

Table 5.15 Delivery of Housing 2006 to 2026 - Tidworth Community Area

	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Tidworth & Ludgershall Town	1,750	330	863	475	82
Remainder	170	80	6	0	84
Community Area total	1,920	410	869	475	166



Tisbury Area Strategy

Spatial information and context

5.142 The Tisbury Community Area is made up of 16 rural parishes within the Cranborne Chase and West Wiltshire Downs AONB. Tisbury is the Local Service Centre in the Community Area and lies to the west of Salisbury. However, the rural nature of the area and its proximity to neighbouring towns in Dorset mean that many residents turn to towns such as Shaftesbury, Gillingham and Wincanton, for their immediate day to day needs.

5.143 Tisbury benefits from excellent rail connections to Exeter and Salisbury, with a direct service to London Waterloo in less than two hours. There are also two A-roads passing through the area: the A303 running east to west and the A30 Salisbury to Shaftesbury road. Although Tisbury is close to these links, locally the road network is poor making it feel remote and car ownership and long-distance commuting are above average. This area is a very safe place to live with the lowest crime rates per person in the county. There are six primary schools in the area and two independent schools, but no secondary schools, with Shaftesbury and Gillingham mainly providing these for the area.

5.144 Although there is modest employment in Tisbury, the community feel that there are limited job opportunities and some employment land should be allocated but this should be small scale, well designed and in keeping with the village and surrounding countryside. The scale of any employment development must also take into account the poor road access to the village.

The strategy for the Tisbury Area

5.145 The strategy for Tisbury Community Area is to provide for modest growth of both housing and employment to ensure development is balanced, thus helping to minimise out-commuting and also to provide support for local services and communities. Identifying suitable non-strategic allocations will include working closely with existing employers to ensure they have the potential to meet their future needs⁵⁰. The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Tisbury Community Area this includes the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.

Issues and considerations

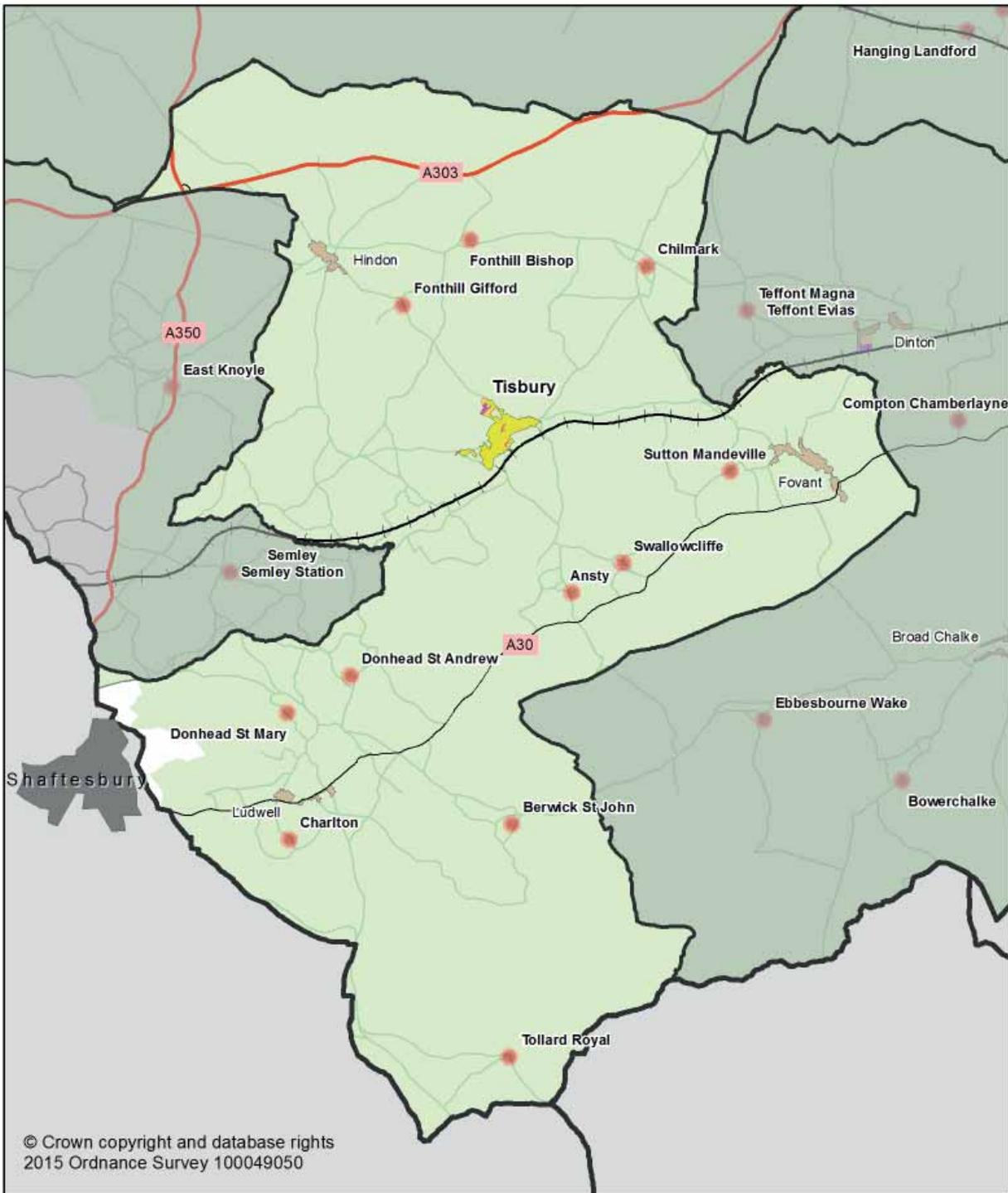
- 5.146 Specific issues to be addressed in planning for the Tisbury Community Area include:
- it will be important to maintain Tisbury's role as a local employment centre and managed growth will be important, in close cooperation with local employers and to ensure any negative impacts are avoided
 - although the area benefits from some good quality tourist accommodation, there is a lack of bed spaces, especially B&Bs

- the Core Strategy will seek to ensure that modest new growth in Tisbury will be sympathetically designed and located so it blends with the village and takes account of the constraints presented by narrow access roads and the sensitive landscape of the AONB
- all development within the Community Area will need to conserve the designated landscape of Cranborne Chase and West Wiltshire Downs AONB and its setting, and where possible enhance its locally distinctive characteristics. All development will be required to maintain the integrity of the Chilmark Quarries Special Area of Conservation, having particular regard to the Wiltshire Bats SAC guidance⁵¹
- the Tisbury Parish Plan (page 6) identifies that there is a major concern about insufficient parking being available in the area of the station as the number of rail users from outlying areas continues to increase. The scope and need for further station parking, particularly on the Station Works site and fields adjacent to the South Western Hotel, should be examined to address this.

How will Tisbury Community Area change by 2026?

5.147 Both housing and employment development will have helped to improve the self-sufficiency of the area and will have helped to reduce out-commuting. The services, facilities and retail that exist at Tisbury are important to local quality of life and convenience, and will have been protected and enhanced. Modest new growth in Tisbury will have been sympathetically designed and located so it blends with the village and takes account of the constraints presented by the narrow access roads and the sensitive landscape of the AONB. The rural area outside of Tisbury will have changed little as new development will have been limited to modest levels appropriate to the scale of the settlements. The Community Area will benefit from increased tourism and new faster broadband provision will have helped to alleviate rural exclusion.

Figure 5.18 Tisbury Community Area



Key			
	Principal Settlement		Residential Allocation
	Market Town		Mixed Use Allocation
	Local Service Centre		Employment Allocation
	Large Village		Indicative Greenspace
	Small Village		AONB
			Principal Employment Area
			Regeneration Area
			Canal
			Railway
			Motorway
			Primary Route
			Other A Road
			B Road
			Minor Road
			Community Area Boundary

Core Policy 27

Spatial Strategy: Tisbury Community Area

Development in the Tisbury Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

Local Service Centres: Tisbury

Large Villages: Fovant, Hindon and Ludwell

Small Villages: Ansty, Berwick St John, Charlton, Chilmark, Donhead St Andrew, Donhead St Mary, Fonthill Bishop, Fonthill Gifford, Sutton Mandeville, Swallowcliffe and Tollard Royal

There are no Principal Employment Areas in the Tisbury Community Area.

Over the plan period (2006 to 2026), 1.4 ha of new employment land (in addition to that delivered or committed at April 2011) will be provided, including:

Hindon Lane,	Saved Salisbury District	1.4 ha
Tisbury	Plan allocation	

Over the plan period (2006 to 2026), approximately 420 new homes will be provided, of which about 200 should occur at Tisbury and approximately 220 homes will be provided in the rest of the Community Area. Growth in the Tisbury Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Tisbury Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.146 will be addressed.

Table 5.16 Delivery of Housing 2006 to 2026 - Tisbury Community Area

	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Tisbury	200	124	37	0	39
Remainder	220	51	11	0	158
Community Area total	420	175	48	0	197