



# Nadder Community Land Trust

Site of the former Sports Centre, Weaveland  
Road, Tisbury, SP3 6HJ



## Report on Stage 1 Community Engagement

### Community Vision and Design Charter for the former Sports Centre site.

Prepared in support of Wiltshire Council's Community-led housing programme with funding from the Community Housing Fund.

Funded by



*The Community Housing Fund Revenue Programme 2021/22 is funded by the Ministry of Housing, Communities and Local Government (MHCLG).*



## **Stage 1 Community Engagement Report Community Vision for the former Sports Centre site**

<b>1. Introduction.....</b>	<b>3</b>
1.1. Context.....	3
1.2. Purpose of Engagement .....	3
1.3. Scope of Engagement .....	3
1.4. Response .....	4
<b>2. Key Conclusions from the Stage 1 Engagement.....</b>	<b>4</b>
<b>3. The Principle of Development.....</b>	<b>8</b>
3.1. Use for the site .....	8
3.2. Reasons underlying the desire for affordable homes .....	8
3.3. Alternatives to use of the site for affordable homes .....	10
3.4. Nadder Community Land Trust's Engagement .....	11
<b>4. Types of Home, Key Features and Internal Design .....</b>	<b>12</b>
4.1. The Type of Home Needed.....	12
4.2. Important features for each home .....	14
4.3. Internal Design Priorities.....	15
<b>5. External Design and Appearance .....</b>	<b>16</b>
5.1. Features of which matter the most .....	16
5.2. Features which are strongly opposed.....	18
<b>6. Other Issues and Concerns .....</b>	<b>21</b>
<b>7. Survey Population .....</b>	<b>26</b>
<b>8. Appendix [a] - Survey Form .....</b>	<b>27</b>



## 1. Introduction

### 1.1. Context

- Nadder Community Land Trust (“NCLT”) has been established as a charity to promote community-led, affordable housing across the Nadder Valley. The goal is long term, ensuring that new homes remain in community ownership forever and are genuinely based on what people actually want and can afford. NCLT currently have over two hundred and fifty members from the local community.
- Since 2019 the CLT has investigated ways to unlock the site of the former Sports Centre, adjacent to St. John’s school in Tisbury, SP3 6JH. The site is currently overgrown and derelict.
- The Tisbury & West Tisbury Neighbourhood Plan (made November 2019) allocates the former Sports Centre site to meet community needs, including community led housing and thanks to support from Wiltshire Council an opportunity has arisen to progress a community-led development of 50% affordable homes at the site, for which pre-development funding is available from the Community Housing Fund Revenue Programme 2021/22.

### 1.2. Purpose of Engagement

- As a community-led organisation formed entirely of volunteers, a key element of NCLT’s mission is to ensure that its efforts are firmly based on the needs and wishes of the local community.
- It is also a condition of Community Housing Fund support is that projects can be shown:
  - to benefit from widespread local support; and
  - to be genuinely community-led in terms of their design and outcomes.
- Nadder CLT therefore undertook a full community engagement exercise between August and October 2021 to establish the level of local support for the project, the community’s vision for the former Sports Centre site and its design priorities for the development.

### 1.3. Scope of Engagement

- Engagement was performed through a community consultation conducted between 24<sup>th</sup> August 2021 and 15<sup>th</sup> October 2021.
- The consultation took the form of an online survey, which was promoted:
  - By email to the membership of Nadder CLT
  - In the October edition of the Tisbury “Focus” magazine
  - By local parish and County councillors and through social media
  - Via the Nadder Community Land Trust website
  - Through a street stall in Tisbury High Street on Saturday 9<sup>th</sup> October 2021



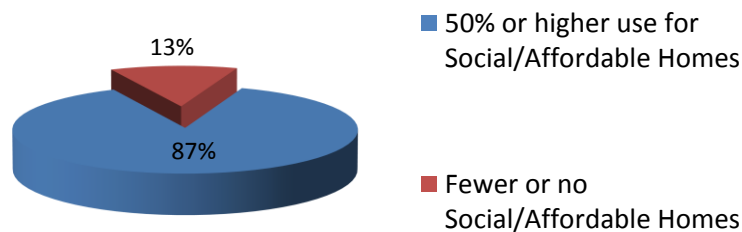
## 1.4. Response

- A total of **238** people completed the survey, representing **10%** of the population of Tisbury.
- In addition to overwhelming support for a community-led project for the site, led by Wiltshire Council, those taking part made over **400** individual suggestions, relating to:
  - the shape, look and feel of the proposed homes
  - design and landscaping priorities for the development
  - features and designs which they preferred were **not** included
  - other concerns, suggestions and insights relating to development of the site.
- The feedback from this exercise has been carefully analysed to create a community Design Charter for the project (this document).
- Nadder Community Land Trust would like to thank all those local residents and business people who took part in the survey and shared their thoughts with the project team..

## 2. Key Conclusions from the Stage 1 Engagement

### Strong support for provision of affordable homes on the site

- **197** responses (**83%**) indicated that the **main** use of the former Sports Centre site should be for affordable or social homes, with a further **11** (**4%**) proposing that there should be a mixture of affordable and other housing.



- A smaller number of those responding (**18 or 8%**) felt that the site should be used for alternative community facilities, such as an activity centre, convenience store, youth facilities, open space or space for St. John's Primary School.
- **10** responses (**4%**) advocated that the site should be used mainly for market-led housing.
- **1** response suggested the site should be used for sheltered housing so as to release homes for affordable housing elsewhere in the village, whilst one response indicated the site should simply not be used for housing.



### **Concern over Young People and Families**

- Of those indicating that the site should be used mainly for affordable homes **27%** cited concerns about the loss of local young people and families from the village if affordable homes were not available, whilst **30%** were concerned about the general shortage of affordable homes, some citing the problem as 'desperate'. A further **21%** emphasised the lack of affordable homes for local people.
- Those 13% of responses which did not advocate use of the site for at least 50% affordable homes cited a variety of reasons. Some argued that Tisbury already had enough residents, others that community facilities, educational or business space were more important or that more homes would contribute to worsening traffic or safety problems for the neighbouring primary school.

### **Desire for CLT engagement**

- **191** responses (**80%**) favoured Nadder CLT's direct engagement in the project by acquiring affordable homes on the site, making them available for rental or shared ownership to local people in perpetuity.
- Those not favouring Nadder CLT's direct involvement either supported the site's use for affordable homes (but felt that Nadder CLT should take a more hands-off role), or favoured use of the site for other purposes.

### **Strong preference for properties with 2 or more bedrooms**

- Those responding were consulted on the form of affordable homes on the site.
- **66%** indicated that the majority of affordable homes should have 2 or more bedrooms, with **50%** of the total favouring 2-bedroom homes and **16%** favouring 3 or more bedrooms.
- This compares with only **12%** favouring 1-bedroom homes and **18%** proposing a mixture.
- Of those indicating they were seeking affordable homes, the breakdown of responses was more pronounced, with **77%** indicating that the majority of affordable homes should have at least 2 bedrooms, with **33%** favouring 3 bedroom homes..
- Comments made in a number of the responses indicate that the preference for 2 or 3 bedroom homes is partly driven by housing need and partly results from the desire for a spare room, as dealt with separately below.

### **Gardens, hard standing and spare rooms rated highly**

- Those taking part were asked to indicate what features they felt *strongly* should be provided with each affordable home.
- The highest priority was the presence of a private garden. In all **79%** of those responding indicated that affordable homes should have a garden.



- The second highest priority was hard standing for vehicles, with **55%** of responses indicate this was important. A number of replies highlighted the importance of providing sufficient hard standing to avoid the negative impact of street parking, to ensure that hard standing could accommodate commercial vans and vehicles if properties are to be let to working people.
- The third highest priority was given to a spare room, with **24%** of those responding indicating this was important to them. Changes to working patterns and the greater prevalence of home working, particularly among call centre staff may be responsible. Twice as many rated a spare room as important compared with a garage (12%).

### **Flexible room layouts, with Zero or low carbon homes a priority**

- Those taking part were asked to indicate what features they felt *strongly* should be included in the internal design of each affordable home.
- The strongest desire by far was to see homes benefit from zero carbon designs, with 61% of responses indicating that this was a strong preference.
- 29% indicated that they strongly favoured separate living, cooking and dining rooms. Equally, 29% strongly favoured open plan, indicating that designs ideally need to be flexible enough to accommodate both preferences.

### **Local stone and integration with the nearby Wyndham Estate a key objective**

- Those taking part were asked to identify any features of the external landscaping and appearance of the site which they felt *strongly* should be considered. This section of the survey was revealing as those taking part were not prompted with any suggestions, but simply asked to describe what mattered most to them.
- In total **211** suggestions were made, of which **45%** stressed the importance of keeping the external appearance of the affordable homes consistent with the general look and feel of the adjoining Wyndham Estate and the village as a whole. The local popularity of the adjoining Wyndham Estate was a key finding from the survey. The word 'Wyndham' appeared in **25** responses, with others indicating that the look and feel of the development should 'match the estate next door'.
- There was a strong emphasis on quality, with many responses stressing the need for quality in both build and design to create buildings and spaces which would stand the test of time.
- The use of stone facades was highlighted in many of these responses, with a total of 23% making clear that the use of local stone and materials was important to them. The word "Stone" appeared in **39** responses.
- A further **17%** of suggestions highlighted the importance of green landscaping, trees, hedgerows and the need for measures to avoid felling any existing trees as far as possible. The word "Tree" appeared in **28** responses.



### **What affordable homes should NOT look like .....**

- Those taking part were likewise asked to identify any design and landscaping features which they felt *strongly* should NOT be employed.
- Again, in this section of the survey those taking part were not prompted with any options, but simply asked to describe what mattered most to them.
- **131** suggestions were made of which **44%** were concerned about the use of 'standard' mass-produced design features and materials of the type seen on other estates. Items mentioned included concrete and pre-assembled structures (**14%**), 'identikit' homes (**8%**), cladding/weatherboarding (**5%**), render (**7%**) and red brick (**5%**), all of which were felt to be inappropriate for this site.
- **11%** of comments highlighted opposition to over-dense layouts and houses which were 'crammed in'.
- A number of responses mentioned the potential loss of trees and hedgerows and their contribution to biodiversity and landscaping.

### **Other concerns and issues**

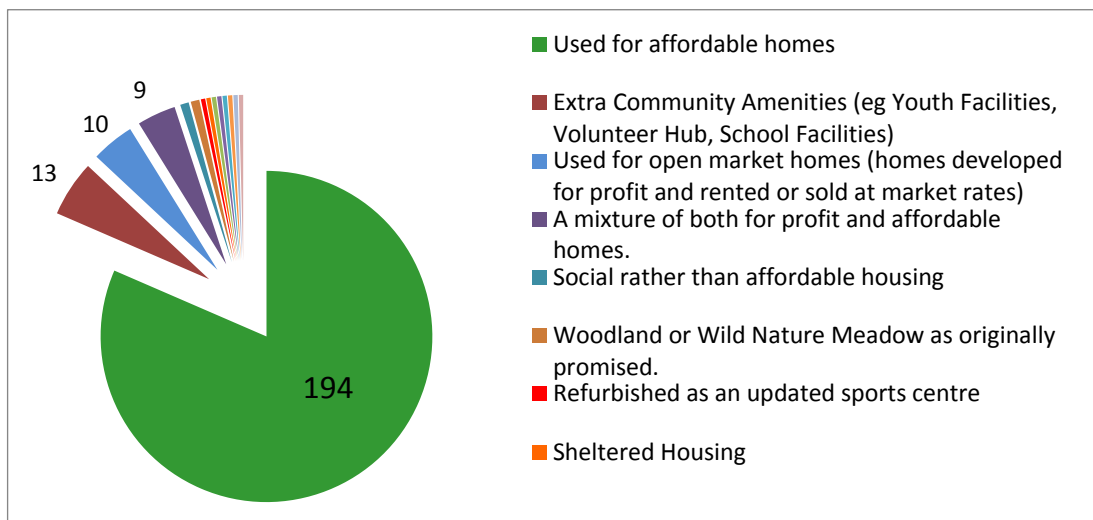
- Finally, to ensure no concern was overlooked those taking part were asked to highlight any strong fears or issues about the redevelopment of the former Sports Centre site and the proposal to include affordable housing.
- A number of supportive comments were made, but for the purpose of this analysis these have been ignored and only those comments indicating fears or concerns have been assessed.
- In total **114** such comments were made, of which the chief concern (**25%**) was that the "affordable" housing created at the site would be genuinely affordable, would quickly be sold on the open market or would not in practice be made available to local people.
- **24** comments (**21%**) expressed concern that poor build quality, poor maintenance, high density or other factors would result in the deterioration of the housing stock and the development becoming a 'sink area' at the edge of the village. There was a strong desire to see the development as 'part of Tisbury' and not a semi-detached estate at its periphery.
- Twelve comments (11%) were concerned that traffic and road safety should be carefully considered.



### 3. The Principle of Development

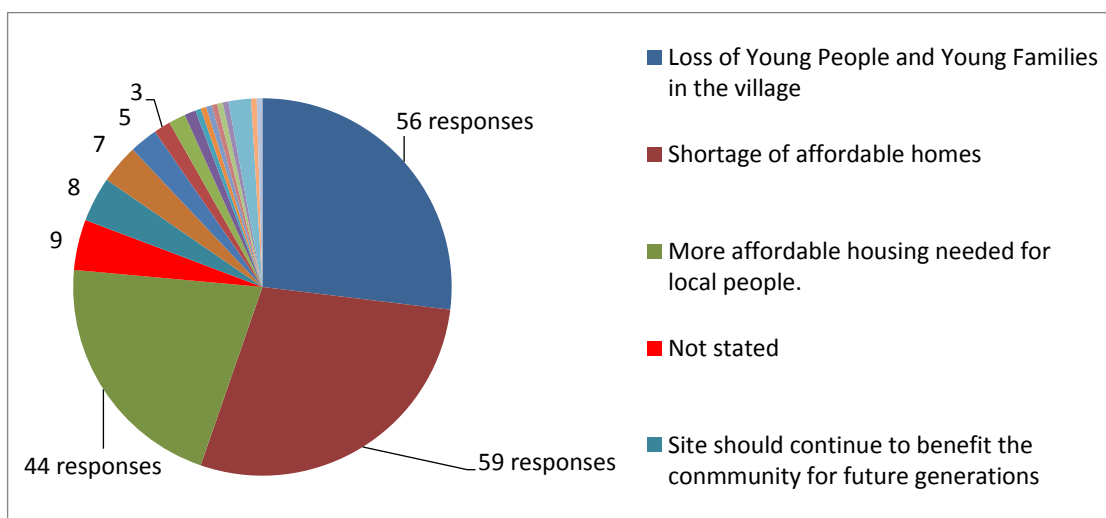
#### 3.1. Use for the site

- The first question asked those taking part to identify what they felt should be the MAIN use of the former Sports Centre site.



#### 3.2. Reasons underlying the desire for affordable homes

- Those responding were then asked what had led them to form their view. The reasons advanced by those indicating that the site should be used predominantly for affordable homes are shown below.
- A strong concern was the loss of young people and young families from the village, with 27% of responses mentioning this issue specifically and a further 30% expressing concern that there was an acute shortage of affordable homes.
- A third strong theme was that local people are unable to afford house prices and would not be able to live in Tisbury.





## Former Sports Centre Site Stage 1 Community Engagement



- A number of responses pointed out that that younger and more local people were the most active economically, and that their loss would lead to a decline in the local economy, making Tisbury's community unsustainable in the longer-term.

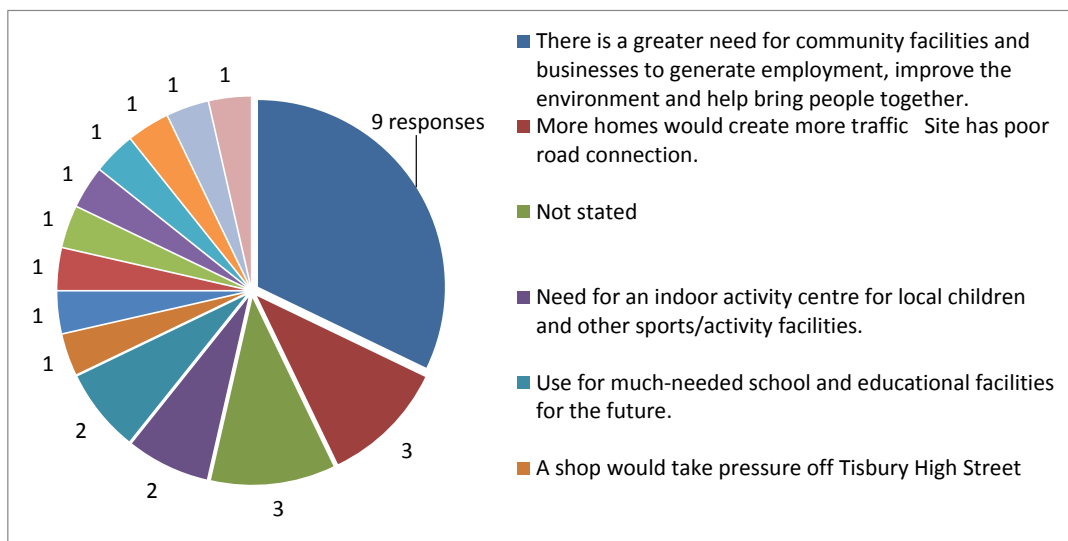
- 👏 Tisbury is a rural community, where wages aren't high. Affordable homes would allow local people to stay in the area*
- 👏 Local people are so often priced out of the housing market by outsiders who can easily afford to purchase properties, quite frequently for weekend/holiday use only.....It's the local people who make a place, who keep the day to day economy going.*
- 👏 Site should benefit the community and not for personal profit*
- 👏 There is a crying need for affordable homes for the next young generation*

- 👏 "One of the challenges this community faces is that younger generations have had to move away due to affordability issues. .... many elderly people we supported were long term residents whose children and grandchildren had moved away. Community resilience and combating isolation requires intergenerational links, and if affordable housing is not available, community cohesion can be undermined*
- 👏 As a young person in the local area ... me and my partner are struggling to find any housing for ourselves, at the rate things are going we will be forced out of the area! As someone who has worked, volunteered and supported Tisbury for my whole life and now to feel forced out of the area really discourages me as a member of the community!"*
- 👏 My eldest children can't get housing in the local area*
- 👏 I live in social housing in Tisbury and have family and friends who are sofa surfing because of the difficulty in finding affordable rented accommodation for single people."*
- 👏 I have lived in Tisbury for over 30 years. young families need to be able to live here to keep the village the vibrant community it is now.*
- 👏 "Young people who deliver the local services need affordable housing. Without it, our village will die."*



### 3.3. Alternatives to use of the site for affordable homes

- Those indicating that the site should **not** be used predominantly for affordable homes cited a number of reasons, with **9** responses indicating it was more important to use the site for the community, as shared open space, a convenience store or activity centre. Two responses argued that the site should be put to educational use. A theme which appeared across a number of responses was that of safety and in particular:
  - road safety and traffic issues
  - safety of St. John’s Primary School whose entrance faces the former Sports Centre site
  - fear of anti-social behaviour



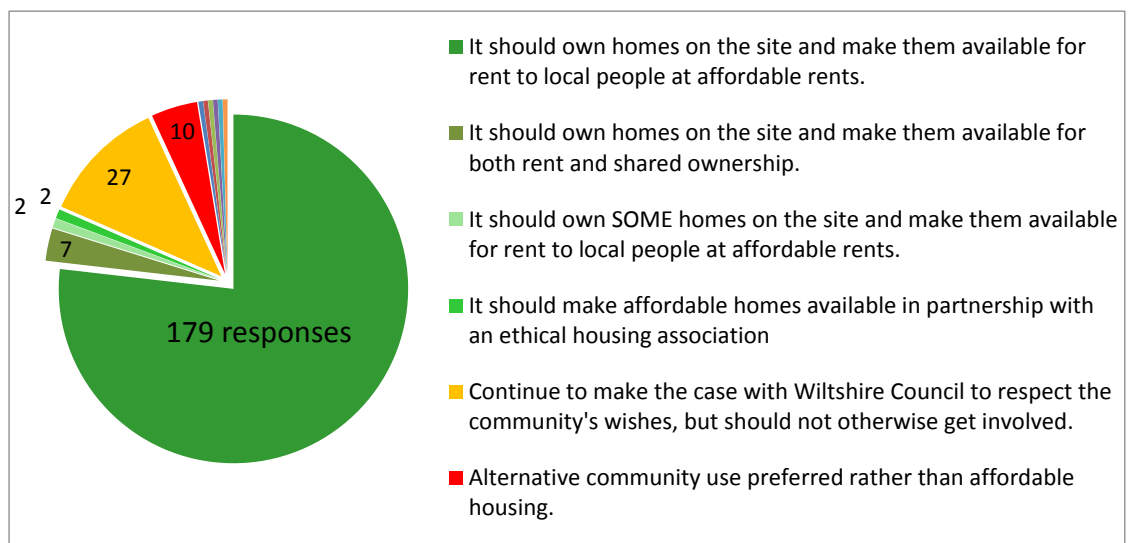
- ✎ *We have enough houses, we need more places for the people who already live here. Community oriented spaces will help bring the people of Tisbury together more instead of simply adding to our numbers.*
- ✎ *The site has poor road access, especially from the poorly designed road system coming from the new Wyndham Estate. Churchill estate access is also not ideal. More traffic will be disruptive and dangerous.*
- ✎ *I think the elderly are being overlooked. This could release some slightly larger properties for younger people and the pyramid could go on down*
- ✎ *Tisbury does not need to expand any further and should be focusing on wilding projects instead.*
- ✎ *I think Tisbury's charm lies in its communal facilities. Tisbury does already have affordable housing*



- ✎ *The houses will be too close to the school, we don't need more houses, we need more affordable community spaces for local groups and clubs to use.*
- ✎ *We feel Tisbury has enough housing. Churchill Estate and the new development could really do with a closer convenience store. With the co-op's likely move and the impossible parking in the high st, it would be nice.*
- ✎ *The last thing we want to see is yet more concrete and bricks.*

### 3.4. Nadder Community Land Trust's Engagement

- The overwhelming majority of responses favoured Nadder CLT's direct engagement in the project by acquiring affordable homes on the site, making the available for rental or shared ownership to local people in perpetuity.



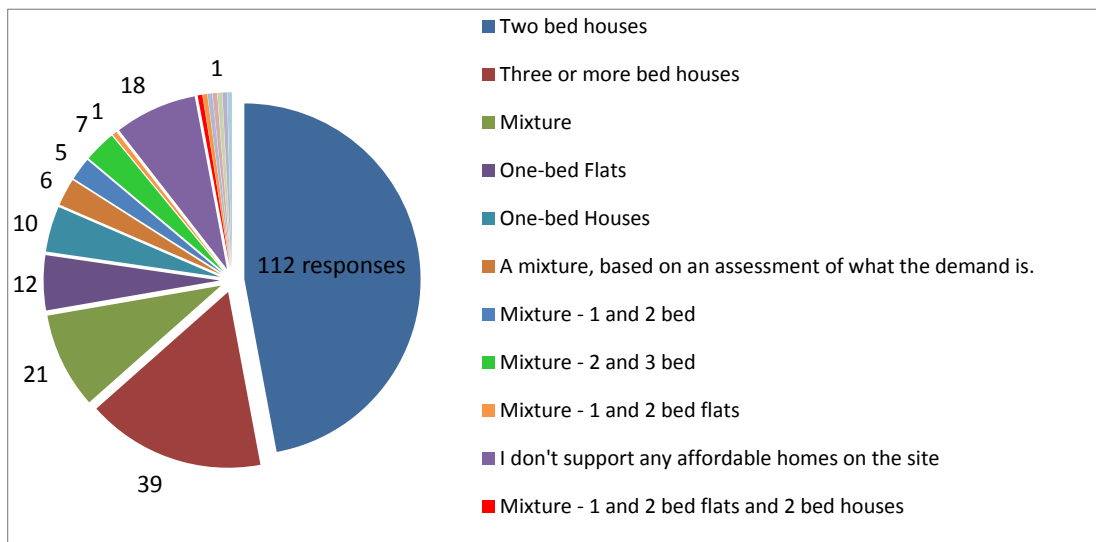
- The smaller number who preferred Nadder CLT should not get involved did so either because:
  - they supported the site's use for affordable homes, but felt that Nadder CLT should take a more hands-off role, or
  - they favoured use of the site for other purposes.



## 4. Types of Home, Key Features and Internal Design

### 4.1. The Type of Home Needed

- Those responding were consulted on the form of affordable homes on the site.
- **66%** indicated that the affordable homes should have **at either 2 or 3** bedrooms, compared with only **12%** favouring one-bed flats and houses, and **18%** proposing a mixture.
- Of those indicating they were seeking affordable homes, the breakdown of responses was slightly more pronounced, with **77%** indicating that the majority of affordable homes should have 2 bedrooms, with **33%** favouring 3 bedroom homes.
- A significant number saw a strong need for 3-bedroom homes and comments made in the survey indicated that some of these replies came from those already in affordable or social housing, who needed more space for their families.
- A number of responses indicated placed strong emphasis on having a spare room, possibly because of greater home-working needs.



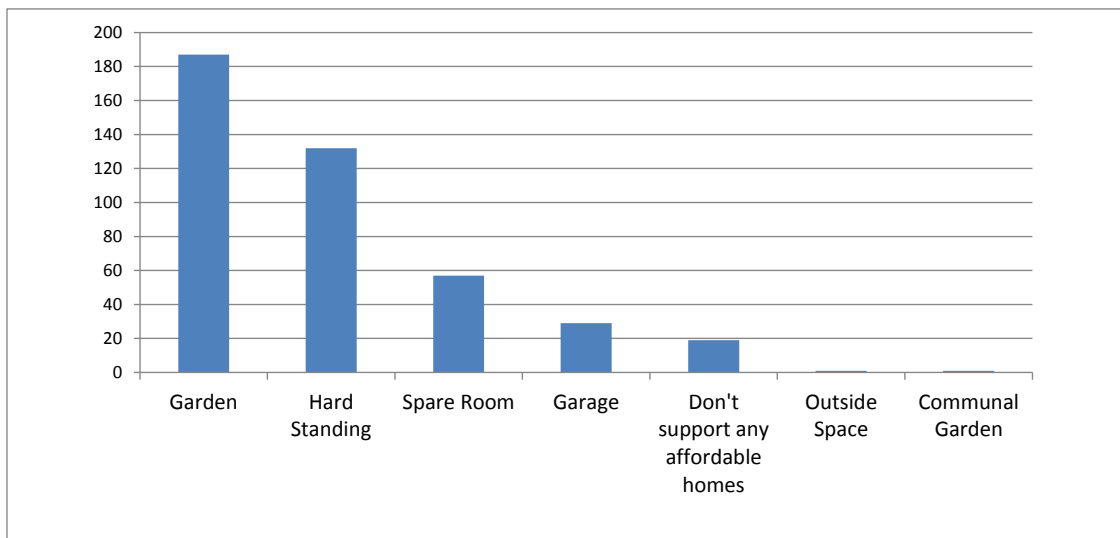


- 👉 Larger low cost housing should be considered to release those with smaller houses and need to move up a stage.*
- 👉 Shortage of larger affordable homes, meaning that smaller affordable homes are 'blocked'.*
- 👉 As a mother of 3 in a 2 bedroom house I have a 10 Yr old girl 7 Yr old boy and 2 year old girl in 1 bedroom due to being unable to get a 3 bedroom house in Tisbury, I do not drive and my children are happy in there school so why should I move out of my children's family village? All I need is a bigger house*
- 👉 I am in need of a 3 bedroom home and currently been over crowded for 2 years. We need more 3 bedroom homes in tisbury not 2 bedroom. Every week on Wiltshire councils bidding there are 2 bedrooms in tisbury. Never any 3 bedroom. I feel I'm being forced to leave the village I love and work in because we need a bigger family home.*



## 4.2. Important features for each home

- Those taking part were asked to indicate what features they felt *strongly* should be provided with each affordable home.
- **79%** of those responding (**187** responses) indicated that affordable homes should have a garden, with **55%** indicating that hard standing for vehicles was important. .
- A number of replies highlighted the importance of providing sufficient hard standing to avoid the risk of street parking, and the need to ensure that parking could accommodate commercial vans and vehicles if properties are to be let to working people.
- The third highest priority was given to a spare room, with **24%** of those responding indicating this was important to them, with twice as many responding rated a spare room above a garage (12%) in importance.

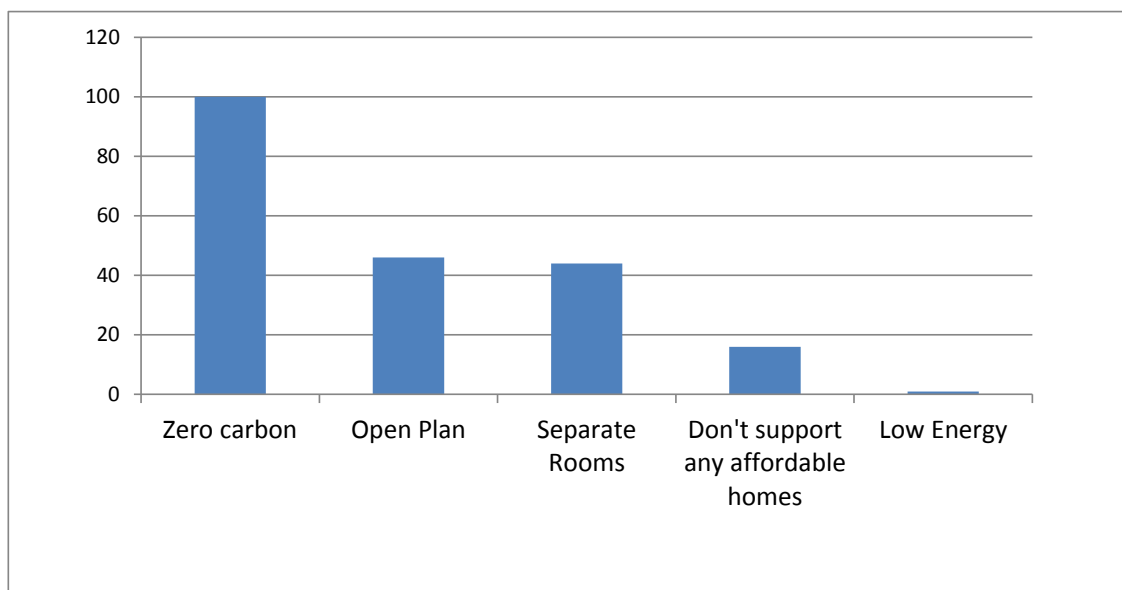


- ✎ *Acknowledgement that many of the residents would need sensible parking for their work vehicles. The residents will be postmen, plumbers, carpenters, gardeners and the like therefore there must be ample parking for commercial vehicles without the restrictions often found in housing association developments. There must be secure parking and storage available for these homes such as communal lockup areas for artisan workers for vans and garages for tools*
- ✎ *There needs to be realistic acceptance that in rural areas such as ours that cars and vans are part of our landscape for the foreseeable future*
- ✎ *Despite hopeful designers making curved pavements and minimal parking most households require at least one parking space and often an extra for a works van.*



### 4.3. Internal Design Priorities

- Those taking part were asked to indicate what features they felt *strongly* should be included in the internal design of each affordable home.
- The strongest desire by far was to see homes benefit from zero carbon designs, with **145** responses (61%) indicating that this was a strong preference. A design challenge is likely to be to align this priority with the strong preference shown for local materials and vernacular designs emphasising a sense of place, which is dealt with later in this document.
- 29% indicated that they strongly favoured separate living, cooking and dining rooms, whilst 29% strongly favoured open plan, indicating that designs ideally need to be flexible enough to accommodate both preferences.



- A small number of responses emphasised the importance of kitchens facing onto the street.

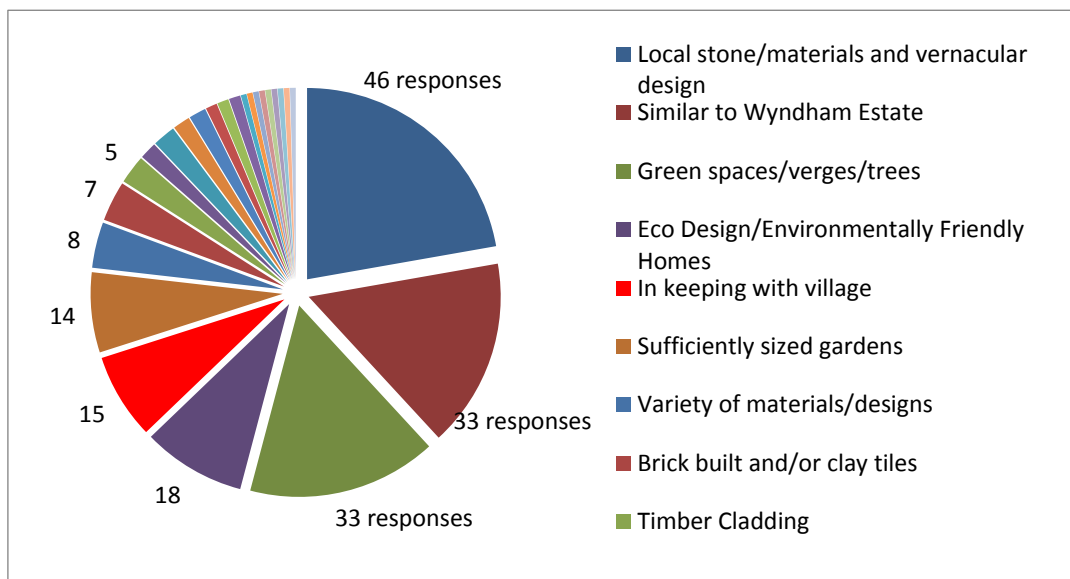
*It is important that kitchens face into the street so that children playing outside can be seen. This has been one of the really sad changes in urban development. Mixing with other children should be encouraged and with street facing kitchens there is more visibility on them.*



## 5. External Design and Appearance

### 5.1. Features of which matter the most

- Those taking part were asked to identify any features of the external landscaping and appearance of the site which they felt *strongly* should be considered.
- This question, and the following two are revealing as those taking part were not prompted with any choices, but simply asked to explain what they had strong views about. If they did not have strong views, they were asked to move to the next questions.
- In total **211** suggestions were made, of which **45%** stressed the importance of keeping the external appearance of the affordable homes consistent with the general look and feel of the adjoining Wyndham Estate and the village as a whole. The use of stone facades was highlighted in many of these responses, with a total of **22%** making clear that the use of local stone and materials was important to them.
- A further **16%** of the suggestions made highlighted the importance of green landscaping, trees and the need for measures to avoid felling any existing trees as far as possible.
- A number of responses stressed the importance of avoiding damage to hedgerows by allowing multiple access points across the boundaries of the site.



- 👉 *Similar design style to the Wyndham Estate homes, reflecting the local stone architectural vernacular using locally sourced materials.*
- 👉 *Something similar to CG Fry estate so that it blends in as one development*
- 👉 *Similar building materials to the next door estate*
- 👉 *In keeping with the surrounding estates, the upgrading of the Weaveland estate (from the Bennet Arms up to the Nadder Centre)*



## Former Sports Centre Site Stage 1 Community Engagement



- ✎ I would like to see buildings that fit in to the local area; as seen on the Wyndham Estate*
- ✎ It to match the development next to it!*
- ✎ Stone fronts with designs using local materials and matching those in the adjacent road (Wyndham Estate). Design which combines both a community aspect and privacy for individual units. Landscaping which emphasises the transition between the village and the surrounding countryside.*

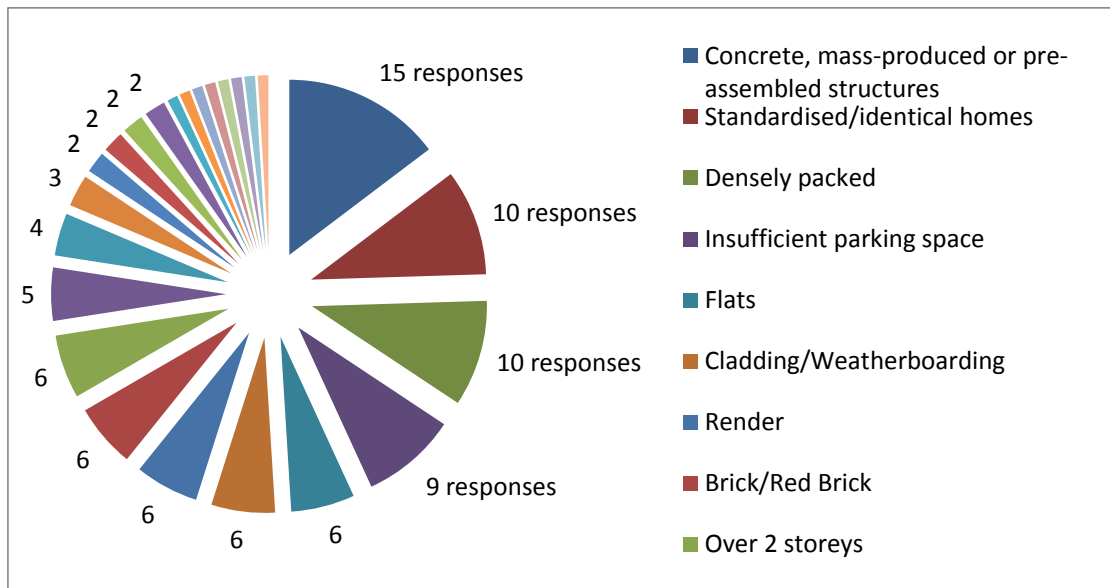
- ✎ Any homes built on the site should be an extension of those on the Wyndham Estate.*
- ✎ A combination of stone and brick built houses similar and in keeping with properties on the Wyndham Estate*
- ✎ The finish should be the same as Wyndham Estate*
- ✎ External cladding and roofing to be compatible with Wyndham estate/local homes*
- ✎ Use of local materials e.g. stone*
- ✎ Stone cladding to blend in with Tisbury's traditional 'look'.*
- ✎ The use of some local stone, to reflect the quarrying history of the area and the vernacular designs. Simple cottage styles please, cottage garden space, parking area, perhaps a small play area for children. Roofs with a little overhang, not flush to the walls.*
- ✎ Continuity of design and materials with the rest of the Wyndham estate ....try to retain the spaciousness of Wyndham - that is, don't shoehorn in too many buildings close together. Retention and enhancement of the boundary hedgerows and tree lines. Single point of access from the development to the new right of way on the NW boundary of the site and measures taken to prevent multiple access points from multiple properties being created by hedgerow damage. Some new trees planted within the development, either between the houses in public spaces or at the junctions of several properties away from houses. The site planned to minimise safety impacts on parents and children walking to the school.*



- ✎ *An abundance of green verges, trees and open spaces with child safety in mind. Houses to be constructed with traditional materials, local stone or bricks etc and in keeping with local styles*
- ✎ *Modern design, eco friendly design, green space, space between each house. Wildlife sanctuaries and corridors factored into the design. Swift bricks, bat boxes etc built into houses.*
- ✎ *Decent sized gardens*
- ✎ *Despite hopeful designers making curved pavements and minimal parking most households require at least one parking space and often an extra for a works van.*
- ✎ *Good quality doors and windows. Too many new builds often deteriorate quickly in terms of aesthetics as cheap products are used for a fast turn around.*

## 5.2. Features which are strongly opposed

- Those taking part were likewise asked to identify any design and landscaping features which they felt *strongly* should NOT be employed.
- There was a strong emphasis on quality. **131** suggestions were made of which 44% were concerned about the use of 'standard' mass-produced design features and materials of the type seen on other estates. Items mentioned included concrete and pre-assembled structures (**14%**), 'identikit' homes (**8%**), cladding/weatherboarding (**5%**), render (**7%**) and red brick (**5%**), all of which were felt to be inappropriate for this site.
- **11%** of comments highlighted opposition to over-dense layouts and houses which were 'crammed in'. There was a desire to see homes with sufficient space, both internally and externally.
- A number of responses mentioned the potential loss of trees and hedgerows and their contribution to biodiversity and landscaping.



**Quality**

- 👉 *Nasty concrete or prefab poor quality structures which are not in keeping with Tisbury's architectural streetscape and vernacular in an AONB/conservation area.*
- 👉 *Cheap quick builds - as in many urban estates*
- 👉 *Uniform and boring houses of all the same size. Villages are not built thus. I would also HATE to see this site go to a developer who will maximise profits by building as many houses as possible with TINY gardens and no thought for the residents.*
- 👉 *Cheap building*
- 👉 *Poor quality, high density housing.*
- 👉 *Cheap, ugly, squashed in tiny houses that are finished in a cement render.*

**Density**

- 👉 *Houses too close together*
- 👉 *I don't want to see a front door practically on the road. The houses should be set back a little with some pavement in front of them.*
- 👉 *I would not like to see too many dwellings being crammed into this relatively small plot. I would have thought a row of 4-5 2/3 bedroom cottages with reasonable gardens and dedicated parking would be optimum.*



### **Density**

- ✎ I would be concerned that too many properties my try to be jammed into the site or that the Council will be forced by current financial circumstances to try to make as much money out of the development rather than seek to get the best for the local community from it. Along with the station site it represents a significant opportunity to provide for the community for the future in a constructive way to produce something which will be seen as a benefit to all.*
- ✎ The houses crammed in*
- ✎ Many affordable homes are more like prison cells*
- ✎ Closely packed together housing, maximising developer profit but with no consideration for quality of life and the environment.*
- ✎ Flats, stupid parking, rabbit Warren type development with everyone too close together*

### **Uniformity**

- ✎ Houses that all look exactly the same! Needs character.*
- ✎ Rows of "identikit boxes*

### **Design and Materials**

- ✎ Metal, brick, cement or plastic cladding.*
- ✎ Cladding /cement render*
- ✎ Red brick !!*
- ✎ Cheap red brick*
- ✎ Render*
- ✎ Blocks of flats built in such as way as to be entirely out of keeping with Wyndham place and the rest of the village. Single blocks of parking and garaging. Removal of exisiting trees and hedgerows. Characterless, mass produced, low quality housing.*
- ✎ Very modern type houses that are not in keeping with the village*
- ✎ Dustbins stored in front garden*
- ✎ Fossil Fuel sourced energy, Car centred design, loss of biodiversity*

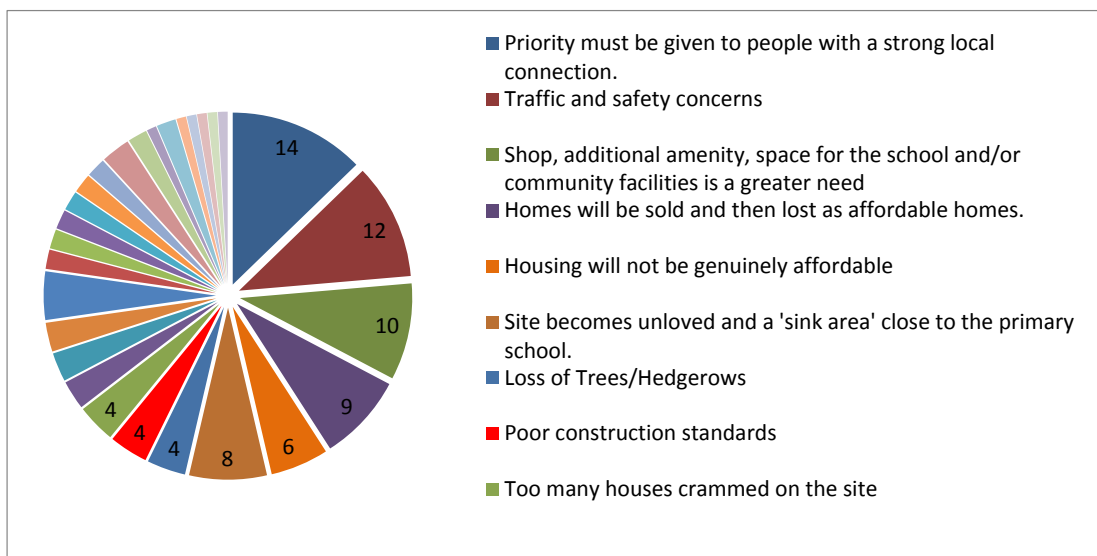
### **Maintenance**

- ✎ Poor maintenance or loss of control to a housing association.*



## 6. Other Issues and Concerns

- To ensure no concern was overlooked those taking part were asked to highlight any strong fears or issues about the redevelopment of the former Sports Centre site and the proposal to include affordable housing.
- A number of supportive comments were made, but for the purpose of this analysis these have been ignored and only those comments indicating fears or concerns have been assessed.
- In total **114** such comments were made, of which the chief concern (**25%**) was that the “affordable” housing created at the site would be genuinely affordable, would quickly be sold on the open market or would not in practice be made available to local people.
- **24** comments (**21%**) expressed concern that poor build quality, poor maintenance, high density or other factors would result in the deterioration of the housing stock and the development becoming a ‘sink area’ at the edge of the village. There was a strong desire to see the development as ‘part of Tisbury’ and not a semi-detached estate at its periphery.
- Twelve comments (**11%**) were concerned that traffic and road safety should be carefully considered. The need to reconcile new pedestrian desire lines with traffic movements to and from the adjoining school and the Nadder Centre were a key concern. Some of these issues would also have applied when the site was used as the village Sports Centre, alongside St. John’s primary school. However, the subsequent arrival of the Nadder Centre and the Wyndham Estate have significantly changed traffic flows and volumes in the area.
- **Ten** comments were concerned about the loss of amenity and repeated the need for the site to be used for community purposes, as a shop, activity centre, school extension or open space.
- A further **5** comments highlighted fears about anti-social behaviour and the safety of the adjoining primary school.
- 3 comments mentioned the significance of the site at the very edge of the village and the resulting need to manage the transition between built environment and the surrounding countryside, including the protection of hedgerows and the avoidance of light pollution.
- 3 comments highlighted the need for supporting infrastructure and services to be considered, including health and educational demands.





### **Traffic and Access**

- ✎ *Access to the area would be via the Wyndham Place estate or Weaveland road, if many homes are built there the through flow of traffic on these roads will dramatically increase. Wyndham Place has narrow roads which don't all allow two way traffic, and Weaveland road traffic doesn't flow freely because the inhabitants for the most part don't have off road parking and so park on the road. I don't think this is the area we should be building housing.*
- ✎ *Safety of school next door and traffic*
- ✎ *I am concerned about the increased traffic around the Nadder Centre, pool, Pre- School and School. Young children and the entire community use the Nadder Centre so it worries me that there may be road traffic accidents*
- ✎ *Increase in traffic, as a weaveland road resident. Need speed humps. The privacy of the school and preschool*
- ✎ *Cars driving too fast to the entrance to the school*
- ✎ *It needs to be part of Tisbury, not just a another estate on the edge of Tisbury*

### **Quality and Community Cohesion**

- ✎ *Its key it does not become a ghetto - some of the houses on Wyndham are totally uncared for therefore the leases for the homes must state something about the care and external appearance*
- ✎ *Look at some of the properties on Wyndham that have not been looked after.*
- ✎ *It should not turn into a sink area*
- ✎ *Concern that financial constraints will compromise quality. The buildings must be designed to last.*
- ✎ *I would be concerned that too many properties may try to be jammed into the site or that the Council will be forced by current financial circumstances to try to make as much money out of the development rather than seek to get the best for the local community from it. Along with the station site it represents a significant opportunity to provide for the community for the future in a constructive way to produce something which will be seen as a benefit to all.*
- ✎ *Its key it does not become a ghetto - some of the houses on Wyndham are totally uncared for therefore the leases for the homes must state something about the care and external appearance*



**Homes will be sold and then lost as affordable homes**

- 👉 When the houses are offered for a second time sale there must not be the opportunity to sell on the open market at an inflated price.*
- 👉 That homes will be sold to rent for profit*
- 👉 That some of the market houses will be bought up by investors, making them not available to owner occupiers.*

**School Safety**

- 👉 Being in such close proximity to the school and preschool I feel residents should be young couples or families who will have positive impact on local children walking to and from school.*
- 👉 The development would be next to a primary school so I think that it needs to be well maintained/easy to maintain so that it looks nice and I wouldn't like to see tenants with a history of antisocial behaviour being moved in there as it is so close to a school full of young children. There should also be some sort of code of conduct that if broken repeatedly could lead to eviction*
- 👉 No windows facing schools I worry about more traffic and parking an issue as well*

**Trees and Edge of Village Location**

- 👉 Keep as many existing trees / hedgerows as possible*
- 👉 The site is visible from hills from many directions so street lighting must be restrained with shading above the lighting. Tree planting with native hardwoods should be considered*
- 👉 My fear is that all the beautiful trees will be felled, at a time when every tree is important to help fight climate change. I feel very strongly that all trees must be worked into the design of the development.*
- 👉 I don't want to see that all the trees are cut down and replaced with new ones that will take decades to provide shade and and a home for wildlife.*

**Supporting Infrastructure and Services**

- 👉 Wiltshire decided to get rid of its Secondary School, then (in my opinion, stupidly - for cash reasons) its Middle School only a few years before the expansion of housing (and presumably therefore an increase in population). What will the Council do to upgrade and expand the local amenities such as the school and surgery? Or will it address this too late as usual?*



✎ *The addition of housing on this site, on top of the Station Works, and all of the other developments in recent years, risks putting too great a burden on infrastructure, not only of Tisbury itself but of all the neighbouring village communities through which traffic must pass to and from major roads. Whether it would be wise to proceed with this development depends greatly on the outcome of the application for approval of the Station Works proposals.*

#### **Affordability for Local People**

- ✎ *Using 80% as a guide to affordable housing will not make the housing truly affordable because of the high cost of housing in the area. 80% of very expensive is still expensive.*
- ✎ *My concern is that affordable should really be affordable and that all houses on the site should fall within that classification, with any for sale being sold first to local people.*
- ✎ *That they will be classed as 'affordable' yet won't actually be affordable. As someone who is very interested in this development and lives locally affordable housing for the youth population to move into is very important rather than being given at a higher price to those further afield*
- ✎ *I would be concerned that the houses built would all end up as council housing and the people 'inbetween'• that don't qualify for this but struggle to get a mortgage large enough to cover a modest family home in this area will miss out once again. I would love to see a plan in place for those with ties to the village to be offered priority.*
- ✎ *Local villagers must have priority to rent*
- ✎ *Only that they should only be rented to people with strong local connections*
- ✎ *My main hope, is that Tisbury born people will be housed there.*
- ✎ *That the affordable housing will actually be affordable!*
- ✎ *My fear is that it will not go to local people like myself who have been waiting for years!*

#### **Design and management**

- ✎ *The design of the buildings should be done in conjunction with possible occupants rather than asking people who have no idea of their needs. Key worker/families should be given priority and it should be well managed by an appropriate housing management committee/organisation.*





**Loss of amenity**

- 👉 The houses will be too close to the school, we don't need more houses, we need more affordable community spaces for local groups and clubs to use.*
- 👉 The council has betrayed the original promise to demolish the site and return it to nature.*
- 👉 It should be kept for future use as a public amenity.*
- 👉 I think this area should be used for educational purposes.*
- 👉 The over-riding concern, in light of current proposals also for development of the station works site, is that Tisbury is being overdeveloped.*
- 👉 I feel Tisbury has enough houses already especially if the station works site goes ahead?*
- 👉 There needs to be more for children to do in the children, including a soft play area, trampoline park or indoor skate park?*
- 👉 I would like to see a shop on the site*
- 👉 Idea of "affordable home" has an appeal to everyone in the community, but please remember that there are many people who worked hard to buy their own home without any help of council or community.*

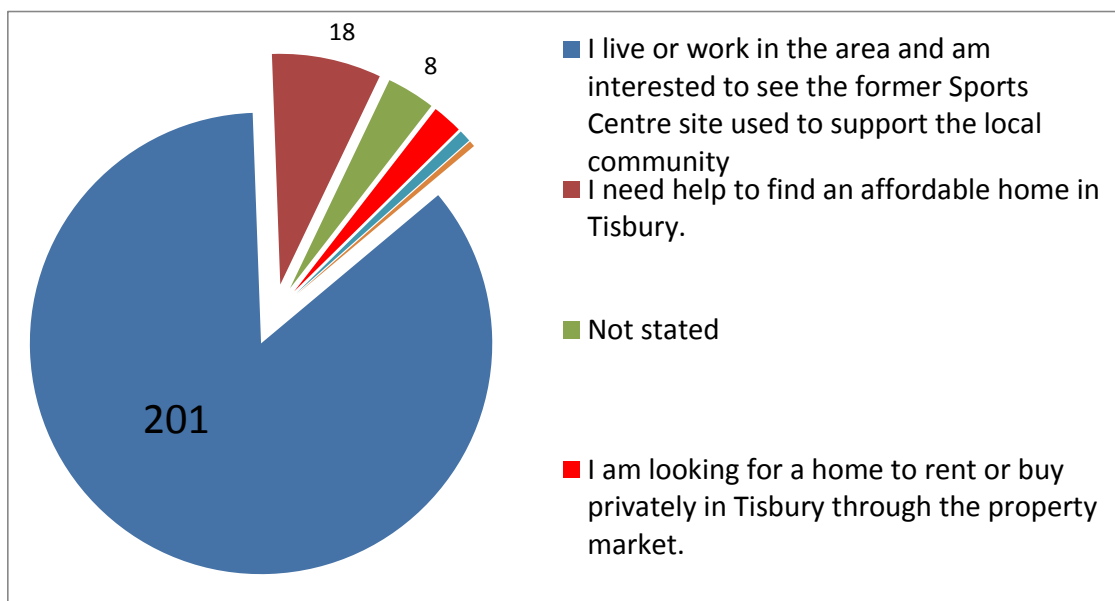


- The following comment summarises many of the concerns raised individually in other responses:

*👋 I'm particularly worried about the loss of the beautiful mature trees on the site. I'm also worried that too many houses will be crammed into the space and that there won't be enough open green space for the community and for children to play. I really worry that there will be little regard for the general design and look of the houses and the site. And that the houses will be built without and regard for sustainability. I also worry that if the estate is managed by a housing association that it will be looked after properly. I haven't heard great things about the Guinness Trust who manage Wyndham's Estate social housing.*

## 7. Survey Population

- Finally, those taking part were asked to indicate their main reason for completing the survey.
- The vast majority (84%) lived or worked in the area and were interested in securing the best future for the site. A further 18 responses (8%) came from those who felt they were in need of affordable homes.
- Approximately one half of those responding were already members of Nadder CLT.





## 8. Appendix [a] - Survey Form

**SECTION 1 - HOW WOULD YOU LIKE THE OLD SPORT CENTRE SITE TO BE USED?**

Q1 - What do you feel the MAIN USE of the former Sports Centre should be (please select ONE OPTION from the list below. If you can't see your preferred option, select 'Other' and enter it where shown. \*)

Used for affordable homes

Used for open market homes (homes developed for profit and rented or sold at market rates)

Other: \_\_\_\_\_

Q2 - Why do you say this ? \*

Your answer \_\_\_\_\_

Q3 - Please tell us how you feel Nadder Community Land Trust should get involved (select the option which best reflects your views). If you can't see your preferred option, select 'Other' and enter it where shown. \*

It should own homes on the site and make them available for rent to local people at affordable rents.

It should continue to make the case with Wiltshire Council to respect the community's wishes, but should not otherwise get involved.

Other: \_\_\_\_\_



**SECTION 2 - WHAT SHOULD NEW HOMES BE LIKE?**

Affordable housing and the form it takes is heavily regulated by the government, so it may not be possible to achieve everything we want, but it is important that we understand what are your strongest priorities.

Q4 - If affordable home are built on the former Sports Centre site, what should the MAJORITY be? (please select the ONE option below which reflects your STRONGEST preference): \*

- One-bed Flats
- One-bed Houses
- Two bed houses
- Three or more bed houses
- I don't support any affordable homes on the site
- Other: \_\_\_\_\_

Q5 - Now, turning to the facilities which affordable homes on the site might offer, please select EACH of the facilities listed below which you feel STRONGLY should be included in the specification of each affordable home: \*

- Spare room (for home-working or guests)
- Small garden (to grow produce or house bicycles and other items which would otherwise be taken indoors).
- Garage
- Hard standing for one or two vehicles
- I don't support any affordable homes on the site
- No preference
- Other: \_\_\_\_\_

Q6 - Turning to the design of the affordable homes, please select EACH of the design features listed below which you feel STRONGLY should be included in the design of each affordable home: \*

- Single OPEN PLAN area for cooking, living and dining.
- SEPARATE ROOMS for cooking, living and dining .
- Zero carbon design (eg. by additional insulation and electricity provided through ground source heat pumps)
- i don't support any affordable homes on the site.
- No preference
- Other: \_\_\_\_\_



## SECTION 3 - THE EXTERNAL APPEARANCE

Turning to the appearance of the estate and the homes built there, please list anything about the EXTERNAL appearance of the site (eg. the materials homes are built from, their appearance or landscaping of the site) that you would MOST like and DEFINITELY NOT like to see done (if you have no strong views, please skip to the next section).

Q7 - I would definitely LIKE to see .....

Your answer \_\_\_\_\_

Q8 - I would definitely NOT LIKE to see .....

Your answer \_\_\_\_\_

## SECTION 4 - ANY SPECIFIC CONCERNS?

Q9 - Please tell us of any specific concerns, fears or comments about the redevelopment of the former Sports Centre site and the proposal to include affordable housing. If you have no strong views, please skip to the next section.

Your answer \_\_\_\_\_

## SECTION 5- ABOUT YOU

Q10 - So we can understand your perspective a little better, please tick ONE option below which BEST represents your reason for completing this survey: \*

- I need help to find an affordable home in Tisbury.
- I am looking for a home to rent or buy privately in Tisbury through the property market.
- I live or work in the area and am interested to see the former Sports Centre site used to support the local community
- Other: \_\_\_\_\_

If you would like to be kept informed of the survey results and the work of Nadder Community Land Trust, please provide your name and email address. We will share the survey results with you and keep you informed of our progress.

If you have given your name and/or email address, these will be held by Nadder Community Land Trust Ltd. (NCLT) in accordance with our Privacy Notice and used for the sole purpose of keeping you informed of developments on the Old Sports Centre site and NCLT's work. Our Privacy Notice can be found on the Resources page of our website at [www.naddercommunitylandtrust.org](http://www.naddercommunitylandtrust.org).

Q11 - Your Name

Your answer \_\_\_\_\_

Q12 - Your Email Address

Your answer \_\_\_\_\_