

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



**Report on Stage 2  
Community Engagement**

**Draft Design Proposals**

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

Funded by





## **Stage 2 Community Engagement Report Draft Design Proposals**

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## 1. Executive Summary

- Following an initial consultation earlier in 2021 on the community’s **vision** for the site of the former Sports Centre site in Weaveland Road, Tisbury, Nadder Community Land Trust (“NCLT”) recently undertook an in-depth community consultation to establish the level of support for the **proposed designs** for the site’s redevelopment to provide a mix of 7 open market and 6 affordable homes.
- The consultation ran between December 2021 and January 2022, when a total of **108** people viewed detailed plans and artists impressions of the proposed development online via [NCLT’s website](#) and completed an online survey. The plans were also presented to the community through an exhibition at the Parish Council’s offices held on 4<sup>th</sup> December, attended by 40 people.
- The survey asked for specific comments on the layout of the scheme and some other important planning matters. It also asked those responding to highlight any potential pitfalls and concerns.
- At the same time as expressing support for the development proposal, those taking part left **114** comments raising concerns about the design or recommended improvements. Those responding also made suggestions as to how their concerns might be addressed and constructive suggestions were made on various specific points of the design.
- Overall, of those who completed the survey:
  - **45%** expressed themselves **entirely satisfied** with the proposals.
  - **55%** called for improvements or voiced concerns
- It should be noted that **30** people (13%) taking part in the earlier consultation expressed opposition to the scheme in principle, but only **one** of this group registered their participation in the recent, more in-depth survey.
- Only two comments (2%) were made on the subject of **trees** compared 16% of responses to the earlier community engagement, indicating that the proposed design **addresses** the concerns voiced previously.
- The comments made indicated continuing anxieties about **lack of space, energy efficiency** and **place-shaping**, echoing comments submitted at the time of the earlier engagement, and indicating that additional work is needed to realise the community’s vision in these areas. The concerns raised have been grouped by priority and the High and Medium Priority issues are shown below:

Priority	Description	No of responses
High	Density, room sizes and space	16
High	Green energy	15
High	‘Fit’ with Tisbury/Wyndham Estate	12
Medium	Parking	7
Medium	Affordability	7



Priority	Description	No of responses
Medium	Traffic/Safety on surrounding roads	5
Medium	Noise	4
Medium	Access Roads	4
Medium	Sustainability and Fabric-first Design	4

- The **most significant** concern was lack of space, with **15%** of those responding making 20 comments on this issue (compared with **11%** of comments made at the time of the earlier consultation).
- The **second** highest concern was energy efficiency and the use of sustainable energy supplies, with **14%** of those responding making 19 comments on this issue. Many of these responses merely asked for **clarification** on how green the new development would be and mentioned that it was difficult to assess this from the plans on show.
- The **third** most significant concern that the scheme did not fully 'fit-in' with Tisbury village and the surrounding houses of the Wyndham Estate, with **12%** of those responding making 18 comments on this issue. The general consensus of these comments was that further work was needed to minimise the use of uncharacteristic building materials. The use of red brick in particular attracted concern. Use of stone and the alignment with building styles in the adjoining Wyndham Estate were strongly supported. Again these themes emerged strongly during the earlier consultation.
- A more detailed analysis of the concerns raised is set out in the remainder of this document. Nadder Community Land Trust's recommendation is that **all High Priority** concerns are addressed to the extent that viability permits, Medium Priority concerns are addressed up to an agreed financial cap and other suggestions are should be explored and addressed subject to cost.
- Nadder Community Land Trust has received funding from the Community Housing Fund Revenue Programme 2021/2022 on the basis that the project is a community-led development, and is therefore important to show how community feedback has been listened to and how it will be reflected to in the final proposals, so as to deliver the community's vision for the site as set out in the Tisbury and West Tisbury Neighbourhood Plan..
- Overall there was support for a mix of tenures, with a consensus that there should be a mixture of both rental and shared ownership offers.



## 2. Introduction

### 2.1. 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.
- The Tisbury & West Tisbury Neighbourhood Plan (made November 2019) allocates the former Sports Centre site in Weaveland Road, Tisbury 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.
- NCLT has received funding from the Community Housing Fund Revenue Programme 2021/22 to progress this project in partnership with Stone Circle Development Company.

### 2.2. Stage 1 Community Engagement – the Design Charter

- 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;
  - to be viable and sustainable; and
  - to be genuinely community-led in terms of their design and outcomes.
- Nadder CLT therefore undertook community engagement 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.
- There was a very positive response with 238 people completing the survey, representing 10% of the population of Tisbury.
- In addition to demonstrating overwhelming support for a community-led project for the site, 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 was analysed to create a community [Design Charter](#) for the project. The resulting design proposals prepared by Stone Circle are intended to reflect the community’s wishes and many of the [suggestions received](#).

### 2.3. Stage 2 Community Engagement – the Design Proposals

- Detailed plans for the development, prepared by Stone Circle, were presented to the community through an exhibition at the Parish Council’s offices held on 4<sup>th</sup> December, attended by 40 people.



- Commencing late December all Tisbury residents were able to view the same plans online via [NCLT's website](#).
- NCLT invited all those who viewed the plans to complete a short online survey. This was a more specific survey which asked for specific comments on the layout of the scheme and some other important planning matters. It also asked those responding to highlight any potential pitfalls and concerns.
- Those taking part were invited to make an informed judgement as to whether, **on balance**, different aspects of the scheme were “about right” or “needed improvement”.
- Following each question, those responding were asked to comment about specific concerns or issues where they felt further work was needed.
- The online survey ended on Friday 21<sup>st</sup> January and report sets out feedback received.

## **2.4. Response**

- A total of **108** people completed the survey, in addition to the 40 who attended the 4<sup>th</sup> December exhibition.
- Whilst expressing overall support for the development proposal, those taking part in the online survey also left **114** comments, the vast majority of which raised concerns about the design or recommended improvements.
- It was noticeable that only two comments (2%) were made on the subject of trees compared 16% of comments submitted at the time of the Stage 1 community engagement. This indicates that the proposed design addresses the concerns voiced previously.
- A significant number of comments made on matters of space, external appearance and energy efficiency echoed those submitted to the Stage 1 community engagement, indicating that additional work is needed in these areas to realise the community’s vision for the site as set out in the Design Charter.
- **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.**

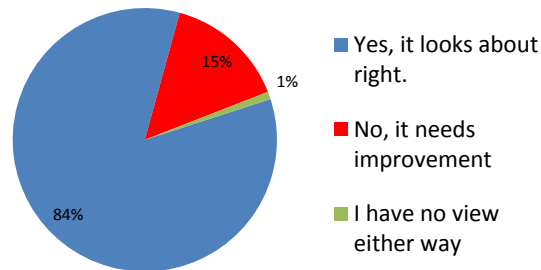


### 3. Key Conclusions from the Stage 2 Engagement

#### Support in principle for individual aspects of the scheme

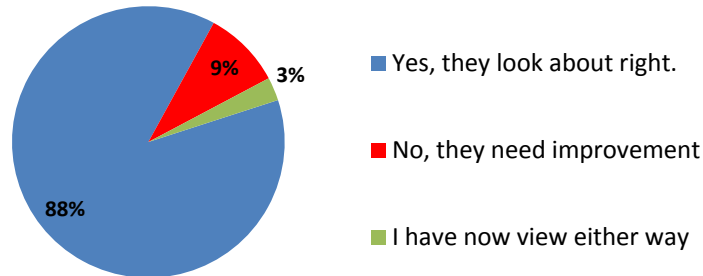
- Four questions established whether those responding were prepared to accept different aspects of the design **on balance**, despite any concerns and reservations.
- 91 responses (**84%**) indicated that site layout is “**about right**”, with 16 (**15%**) indicating it “**needs improvement**”.

Q1 - Do you feel the site layout is about right?



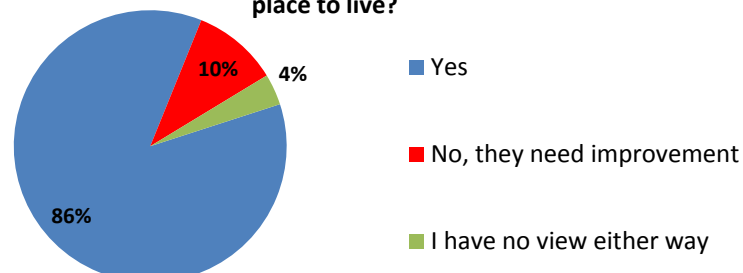
- 95 responses (**88%**) indicated that homes looked “about right”, with 10 (**9%**) indicating they “need improvement”.

Q3 - Do you feel the new homes look about right?



- 93 responses (86%) indicated that the new homes would offer a “pleasant place to live”, whilst 11 (10%) indicating they need improvement.

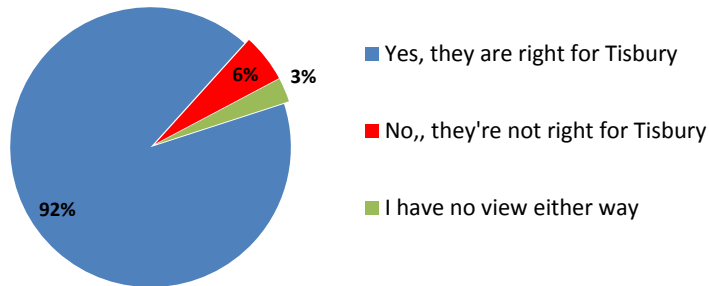
Q5 - Do you feel the new affordable homes will offer a pleasant place to live?





- Finally 99 of those responding (**92%**) indicated that the proposals are “right for Tisbury” with 6 responses (6%) indicating that they are not right.

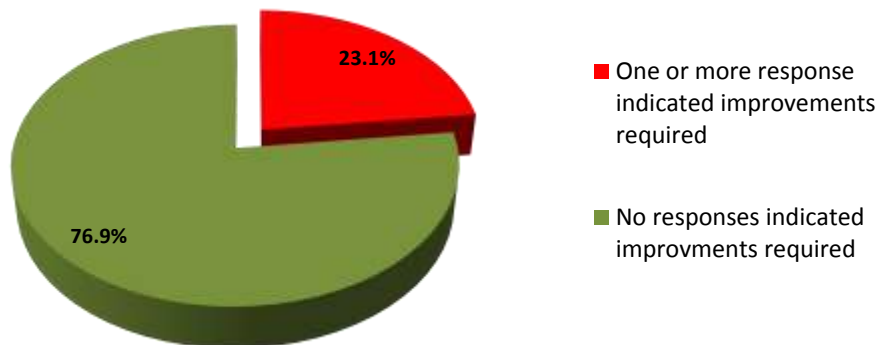
**Q8 - Broadly speaking, do you feel the proposals you have seen for the Old Sports Centre site are right for Tisbury?**



### Support qualified by a number of concerns and issues

- Despite the supportive scores for the four individual questions shown above those giving a negative response to each question comprised a **different** group of people.
- Overall, just under **one quarter** of those responding objected to **at least one** of the four aspects of the proposal.

**Scoring**



### Assessment of Overall Support

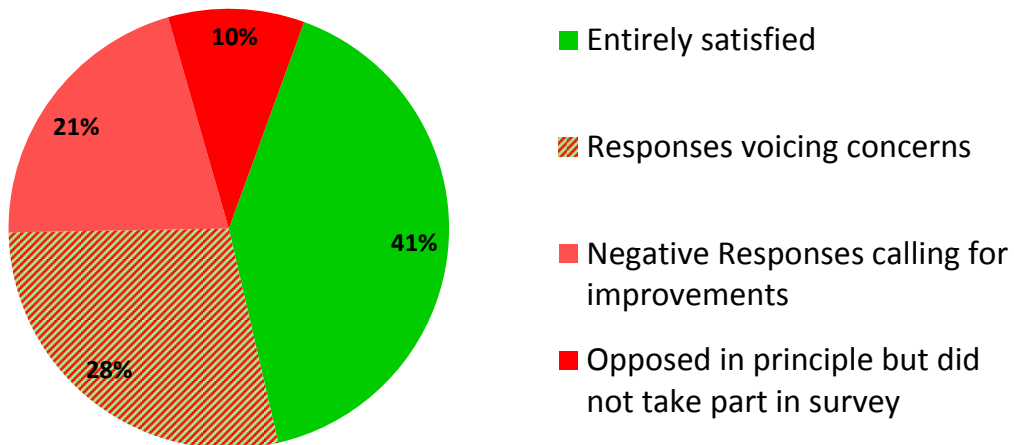
- On each question, those responding were asked to indicate if there was anything they felt strongly should be improved in the design. In addition to the **23%** who objected to one of the four aspects of the proposals, a further **31%** of those who indicated broad support for **all** aspects **also** asked for improvements to be included, indicating their support was conditional.





- Many of the comments received echoed those made during the Stage 1 Consultation and expressed a desire that more should be done to embody the community's wishes on design which were expressed at that stage.
- The number of comments received (**114**) shows a large group who are broadly supportive, but who nevertheless have concerns which they felt they must express. Surprisingly, **61%** of concerns were raised by those who had indicated that the current designs were 'about right' in **all** respects.
- The above figures do not take account of the 30 people who responded to the Stage 1 consultation) to say that they were opposed to the proposed development in principle. Only one member of this group recorded their participation in the Stage 2 engagement.
- The chart below shows the **overall** level of satisfaction with the proposed scheme, taking into account negative comments received and making allowance for those who withdrew from the Stage 2 consultation:

### Assessment of Overall Support



### Continuing concerns about space, energy and place-shaping

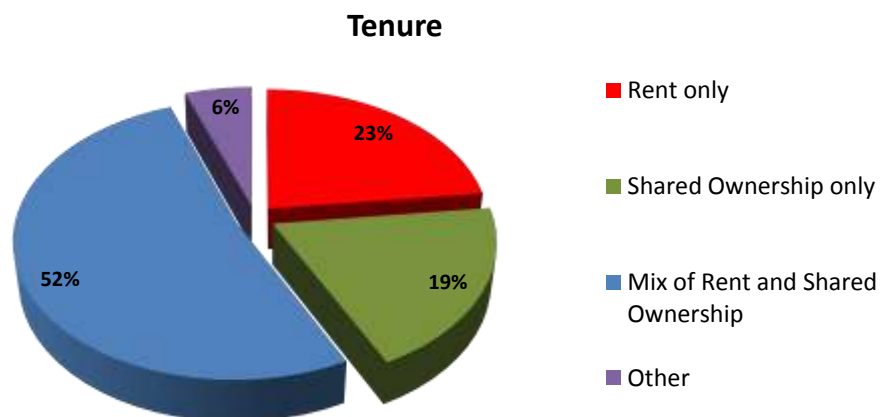
- The comments received identify the points where people feel their concerns have not been fully addressed.
- Many comments were specific, indicating that those responding took care to look at the design proposals in some detail. Some comments voice concerns about multiple issues.
- The most significant concern was lack of space, with **15%** of those responding making 20 comments on this issue. This compares with **11%** of comments made at the time of the Stage 1 consultation, indicating that this issue has become more rather than less significant now that local people have seen the designs.
- Concerns raised included lack of storage space, absence of separate dining rooms or dining areas and small room sizes.



- The second most significant concern was energy efficiency and the use of sustainable energy supplies, with **14%** of those responding making 19 comments on this issue. Many of these responses merely asked whether the proposals could be more clear on how green the new development will be, whilst some expressed concern that homes did not appear to be designed with solar energy in mind.
- The third most significant concern that the scheme did not fully 'fit-in' with Tisbury village and the surrounding houses of the Wyndham Estate, with **12%** of those responding making 18 comments on this issue. The general consensus of these comments was that further work was required to minimise the use of uncharacteristic building materials. The use of red brick in particular attracted concern. Use of stone and the alignment with building styles in the adjoining Wyndham Estate were supported strongly and were themes which were highlighted during the Stage 1 consultation.

### **Support for a mix of rental and shared ownership**

- Those responding were asked to indicate whether they felt the affordable homes should be offered for rental, shared ownership, or a mixture between the two.
- A number of replies expressed a strong preference for rental only, but this was not reflected in the overall response, with 23% feeling that all homes should be rented, 19% feeling that all homes should be shared ownership and 51% feeling that there should be a mixture of both rental and shared ownership offers.





## 4. Analysis of Concerns and Issues Raised

- All 114 comments have been reviewed and an analysis of the issues raised is set out in the sections below.
- Comments were grouped into three categories:

Priority	Description	NCLT Recommendation
High	Concerns voiced by more than 10% of those responding <b>and</b> which were made strongly in the Stage 1 consultation.	Incorporate all changes and recommendations to the extent that viability permits.
Medium	Concerns voiced in 4 or more responses	Incorporate, subject to an agreed financial cap.
Other	Concerns voiced by smaller numbers of those responding.	Address any safety concerns in full. Explore and address other recommendations subject to cost..

### SUMMARY OF CONCERNS RAISED

Priority	Description	No of responses
High	Density, room sizes and space	16
High	Green energy	15
High	'Fit' with Tisbury/Wyndham Estate	12
Medium	Parking	7
Medium	Affordability	7
Medium	Traffic/Safety on surrounding roads	5
Medium	Noise	4
Medium	Access Roads	4
Medium	Sustainability and Fabric-first Design	4
Other	EV Charging Points	3
Other	Lack of 3-bed homes	3

## Former Sports Centre Site Stage 2 Community Engagement



Priority	Description	No of responses
Other	Bins Stores/Sheds	3
Other	Size of windows – dark rooms	3
Other	Trees	2
Other	Safeguarding St. John's Primary School	2
Other	Flood Risk	2
Other	Gardens	2
Other	Management and upkeep	2
Other	Biodiversity - Pond	1
Other	Access to Footpath	1
Other	Use of cul-de-sacs	1
Other	Shared Workshop Space	1
Other	Grey Water	1
Other	Impact on Skyline	1
Other	Various specific design suggestions	11



## 5. High Priority Concerns

### SUMMARY

Priority	Description	% of responses
High	Density, room sizes and space	15%
High	Green energy	14%
High	'Fit' with Tisbury/Wyndham Estate	11%

### Density, Room Sizes and Space

- The strongest area of concern was that the site appeared cramped and that individual homes did not offer sufficient space. This subject attracted the largest number of comments. Specific concern was the lack of storage facilities, room sizes and the lack of a separate dining room (perhaps with the versatility that this could be used for home working and homework), which were felt to be important for those with young families.

- ✎ *They are far too small*
- ✎ *Plots 1 and 2 accommodation is far too compact. 1,2 & 3 should be 2 plots*
- ✎ *Some properties are without proper dining spaces which does not encourage a healthy lifestyle.*
- ✎ *The houses themselves need to have larger rooms.*
- ✎ *Room sizes appear small and the properties appear tiny compared with the surrounding homes on the Wyndham estate. Again this was something we asked for in September and thought would be delivered.*
- ✎ *Need to provide storage for the houses, most people dedicate half the garage to storage.*
- ✎ *There doesn't seem to be much storage, cupboards for hoovers, ironing boards, etc.*
- ✎ *"The overall floor space for each of the proposed dwellings is very small. Indeed, the total floor space for the 3-bed room houses is almost a third less than a equivalent property in the Wyndham estate. I would suggest the developer consider increasing the floor space in all of the proposed properties to a more liveable scale.*



- ✎ Is there any storage space -clothes, toys, sporting equipment etc.*
- ✎ Dining space in the 2 bedroom houses*
- ✎ You need somewhere to sit down and eat in all the houses.*
- ✎ No information regarding room sizes. Would suggest that on paper the two bedroom properties would soon become impractical for a growing young family. No provision for important dining area etc?*
- ✎ The bed can only go in one position in the bedroom.*
- ✎ Storage space needs to be thought about.*
- ✎ I am concerned that many homes do not provide a separate area for dining, with all eating, living, cooking and dining done in one space. This is not appropriate for growing families.*
- ✎ Given the greater use of home working, the designs should offer separate dining room with the versatility that this can also be used as a work area.*
- ✎ Dining area for 2 bed houses?*
- ✎ More work needs to be done to ensure that the homes reflect what we asked for last year. You have set this out in your report.*

- A related concern was that there was too little space on the development and that some houses were positioned too close to Weaveland Road:

- ✎ More set back from the road for young families? It looks like the front doors open on to car parking in some instances*
- ✎ More green spaces*
- ✎ The houses at the front are too near the road*



## Green Energy

- Energy-efficiency received the second-strongest response, with a number of comments asking for greater clarity on sustainable energy or indicating that this information was difficult to find. A number of responses were concerned that affordable homes should be as cheap as possible to run in energy terms, if necessary by supporting more than one type of sustainable energy source.

- 👤 *Would slight reorientation of the buildings optimise for solar photovoltaic capture and/or heat for passive heating?*
- 👤 *It is important than all homes should have air source heat pumps*
- 👤 *You mention carbon neutrality but make no mention of solar photo-voltaic panels or solar thermal panels. Including these in the project are obvious ways to reduce the houses' carbon footprints.*
- 👤 *Please avoid air source heat pumps and consider ground source on an estate wide heating system. This would allow the increased efficiency of the ground source and less noise.. Heat can be metered at each dwelling*
- 👤 *Please incorporate solar PV panels where possible.*
- 👤 *Solar panels??.*
- 👤 *You can't be vague at this stage about how fit for a low carbon future they will be. It needs to be designed in now. They need to be designed for heat pumps or district renewable heating.*
- 👤 *There are no mention specifications so far in this survey. How green will these properties be.*
- 👤 *I do think the question of carbon neutrality is important and requires more commitment than just 'looking into'*
- 👤 *Yes, there is no mention of what the sustainability impact is of these houses in terms of how they are heated.*
- 👤 *You say the homes should aim to be 'carbon neutral' but you should be clearer that they need to be energy efficient.*
- 👤 *The idea of affordable homes is good. However, there should be a sustainable agenda driving this project. It seems quite shameful that it is missed in the design of the site, the buildings and the shared space.*
- 👤 *Sorry but this could be so much better. There is a declared climate emergency after all.*
- 👤 *Try to ensure alternative heating sources*
- 👤 *Could the south facing roofs have solar PV or Hot Water panels incorporated into the design?*
- 👤 *No solar panels?*



### **Place-shaping and use of vernacular styles and building materials**

- The third strongest area of concern was that the scheme did not fully 'fit-in' with Tisbury village and the surrounding houses of the Wyndham Estate and that further work was required to minimise the use of uncharacteristic building materials. The use of red brick in particular attracted concern. Use of stone and the alignment with building styles in the adjoining Wyndham Estate were themes which emerged strongly during the Stage 1 consultation.

- 👉 *Thankfully the use of render has been ruled out - please don't let it creep in!*
- 👉 *More local stone*
- 👉 *Natural stone as Wyndham, not reconstituted.*
- 👉 *Minimum of exposed brick would be great*
- 👉 *The red brick of no. 4 is a bit prominent - might better if it had a stone front.*
- 👉 *The use of brick needs to be minimised so that the additional houses don't look like every other housing development in the UK. They look pretty good but just would really like to see brick kept to an absolute minimum*

- 👉 *Not too many red brick, keep it to local colours*
- 👉 *Could be anywhere in the UK.*
- 👉 *Blending in with the surrounding area*
- 👉 *Natural stone as before*
- 👉 *Try to ensure chimneys*
- 👉 *We asked for stone so that homes blend in with the village and the surrounding village estate. Brick should be reserved for walls which are not visible from the road*
- 👉 *Blending in with the surrounding area*





## 6. MEDIUM Priority Concerns

### SUMMARY

Priority	Description	No. of Responses
Medium	Parking	7
Medium	Affordability	7
Medium	Traffic/Safety on surrounding roads	5
Medium	Noise	4
Medium	Access Roads	4
Medium	Sustainability and Fabric-first Design	4

### Parking

- A number of responses emphasised the need to make parking provision which would work in practice and avoid frequent problems associated with “estate parking” in situations where a number of occupiers need to use vans for their work.

- ✎ *Remote parking bays cause problems with usage, access and ownership.*
- ✎ *Please ensure ample sized parking places and enough for 2 per house.*
- ✎ *Parking seems limited and it does not look as though spaces will take a small van. Remember that many of these homes will be occupied by working people.*
- ✎ *Please ensure that the adjacent parking is big enough, small commercial vans are less likely than Ford Transit sized vehicles*
- ✎ *The whole village suffers from inadequate parking for cottages because they were built before cars, inadequate parking for commercials either visiting or belonging to residents. Each property should have 2 parking spaces.*

- By contrast, two responses suggested that car parking should be reduced or eliminated on the development to promote the use by occupiers of sustainable forms of transport.



## Affordability

- A number of responses expressed concern that the affordable homes would not be genuinely affordable for local people and/or would disappear from the affordable housing stock over time. This concern was voiced strongly at the time of the Stage 1 Consultation.

- ✎ *I really hope for the sake of the younger local that these homes will be affordable. Far too many of our younger ... children have to move away from the village as there are simply no affordable housing.*
- ✎ *All homes should be Freehold with realistic affordable ownership for the working community*
- ✎ *I would like some homes to be affordable to buy and be available to local people to be close to their family in the area.*
- ✎ *Non locals being able to purchase. The shared ownership scheme being in favour of the majority share and the rent being very high so it's not affordable for the younger people in the area*
- ✎ *So long as the affordable homes are truly affordable, not just out of reach for most people who actually live here (as opposed to commuters) then that's fine*
- ✎ *I am concerned that the rules for the affordable houses should be for letting only and should preclude building modification and addition and subletting as Air B&B. Both these practices can mitigate against tenants moving on as their families expand. Tisbury is short of the small let houses for starter families and elderly people.*
- ✎ *These affordable homes should be available for those living / working in the Tisbury Community Area.*
- ✎ *Why are they not all going to be affordable why only some?*

- Three responses suggested that the homes could be made more affordable by cutting down on their specification, reducing their size, terracing affordable homes together and eliminating gardens.

- ✎ *"The houses should be terraced ... cheaper to build and more dense. The idea of group of villa's with front back and side yards is inefficient and inappropriate. This is particularly so as the 'amenity' of the fields adjacent gives plenty of open space.....why are there only two storeys and not inhabiting the roof space?"*
- ✎ *If these are to be affordable, why are they not terraces?"*



## Traffic/Safety on Surrounding Roads

- There was concern that the impact of the development on the surrounding roads and pedestrian safety had not been subject to sufficient scrutiny. Since the former Sports Centre was last used, over 90 homes on the adjacent Wyndham estate have been developed, with a resulting traffic impact on Weaveland Road and Hindon Lane.

- 👉 Concerned about the extra cars on an already congested country lane*
- 👉 Living in Morrison Avenue next to the entrance, I am also very concerned about Construction Traffic, which I'm sure the school will be too.*
- 👉 We need space but also traffic calming which ought to be installed at build stage not after the first near fatality.*
- 👉 Living on Hindon Lane with very little signage and no enforcement at all of the 20mph limit, our biggest concern is additional traffic speeding along the lane. It is very dangerous and there is nothing done to remind drivers or enforce the limit. With no pavement and two children walking to the station every day, the road is a huge concern and with more traffic something must be done. Please can this become part of the considerations for the development?*
- 👉 More and more traffic is coming through the Wyndham estate and through Churchill estate along Weaveland Road, the parking through Wyndham and Churchill estates is already ridiculous..... the roads are tight, with people parking on corners, junctions and speeding along. There is no crossing from Weaveland road to the swimming pool when originally there was.*

## Noise

- A number of responses emphasised the need to design layouts which minimised the impact of noise between properties.

- 👉 The kitchen/lounge area of the first floor flat is above the bedroom of the ground floor flat - just thinking about potential noise issues.*
- 👉 Would it be a better idea to have quiet spaces lined up? eg bedrooms on top of bedrooms rather than a kitchen over a bedroom?*
- 👉 Ensure sound-proofing between homes is good. On the 2 bed plans, the TV points look like they are back-to-back - this could cause noise issues if one home has their TV up too loud or has a sound bar.*



## Access Roads

- There was concern that access roads within the development might not have the capacity to support real-life situations in which roads are populated with street parking and there are frequent visits from delivery vehicles. The impact of parents using the development as “unofficial” additional parking when collecting or dropping off children at St. John’s Primary School was also raised.

- 👉 *Is there enough room for 2 cars to pass on the roads around the houses? Unlike the Wyndham Estate? It isn't clear from the drawings.*
- 👉 *Will cars in bays 7 and 8 have space to turn around to get out or will they have to reverse all the way to the next junction?*
- 👉 *It is a fact of life and will continue to be so that white vans deliver over 50% of most resident's shopping however the roads in the new estates in particular are all very narrow. We all lose wing mirrors to delivery vans on a regular basis.*
- 👉 *Car parks are frowned upon but why not provide a proper car park with a charging point so people can have visitors and green cars?"*
- 👉 *I have not been in the area during the adjoining school drop off and pick times - and although there is a car park at the Nadder Centre I do wonder how many parents - in particular those who feel they have to park as close to the school as possible, will start parking within the new development?*
- 👉 *Not sure how much consideration has been given to the ever increasing antics of delivery vans who likewise appear to be reluctant to park in a suitable place and walk!?"*

## Sustainability and Fabric First Design

- A number of responses questioned whether the new homes would meet energy-efficient construction standards to reduce reliance on energy generation and mechanical solutions.

- 👉 *It is better to use a fabric first approach.*
- 👉 *If there is a genuine desire to introduce green credentials then this should be done .... by way of renewable energy, super insulation with some, if not all, Passivhaus principals being used, good level of ecology externally.*
- 👉 *We need to be building houses as environmentally friendly as possible to passiv standards from now on and with the future in mind.*
- 👉 *The idea of affordable homes is good. However, there should be a sustainable agenda driving this project.*
- 👉 *Really important the sustainability is designed in now. Are they going to be passive housing, or v well insulated.*



## 7. OTHER Concerns

### SUMMARY

Priority	Description	No. of Responses
Other	EV Charging Points	3
Other	Lack of 3-bed homes	3
Other	Bins Stores/Sheds	3
Other	Size of windows – dark rooms	3
Other	Trees	2
Other	Safeguarding St. John's Primary School	2
Other	Flood Risk	2
Other	Gardens	2
Other	Management and upkeep	2
Other	Biodiversity - Pond	1
Other	Access to Footpath	1
Other	Use of cul-de-sacs	1
Other	Shared Workshop Space	1
Other	Grey Water	1
Other	Impact on Skyline	1
Other	Various specific design suggestions	11

- Many constructive suggestions were made on specific points of the proposals. This is highly encouraging and indicates that many of those who responded to the survey had taken considerable time to look at the designs in detail.

The key comments and suggestions are listed below:



### **EV CHARGING POINTS**

- ✎ *"I don't see where the electric car chargers will go... where the bays are next to each other there is scope to share. If not it will be important to ensure that houses are connected to the charger on their corresponding spot.*
- ✎ *All EV parking and charging stations must be adjacent to each individual property so as to avoid unmonitored trailing leads and the possibility of unforeseen electrocution.*

### **LACK OF 3-BED HOMES**

- ✎ *I feel like there isn't a strong need for 1 bedroom homes, we are lacking in 3 bedroom affordable homes.*
- ✎ *We need more 3 bed in tisbury*
- ✎ *I do feel that the 1-bed room apartments are not suitable for a rural location such as Tisbury. Therefore, I would implore the developers to adopt a mixture of 2 and 3 bedroom houses only.*

### **BIN STORES/SHEDS**

- ✎ *If bin stores and bike storage sheds are to be included as shown on the plans then I think there should be a review of their siting. I wonder how many residents will soon get fed up of looking at them or having to walk to the bottom of the garden to use them and then put them out on bin day. I can foresee that it wouldn't take long before people start leaving them in closer proximity to the house - in particular on the hard standing paved and tarmac areas?!*
- ✎ *Not sure where the wheely bins will be stored? The views will change dramatically if storage of these is not easily accessible and they are left at the front of the house*

### **SIZE OF WINDOWS/DARK ROOMS**

- ✎ *The windows look very small.*
- ✎ *The windows seem small. Could larger non plastic windows be incorporated.*
- ✎ *Need bigger windows. I appreciate the designer is trying to fit in with the traditional local vernacular, but the rooms will be a bit dark.*

### **TREES**

- ✎ *Please keep the tree border*
- ✎ *More trees where possible*



### **SAFEGUARDING – ST. JOHN’S PRIMARY SCHOOL**

- It's way too close to the school*
- My major concern is that the school and pre-school playgrounds are not overlooked from upstairs in any of the properties.*

### **FLOOD RISK**

- As on an incline check which areas are susceptible to flash flooding and if downhill add a raised kerb or bund to stop water encroaching house or garage*
- There is much too much tarmac and block paving which do not allow groundwater to soak away. Where are the sustainable items?*

### **GARDENS**

- All homes should have gardens. This was something which your previous survey report mentioned would be done, but two homes (12 and 13) appear to have no garden.*
- My main concern is to allow garden space and also realistic parking space.*

### **MANAGEMENT AND UPKEEP**

- Greater consideration must be given to planning to make the development a pleasing place to live. Recent press issues with neighbour disputes should focus on better estate access, layout and ongoing management.*
- Who will be responsible for maintenance of the common parts of the finished site? Will there be covenants to ensure that the residents maintain the proposed high standard of the residential environment (to avoid common pitfalls seen on other estates, such as perpetual car repairs on the front lawn and large camper vans impeding access, etc?)*

### **BIODIVERSITY - POND**

- Perhaps, and in line with Green credentials, a small eco pond with a good level of biodiversity would be of value to the community in education for the local children on sustainable flora and fauna, pond life etc..*

### **ACCESS TO FOOTPATH**

- Make a sure there's a proper cut through to the footpath behind the site otherwise people will make one anyway*

### **USE OF CUL-DE-SACS**

- Alternative plan to the oh so banal cul de sac*



### **SHARED WORKSHOP SPACE**

- It would also be good to see a shared 'workshop' where residents can share tools for DIY projects.*

### **GREY WATER**

- Is there grey water usage?*

### **IMPACT ON SKYLINE**

- These houses will most probably be visible from the Oddford Valley and the North. How will they appear from there? Hopefully not too obtrusive.*

### **SPECIFIC DESIGN SUGGESTIONS**

- Properties should have roof overhangs at gable ends to avoid rain ingress at wall/roof slate line*
- A bit more variety in the detail would be nice*
- No cover over the front door or porch.*
- Please use the same material on a house. Avoid mixing stones.*
- Are the chimneys functional or simply decorative?*
- These are small homes and there do seem to be a large number of doors which take up space. This can be alleviated by the use of pocket doors which do have to be part of the construction process and outer doors opening outwards.*
- Too many halls and doorways, especially if those doors are the extra width ones for the disabled.*
- Some ground floor layouts clumsy eg Downstairs toilet poorly positioned by kitchen. "*
- If the bathroom and kitchen are back to back the pipes could be closer and thus not waste water whilst waiting for it to get hot.*
- The French doors would look better with smaller pane effect to match the windows (not sure how to say that)*