

## MINUTES

### Tisbury and West Tisbury Neighbourhood Planning (TisPlan)

#### Community Feedback Day

Saturday 6<sup>th</sup> May 2017, The Nadder Centre, Tisbury

Session 1 (11am-1pm); Session 2 (2pm-4pm)

After nearly three years of consultation, analysis, debate, and deliberation, the Neighbourhood Plan for Tisbury and West Tisbury parishes (TisPlan) is nearing its conclusion. The steering group held two community workshops inviting local residents to feedback on policies on the current 'working draft'<sup>1</sup> of the TisPlan, ahead of a formal local six-week consultation period on the draft plan (Reg 14, expected to be held late June 2017).

Participants were invited to discuss whether the policies were comprehensive, if they had any information gaps or had any factual errors or other omissions that need to be resolved ahead of finalising the plan for local consultation. The steering group recognised that not all of the participants had the opportunity to become familiar with all of the themes and policies across the plan; discussion tended to be focused in their respective discussion groups.

Overall, there was positive feedback on the working draft to date. Specific issues raised for each of the themes in the plan are detailed in the report:

- Buildings
- Transport
- Employment
- Leisure, Community and Wellbeing
- Countryside

The most popular results are underlined. New action points which follow the policies in the plan are highlighted as 'suggested action point' whilst changes to existing action points are indicated as 'action point amendments'. Where one voting options were full e.g. already had more than nine options, these are noted in additional comments raised. Additional points discussed but not necessarily captured in the voting priorities are also detailed in the comments sections.

---

<sup>1</sup> The working plan was made available ahead of the TisPlan Community Feedback Day at [www.tisplan.org.uk](http://www.tisplan.org.uk).

### Demographics of those who attended

**Total registered for the event via Eventbrite = 83 = 70 (am session), 13 (pm session)**

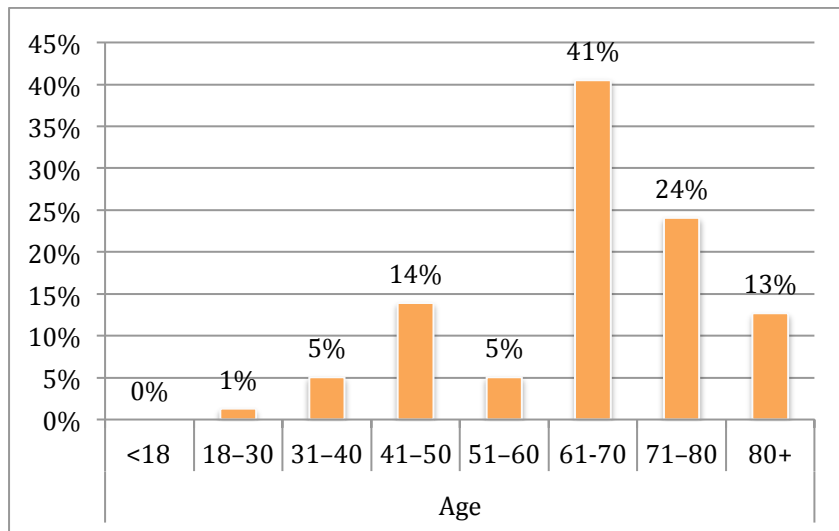
No of those who filled out an information form

Total = 80. Male – 41. Female – 38.

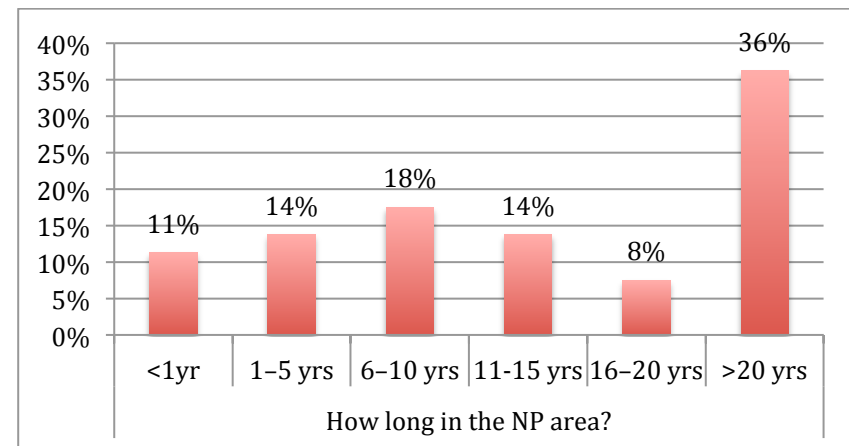
Morning – n51. Male - 28. Female - 22.

Afternoon – n29. Male – 13. Female – 16.

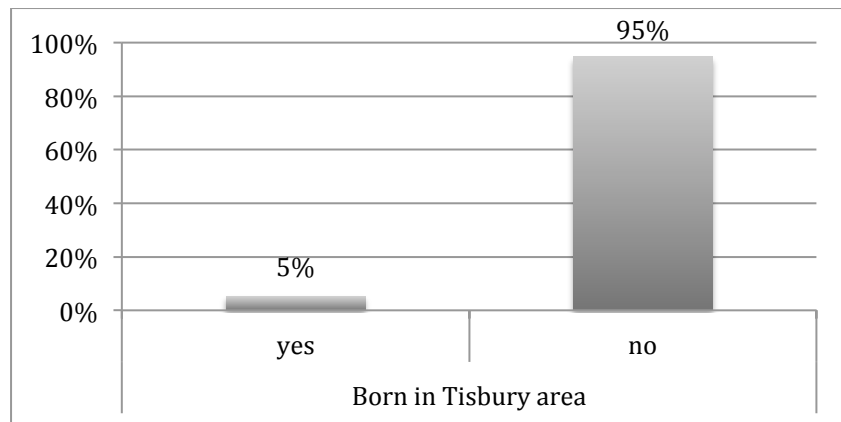
#### Age (as % of those responding to age (n79))



#### Length of time in the area (as % of those responding to age (n80))



#### % of people born in Tisbury area (as % of those responding to age (n76))



### Representation from Tisbury and West Tisbury

Participants also included two members of the Hindon Neighbourhood Planning group and residents from Shaftesbury.

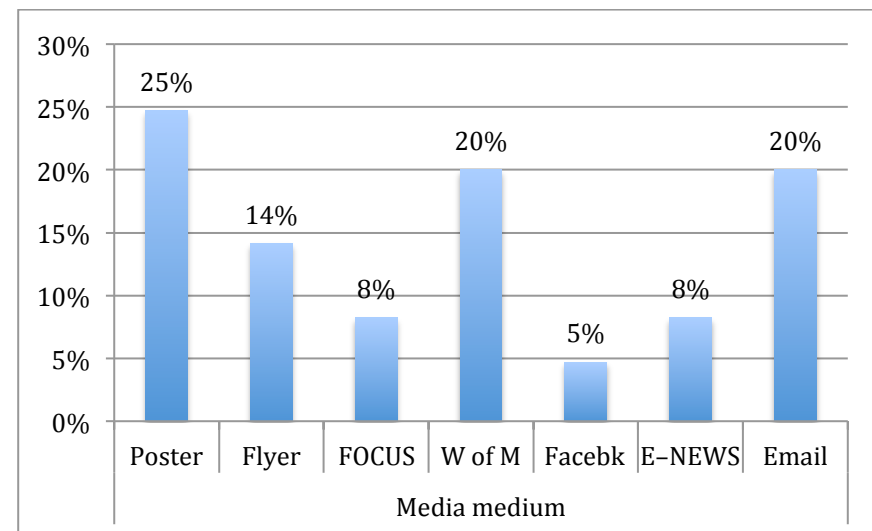
**% of people from Tisbury and West Tisbury** (as % of active postcodes recorded (n66)) Tisbury Post codes – 68%  
 West Tisbury Post codes – 24%. (inc. Gillingham, 2%; Ansty, 2%; Hindon 3%, Teffont, 2%).

**% of people attending first TisPlan event** (as % of those responding to age (n79))  
 Yes – 67%. No – 33%.

Analysis: the event reached out to a significant number of people who had not yet been engaged in previous TisPlan consultations. A

potential reason for this was the deliberate decision to use mixed promotional media aimed at reaching a diverse audience from the community.

**% of people reached by different media** (as % of those responding to age (n85<sup>2</sup>))

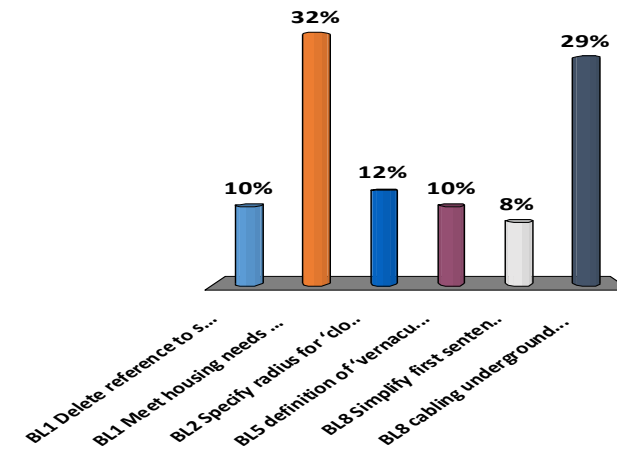


<sup>2</sup> Some people were reached by more than one media medium. WoM = word of mouth.

## Buildings

### AM session

1. BL1 Delete reference to starter homes 10%
2. BL1 Meet housing needs not exceeding limits of Wilts Core Strategy target 32%
3. BL2 Specify radius for 'close to' place of work – e.g. within the plan area or x miles. 12%
4. BL5 definition of 'vernacular' in this context 10%
5. BL8 Simplify first sentence and clarify e.g. timely provision 8%
6. BL8 cabling underground needs to be a 'requirement' 29% [e.g. not 'presumption']



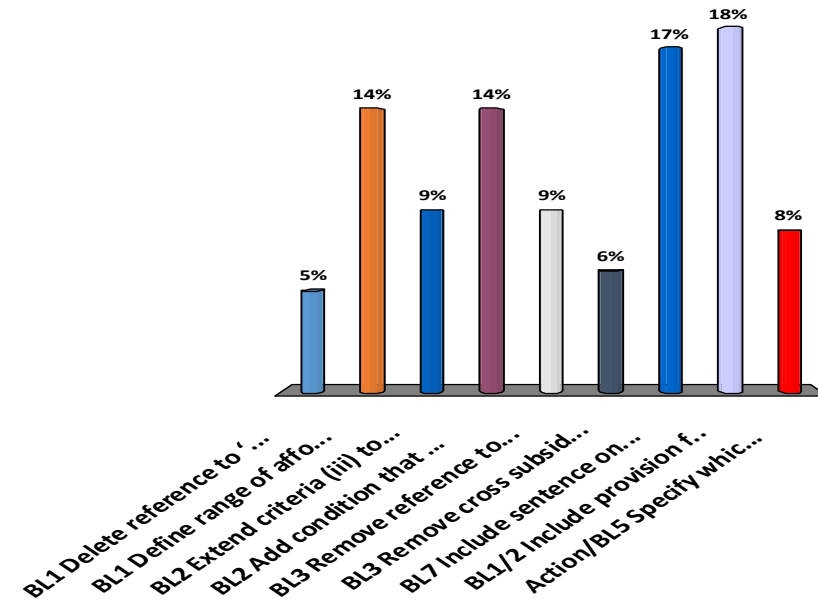
### Additional notes: Buildings, am.

- BL1 Delete reference to 'overall'
- BL 1 - In particular, there was confusion over what the different types of 'affordable' housing were and if starter homes are considered affordable in the typical sense of being e.g. 20-30% below market value.
- BL2 – one group felt that a 5 mile travel to work radius should be imposed for affordable housing, but group discussions highlighted that this is very restrictive given the limited local employment opportunities.
- BL3 – brownfield should be considered as the 'only priority' as otherwise it leaves open the possibility for greenfield development. However, one member of TisPlan steering group pointed out that the NDP cannot set absolute constraints on development but encourage particular types of development over others.

- BL3 - Remove reference to mixed development.
- BL8 – the policy is too wordy. How is ‘timely provision’ defined – open to interpretation. Be more specific.

### PM session

- A. BL1 Delete reference to ‘overall’. 5%
- B. BL1 Define range of affordable housing, starter homes and CLTs. 14%
- C. BL2 Extend criteria (iii) to include ‘within one hour’s travel’. 9%
- D. BL2 Add re-sale condition that houses should be sold at same discounted rate of market value that they were purchased at. 14%
- E. BL3 Remove reference to mixed development. 9%
- F. BL3 Remove cross subsidy (mix of affordable and market housing) 6%
- G. BL7 Include sentence on how it could be enforced e.g. holding developers to account on commitments. 17%
- H. BL1/2 Include provision for those in tied accommodation who want to retire. 18%
- I. Action/BL5 Specify which quarry 8%



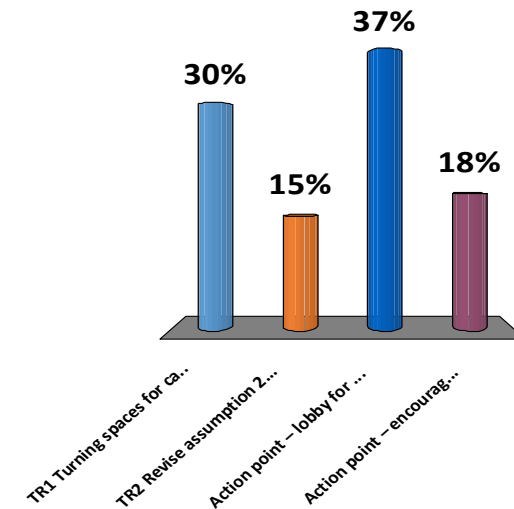
**Additional notes: Buildings, pm.**

- Some participants were keen that examples were cited where extending the definition of ‘affordable’ had worked elsewhere in the supporting text of for the policies.
- BL3 has a typing mistake: ‘conservation’ not ‘conversation’.
- BL 3 - Concerns over whether cross subsidy actually works in practice were also raised.
- A further action point was proposed where an active neighbourhood watch/reporting scheme for untidy or poorly kept properties/tenants can be directed and addressed by an appropriate body.
- Data on second home ownership was also felt to be needed to understand housing pressures/availability.
- BL8 - WC Building Control department should be more proactive to enforce developers who do not meet the brief for which planning permission was granted was also discussed. Could local developers be named and shamed if they don’t comply with their original intentions?
- BL8 – add more examples
- Vision – Buildings currently in community use or defined as a community asset will remain.

## Transport

### AM session

1. TR1 Turning spaces for cars meeting trains 30%
2. TR2 Revise assumption 2 beds = 2 parking spaces to promote more sustainable transport. 15%
3. Action point amendment – lobby for increased capacity of trains (providing parking capacity in place) 37%
4. Action point amendment – encourage train passes to compliment bus passes for over 60s. Clarify what this means. 18%



### Additional notes: Transport, am.

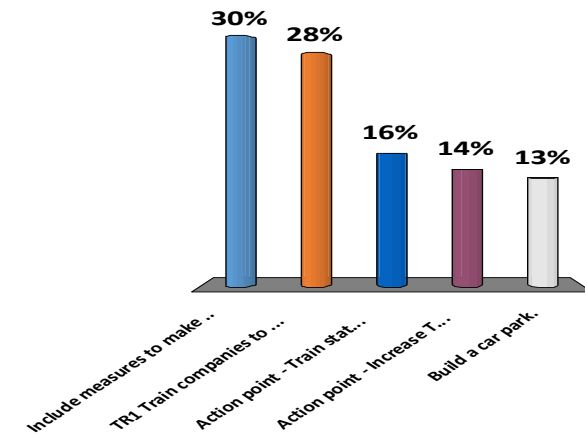
- Simon Davison, Tisbury PC councillor, outlined how Transport problems are not easy to solve and he has spent the last year looking into transport policies and parking solutions. The issue of avoiding the village parking being used by a high proportion of those from outside the plan area was discussed.
- A possible transport-only discussion was also raised.
- Increased passing places were also mentioned but this is already included in policy TR4, though this is rural rather than in the high street.
- A point about Network Rail having to pay large amounts of money to the government was raised, which will affect future investment in the

railways.

- Some people felt that local people should have preference for parking at the station, e.g. permits.

## PM session

- Include measures to make it safer for pedestrians to walk from the station to Wyndham Place. 30%
- TR1 Train companies to provide more parking with increased train users. 28%
- Suggested Action point - Train station parking to be free to dissuade commuters from using free village parking. 16%
- Suggested Action point - Increase Tisbus use with daily shuttle service to station at peak times. 14%
- Build a car park. 13%

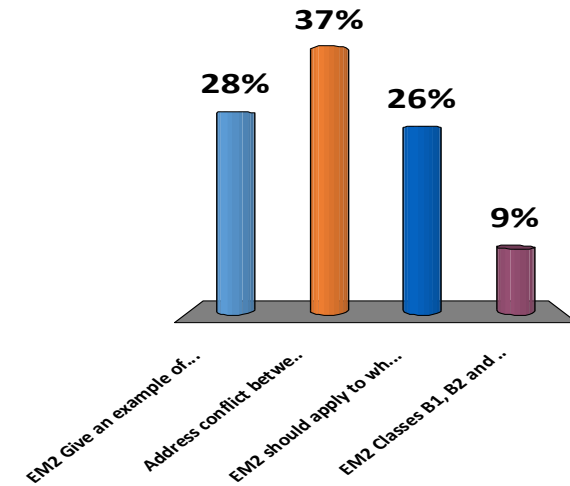




## Employment

### AM session

1. EM2 Give an example of what is required to trigger action if business site is under threat. 28%
2. Address conflict between employment and housing on brownfield sites. 37%
3. EM2 should apply to whole area, not just centre of village. 26%
4. EM2 Classes B1, B2 and B8 quite restrictive, there are more classes? 9%

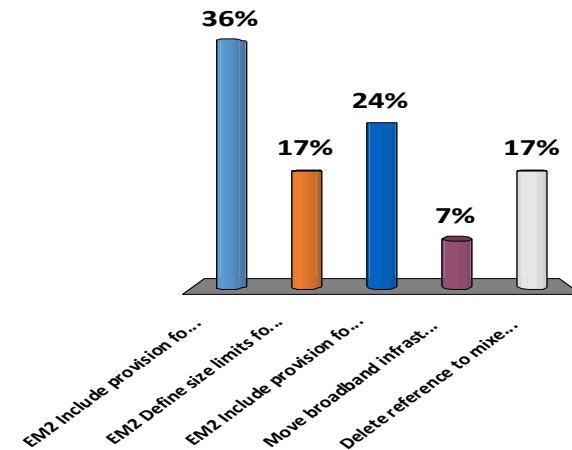


### Additional notes: Employment, am.

- The two policies EM1 and EM2 overlap considerably.
- Use Royal Oak pub in Swallowcliffe as a successful example of retaining an employment site and protecting it from residential development. Although it falls outside of the plan area.

## PM session

1. EM2 Include provision for growing trend in home working. 36%
2. EM2 Define size limits for home working businesses. 17%
3. EM2 Include provision for start-ups to progress in size. 24%
4. Move broadband infrastructure policy from buildings to employment. 7%
5. Delete reference to mixed-use development on Station Works site. Safeguarded for employment use only 17%



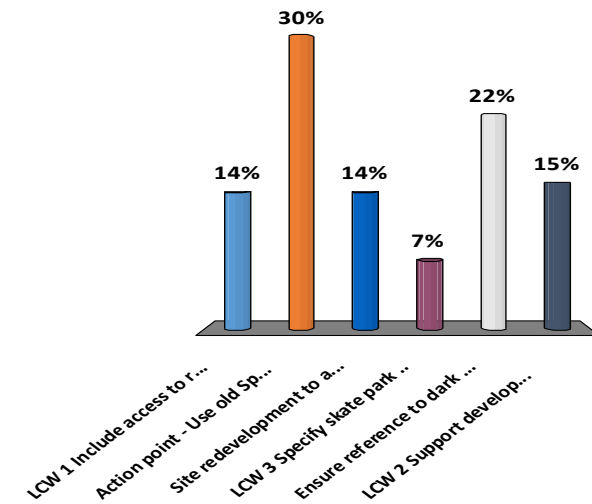
### Additional notes: Employment, pm.

- Incentives for start-up expansion also need to be considered.
- Participants were very keen that broadband should be clearly stated in the Employment section, and not solely included in Buildings BL7 (infrastructure). I.e include references in both sections

## Leisure, Community and Wellbeing

### AM session

1. LCW 1 Include access to rivers and brooks. 14%
2. Action point - Use old Sports Centre site for skills training e.g. forest/farming school. 30%
3. Site redevelopment to allow for recycling capacity 14%
4. LCW 3 Specify skate park as community asset. 7%
5. Ensure reference to dark skies support (AONB) 22%
6. LCW 2 Support development where it promotes additional community assets, such as for youth and leisure. 15%

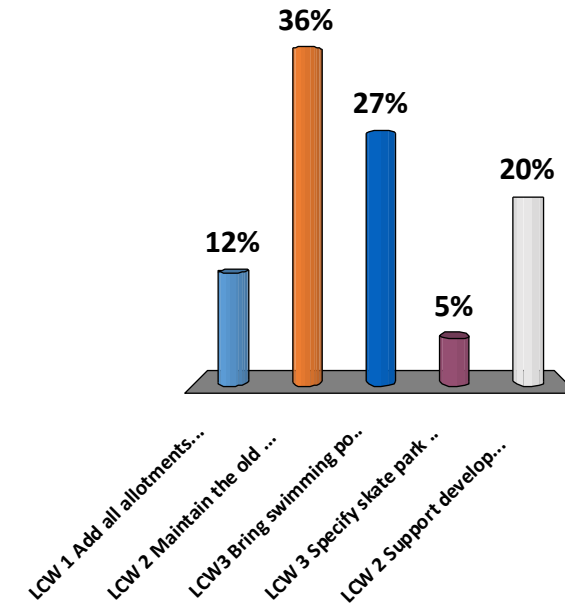


### Additional notes: Leisure, Community and Wellbeing, am.

- SD updated the group on progress for the skate park, which currently has outline planning permission. The youth centre will also gain an improved clubroom facility adjacent to the cricket pavilion behind the swimming pool.
- Some participants were keen for a potential forest school at the former sports centre site to be used by neighbouring schools.
- Space for expansion of recycling facilities was felt to be needed – which could be included in countryside action point.
- Facilities should be accessible to all.
- Leisure facilities should include for wider provision e.g. gymnastics and space for the youth club

## PM session

1. LCW 1 Add all allotments, not just Hindon Lane. 12%<sup>3</sup>
2. LCW 2 Maintain the old sports centre land for educational purposes. 36%
3. LCW3 Bring swimming pool as an up front example of a community asset to be protected. 27%
4. LCW 3 Specify skate park as community asset. 5%
5. LCW 2 Support development where it promotes additional community assets, such as for youth and leisure. 20%



### Additional notes: Leisure, Community and Wellbeing, pm.

- How to ensure a change of use can prevent an asset being sold to a developer was raised.
- Other allotments exist at Wallmead Farm/Jobbers Lane (not public) and Catholic Church. 'All present or future allotments' should be protected.
- Annex could include narrative about how each of the sites came into existence with current ownership/levels of protection. E.g. land gifted for King George V playing fields and the schools. The site may well belong to the village. Need to look at deeds. The ownership of the land has been investigated by Sandra Harry in 2016 who viewed original records in Chippenham.
- One steering group member suggested that if WC wants to sell the land on the former sports centre then they would have to apply to the

<sup>3</sup> NB: 'Weaveland Road' allotments is correct name

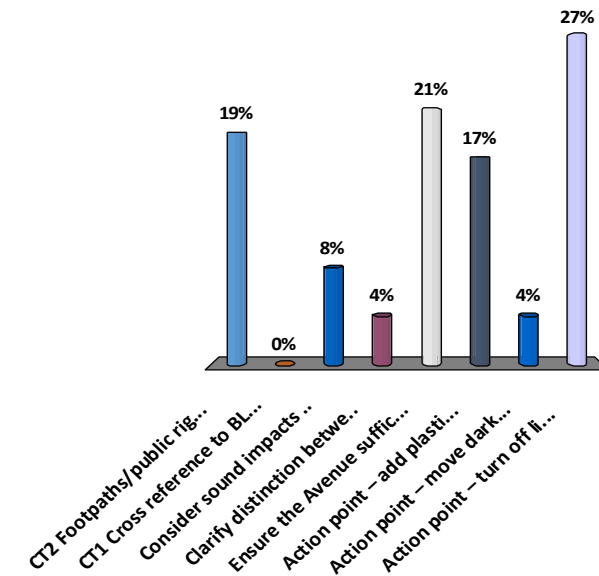
Secretary of State for Education since it is used as an educational facility. A community body can apply to transfer the land free of charge to an existing educational institution where the need for expansion can be proven. School governors to investigate.

- LCW3 – add ‘new amenity space’ to clarify that the policy relates to amenity space arising from new development, not existing amenity spaces that require protection.

## Countryside

### AM session

1. CT2 Footpaths/public rights of way need to be referenced in section. 19%
2. CT1 Cross reference to BL8 (energy) – c/f dark skies. 0%
3. Consider sound impacts in mixed development in other sections of plan. 8%
4. Clarify distinction between ancient and industrial quarries. 4%
5. Ensure the Avenue sufficiently protected in plan. 21%
6. Suggested Action point – add plastic and cardboard recycling to Nadder Close and/or move centre location. 17%
7. Action point amendment – move dark skies reference from buildings (energy) to countryside. 4%
8. Suggested Action point –to turn off lights at 12am to meet dark skies objective. 27%



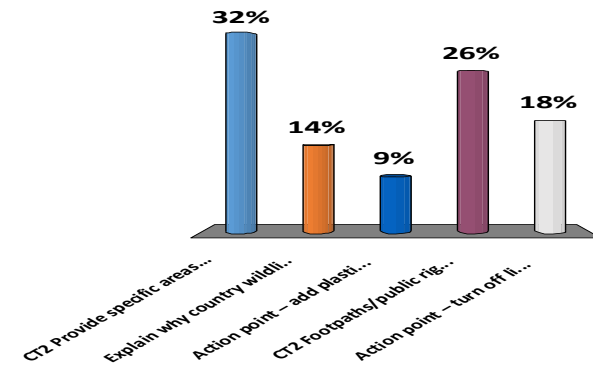
### Additional notes: Countryside, am.

- Issues of potential for increased crime rates when lights are turned off at midnight to promote the Dark Skies initiative was raised. Though one member of the group cited evidence that supports the idea there is not an increase in crime rates.
- The group also raised the issue of placing industrial units too close to residential dwellings, though this is a consideration for Buildings policies.

## PM session

Because there were a limited number of participants discussing Countryside, some comments from the morning session were included in the afternoon's voting.

1. CT2 Provide specific areas of biodiversity e.g. SSSIs, county wildlife sites. 32%
2. Explain why County Wildlife Sites (CWS) exist in the area. 14%
3. Suggested Action point – add plastic and cardboard recycling to Nadder Close and/or move centre location. 9%
4. CT2 Footpaths/public rights of way need to be referenced in section. 26%
5. Suggested Action point – turn off lights at 12am to meet dark skies objective. 18%



## Additional notes: Countryside, pm.

- CT1 and CT3 are not adding much more in terms of local context on the policies, e.g. CT1 is reiterating adherence AONB Management Plan, which is already a supplementary planning document. CT3 seems to be repeating existing legislation.
- CT2 should mention what biodiversity the plan seeks to protect (though some of this is mentioned in supporting text in working plan and mentioned in policy, e.g. hedgerows etc).
- A steering group member highlighted at including 'public rights of way' in CT2 would also imply roads. Need to be more specific.

## Feedback on Policy BL4 Station Works – am/pm

- Point (i) - decommissioning wording is confusing and needs better definition
- Point (iv) - more reference/greater emphasis to "small businesses"
- Need some cross referencing to the transport policy and in particular the need for two platforms
- Point (ii) - only refer to bridge as tunnel seen as a safety/personal protection hazard
- Point (iv) - don't believe it should be mixed development; either residential or light industrial/commercial, but with a preference for non-residential given its proximity to the railway line. However, there was a dissenting view as to what this meant about the provision for property more suited to the elderly/downsizers. That led into a conversation about how appropriate the land behind the Catholic Church would be for elderly accommodation.
- ½ public car parking space
- ½ housing, e.g. elderly assisted living and/or flats – 2 floors only
- Delete reference to mixed-use development on Station Works site, e.g. not industrial and residential. Safeguarded for employment use only.
- Commercial development at Station Works might generate adverse traffic impacts
- Need some cross referencing to the transport policy and in particular the need for two platforms
- Electric point for car charging



## **What's next for TisPlan?**

The steering group will finalise the current working draft and release the amended 'draft plan' for a six-week local consultation in the summer 2017. The comments presented at the Community Feedback Day will be considered, but not all may be incorporated into the draft plan. The steering group will keep a record of how each comment was considered and the action taken.

After the draft plan is released for a local six-week consultation the TisPlan steering group will again revise the plan based on the comments received, with a detailed statement of how each recommendation was considered.

After this the plan will be submitted to Wiltshire Council for a further Wiltshire-wide six-week consultation. TisPlan will then be formally examined and a recommended for a local referendum on whether the plan should be adopted (expected timeframe by Winter 2017).

## **How do I find out more?**

Email [TisPlan@tisbury-biz.co.uk](mailto:TisPlan@tisbury-biz.co.uk) or go to the website at [www.TisPlan.org.uk](http://www.TisPlan.org.uk) to see further updates.

TisPlan steering group 12/5/17