

Draft Design Proposals

Of those who completed our survey in December 2021/January 2022, **45%** expressed themselves **entirely satisfied** with the proposals. Others expressed some remaining anxieties about the scheme and 114 comments were made. These concerns have been grouped by priority and the three High Priority concerns are shown below, together with a summary of the other points made. A full report can be found on our website.

Following the consultation we took your views to the developer

(Nadder CLT Survey December 2021/January 2022)

This is how your views have now been reflected in the developer's final plan

(February 2022)

Priority 1 - Internal Space



- 15% of those responding made 20 comments on this issue (compared with 11% of comments made at the time of the earlier consultation).
 - The chief concern was that rooms felt cramped and individual homes did not offer sufficient space. Comments also highlighted lack of storage facilities and a designated dining area, which was felt to be important for those with young families.
 - A related concern was that there was too little space on the development and that some houses were positioned too close to Weaveland Road.
- We have put these comments to the developer, who has worked hard to be as generous as possible with internal space, without making costs prohibitive and risking that the development will not take place.
 - In particular:
 - **All** the affordable homes now offer 100% of the National Described Space Standards (the benchmark for calculating room space)
 - Each 2-bed affordable home offers **NO LESS** space than an equivalent open market home on the development
 - Both 1-bed flats provide **BETWEEN 10% AND 20% MORE** space than the NDSS standard.
 - Entrance doors to dwellings are set back from the roadway and include a pathway.

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Priority 2 –
Climate Change



- The second highest concern was energy efficiency and the use of sustainable energy, with 14% of those responding making 19 comments on this issue.
- Many of these responses merely asked for more information on how green the new development would be and mentioned that it was difficult to assess this from the plans on show.

- The developer has confirmed that the design of the homes is as sustainable as possible. The cost of an estate-wide ground source heating system was found to be prohibitive and the available technology was felt not to be fully reliable. However, all homes have been equipped with **air source heat pumps**, which are now shown on the plans.
- **All 13** homes on the development will have their own **electric vehicle charging point**. Charging points are placed to be as convenient as possible.
- Following feedback from our first consultation, the developer has been successful in retaining **almost all tree borders** currently around the site and additional planting is planned.
- All homes also include **provision for cycles**, which has been carefully positioned dependent on the layout of each home. Each home has been provided with its own covered **cycle store**.

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**Priority 3 -
External
Appearance**



- The third 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 "walls of red brick" in particular attracted concern. Again these themes emerged strongly during the earlier consultation, when render was particularly mentioned as something to avoid.
- Following input from our first survey the developer removed all render from the scheme and promoted the use of reconstituted stone and brick.
 - Using reconstituted stone for all walls would make costs prohibitive and threaten the development, so a fine balance of reconstituted stone and brick has therefore been used, with the majority of walls visible from the street having stone facings.
 - To soften the transition from stone to brick and create a more attractive appearance, the corners of all stone walls will incorporate stone quoins, as on the Wyndham Estate.

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Following the consultation we took your views to the developer (Nadder CLT Survey December 2021/January 2022)		This is how your views have now been reflected in the developer's final plan (February 2022)
<p>Other comments</p>  	<ul style="list-style-type: none"> • In total 114 comments were made, many offering specific suggestions or recommendations. • Subjects highlighted included: <ul style="list-style-type: none"> ○ the impact on the surrounding roads, bearing in mind that since the Sports Centre was last used, over 90 homes on the adjacent Wyndham estate have been developed,. ○ whether access roads within the development might had capacity to support real-life situations ○ use of “fabric first” construction methods and materials to reduce reliance on imported energy and mechanical solutions. ○ parents using the development as “unofficial” additional parking when collecting or dropping off children at St. John’s Primary School. 	<ul style="list-style-type: none"> • All comments have been reviewed by the Developer and adjustments have been made where possible. • Robust acoustic details will be included in party walls and floors to minimise noise. • As much car parking has been provided as the site will support, exceeding Wiltshire Council’s parking standards. • Sustainable drainage is provided by way of a Detention basin to discharge surface water. • All parking spaces will support a small commercial van up to 1.7 metres length • The design takes account of the priorities of St. John’s Primary School and the Pre-school, who have been consulted throughout on the planning process.