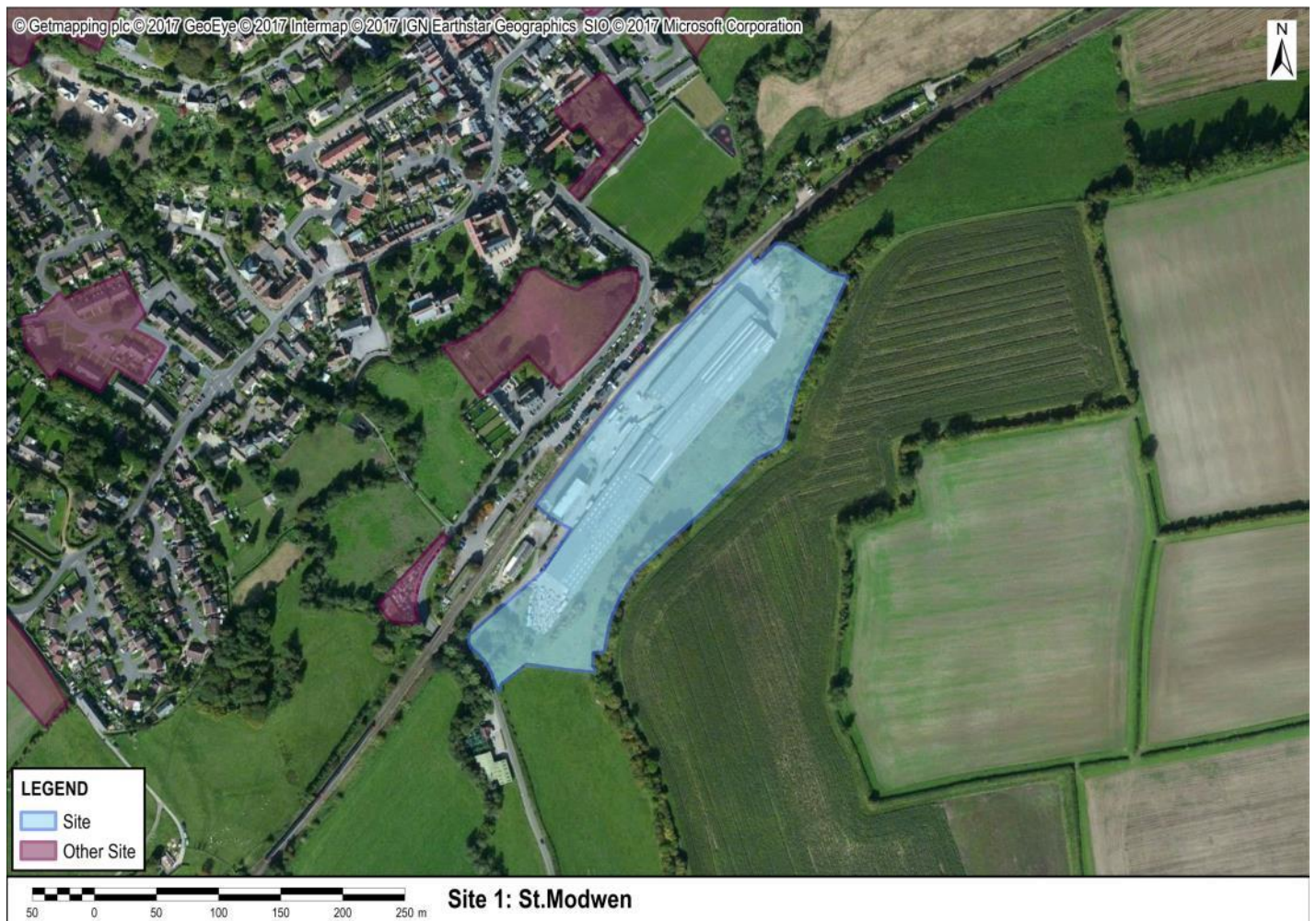


## Site 1: Land at the Station Works

### 1. Background information

**Table 1-1 Site location and use**

<b>Site Reference / name</b>	Site 1: Land at the Station Works
<b>Site Address</b>	Station Works, Land adjacent to Tisbury Railway Station, Tisbury
<b>Current use</b>	commercial use – principally storage
<b>Parish Name</b>	Tisbury CP
<b>Gross area (Ha)</b> Total area of the site in hectares	4.00ha
<b>SHLAA site reference (if applicable)</b>	S75



**Figure 1. Site Boundary**

<b>Table 1-2 Context</b>				
<b>Surrounding land uses</b>	Railway Station and Line (north), agriculture			
<b>Site boundaries</b>	Railway Station and Line (north), road – trees along access road (wet), trees on northern and eastern boundary.			
<b>Is the site:</b>	<b>Greenfield</b>  <input type="checkbox"/>	<b>Brownfield</b>  <input checked="" type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	2002 – Approved - alterations and subdivision of part of building to provide - unit a - b8 use with ancillary repairs unit B C D - B2 B1 B8 and recladding of SW gable (S/2002/0005); 2002 – Refused - mixed use of residential and employment and alteration to access (S/2002/1367); 2004 – Refused- mixed use of residential and employment and alteration to access and footbridge over railway (S/2003/2547); 2011 - Application for prior notification for demolition of 2 x warehouse buildings and 1 x office building (S/2011/0660) - prior approval not required.			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 2-1 Suitability**

<b>Is the site within the existing built up area of the settlement?</b>	Within existing developed area for employment use, however not within residential area of Tisbury.	
<b>How would development of this site relate to the surrounding uses?</b>	Site is outside of the residential area of Tisbury and would feel unconnected; however the redevelopment of the site would improve connectivity with the rest of the village.	
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	No- a more direct pedestrian access would need to be provided over the railway line into Tisbury. The current road access and adjacent road are known to flood.	
<b>Is the site allocated within the Local Plan? (incl. residential, industrial, waste, mineral etc...)</b>	Within a Minerals Safeguarding Zone	
<b>Is the site within the Wiltshire Council settlement boundary?</b>	<b>Yes</b> <input type="checkbox"/>	<b>No</b> <input checked="" type="checkbox"/>

**Table 2-2 Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	Northern part of the site is flat, however south part has a steep embankment up to higher level.
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	From the north only - Views in from the railway station and adjacent residential property; as well as further afield to the north of Tisbury where properties will have elevated views to the south.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Medium distance views to the north across Tisbury St. John's Church spire visible to the north.

**Table 2-3 Environmental Considerations**

		<b>Observations and comments</b>
<b>Area of Outstanding Natural Beauty (AONB)</b>	Within a AONB	Cranborne Chase & West Wiltshire Downs
<b>Distance to sites designated as being of European Importance<sup>1</sup></b>	>800m	
<b>Distance to sites designated as being of National Importance<sup>2</sup></b>	>800m	
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	Yes	Yes- for the River Avon System SSSI. Zone applies to: <ul style="list-style-type: none"> <li>Any residential development of 100 or more houses outside existing settlements/urban areas.</li> </ul>
<b>Distance to sites designated as being of local importance<sup>3</sup></b>	<400m	Within 50m of the River Nadder a County Wildlife Site.
<b>Does the Site contain any BAP Priority Habitat?</b>	No	
<b>Does the Site contain Ancient Woodland?</b>	No	
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	No	

<sup>1</sup> Special Areas of Conservation, Special Protection Areas and Ramsar Sites

<sup>2</sup> Site of Special Scientific Interest, National Nature Reserves

<sup>3</sup> Local Nature Reserves, Sites of Nature Conservation Importance

**Table 2-4 Heritage considerations**

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is adjacent to a conservation area	Tisbury Conservation Area adjacent to the north west boundary
Scheduled monument	Site is not on or adjacent to a SAM	Approx. 200m south west of the site boundary.
Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields	Site is not within or adjacent to a Registered Battlefield	
Listed buildings	Site is adjacent to, or within the setting of a listed building	Site boundary is within 50m of Grade II listed structure (Bridge over River Nadder). The spire of St John's Church is visible from the site.
Area of Archaeological Potential	<p>Within an area of archaeological potential</p> <p>Adjacent to an area of archaeological potential</p> <p>Site is not within or adjacent to an area of archaeological potential</p>	Land is outside of the Tisbury Conservation Area boundary. No data currently available.
Building of local importance	Site is adjacent to, or within the setting of a building of local importance	The north western site boundary is adjacent to a 'Positive Contribution Building', from which there are incidental views to two landmarks approximately 200m from the north western boundary.

**Table 2-5 Community facilities and services**

What is the distance to the following facilities (measured from the site centre along roads)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	Approx. 800m from Tisbury town centre
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	400-800m	500m from train station (no access bridge provided across the railway from the site)
School(s)	>800m	900m from St. John's C of E Primary School via level crossing; or 1.7km via road.
Open Space / recreation facilities	<400m 400-800m	300m from recreation ground via level crossing; or 700m via road.
Health Centre facility	400-800m >800m	Approx. 700m to Tisbury Surgery via level crossing; or 1.1km via road.

**Table 2-6 Other key considerations**

			Comments
Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 2		South western access road is at risk of flooding. Jobbers Lane at risk of flooding (Zone 2 and 3) – this road provides access from the site into Tisbury
Agricultural Land Classification?	Grade 3		
Are there any Tree Preservation Orders on the site?	None		In the northern corner of the site there are two Other important Trees. The woodland corridor to the south east of the site is outside the Tisbury Conservation Area, and hence there is no available data for these trees.
Other			Land would need to be kept aside on the northern boundary to allow for dualling of the railway

<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Surface water flooding</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Two small areas at risk of surface water flooding – access road to the south west and part of the central site Jobbers Lane at risk of surface flooding (Zone 2 and 3) – this road provides access from the site into Tisbury
<b>Contamination</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Former gas holder is located on eastern part of the site. In addition, the current and previous land uses have the potential to result in some contamination.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Utility services available</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 3-1 Availability**

	Yes	No	Comments
<b>Is the site available for sale or development (if known)?</b> <b>Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land would need to be kept aside on the northern boundary to allow for dualing of the railway
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<b>0-5 years</b>		
<b>Any other comments?</b>			



#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 4-1 Conclusions**

<b>Site name/number:</b>	Land at Station Works, Tisbury	
Please tick a box		
<b>The site is appropriate for development</b>	<input checked="" type="checkbox"/>	
<b>This site has minor constraints</b>	<input checked="" type="checkbox"/>	
<b>The site has significant constraints</b>	<input type="checkbox"/>	
<b>The site is unsuitable for development</b>	<input type="checkbox"/>	
<b>Potential housing development capacity:</b>	89	
<b>Estimated development timeframe:</b>	0-5 years	
<b>Explanation / justification for decision to accept or discount site.</b>	<p>The site has a number of constraints that would need to be managed as part of the redevelopment of the site. However, it is considered that redevelopment of an underused brownfield site, which has the potential to deliver a large number of homes close to the centre of Tisbury, would bring a range of benefits to the community in terms of landscape and visual effects.</p> <p>In this regards, the site is appropriate for allocation in the Neighbourhood Plan with a number of key conditions: safe vehicle and pedestrian access is put in place across the railway line to provide direct access into Tisbury village centre; some employment land should be retained in the curtilage of the site; and where necessary, space is included within the site for the potential dualling of the railway line. There is also the need for a detailed assessment on the extent to which the site is contaminated due to its history as a gas works, and for remedial action to be taken.</p>	

## Site 2: Sacred Heart Church Allotments

### 1. Background information

**Table 1-1 Site location and use**

<b>Site Reference / name</b>	Site 2: Sacred Heart Church allotments
<b>Site Address</b>	High Street (Southern end), Tisbury
<b>Current use</b>	Allotments, ground of The Sacred Church
<b>Parish Name</b>	Tisbury
<b>Gross area (Ha) Total area of the site in hectares</b>	0.29ha
<b>SHLAA site reference (if applicable)</b>	N/A



**Figure 2. Site Boundary**

**Table 1-2 Context**

<b>Surrounding land uses</b>	Recreation ground to the south east; church and shops along High Street to the west; residential (north west and north east).			
<b>Site boundaries</b>	Hedges, small stone wall (NE boundary), barns (NW boundary), hedges and trees (SE boundary), Church (W boundary)			
<b>Is the site:</b>	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	N/A			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 2-1 Suitability**

<b>Is the site within the existing built up area of the settlement?</b>	Yes	
<b>How would development of this site relate to the surrounding uses?</b>	In the centre of Tisbury surrounded by development, development would relate well to its surroundings- however there would be impacts on the setting of the conservation area.	
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Access to site only possible for pedestrians via pathway from High Street and Nadder Close. Vehicle access is restricted and would need to be from the south west (via High Street).	
<b>Is the site allocated within the Local Plan? (incl. residential, industrial, waste, mineral etc...)</b>	Within a Minerals Safeguarding Zone	
<b>Is the site within the Wiltshire Council settlement boundary?</b>	<b>Yes</b> <input checked="" type="checkbox"/>	<b>No</b> <input type="checkbox"/>

**Table 2-2 Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Short views from houses and church on boundaries.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Short views of Sacred Heart Church to the west. Medium views to the south extending across the Recreation Ground and to the River Nadder.

**Table 2-3 Environmental Considerations**

		<b>Observations and comments</b>
<b>Area of Outstanding Natural Beauty (AONB)</b>	Within a AONB	Cranborne Chase & West Wiltshire Downs
<b>Distance to sites designated as being of European Importance<sup>4</sup></b>	>800m	The site is located approximately 1.75km away from the western boundary of the River Avon SAC.
<b>Distance to sites designated as being of National Importance<sup>5</sup></b>	>800m	The site is located approximately 1.5km away from the western boundary of the Upper Chicksgrave Quarry SSSI
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	Yes	The site is within the River Avon SSSI Impact Risk Zone; however not for the type of development proposed, the location of the development is within the existing settlements/urban areas and would consist of less than 100 homes.
<b>Distance to sites designated as being of local importance<sup>6</sup></b>	<400m	The River Nadder is a County Wildlife Site approximately 100m south west of the site.
<b>Does the Site contain any BAP Priority Habitat?</b>	No	
<b>Does the Site contain Ancient Woodland?</b>	No	
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	No	

<sup>4</sup> Special Areas of Conservation, Special Protection Areas and Ramsar Sites

<sup>5</sup> Site of Special Scientific Interest, National Nature Reserves

<sup>6</sup> Local Nature Reserves, Sites of Nature Conservation Importance

**Table 2-4 Heritage considerations**

<b>Proximity of site to the following sites / areas</b>	<b>Proximity</b>	<b>Comments</b>
<b>Conservation Area</b>	<b>Site is within a conservation area</b>	Site is located at the eastern boundary of Tisbury Conservation Area.
<b>Scheduled monument</b>	<b>Site is not on or adjacent to a SAM</b>	Nearest Scheduled Monument is 600m to the south west of the site.
<b>Registered Parks and Gardens</b>	<b>Site is not within or adjacent to a Registered Park and Garden</b>	
<b>Registered Battlefields</b>	<b>Site is not within or adjacent to a Registered Battlefield</b>	
<b>Listed buildings</b>	<b>Site is adjacent to a listed building</b>	The Clock House is a Grade II listed building approximately 50m to the north-west of site.
<b>Area of Archaeological Potential</b>	<b>Adjacent to an area of archaeological potential</b>	Site is located approximately 150m to the west of an area of archaeological potential.
<b>Building of local importance</b>	<b>Site is adjacent to, or within the setting of a building of local importance</b>	Site is adjacent to Positive Contribution Buildings to the north, west and south.

**Table 2-5 Community facilities and services**

What is the distance to the following facilities (measured from the site centre along roads)	Distance (metres)	Observations and comments
<b>Town / local centre / shop</b>	<b>&lt;400m</b>	Approximately 50m to Tisbury village centre (High Street)
<b>Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)</b>	<b>&lt;400m</b>	Approximately 300m to Tisbury Railway Station, with a 2-hourly bus stop adjacent to the Railway.
<b>School(s)</b>	<b>&gt;800m</b>	Approximately 850m from St Johns C of E Primary School
<b>Open Space / recreation facilities</b>	<b>&lt;400m</b>	Site is adjacent to Tisbury Recreation Ground (south eastern boundary).
<b>Health Centre facility</b>	<b>400-800m</b>	Approximately 600m from Tisbury Surgery

**Table 2-6 Other key considerations**

			<b>Comments</b>
<b>Which Flood risk zone (fluvial) does the site fall within or intersect with?</b>	<b>Zone 2</b>		The southern boundary of the site is located in Flood Zone 2. The northern section of the site is outside the Flood Zone boundary.
<b>Agricultural Land Classification?</b>	<b>Grade 3b to 5</b>		The site is situated on Grade 4 Agricultural Land, but is bordered by Grade 3.
<b>Are there any Tree Preservation Orders on the site?</b>	None		There are large trees on the site- however these are not subject to a TPO. Tree adjacent to the High Street is listed as of importance.
<b>Other</b>			
<b>Is the site affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Surface water flooding</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	North eastern section of site is at low risk of surface water flooding.
<b>Contamination</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Utility services available</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 3-1 Availability**

	Yes	No	Comments
<b>Is the site available for sale or development (if known)?            Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<b>0-5 years</b> <b>6-10 years</b> <b>11-15 years</b>		Unknown
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Table 4-1 Conclusions</b>	
<b>Site name/number:</b>	Sacred Heart Church allotments
Please tick a box	
<b>The site is appropriate for development</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for development</b>	<input type="checkbox"/>
<b>Potential housing development capacity:</b>	8
<b>Estimated development timeframe:</b>	Uncertain
<b>Explanation / justification for decision to accept or discount site.</b>	<p>The site is well located with excellent links to community facilities and services; however the site could only provide a limited number of houses. Given the open perspective of the site, development has the potential to impact on the setting of the conservation area and adjacent buildings of local importance. However, there is a precedent for high quality design in this location; adjacent areas have recently been redeveloped for residential uses of a design sensitive to the setting of the location.</p> <p>For these reasons the site is potentially appropriate for allocation within the Neighbourhood Plan, if appropriate design and layout is incorporated within new development.</p>

### Site 3: Nadders Close Car Park

#### 1. Background information

**Table 1-1 Site location and use**

<b>Site Reference / name</b>	Site 3: Nadders Close car park
<b>Site Address</b>	The Avenue, Tisbury
<b>Current use</b>	Car Park
<b>Parish Name</b>	Tisbury
<b>Gross area (Ha) Total area of the site in hectares</b>	0.14
<b>SHLAA site reference (if applicable)</b>	N/A



**Figure 3. Site Boundary**

**Table 1-2 Context**

<b>Surrounding land uses</b>	Fire station and Tisbury Police Station (north), Residential (south, west); Field to the east.			
<b>Site boundaries</b>	Stone wall to the north, west and south; field to the east.			
<b>Is the site:</b>	<b>Greenfield</b>  <input type="checkbox"/>	<b>Brownfield</b>  <input checked="" type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield	Currently used as a car park			
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	N/A			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 2-1 Suitability**

<b>Is the site within the existing built up area of the settlement?</b>	Yes	
<b>How would development of this site relate to the surrounding uses?</b>	Development is close to the village centre and surrounded by residential development, so is considered to relate to its surroundings well.	
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Yes, access is provided via The Avenue linking the site to the north-east and south-west of the site.	
<b>Is the site allocated within the Local Plan? (incl. residential, industrial, waste, mineral etc...)</b>	Within a Minerals Safeguarding Zone	
<b>Is the site within the Wiltshire Council settlement boundary?</b>	<b>Yes</b> <input type="checkbox"/>	<b>No</b> <input checked="" type="checkbox"/>

**Table 2-2 Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	Gently sloping ground (north-west to south-east) towards the River Nadder.
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Short views from the residential areas (from the south and west). Short views from Tisbury Police Station and properties along The Avenue.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Medium to long views to the east across the Nadder Valley. Short views to the west towards High Street.

**Table 2-3 Environmental Considerations**

		<b>Observations and comments</b>
<b>Area of Outstanding Natural Beauty (AONB)</b>	Within a AONB	Cranborne Chase & West Wiltshire Downs
<b>Distance to sites designated as being of European Importance<sup>7</sup></b>	>800m	Approximately 1.8km from the western boundary of the River Avon SAC.
<b>Distance to sites designated as being of National Importance<sup>8</sup></b>	>800m	Approximately 1.3km from the western boundary of Upper Chicksgrave Quarry SSSI.
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	Yes	Within the River Avon System SSSI risk zone; however the location of the development is within the existing settlements/urban areas; and would consist of less than 100 homes.
<b>Distance to sites designated as being of local importance<sup>9</sup></b>	<400m	The River Nadder is a County Wildlife Site approximately 200m south east of the site.
<b>Does the Site contain any BAP Priority Habitat?</b>	No	
<b>Does the Site contain Ancient Woodland?</b>	No	
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	No	

<sup>7</sup> Special Areas of Conservation, Special Protection Areas and Ramsar Sites

<sup>8</sup> Site of Special Scientific Interest, National Nature Reserves

<sup>9</sup> Local Nature Reserves, Sites of Nature Conservation Importance

**Table 2-4 Heritage considerations**

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is adjacent to a conservation area	Site is directly east of the Tisbury Conservation Area.
Scheduled monument	Site is not on or adjacent to a SAM	
Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields	Site is not within or adjacent to a Registered Battlefield	
Listed buildings	Site does not contain or within the setting of a listed building	
Area of Archaeological Potential	<p>Within an area of archaeological potential</p> <p>Adjacent to an area of archaeological potential</p> <p>Site is not within or adjacent to an area of archaeological potential</p>	Site is outside the Tisbury Conservation Area boundary. No data currently available.
Building of local importance	Site is adjacent to, or within the setting of a building of local importance	There are Positive Contribution Buildings approximately 30m to the south west of the site.

**Table 2-5 Community facilities and services**

What is the distance to the following facilities (measured from the site centre along roads)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Approximately 170m to High Street (east of site).
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Bus stop approximately 150m east of site (one route daily). Approximately 400m from Tisbury Station.
School(s)	>800m	Approximately 850m to St John's CoE Primary School (via road). Similar distance via footpaths.
Open Space / recreation facilities	<400m	Approximately 300m from Tisbury Recreation Ground (south of site).
Health Centre facility	400-800m	Approximately 600m from Tisbury Surgery (via roads). Approximately 300m if walking (using footpath connecting Queens Road and Park Road).

**Table 2-6 Other key considerations**

			Comments
Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1		
Agricultural Land Classification?	Grade 3b to 5		
Are there any Tree Preservation Orders on the site?	None		
Other			



<i>Is the site affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Surface water flooding</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site itself is not at risk of surface water flooding. Nadders Close is adjacent to site and at low risk of surface water flooding.
<b>Contamination</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Utility services available</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Adjacent to residential properties and the Avenue.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 3-1 Availability**

	Yes	No	Comments
<b>Is the site available for sale or development (if known)?</b> <b>Please provide supporting evidence.</b>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – however Wiltshire Council have included the site in the revised settlement boundary that is being consulted on.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Currently leased to the Parish Council
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<b>0-5 years</b> <b>6-10 years</b> <b>11-15 years</b>		Unknown
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 4-1 Conclusions**

<b>Site name/number:</b>	Nadders Close car park	
Please tick a box		
<b>The site is appropriate for development</b>		<input type="checkbox"/>
<b>This site has minor constraints</b>		<input type="checkbox"/>
<b>The site has significant constraints</b>		<input type="checkbox"/>
<b>The site is unsuitable for development</b>		<input checked="" type="checkbox"/>
<b>Potential housing development capacity:</b>	c.4 dwellings	
<b>Estimated development timeframe:</b>	Uncertain	
<b>Explanation / justification for decision to accept or discount site.</b>	Despite the development potential of the site, the importance of the car park for the vitality of the village centre is considered to be a significant issue. For this reason the site is not considered appropriate for allocating within the Neighbourhood Plan.	

## Site 4: Magistrates Court and Old Police Station

### 3. Background information

**Table 1-1 Site location and use**

<b>Site Reference / name</b>	Site 4: Magistrates Court and Old Police Station
<b>Site Address</b>	The Avenue, Tisbury
<b>Current use</b>	None – previously site occupied by Police and Magistrates
<b>Parish Name</b>	Tisbury CP
<b>Gross area (Ha)</b> Total area of the site in hectares	0.14
<b>SHLAA site reference (if applicable)</b>	N/A



**Figure 4. Site Boundary**

**Table 1-2 Context**

<b>Surrounding land uses</b>	Residential (east, north and west), car park (south) Site surround the fire station			
<b>Site boundaries</b>	Stone wall to the west and south; hedge to the east; hedge/fence to the north.			
<b>Is the site:</b>	<b>Greenfield</b>  <input type="checkbox"/>	<b>Brownfield</b>  <input checked="" type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	None (excluding building modifications and removal of trees)			

## 4. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 2-1 Suitability**

<b>Is the site within the existing built up area of the settlement?</b>	Yes	
<b>How would development of this site relate to the surrounding uses?</b>	Development is close to the village centre and surrounded by residential development, so is considered to relate to its surroundings well.	
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Current access is provided, however this is shared with the fire station, and is outside the site boundary. The fire station would need its own access so a new access would be required. The site is steeped up from the road, making access difficult - parking bays at a lower level than the houses would be a possible solution.	
<b>Is the site allocated within the Local Plan? (incl. residential, industrial, waste, mineral etc...)</b>	Within a Minerals Safeguarding Zone	
<b>Is the site within the Wiltshire Council settlement boundary?</b>	<b>Yes</b> <input checked="" type="checkbox"/>	<b>No</b> <input type="checkbox"/>

**Table 2-2 Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	The western half of the site is steeped up from the road, and then gently sloping. The eastern half of the site is gently sloping
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	From houses on the boundaries to east, north and west – short views only
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Medium to long distance views to the south across the Nadder valley and beyond.

**Table 2-3 Environmental Considerations**

		<b>Observations and comments</b>
<b>Area of Outstanding Natural Beauty (AONB)</b>	Within a AONB	Cranborne Chase & West Wiltshire Downs
<b>Distance to sites designated as being of European Importance<sup>10</sup></b>	>800m	
<b>Distance to sites designated as being of National Importance<sup>11</sup></b>	>800m	Upper Chicks Grove Quarry is approx. 1.4km east of the site
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	Within the River Avon System SSSI risk zone; however the location of the development is within the existing settlements/urban areas; and would consist of less than 100 homes.
<b>Distance to sites designated as being of local importance<sup>12</sup></b>	<400m	The River Nadder is a County Wildlife Site - approx. 150m south east of the site
<b>Does the Site contain any BAP Priority Habitat?</b>	No	
<b>Does the Site contain Ancient Woodland?</b>	No	
<b>Ecological value?</b> Could the site be home to protected species such as bats, great crested newts, badgers etc?	No	

<sup>10</sup> Special Areas of Conservation, Special Protection Areas and Ramsar Sites

<sup>11</sup> Site of Special Scientific Interest, National Nature Reserves

<sup>12</sup> Local Nature Reserves, Sites of Nature Conservation Importance

**Table 2-4 Heritage considerations**

<b>Proximity of site to the following sites / areas</b>	<b>Proximity</b>	<b>Comments</b>
<b>Conservation Area</b>	<b>Site is within a conservation area</b>	The site is within the Tisbury Conservation Area.
<b>Scheduled monument</b>	<b>Site is not on or adjacent to a SAM</b>	
<b>Registered Parks and Gardens</b>	<b>Site is not within or adjacent to a Registered Park and Garden</b>	
<b>Registered Battlefields</b>	<b>Site is not within or adjacent to a Registered Battlefield</b>	
<b>Listed buildings</b>	<b>Site does not contain or within the setting of a listed building</b>	There are a number of listed buildings in close proximity to the site however they are not directly adjacent, to include: Overhouse (Grade II) to the south east; Clock House (Grade II) to the south; and Gaston Manor (Grade II*) to the north.
<b>Area of Archaeological Potential</b>	<b>Adjacent to an area of archaeological potential</b>	The northern boundary of the site is approximately 75m away from an area of archaeological potential.
<b>Building of local importance</b>	<b>Site is adjacent to, or within the setting of a building of local importance</b>	There is a Positive Contribution Building located adjacent to the north western boundary of the site.



**Table 2-5 Community facilities and services**

What is the distance to the following facilities (measured from the site centre along roads)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	150m to Tisbury village centre (west)
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	400m to Tisbury Railway Station Non-hourly bus service approx. 100m east of the site.
School(s)	>800m	Approx. 1km from St. Johns C of E Primary School.
Open Space / recreation facilities	<400m	250m from recreation ground
Health Centre facility	<400m 400-800m	250m from Tisbury Surgery via footpath; or 450m via road.

**Table 2-6 Other key considerations**

			<b>Comments</b>
<b>Which Flood risk zone (fluvial) does the site fall within or intersect with?</b>	<b>Zone 1</b>		
<b>Agricultural Land Classification?</b>	<b>Grade 3</b>		Grade 3- however brownfield site
<b>Are there any Tree Preservation Orders on the site?</b>	<b>None</b>		
<b>Other</b>			
<b><i>Is the site affected by any of the following?</i></b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Surface water flooding</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Very small part of the northern boundary is a low risk of surface water flooding
<b>Contamination</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Potential for some contamination based in previous land uses
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Utility services available</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 3-1 Availability**

	Yes	No	Comments
<b>Is the site available for sale or development (if known)?</b> <b>Please provide supporting evidence.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Landowner not known
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowner not known; in addition operational requirements of fire service in regards to access, training, parking unclear.
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<b>0-5 years</b> <b>6-10 years</b> <b>11-15 years</b>		Unknown
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 4-1 Conclusions**

<b>Site name/number:</b>	Magistrate's Court and Old Police Station
Please tick a box	
<b>The site is appropriate for development</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input checked="" type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for development</b>	<input type="checkbox"/>
<b>Potential housing development capacity:</b>	c. 4 dwellings
<b>Estimated development timeframe:</b>	Uncertain
<b>Explanation / justification for decision to accept or discount site.</b>	<p>The site has the capacity to deliver four homes, on an unused brownfield site in the centre of Tisbury. There are some constraints, in particular availability and the operational requirements of the Fire Service that would need to be overcome.</p> <p>Therefore the site is considered to be <b>potentially suitable</b> for taking forward for the purposes of the Neighbourhood Plan.</p>

## Site 5: Land opposite to the Avenue

### 1. Background information

**Table 1-1 Site location and use**

<b>Site Reference / name</b>	Site 5: Land opposite to the Avenue
<b>Site Address</b>	The Avenue, Tisbury
<b>Current use</b>	Grazing of cattle
<b>Parish Name</b>	Tisbury CP
<b>Gross area (Ha)</b> Total area of the site in hectares	2.47 ha
<b>SHLAA site reference (if applicable)</b>	S68



**Figure 5. Site Boundary**

<b>Table 1-2 Context</b>				
<b>Surrounding land uses</b>	Residential (north, east), Sports facility and car park west, river to the south.			
<b>Site boundaries</b>	Mature trees on the northern boundary with The Avenue. No boundary on southern boundary, as site is only part of a field. Hedges/Shrub/Fence on eastern and western boundaries.			
<b>Is the site:</b>	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	Part of the eastern site has had three applications for flood alleviation schemes in 2005 (applicant was the Environment Agency): S/2005/1158; S/2004/2458; S/2005/1584.			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 2-1 Suitability**

<b>Is the site within the existing built up area of the settlement?</b>	Site is on the boundary of Tisbury, however site is surrounded on three sides by development.	
<b>How would development of this site relate to the surrounding uses?</b>	The development would relate well to existing development with residential development to the north and east.	
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	No current access. Access could easily be provided from Nadder Close and also The Avenue, though this would result in the loss of some trees.	
<b>Is the site allocated within the Local Plan? (incl. residential, industrial, waste, mineral etc...)</b>	Within a minerals safeguarding zone	
<b>Is the site within the Wiltshire Council settlement boundary?</b>	<b>Yes</b> <input type="checkbox"/>	<b>No</b> <input checked="" type="checkbox"/>

**Table 2-2 Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	Slopes down to the river to the south of the site
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Views in from the Avenue, and property on the eastern boundary – would affect short and medium distance views from these properties. Long distance views from village centre of the river valley.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Medium and long distance views to the east and south.

**Table 2-3 Environmental Considerations**

		<b>Observations and comments</b>
<b>Area of Outstanding Natural Beauty (AONB)</b>	Within a AONB	Cranborne Chase & West Wiltshire Downs
<b>Distance to sites designated as being of European Importance<sup>13</sup></b>	>800m	
<b>Distance to sites designated as being of National Importance<sup>14</sup></b>	>800m	Upper Chicks Grove Quarry is approx. 1km east of the site
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	Yes	Yes- for the River Avon System SSSI. Any residential development of 100 or more houses outside existing settlements/urban areas; and All planning applications outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.
<b>Distance to sites designated as being of local importance<sup>15</sup></b>	<400m	The River Nadder is a County Wildlife Site - approx. 50m south of the site
<b>Does the Site contain any BAP Priority Habitat?</b>	No	
<b>Does the Site contain Ancient Woodland?</b>	No	
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	The river to the south of the site is known to have water voles and otters.

<sup>13</sup> Special Areas of Conservation, Special Protection Areas and Ramsar Sites

<sup>14</sup> Site of Special Scientific Interest, National Nature Reserves

<sup>15</sup> Local Nature Reserves, Sites of Nature Conservation Importance



**Table 2-4 Heritage considerations**

<b>Proximity of site to the following sites / areas</b>	<b>Proximity</b>	<b>Comments</b>
<b>Conservation Area</b>	<b>Site is adjacent to a conservation area</b>	Tisbury Conservation Area borders the site to the north east and north-west.
<b>Scheduled monument</b>	<b>Site is not on or adjacent to a SAM</b>	There is a SM (Tithe barn and gatehouse at Place Farm) 300m north east of the site boundary, which is not visible from the site.
<b>Registered Parks and Gardens</b>	<b>Site is not within or adjacent to a Registered Park and Garden</b>	
<b>Registered Battlefields</b>	<b>Site is not within or adjacent to a Registered Battlefield</b>	
<b>Listed buildings</b>	<b>Site does not contain or within the setting of a listed building</b>	There is a Grade II listed building in approx. 50m of the boundary (however there is an intermediate property between the site and the listed building)
<b>Area of Archaeological Potential</b>	<b>Within an area of archaeological potential</b> <b>Adjacent to an area of archaeological potential</b> <b>Site is not within or adjacent to an area of archaeological potential</b>	Site is located outside of the Tisbury Conservation Area boundary. No data is currently available.
<b>Building of local importance</b>	<b>Site contains a building of local importance</b> <b>Site is adjacent to, or within the setting of a building of local importance</b> <b>Site does not contain or adjoin a building of local importance</b>	Site is located outside of the Tisbury Conservation Area boundary. No data is currently available.

**Table 2-5 Community facilities and services**

What is the distance to the following facilities (measured from the site centre along roads)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	400m from centre of Tisbury
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	400-800m	600m from train station Non-hourly bus service adjacent to site boundary
School(s)	>800m	1.2km from St. John's Primary School.
Open Space / recreation facilities	<400m	300m from recreation facilities (adjacent to site boundary) 1.1km from Nadder Centre
Health Centre facility	<400m	300m from Tisbury Surgery

**Table 2-6 Other key considerations**

			<b>Comments</b>
<b>Which Flood risk zone (fluvial) does the site fall within or intersect with?</b>	<b>Zone 1</b> <b>Zone 2</b> <b>Zone 3</b>		Site is on the boundary of an area at risk of flooding (Zones 2 and 3). Exact location of the boundary hard to determine.
<b>Agricultural Land Classification?</b>	<b>Grade 3</b>		
<b>Are there any Tree Preservation Orders on the site?</b>	None		Site is located outside of the Tisbury Conservation Area boundary. No data is currently available regarding 'other important trees'.
<b>Other</b>			
<b><i>Is the site affected by any of the following?</i></b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Surface water flooding</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Low risk of surface water flooding on a small section of the site. However directly adjacent to an area at high risk.
<b>Contamination</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Utility services available</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Adjacent to residential properties and the Avenue.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 3-1 Availability**

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Single ownership
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<b>0-5 years</b>		
Any other comments?			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 4-1 Conclusions**

<b>Site name/number:</b>	Land opposite the Avenue	
Please tick a box		
<b>The site is appropriate for development</b>		<input type="checkbox"/>
<b>This site has minor constraints</b>		<input type="checkbox"/>
<b>The site has significant constraints</b>		<input type="checkbox"/>
<b>The site is unsuitable for development</b>		<input checked="" type="checkbox"/>
<b>Potential housing development capacity:</b>	51	
<b>Estimated development timeframe:</b>	0-5 years	
<b>Explanation / justification for decision to accept or discount site.</b>	The site has the potential to deliver a large number of houses in a location close to Tisbury village centre; however the likely impact of development on the AONB and Tisbury Conservation Area are considered to be significant. For these reasons the site is not considered appropriate for taking forward for the purposes of the Neighbourhood Plan.	

## Site 6: Land at the Old Sports Centre

### 1. Background information

**Table 1-1 Site location and use**

<b>Site Reference / name</b>	Site 6: Land at old sports centre
<b>Site Address</b>	Weaveland Road, Tisbury
<b>Current use</b>	Sports centre (currently unused), with attached car park
<b>Parish Name</b>	Tisbury CP
<b>Gross area (Ha)</b> Total area of the site in hectares	0.35ha
<b>SHLAA site reference (if applicable)</b>	N/A



**Figure 6. Site Boundary**

**Table 1-2 Context**

<b>Surrounding land uses</b>	St John's CoE Primary School to the south of site, sports facility to the east, residential to the north and agricultural to the west.			
<b>Site boundaries</b>	Weaveland Road to south and east; Hedgerow to the west; Row of young trees.			
<b>Is the site:</b>	<b>Greenfield</b>  <input type="checkbox"/>	<b>Brownfield</b>  <input checked="" type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	2014 – Approved - Community Campus development off Weaveland Road (14/04907/FUL). As a result of the development of the Nadder Centre the site is supposed to be transformed into wildflower meadow.			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 2-1 Suitability**

<b>Is the site within the existing built up area of the settlement?</b>	Yes, along the western boundary.	
<b>How would development of this site relate to the surrounding uses?</b>	The development of the site would relate well to the surrounding uses, with existing residential development to the east. Additionally, the site is adjacent to the community centre and local primary school.	
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Current access via Weaveland Road; also Pedestrian access via path from Hindon Lane.	
<b>Is the site allocated within the Local Plan? (incl. residential, industrial, waste, mineral etc...)</b>	Within a Minerals Safeguarding Zone	
<b>Is the site within the Wiltshire Council settlement boundary?</b>	<p><b>Yes</b></p> <input type="checkbox"/>	<p><b>No</b></p> <input checked="" type="checkbox"/>

**Table 2-2 Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat land
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Short views in from the adjacent Community Centre, local primary school and residential area to the east of site.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Medium to long views extending over the agricultural land (north west of site) over to Weaveland Farm.



**Table 2-3 Environmental Considerations**

		<b>Observations and comments</b>
<b>Area of Outstanding Natural Beauty (AONB)</b>	Within a AONB	Cranborne Chase & West Wiltshire Downs
<b>Distance to sites designated as being of European Importance<sup>16</sup></b>	>800m	Approximately 2.3km from the western boundary of the River Avon SAC
<b>Distance to sites designated as being of National Importance<sup>17</sup></b>	>800m	Approximately 1.7km from the southern boundary of Fonthill Grottoes SSSI and 1.9km from the western boundary of Upper Chicks Grove Quarry SSSI.
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	
<b>Distance to sites designated as being of local importance<sup>18</sup></b>	<400m	Site is approximately 380m from a County Wildlife Site (Oddford Brook), a tributary to the River Nadder.
<b>Does the Site contain any BAP Priority Habitat?</b>	No	
<b>Does the Site contain Ancient Woodland?</b>	No	
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	No	

<sup>16</sup> Special Areas of Conservation, Special Protection Areas and Ramsar Sites

<sup>17</sup> Site of Special Scientific Interest, National Nature Reserves

<sup>18</sup> Local Nature Reserves, Sites of Nature Conservation Importance

**Table 2-4 Heritage considerations**

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is not within or adjacent to a conservation area	Approximately 300m away from Tisbury Conservation Area.
Scheduled monument	Site is not on or adjacent to a SAM	
Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields	Site is not within or adjacent to a Registered Battlefield	
Listed buildings	Site does not contain or within the setting of a listed building	
Area of Archaeological Potential	<p>Within an area of archaeological potential</p> <p>Adjacent to an area of archaeological potential</p> <p>Site is not within or adjacent to an area of archaeological potential</p>	Site is outside of Tisbury Conservation Area boundary. Currently no data available.
Building of local importance	<p>Site contains a building of local importance</p> <p>Site is adjacent to, or within the setting of a building of local importance</p> <p>Site does not contain or adjoin a building of local importance</p>	Site is outside of Tisbury Conservation Area boundary. Currently no data available.

**Table 2-5 Community facilities and services**

What is the distance to the following facilities (measured from the site centre along roads)	Distance (metres)	Observations and comments
<b>Town / local centre / shop</b>	<b>400-800m</b>	Approximately 600m away from High Street.
<b>Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)</b>	<b>&gt;800m</b>	1.1km from Tisbury Railway Station. Approximately 500m away from Boot Bus Stop (Weaveland Road entrance). Three services, infrequent throughout the day.
<b>School(s)</b>	<b>&lt;400m</b>	Adjacent to St John's CoE Primary School.
<b>Open Space / recreation facilities</b>	<b>&lt;400m</b>	Adjacent to Tisbury Community Centre.
<b>Health Centre facility</b>	<b>400-800m</b>	Approximately 750m away from Tisbury Surgery.

**Table 2-6 Other key considerations**

			<b>Comments</b>
<b>Which Flood risk zone (fluvial) does the site fall within or intersect with?</b>	<b>Zone 1</b>		
<b>Agricultural Land Classification?</b>	<b>Grade 3b to 5</b>		Site is located on Grade 4 Agricultural Land.
<b>Are there any Tree Preservation Orders on the site?</b>	<b>None</b>		Site is outside of Tisbury Conservation Area boundary. No data is currently available regarding 'other important trees' within or adjacent to the site.
<b>Other</b>			
<b><i>Is the site affected by any of the following?</i></b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Surface water flooding</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Contamination</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Utility services available</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Adjacent to school and Community Centre.

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 3-1 Availability**

	Yes	No	Comments
<b>Is the site available for sale or development (if known)?</b> <b>Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land owned by Wiltshire Council and not currently in use.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land is understood to have been donated to Wiltshire Council by the Fonthill Estate for educational use – however it is unsure if this is a covenant on the land. The land is also subject to an existing planning permission that would see the demolition of the building and landscaping of the site as a wildflower meadow
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<b>0-5 years</b> <b>6-10 years</b> <b>11-15 years</b>		Unknown
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Table 4-1 Conclusions</b>	
<b>Site name/number:</b>	Land at old sports centre
Please tick a box	
<b>The site is appropriate for development</b>	<input checked="" type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for development</b>	<input type="checkbox"/>
<b>Potential housing development capacity:</b>	c.9 dwellings
<b>Estimated development timeframe:</b>	Uncertain
<b>Explanation / justification for decision to accept or discount site.</b>	<p>The land is considered appropriate for residential development, due to its location and lack of environmental, landscape or heritage constraints. However the availability of the land for development is unclear; this will need confirming prior to allocation within the Neighbourhood Plan. The land is also outside of the housing policy boundary and has been recommended to be set aside for future extension of the primary school.</p> <p>The site is however considered to be potentially suitable for taking forward for the purposes of the Neighbourhood Plan.</p>

## Site 7: Weaveland Road (Land on Churchill Estate)

### 1. Background information

**Table 1-1 Site location and use**

<b>Site Reference / name</b>	Site 7: Weaveland Road (land on Churchill Estate)
<b>Site Address</b>	Weaveland Road, Tisbury
<b>Current use</b>	Green space
<b>Parish Name</b>	Tisbury CP
<b>Gross area (Ha)</b> Total area of the site in hectares	0.1ha
<b>SHLAA site reference (if applicable)</b>	N/A



**Figure 7. Site Boundary**

<b>Table 1-2 Context</b>				
<b>Surrounding land uses</b>	Residential, agriculture (grazing)			
<b>Site boundaries</b>	Trees to the west, residential to the north, wooden fence to the south and east			
<b>Is the site:</b>	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	None			



## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 2-1 Suitability**

<b>Is the site within the existing built up area of the settlement?</b>	Yes		
<b>How would development of this site relate to the surrounding uses?</b>	Well – in an existing residential area		
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Access can be made available from the Churchill Estate		
<b>Is the site allocated within the Local Plan? (incl. residential, industrial, waste, mineral etc...)</b>	Within a Minerals Safeguarding Zone		
<b>Is the site within the Wiltshire Council settlement boundary?</b>	<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;"><b>Yes</b> <input checked="" type="checkbox"/></td> <td style="width: 50%;"><b>No</b> <input type="checkbox"/></td> </tr> </table>	<b>Yes</b> <input checked="" type="checkbox"/>	<b>No</b> <input type="checkbox"/>
<b>Yes</b> <input checked="" type="checkbox"/>	<b>No</b> <input type="checkbox"/>		

**Table 2-2 Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	From surrounding residential properties - short views only.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	To surrounding residential properties - short views only. From first floor longer distance views likely to the west and south.

**Table 2-3 Environmental Considerations**

		<b>Observations and comments</b>
<b>Area of Outstanding Natural Beauty (AONB)</b>	Within a AONB	
<b>Distance to sites designated as being of European Importance<sup>19</sup></b>	>800m	
<b>Distance to sites designated as being of National Importance<sup>20</sup></b>	>800m	Upper Chicks Grove Quarry is approx. 1.7km east of the site
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	Within the River Avon System SSSI risk zone however not applicable to residential development in the urban area.
<b>Distance to sites designated as being of local importance<sup>21</sup></b>	<400m	Approx. 200m from County Wildlife Site to the south west (River Nadder)
<b>Does the Site contain any BAP Priority Habitat?</b>	No	
<b>Does the Site contain Ancient Woodland?</b>	No	
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	No	

<sup>19</sup> Special Areas of Conservation, Special Protection Areas and Ramsar Sites

<sup>20</sup> Site of Special Scientific Interest, National Nature Reserves

<sup>21</sup> Local Nature Reserves, Sites of Nature Conservation Importance

**Table 2-4 Heritage considerations**

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is not within or adjacent to a conservation area	Located within 200m (to the south)
Scheduled monument	Site is not on or adjacent to a SAM	
Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	Located approx. 1.6km to the north
Registered Battlefields	Site is not within or adjacent to a Registered Battlefield	
Listed buildings	Site does not contain or within the setting of a listed building	
Area of Archaeological Potential	<p>Within an area of archaeological potential</p> <p>Adjacent to an area of archaeological potential</p> <p>Site is not within or adjacent to an area of archaeological potential</p>	Site is located outside of the Tisbury Conservation Area boundary. No data currently available.
Building of local importance	<p>Within the setting of a building of local importance</p> <p>Site is adjacent to, or within the setting of a building of local importance</p> <p>Site is not within or adjacent to a building of local importance</p>	Site is located outside of the Tisbury Conservation Area boundary. No data currently available.

**Table 2-5 Community facilities and services**

What is the distance to the following facilities (measured from the site centre along roads)	Distance (metres)	Observations and comments
<b>Town / local centre / shop</b>	<b>&lt;400m</b>	Approx. 350m from Tisbury village centre
<b>Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)</b>	<b>400-800m</b>	750m from Tisbury railway station
<b>School(s)</b>	<b>400-800m</b>	Approx. 800m from St. Johns C of E Primary School.
<b>Open Space / recreation facilities</b>	<b>&lt;400m</b>	250m from recreation ground at the Nadder Centre.
<b>Health Centre facility</b>	<b>400-800m</b>	Approx. 450m from Tisbury Surgery.

**Table 2-6 Other key considerations**

			<b>Comments</b>
<b>Which Flood risk zone (fluvial) does the site fall within or intersect with?</b>	<b>Zone 1</b>		
<b>Agricultural Land Classification?</b>	<b>Grade 3b to 5</b> <b>Grade 3</b>		Border of Grade 3 and 4
<b>Are there any Tree Preservation Orders on the site?</b>	<b>Yes</b>		TPO on part of the hedge boundary to the west of the site.  Site is located outside of the Tisbury Conservation Area boundary. No data currently available regarding Other Important Trees.
<b>Other</b>			
<b><i>Is the site affected by any of the following?</i></b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Surface water flooding</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Contamination</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Utility services available</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Adjacent to residential development

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 3-1 Availability**

	Yes	No	Comments
<b>Is the site available for sale or development (if known)?            Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Owned by Wiltshire Council and suggested by them. It is understood that the site was included in an earlier SHLAA
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<b>0-5 years</b> <b>6-10 years</b> <b>11-15 years</b>		Unknown
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 4-1 Conclusions**

<b>Site name/number:</b>	Weaveland Road (land on Churchill Estate)
Please tick a box	
<b>The site is appropriate for development</b>	<input checked="" type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for development</b>	<input type="checkbox"/>
<b>Potential housing development capacity:</b>	C. 3 dwellings
<b>Estimated development timeframe:</b>	Uncertain
<b>Explanation / justification for decision to accept or discount site.</b>	The site currently consists of open space within a residential area that has no formal designation. The site has few constraints to development; and thus considered suitable for allocation. It is however only a very small site and it forms a useful pedestrian access into the community field so may be better suited for allocation as Local Green Space.

## Site 8: Lush's Field (Land north of Vicarage Road)

### 1. Background information

**Table 1-1 Site location and use**

<b>Site Reference / name</b>	Site 8: Lush's Field (Land north of Vicarage Road)
<b>Site Address</b>	Land north of Vicarage Road, Tisbury
<b>Current use</b>	Grazing
<b>Parish Name</b>	Tisbury CP
<b>Gross area (Ha)</b> Total area of the site in hectares	1.29 ha
<b>SHLAA site reference (if applicable)</b>	Site 3171



**Figure 8. Site Boundary**



<b>Table 1-2 Context</b>				
<b>Surrounding land uses</b>	Residential (south and east), Agriculture (north and west)			
<b>Site boundaries</b>	Trees and hedges on boundaries. Residential property to south east.			
<b>Is the site:</b>	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	None			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 2-1 Suitability**

<b>Is the site within the existing built up area of the settlement?</b>	On the edge of the built up area, however site feels within the settlement boundary	
<b>How would development of this site relate to the surrounding uses?</b>	Well, surrounded on two sides by residential development	
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	No current access. Access only available from Vicarage Road, however the site is very steep and access is not considered easily feasible.	
<b>Is the site allocated within the Local Plan? (incl. residential, industrial, waste, mineral etc...)</b>	In a Minerals Safeguarding Zone	
<b>Is the site within the Wiltshire Council settlement boundary?</b>	<b>Yes</b> <input type="checkbox"/>	<b>No</b> <input checked="" type="checkbox"/>

**Table 2-2 Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	Steep - land falls steeply to the south west, especially on the south west part of the site.
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	From adjacent houses to the east; as well as from housing estate to the south.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Long distance views to the south

**Table 2-3 Environmental Considerations**

		<b>Observations and comments</b>
<b>Area of Outstanding Natural Beauty (AONB)</b>	Within a AONB	Cranborne Chase & West Wiltshire Downs
<b>Distance to sites designated as being of European Importance<sup>22</sup></b>	>800m	
<b>Distance to sites designated as being of National Importance<sup>23</sup></b>	>800m	1.8km from Upper Chicks Grove SSSI (to the east)
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	Yes	Yes- for the River Avon System SSSI. Zone does not apply to residential development; however All planning applications outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.
<b>Distance to sites designated as being of local importance<sup>24</sup></b>	<400m	Site adjacent to a County Wildlife Site (Oddford Brook – tributary of the River Nadder) that is located to the west of the site
<b>Does the Site contain any BAP Priority Habitat?</b>	No	CWS consist of Deciduous woodland (BAP Priority Habitat)
<b>Does the Site contain Ancient Woodland?</b>	No	
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	No	

<sup>22</sup> Special Areas of Conservation, Special Protection Areas and Ramsar Sites

<sup>23</sup> Site of Special Scientific Interest, National Nature Reserves

<sup>24</sup> Local Nature Reserves, Sites of Nature Conservation Importance

**Table 2-4 Heritage considerations**

<b>Proximity of site to the following sites / areas</b>	<b>Proximity</b>	<b>Comments</b>
<b>Conservation Area</b>	<b>Site is adjacent to a conservation area</b>	Adjacent to Tisbury Conservation Area to the south along Vicarage Road
<b>Scheduled monument</b>	<b>Site is not on or adjacent to a SAM</b>	
<b>Registered Parks and Gardens</b>	<b>Site is not within or adjacent to a Registered Park and Garden</b>	1.5km south of Fonthill (Grade II*)
<b>Registered Battlefields</b>	<b>Site is not within or adjacent to a Registered Battlefield</b>	
<b>Listed buildings</b>	<b>Site does not contain or within the setting of a listed building</b>	3 listed building lie to the south along Vicarage Road (within 100m of the site boundary) - Tuckingmill Farmhouse (Grade II); Knapp Cottage (Grade II); The Knapp (Grade II)
<b>Area of Archaeological Potential</b>	<b>Adjacent to an area of archaeological potential</b>	South western boundary of site is located adjacent to an area of archaeological potential
<b>Building of local importance</b>	<b>Site is adjacent to, or within the setting of a building of local importance</b>	Cluster of Positive Contribution buildings located approximately 30m outside of the south western site boundary.

**Table 2-5 Community facilities and services**

What is the distance to the following facilities (measured from the site centre along roads)	Distance (metres)	Observations and comments
Town / local centre / shop	<b>&lt;400m</b>	Approx. 400m from Tisbury town centre
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<b>&gt;800m</b>	850m from Tisbury Train Station 600m from non-regular bus service
School(s)	<b>400-800m</b> <b>&gt;800m</b>	700m from St Johns C Of E Primary School via footpath; 1.1km via road
Open Space / recreation facilities	<b>400-800m</b> <b>&gt;800m</b>	350m from recreation ground by Nadder Centre (via footpath); 700m from recreation ground in Tisbury village centre.
Health Centre facility	<b>400-800m</b>	600m from Tisbury Surgery

**Table 2-6 Other key considerations**

			<b>Comments</b>
<b>Which Flood risk zone (fluvial) does the site fall within or intersect with?</b>	<b>Zone 1</b>		However, adjacent land to the west is in flood zone 3
<b>Agricultural Land Classification?</b>	<b>Grade 3b to 5</b>		Grade 4 (with potential to be Grade 3)
<b>Are there any Tree Preservation Orders on the site?</b>	<b>None</b>		Three 'other important trees' located along the western boundary of the site.
<b>Other</b>			PRoW goes along part of north eastern boundary within the site
<b><i>Is the site affected by any of the following?</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Comments</i></b>
<b>Surface water flooding</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Adjacent land to the west is at surface water flood risk, which could include the site's boundary. Therefore, boundary would need to be confirmed.
<b>Contamination</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Utility services available</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 3-1 Availability**

	Yes	No	Comments
<b>Is the site available for sale or development (if known)?            Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Single or multiple agreed ownership
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<b>0-5 years</b>		
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 4-1 Conclusions**

<b>Site name/number:</b>	Lush's Field (Land north of Vicarage Road)	
Please tick a box		
<b>The site is appropriate for development</b>		<input type="checkbox"/>
<b>This site has minor constraints</b>		<input type="checkbox"/>
<b>The site has significant constraints</b>		<input type="checkbox"/>
<b>The site is unsuitable for development</b>		<input checked="" type="checkbox"/>
<b>Potential housing development capacity:</b>	30	
<b>Estimated development timeframe:</b>	Within 5 years	
<b>Explanation / justification for decision to accept or discount site.</b>	The site has the potential to deliver a large number of houses, however it is not considered that access can be readily provided to the site. Furthermore, development could have an adverse effect on Tisbury Conservation Area, the AONB, as well as on ecological constraints. For these reasons, the site is not considered suitable for allocation in the Neighbourhood Plan.	



## Site 9: Tuckingstones (Land adjacent to Tuckingstones, Tisbury)

### 1. Background information

**Table 1-1 Site location and use**

<b>Site Reference / name</b>	Site 9: Tuckingstones (Land adjacent to Tuckingstones)
<b>Site Address</b>	Land south of Hatch Lane (and east of Mount Pleasant), Tisbury
<b>Current use</b>	Agriculture, Residential
<b>Parish Name</b>	West Tisbury CP
<b>Gross area (Ha)</b> Total area of the site in hectares	1.04 ha
<b>SHLAA site reference (if applicable)</b>	S59



**Figure 9. Site Boundary**

**Table 1-2 Context**

<b>Surrounding land uses</b>	Residential (west, south and east), Agriculture (north)			
<b>Site boundaries</b>	Hedge (with scattered trees) on the SW boundary; Trees on SE boundary; hedge/trees/fence on NW boundary; SE boundary unclear			
<b>Is the site:</b>	<b>Greenfield</b>  <input type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input checked="" type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield	Two residential properties based on the site. Remaining land is gardens/agricultural land			
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	Number of minor residential planning applications (extensions, greenhouse) from owners of houses within the site.			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 2-1 Suitability**

<b>Is the site within the existing built up area of the settlement?</b>	Yes – however the site forms the only gap between Tisbury and Tuckingstones	
<b>How would development of this site relate to the surrounding uses?</b>	Relate well – surrounded by residential development	
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Farm access currently available from Mount Pleasant (road)	
<b>Is the site allocated within the Local Plan? (incl. residential, industrial, waste, mineral etc...)</b>	Within a Minerals Safeguarding Zone	
<b>Is the site within the Wiltshire Council settlement boundary?</b>	<b>Yes</b> <input type="checkbox"/>	<b>No</b> <input checked="" type="checkbox"/>

**Table 2-2 Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Views in from adjacent residential properties, as well as from the surrounding landscape, particularly from the NE and E. Development would affect the long distance views from properties on Mount Pleasant; other properties adjacent to the site only likely to affect shorter distance views.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Long distance views to the North-east, East and South.

**Table 2-3 Environmental Considerations**

		<b>Observations and comments</b>
<b>Area of Outstanding Natural Beauty (AONB)</b>	Within a AONB	Cranborne Chase & West Wiltshire Downs
<b>Distance to sites designated as being of European Importance<sup>25</sup></b>	>800m	
<b>Distance to sites designated as being of National Importance<sup>26</sup></b>	>800m	
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	Yes	Yes- for the River Avon System SSSI. Zone does not apply to residential development; however It relates to all planning applications outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.
<b>Distance to sites designated as being of local importance<sup>27</sup></b>	<400m	CWS - 50m from NE corner of the site.
<b>Does the Site contain any BAP Priority Habitat?</b>	No	
<b>Does the Site contain Ancient Woodland?</b>	No	
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	No	

<sup>25</sup> Special Areas of Conservation, Special Protection Areas and Ramsar Sites

<sup>26</sup> Site of Special Scientific Interest, National Nature Reserves

<sup>27</sup> Local Nature Reserves, Sites of Nature Conservation Importance

**Table 2-4 Heritage considerations**

<b>Proximity of site to the following sites / areas</b>	<b>Proximity</b>	<b>Comments</b>
<b>Conservation Area</b>	<b>Site is adjacent to a conservation area</b>	30m west of Tisbury Conservation Area
<b>Scheduled monument</b>	<b>Site is not on or adjacent to a SAM</b>	
<b>Registered Parks and Gardens</b>	<b>Site is not within or adjacent to a Registered Park and Garden</b>	1.7km south/south east of Fonthill (Grade II*)
<b>Registered Battlefields</b>	<b>Site is not within or adjacent to a Registered Battlefield</b>	
<b>Listed buildings</b>	<b>Site does not contain or within the setting of a listed building</b>	Closest listed building is 70m NE of the site boundary
<b>Area of Archaeological Potential</b>	<b>Adjacent to an area of archaeological potential</b>	The north eastern corner of the site is located approximately 50m from an area of archaeological potential.
<b>Building of local importance</b>	<b>Site is adjacent to, or within the setting of a building of local importance</b>	The north eastern corner of the site is located approximately 50m from a cluster of Positive Contribution Buildings.

**Table 2-5 Community facilities and services**

What is the distance to the following facilities (measured from the site centre along roads)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	Approx. 600m from Tisbury town centre
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	>800m	Approx. 1.1km from Tisbury Train Station Non-regular bus service 400m west of the site.
School(s)	>800m	1.3km from St Johns C Of E Primary School
Open Space / recreation facilities	>800m	850m from recreation ground
Health Centre facility	400-800m	Approx. 750m from Tisbury Surgery

**Table 2-6 Other key considerations**

			<b>Comments</b>
<b>Which Flood risk zone (fluvial) does the site fall within or intersect with?</b>	<b>Zone 1</b>		
<b>Agricultural Land Classification?</b>	<b>Grade 3b to 5</b> <b>Grade 3</b>		Grade 3 or 4 – cannot tell from mapping available.
<b>Are there any Tree Preservation Orders on the site?</b>	None		
<b>Other</b>			
<b><i>Is the site affected by any of the following?</i></b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Surface water flooding</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Contamination</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Utility services available</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 3-1 Availability**

	Yes	No	Comments
<b>Is the site available for sale or development (if known)?            Please provide supporting evidence.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not available due to multiple or unknown ownership
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Multiple or unknown ownership
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<b>6-10 years</b>		
<b>Any other comments?</b>			



#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Table 4-1 Conclusions</b>	
<b>Site name/number:</b>	Tuckingstones (Land adjacent to Tuckingstones)
Please tick a box	
<b>The site is appropriate for development</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input checked="" type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for development</b>	<input type="checkbox"/>
<b>Potential housing development capacity:</b>	24
<b>Estimated development timeframe:</b>	6-10 years
<b>Explanation / justification for decision to accept or discount site.</b>	<p>The site has few environmental or heritage constraints, and development is considered to have minimal landscape and visual effects due to screening on and adjacent to the site. However access to community facilities and services are relatively poor. Small scale linear development is considered the most appropriate as this would relate well to the existing settlement pattern in this area.</p> <p>The availability of the land for development is unclear; this will need confirming prior to allocation. The site is thus considered to be potentially suitable for residential development.</p>

## Site 10: Old Quarry at Hatch Lane (land and disused quarry at Tuckingmill)

### 1. Background information

**Table 1-1 Site location and use**

<b>Site Reference / name</b>	Site 10: Old Quarry at Hatch Lane (land and disused quarry at Tuckingmill)
<b>Site Address</b>	Hatch Lane, Tuckingmill
<b>Current use</b>	None
<b>Parish Name</b>	West Tisbury CP
<b>Gross area (Ha)</b> Total area of the site in hectares	1.28
<b>SHLAA site reference (if applicable)</b>	Site 3085



**Figure 10. Site Boundary**

<b>Table 1-2 Context</b>				
<b>Surrounding land uses</b>	Residential, Agriculture			
<b>Site boundaries</b>	Trees and hedges on boundary within the south-east part of the site; north west part of the site is trees/hedges and field boundary			
<b>Is the site:</b>	<b>Greenfield</b>  <input type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input checked="" type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield	Part of the site is a disused quarry, however this has now been reinstated as a wildlife site. Other part of the site is agricultural			
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	None			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 2-1 Suitability**

<b>Is the site within the existing built up area of the settlement?</b>	Located on the edge of Tuckingmill, a linear settlement	
<b>How would development of this site relate to the surrounding uses?</b>	Development on the south-east of the site would relate well to the adjacent residential properties surrounding part of the site. Development on the north-west of the site would be separated from Tuckingmill and would not relate well to the surroundings.	
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Farm access from Hatch Lane to the north-west part of the site.	
<b>Is the site allocated within the Local Plan? (incl. residential, industrial, waste, mineral etc...)</b>	Within a minerals safeguarding zone	
<b>Is the site within the Wiltshire Council settlement boundary?</b>	<b>Yes</b> <input type="checkbox"/>	<b>No</b> <input checked="" type="checkbox"/>

**Table 2-2 Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	Relatively flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	From adjacent residential houses. Other views limited due to the screened nature of the south-east part of the site. Views in from the north-west part of the site are likely to be wider views from points within the landscape.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Short views in the south-east part of the site due to screening. Longer distance views to the south from the north-west part of the site.

**Table 2-3 Environmental Considerations**

		<b>Observations and comments</b>
<b>Area of Outstanding Natural Beauty (AONB)</b>	Within a AONB	Cranborne Chase & West Wiltshire Downs
<b>Distance to sites designated as being of European Importance<sup>28</sup></b>	>800m	
<b>Distance to sites designated as being of National Importance<sup>29</sup></b>	>800m	
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	Yes/No	Yes- for the River Avon System SSSI. Zone does not apply to residential development; however All planning applications outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.
<b>Distance to sites designated as being of local importance<sup>30</sup></b>	<400m	Part of the site is within a County Wildlife Site (south-eastern half of the site)
<b>Does the Site contain any BAP Priority Habitat?</b>	No	-
<b>Does the Site contain Ancient Woodland?</b>	No	-
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	Site has trees within and on the boundary; it is also partly designed as a County Wildlife Site; ecological value therefore presume to be high.

<sup>28</sup> Special Areas of Conservation, Special Protection Areas and Ramsar Sites

<sup>29</sup> Site of Special Scientific Interest, National Nature Reserves

<sup>30</sup> Local Nature Reserves, Sites of Nature Conservation Importance

**Table 2-4 Heritage considerations**

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is not within or adjacent to a conservation area	Approx. 500m west of Tisbury Conservation Area
Scheduled monument	Site is not on or adjacent to a SAM	Approx. 600m north west of a SM (Wick Farm settlement site)
Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	1.5km south/south east of Fonthill (Grade II*)
Registered Battlefields	Site is not within or adjacent to a Registered Battlefield	
Listed buildings	Site does not contain or within the setting of a listed building	Closest is 500m east of the site.
Area of Archaeological Potential	<p>Within an area of archaeological potential</p> <p>Adjacent to an area of archaeological potential</p> <p>Site is not within or adjacent to an area of archaeological potential</p>	No information available. Site is outside of the boundary for Tisbury Conservation Area.
Building of local importance	<p>Site contains a building of local importance</p> <p>Site is adjacent to, or within the setting of a building of local importance</p> <p>Site does not contain or adjoin a building of local importance</p>	No information available. Site is outside of the boundary for Tisbury Conservation Area.

**Table 2-5 Community facilities and services**

<b>What is the distance to the following facilities (measured from the site centre along roads)</b>	<b>Distance (metres)</b>	<b>Observations and comments</b>
<b>Town / local centre / shop</b>	<b>&gt;800m</b>	Approx. 950m from Tisbury town centre
<b>Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)</b>	<b>&gt;800m</b>	1.2km (using footpaths) and 1.4km (via road only) to Tisbury Train Station. Non regular bus service adjacent to the site.
<b>School(s)</b>	<b>&gt;800m</b>	1.5km from St Johns C Of E Primary School
<b>Open Space / recreation facilities</b>	<b>&gt;800m</b>	1.3km from recreation field in Tisbury village centre
<b>Health Centre facility</b>	<b>&gt;800m</b>	Approx. 1.1km from Tisbury Surgery

**Table 2-6 Other key considerations**

			<b>Comments</b>
<b>Which Flood risk zone (fluvial) does the site fall within or intersect with?</b>	<b>Zone 1</b>		
<b>Agricultural Land Classification?</b>	<b>Grade 3</b>		Grade 3 no recent classification
<b>Are there any Tree Preservation Orders on the site?</b>	<b>None</b>		No information available regarding 'other important trees' as the site is located outside of the boundary for Tisbury Conservation Area.
<b>Other</b>			Public right of way goes through the site.
<b>Is the site affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Surface water flooding</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	South-eastern tip of the Site is at low risk of surface water flooding. This area could easily be avoided as part of any layout.
<b>Contamination</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Potential for contamination from previous use.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Overhead electricity lines on north-west part of the site. Site is adjacent to a transformer station.
<b>Utility services unavailable</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Part of the site adjacent to residential properties



### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 3-1 Availability**

	Yes	No	Comments
<b>Is the site available for sale or development (if known)?</b> <b>Please provide supporting evidence.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not available at present as in multiple or unknown ownership
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Multiple or unknown ownership
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<b>6-10 years</b>		
<b>Any other comments?</b>	None		

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 4-1 Conclusions**

<b>Site name/number:</b>	Old Quarry at Hatch Lane (land and disused quarry at Tuckingmill)	
Please tick a box		
<b>The site is appropriate for development</b>		<input type="checkbox"/>
<b>This site has minor constraints</b>		<input type="checkbox"/>
<b>The site has significant constraints</b>		<input type="checkbox"/>
<b>The site is unsuitable for development</b>		<input checked="" type="checkbox"/>
<b>Potential housing development capacity:</b>	31	
<b>Estimated development timeframe:</b>	6-10 years	
<b>Explanation / justification for decision to accept or discount site.</b>	Due to the significant constraints present at the site, principally the ecological constraints associated with the County Wildlife site designation, the site is not considered suitable for allocation of residential development through the Neighbourhood Plan.	

## Site 11: Old Council Yard (Land at Tuckingmill Highways Depot)

### 1. Background information

**Table 1-1 Site location and use**

<b>Site Reference / name</b>	Site 11: Old Council Yard (Land at Tuckingmill Highways Depot)
<b>Site Address</b>	Tuckingmill Highways Depot, Hatch Lane, Tuckingmill
<b>Current use</b>	Currently not used, previously used as the Council's Highways Depot
<b>Parish Name</b>	West Tisbury CP
<b>Gross area (Ha)</b> Total area of the site in hectares	0.28 ha
<b>SHLAA site reference (if applicable)</b>	Site S100



**Figure 11. Site Boundary**

**Table 1-2 Context**

<b>Surrounding land uses</b>	Residential (east), Agriculture, Electrical Substation (north)			
<b>Site boundaries</b>	Trees			
<b>Is the site:</b>	<b>Greenfield</b>  <input type="checkbox"/>	<b>Brownfield</b>  <input checked="" type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	None			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 2-1 Suitability**

<b>Is the site within the existing built up area of the settlement?</b>	Located on the edge of Tuckingmill, a linear settlement.	
<b>How would development of this site relate to the surrounding uses?</b>	Development would relate reasonably well to the adjacent residential properties to the east of the site.	
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Small singular vehicle width access from Hatch Lane.	
<b>Is the site allocated within the Local Plan? (incl. residential, industrial, waste, mineral etc...)</b>	Within a Minerals Safeguarding Zone	
<b>Is the site within the Wiltshire Council settlement boundary?</b>	<b>Yes</b> <input type="checkbox"/>	<b>No</b> <input checked="" type="checkbox"/>

**Table 2-2 Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	Relatively flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Minimal, as surrounded by trees. Potentially some short, shielded, views in from 3 houses to the east.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	Minimal, as surrounded by trees.

**Table 2-3 Environmental Considerations**

		<b>Observations and comments</b>
<b>Area of Outstanding Natural Beauty (AONB)</b>	Within a AONB	Cranborne Chase & West Wiltshire Downs
<b>Distance to sites designated as being of European Importance<sup>31</sup></b>	>800m	
<b>Distance to sites designated as being of National Importance<sup>32</sup></b>	>800m	
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	Yes	Yes- for the River Avon System SSSI. Zone does not apply to residential development; however All planning applications outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.
<b>Distance to sites designated as being of local importance<sup>33</sup></b>	<400m	Adjacent to a County Wildlife Site on adjacent site, that is located to SW.
<b>Does the Site contain any BAP Priority Habitat?</b>	No	
<b>Does the Site contain Ancient Woodland?</b>	No	
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	Site has trees within and on the boundary; it is adjacent to a County Wildlife Site; ecological value therefore presume to be high.

<sup>31</sup> Special Areas of Conservation, Special Protection Areas and Ramsar Sites

<sup>32</sup> Site of Special Scientific Interest, National Nature Reserves

<sup>33</sup> Local Nature Reserves, Sites of Nature Conservation Importance

**Table 2-4 Heritage considerations**

<b>Proximity of site to the following sites / areas</b>	<b>Proximity</b>	<b>Comments</b>
<b>Conservation Area</b>	<b>Site is not within or adjacent to a conservation area</b>	Approx. 500m west of Tisbury Conservation Area
<b>Scheduled monument</b>	<b>Site is not on or adjacent to a SAM</b>	Approx. 700 NW of SM (Wick Farm settlement site)
<b>Registered Parks and Gardens</b>	<b>Site is not within or adjacent to a Registered Park and Garden</b>	1.4km south/south east of Fonthill (Grade II*)
<b>Registered Battlefields</b>	<b>Site is not within or adjacent to a Registered Battlefield</b>	
<b>Listed buildings</b>	<b>Site does not contain or within the setting of a listed building</b>	
<b>Area of Archaeological Potential</b>	<b>Within an area of archaeological potential</b> <b>Adjacent to an area of archaeological potential</b> <b>Site is not within or adjacent to an area of archaeological potential</b>	No information available. Site is outside of the boundary for Tisbury Conservation Area.
<b>Building of local importance</b>	<b>Site contains a building of local importance</b> <b>Site is adjacent to, or within the setting of a building of local importance</b> <b>Site does not contain or adjoin a building of local importance</b>	No information available. Site is outside of the boundary for Tisbury Conservation Area.

**Table 2-5 Community facilities and services**

What is the distance to the following facilities (measured from the site centre along roads)	Distance (metres)	Observations and comments
<b>Town / local centre / shop</b>	<b>&gt;800m</b>	Approx. 1km from Tisbury town centre
<b>Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)</b>	<b>&gt;800m</b>	1.3km (using footpaths) and 1.4km (via road only) to Tisbury Train Station. Non regular bus service adjacent to the site.
<b>School(s)</b>	<b>&gt;800m</b>	1.6km from St Johns C Of E Primary School
<b>Open Space / recreation facilities</b>	<b>&gt;800m</b>	1.3km from recreation field in Tisbury village centre
<b>Health Centre facility</b>	<b>&gt;800m</b>	Approx. 1.2km from Tisbury Surgery



**Table 2-6 Other key considerations**

			<b>Comments</b>
<b>Which Flood risk zone (fluvial) does the site fall within or intersect with?</b>	<b>Zone 1</b>		
<b>Agricultural Land Classification?</b>	<b>Grade 3</b>		Grade 3 no recent classification
<b>Are there any Tree Preservation Orders on the site?</b>	<b>None</b>		No information available regarding 'other important trees' as the site is located outside of the boundary for Tisbury Conservation Area.
<b>Other</b>			
<b><i>Is the site affected by any of the following?</i></b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Surface water flooding</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Contamination</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Potential for contamination from previous use.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Utility services unavailable</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Part of the site adjacent to residential properties

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 3-1 Availability**

	Yes	No	Comments
<b>Is the site available for sale or development (if known)?            Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Single ownership
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<b>0-5 years</b>		
<b>Any other comments?</b>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 4-1 Conclusions**

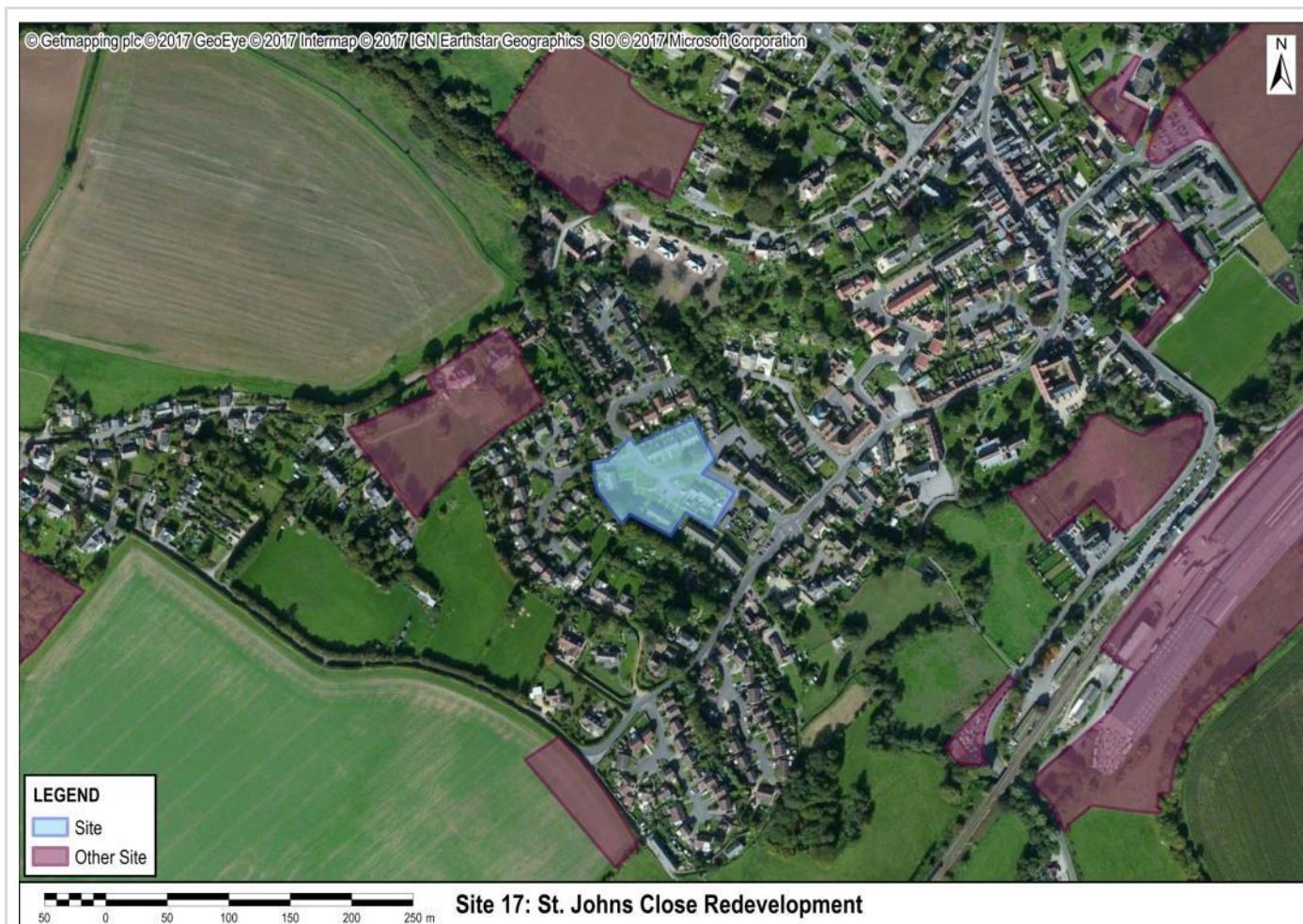
<b>Site name/number:</b>	Old Council Yard (Land at Tuckingmill Highways Depot)	
	Please tick a box	
<b>The site is appropriate for development</b>		<input type="checkbox"/>
<b>This site has minor constraints</b>		<input checked="" type="checkbox"/>
<b>The site has significant constraints</b>		<input type="checkbox"/>
<b>The site is unsuitable for development</b>		<input type="checkbox"/>
<b>Potential housing development capacity:</b>	8	
<b>Estimated development timeframe:</b>	0-5 years	
<b>Explanation / justification for decision to accept or discount site.</b>	<p>The site has the capacity to deliver a small number of houses on a brownfield site adjacent to existing residential properties. Development at this location would need to ensure effects on the adjacent County Wildlife Site are avoided, and potential biodiversity assets on the site (including trees) are retained.</p> <p>It is therefore concluded that the site is potentially suitable for the allocation of residential development through the Neighbourhood Plan.</p>	

## Site 12: St. Johns Close Redevelopment

### 1. Background information

**Table 1-1 Site location and use**

<b>Site Reference / name</b>	Site 12: St. Johns Close Redevelopment
<b>Site Address</b>	St. Johns Close, Tisbury
<b>Current use</b>	Residential housing
<b>Parish Name</b>	Tisbury CP
<b>Gross area (Ha)</b> Total area of the site in hectares	0.66ha
<b>SHLAA site reference (if applicable)</b>	N/A



**Figure 12. Site Boundary**

**Table 1-2 Context**

<b>Surrounding land uses</b>	Residential			
<b>Site boundaries</b>	Trees to the east and south east. Existing residential properties and gardens on other boundaries			
<b>Is the site:</b>	<b>Greenfield</b>  <input type="checkbox"/>	<b>Brownfield</b>  <input checked="" type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome?	None			

## 2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 2-1 Suitability**

<b>Is the site within the existing built up area of the settlement?</b>	Yes		
<b>How would development of this site relate to the surrounding uses?</b>	Well – in an existing residential area		
<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Yes		
<b>Is the site allocated within the Local Plan? (incl. residential, industrial, waste, mineral etc...)</b>	Within a Minerals Safeguarding Zone		
<b>Is the site within the Wiltshire Council settlement boundary?</b>	<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;"><b>Yes</b> <input checked="" type="checkbox"/></td> <td style="width: 50%;"><b>No</b> <input type="checkbox"/></td> </tr> </table>	<b>Yes</b> <input checked="" type="checkbox"/>	<b>No</b> <input type="checkbox"/>
<b>Yes</b> <input checked="" type="checkbox"/>	<b>No</b> <input type="checkbox"/>		

**Table 2-2 Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Views in?</b> Can the site be seen from the surrounding area? What would the impact be on views towards the site?	From surrounding residential properties - short views only.
<b>Views out?</b> Can any landmarks e.g. church spires or listed buildings be seen from the site?	To surrounding residential properties - short views only. From first floor longer distance views likely to the south.

**Table 2-3 Environmental Considerations**

		<b>Observations and comments</b>
<b>Area of Outstanding Natural Beauty (AONB)</b>	Within a AONB	
<b>Distance to sites designated as being of European Importance<sup>34</sup></b>	>800m	
<b>Distance to sites designated as being of National Importance<sup>35</sup></b>	<400m 400-800m >800m	Upper Chicks Grove Quarry is approx. 1.8km east of the site
<b>Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	Within the River Avon System SSSI risk zone however not applicable to development in the urban area.
<b>Distance to sites designated as being of local importance<sup>36</sup></b>	<400m	Approx. 150m from County Wildlife Site to the north (River Nadder)
<b>Does the Site contain any BAP Priority Habitat?</b>	No	
<b>Does the Site contain Ancient Woodland?</b>	No	
<b>Ecological value?</b> Could the site to be home to protected species such as bats, great crested newts, badgers etc?	No	

<sup>34</sup> Special Areas of Conservation, Special Protection Areas and Ramsar Sites

<sup>35</sup> Site of Special Scientific Interest, National Nature Reserves

<sup>36</sup> Local Nature Reserves, Sites of Nature Conservation Importance

**Table 2-4 Heritage considerations**

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is not within or adjacent to a conservation area	
Scheduled monument	Site is not on or adjacent to a SAM	
Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields	Site is not within or adjacent to a Registered Battlefield	
Listed buildings	Site does not contain or within the setting of a listed building	
Area of Archaeological Potential	<p><b>Within an area of archaeological potential</b></p> <p>Adjacent to an area of archaeological potential</p> <p>Site is not within or adjacent to an area of archaeological potential</p>	Site is located outside of the Tisbury Conservation Area boundary. No data currently available.
Building of local importance	<p><b>Within the setting of a building of local importance</b></p> <p>Site is adjacent to, or within the setting of a building of local importance</p> <p>Site is not within or adjacent to a building of local importance</p>	Site is located outside of the Tisbury Conservation Area boundary. No data currently available.



**Table 2-5 Community facilities and services**

What is the distance to the following facilities (measured from the site centre along roads)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	450m from Tisbury village centre
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	400-800m	550m from Tisbury railway station (via footpath) or 650m via road.
School(s)	>800m	1.2km from St. Johns C of E Primary School.
Open Space / recreation facilities	400-800m	550m from Tisbury village centre recreation ground
Health Centre facility	400-800m	Approx. 750m from Tisbury Surgery.

**Table 2-6 Other key considerations**

			<b>Comments</b>
<b>Which Flood risk zone (fluvial) does the site fall within or intersect with?</b>	<b>Zone 1</b>		
<b>Agricultural Land Classification?</b>	<b>Grade 3b to 5</b> <b>Grade 3</b>		Border of Grade 3 and 4
<b>Are there any Tree Preservation Orders on the site?</b>	<b>None</b>		Site is located outside of the Tisbury Conservation Area boundary. No data currently available regarding Other Important Trees.
<b>Other</b>			
<b><i>Is the site affected by any of the following?</i></b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Surface water flooding</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	St. John Close (road only) is at risk of surface water flooding
<b>Contamination</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Utility services available</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

### 3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

**Table 3-1 Availability**

	Yes	No	Comments
<p><b>Is the site available for sale or development (if known)?</b> Please provide supporting evidence.</p>	<input type="checkbox"/>	<input type="checkbox"/>	Uncertain
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	Owned by Wiltshire Council, however currently land contains residential housing that is currently occupied (council owned housing- Wiltshire Council).
<p><b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b></p>	<p><b>0-5 years</b> <b>6-10 years</b> <b>11-15 years</b></p>		Uncertain
<p><b>Any other comments?</b></p>			

#### 4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Table 4-1 Conclusions</b>	
<b>Site name/number:</b>	St. Johns Close Redevelopment
Please tick a box	
<b>The site is appropriate for development</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input checked="" type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for development</b>	<input type="checkbox"/>
<b>Potential housing development capacity:</b>	16 dwellings (however the site could easily support increased densities)
<b>Estimated development timeframe:</b>	Uncertain
<b>Explanation / justification for decision to accept or discount site.</b>	<p>The site currently consists of low density housing that is located close to Tisbury village centre. The site has few constraints to development; and redevelopment could provide a higher density of housing. However, the availability of the land for development is unclear; this would need confirming prior to allocation within the Neighbourhood Plan.</p> <p>As such the site is considered to be potentially suitable for taking forward for the purposes of the Neighbourhood Plan.</p>