
- Parking off street within curtilage
- Single sided development to Park Road



Extract 6

- Large plot sizes
- Pattern of development on back side of street
- Character with juxtaposition of large and small plots and sizes
- Wide frontage to street
- Buildings located on back edge of pavement with no front gardens
- Fragmented frontage with gardens between properties

Designing for Sustainability

In accordance with CP42, TisPlan supports the use of sustainable technologies and facilities in the design of new developments, always providing that there is no detriment to other members of the community; for example:

- The use of heat pump technology for housing (houses will need gardens capable of taking the piping required) although it is only sustainable if there is also an electricity supply.
- Rain water harvesting which is appropriate for houses that can incorporate this technology.
- Solar panels, which if replacing old slate, clay and tile rooftops would need to be in keeping with maintaining the cultural and historical references in the valley. Again, as with wind farms, care must be taken to avoid the detriment of the landscape or character of the AONB, (Policy HNA)
- Provision of electric vehicle recharging.
- Provision of bicycle storage.

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All of the above principles may have economic implications, but must be balanced against the need for conserving the landscape and character of the AONB. Consideration of economics, historical legacy and market forces and the effect of population demographics in the community will impact sustainability, some positively, others negatively. The balance of these changes will need to be considered and weighed over time, but the intention of TisPlan is always to conserve and enhance the AONB for the benefit of the whole community.