



DESIGN AND ACCESS STATEMENT

For

Creation of a footlink from Court Street to Place Farm.

At

Place Farm, Court Street, Tisbury, Salisbury, SP3 6LW

June 2026

1. Introduction

1.1 This statement has been prepared by Fowler Fortescue on behalf of Fonthill Farms Ltd (the Applicant) and is submitted in support of the planning application for the Creation of a footlink from Court Street to Place Farm at Place Farm, Court Street, Tisbury, Salisbury SP3 6LW, (the Site).

1.2 The application comprises:

Design and access statement
Location plan
Site plan
Plan of original footlink route as per Condition 4 of 15/11990/FUL
Visibility Splays – 1863-001-A3
Proposed Block Plan – 1863-005-A3
Road Safety Audit
Ecological Impact Assessment
Landscape Assessment
Landscape indicative view 1
Landscape indicative view 2
Arboricultural Impact Assessment

2. Location

- 2.1 The Site is located at Place Farm, Court Street, Tisbury, Salisbury, SP3 6LW.
- 2.2 Place Farm is located on the eastern side of Tisbury at the junction with Court Street, Chilmark Road and, and Chicks Grove Road.

3. Application Site and Surrounds

- 3.1 The Site, outlined by the red line on the enclosed site plan, is the proposed route of a new footlink between Court Street and Place Farm. Part of the site is parallel to Court Street within a field parcel owned by the Applicant and part of the site is within the carriageway of Court Street which is a public highway. The Site consists of an old footway route in the field parcel marked by footbridge and gravel path, a single-track road with a hard paved surface within Court Street, and a soft grass verge in front of Place Farm Outer Gatehouse.
- 3.2 Place Farm is a historic Monastic Grange site comprising the following Grade 1 listed buildings: Farmhouse, Inner Gatehouse, Outer Gatehouse, and Thatched Tithe Barn. The Outer Gatehouse and Tithe Barn are also Scheduled Ancient Monuments. Place Farm also comprises 2 ranges of Grade 2 listed traditional farm buildings. The Farmhouse and Gatehouses are in residential use and the wider Place Farm site hosts commercial premises featuring an arts centre, offices, and a restaurant.
- 3.3 The Site is located on the eastern edge of the settlement of Tisbury which is a large rural village in the Tisbury Community Area. The site is within the Tisbury Conservation Area and is designated a 'character zone' within the Tisbury Conservation Area Appraisal.
- 3.4 The Site is also located and within the Eastern Approach – Court Street Character Area 11 in the Tisbury Character Area Statement 2024.
- 3.5 The Site forms part of the 'Historic Core' area of Tisbury under the Salisbury District Landscape Assessment, Settlement Setting Assessment 2008.
- 3.6 The application Site is located within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB) and is also within the Blackmore Vale and Vale of Wardour National Character Area (NE133).
- 3.7 The Environment Agency flood risk maps confirms the Site lies within flood zones 2 and 3.

4. Background and Context

4.1 This Application is made in reference to the previous planning applications:

(1) 15/11990/FUL (*Alterations to Tisbury Tithe Barn to allow a change of use from a wedding venue to dual use of wedding venue and arts centre. Alterations to include changes to doors and addition of temporary gallery structure. Alterations to landscape including amphitheatre and raised bank*) in 2015.

(2) PL/2025/08375 (*Removal of condition 4 (Footpath Link) of 15/11990/FUL*) in 2025.

4.2 Application 15/11990/FUL was consented on 20th June 2016 granting the re-development of part of Place Farm and the Tithe Barn. This development was subsequently completed.

4.3 Decision Notice 15/11990/FUL included various conditions relating to the re-development. Condition 4 of the Decision Notice specified: *No development shall be commenced on site until a detailed scheme for the construction of a footway link, as indicated from A to B on the approved drawing (Tisbury Proposed Footpath Link 11th May 2016, received 23/5/16) and extended across the grass island, has been submitted to and approved in writing by the Local Planning Authority. The Arts Centre development hereby approved shall not be first brought into use until the footway has been constructed in accordance with the approved scheme to the written satisfaction of the Local Planning Authority.*

4.4 The Applicant endeavoured to meet the condition by constructing a footpath between A and B on the specified route and associated bridges. However, the location and layout of the footlink scheme specified by Condition 4 was not considered to meet safety standards by the planning officer and highways authority due to poor visibility for pedestrian users and vehicles on Chicksgrove Road.

4.5. Resulting from the Applicant's non-compliance with Condition 4, an enforcement case was opened by the Planning Enforcement Officer (20/00137/ENF).

4.5 The Applicant applied to vary Condition 4 (PL2022/06851) to a revised and route which was safer. Discussion took place between the Applicant, the Planning Officer, and the Highways Officer, concluding that the proposed route variation still failed to meet the required safety standards and did not fulfil the outcomes that Condition 4 was designed to achieve. As part of the Decision Notice for PL/2022/06851. The Planning Officer advised the Applicant to make a pre-application enquiry on a further alternative route to seek further commentary from consultees.

4.6 The Applicant made an enquiry for pre-application advice (). Discussion took place between the Applicant, the Planning Officer, Highways, and the Enforcement Officer. The Applicant provided further information including traffic data and visibility splays, demonstrating the concerns surrounding the safety of the original scheme required by Condition 4. The principal concerns were pedestrian visibility and safety. The splay information provided demonstrated that there was only one safe location for the footlink to cross Court Street.

- 4.7 As part of the pre-application advice, the Planning Officer advised the applicant that a S.73 application was no longer appropriate and that full planning application would be required for the revised footlink route.
- 4.8 In reference to the original route specified between A and B by Condition 4, it was concluded as per correspondence from the Enforcement Officer dated 8th March 2024, that implementing pre-commencement Condition 4 of 15/11990/FUL was not achievable with the necessary safety requirements. In light of the visibility splays, the enforcement case 20/00137/ENF requiring compliance with Condition 4 of 15/11990/FUL was closed.
- 4.9 The purpose of this application is to provide a footlink between Court Street and Place Farm, as was the objective of Condition 4 of 15/11990/FUL, along a revised route which is deemed the safest route.
- 4.10 Concurrent with this application, the Applicant has applied to remove Condition 4 from the original application 15/11990/FUL for the reasons specified in 4.8.

5. Relevant Planning History

5.1 Online records show the following relevant planning history for the site:

Application Date	Application Reference	Description	Status	Decision Date
05/01/2016	15/11990/FUL	Alterations to Tisbury Tithe Barn to allow a change of use from a wedding venue to dual use of wedding venue and arts centre. Alterations to include changes to doors and addition of temporary gallery structure. Alterations to landscape including amphitheatre and raised bank	Approved with Conditions	20/06/2016
02/09/2022	PL/2022/06851	Discharge of Condition 4 on 15/11990/FUL (Alterations to Tisbury Tithe Barn to allow a change of use from a wedding venue to dual use of wedding venue and arts centre. Alterations to include changes to doors and addition of temporary gallery structure. Alterations to landscape including amphitheatre and raised bank.)	Refused	22/09/2022
21/02/2023		PROPOSAL: Variation of condition: (condition 4 Decision Notice 15/11990/FUL) Proposal to reroute footlink at points D & B of original scheme to new location at point 4 on Court Street/Chilmark Road including installation of new bridge, landing area and removal of several trees subject to Conservation area consent.	Pre-app Advice given	14/06/2023
17/10/2023	PL/2023/09002	X 3 Lime, Tag No 190, 191, 193, prune to below knuckles to promote new, healthy growth of pollarded shoots. Pruned branches have become decayed and unsafe to prune to the usual extent. X 8 stools of Alder, marked with orange paint, Fell. Within area of planned development reference 15/11990/FUL	No Objection	28/11/2023

		Condition 4. No replacement as development will take over this space. X 2 Ash trees, marked with orange paint, Fell. Within area of planned development reference 15/11990/FUL Condition 4 and early signs of ash dieback. No replacement as development will take over this space.		
12/09/2024	PL/2024/08375	Removal of condition 4 (Footpath Link) of 15/11990/FUL	Under Consultation	

6. The Proposed Development

- 6.1 The application seeks full permission for the “*Creation of a footlink from Court Street to Place Farm*”
- 6.2 The proposed development seeks to accomplish the objective of Condition 4 of application 15/11990/FUL which is to provide a direct footlink between the Place Farm and existing pavements and pedestrian routes from Court Street leading to the centre of Tisbury. The proposed development will achieve this by providing a footlink from Court Street to Place farm.
- 6.3 The proposed development will follow the route as show edged red on the Site Plan.

7. Design

- 7.1 The proposed scheme design is as per enclosed drawing 1863-005-A3.

Use

- 7.2 The proposed use of the Site is as a footlink for pedestrian users as specified previously in Condition 4 of 15/11990/FUL.

Layout and Road Safety

- 7.3 There are 3 distinct sections of the proposed footlink: (1) the existing wooden footbridge, edged gravel path, and field gate (2) the high friction ‘virtual footway’ and (3) the ‘non-hard’ footpath in front of the gatehouse.
- 7.4 Section 1 utilises an existing path and footbridge parallel to Court Street (shown coloured lilac) on the drawing 1863-005-A3 within the field parcel leading to a field gate (coloured grey). Section 2 crosses Court Street at the field access and runs within the carriageway and consists of a buff-coloured virtual footway (coloured yellow). Section 3 is the verge in front of Place Farm Outer Gateway which shall accommodate a new ‘non-hard’ footpath. At this point the scheme rejoins an existing access into Place Farm (coloured lilac).
- 7.5 As identified in the background for this application, the safety of the proposed route is critical. The safety considerations have been the visibility for pedestrians using the footlink, vehicles along Court Street and Chicks Grove Road, and the safety of pedestrians when as walking within the highway. The proposed development aims to mitigate these risks as far as possible.
- 7.6 To measure the visibility constraints at the site, the applicant commissioned a traffic speed assessment to measure the average speed of vehicles travelling along Court Street and

Chicksgrove Road. This information was used to calculate the length of visibility splays required from the a crossing point on the south side of Court Street.

Plan 1863-001-A3 shows the visibility splays for three difference crossing locations on Court Street and Chicksgrove Road: the original crossing location specified by Condition 4 of 15/11990/FUL, the revised crossing location as per [REDACTED] and the Field Access Crossing Location which is proposed in this application. The original crossing location and revised crossing location do not achieve the required visibility splays. The only viable crossing location is the field access.

- 7.7 Condition 4 specified the footlink should cross the road to the grass island at the junction of Court Street, Chicksgrove Road, and Chilmark Road in order to avoid pedestrians walking within the carriageway for a distance. This is not possible using the field access crossing location and pedestrians using the scheme will be required to walk within the carriageway for approximately 35m. The risk to pedestrians of walking within the carriageway is designed to be minimised through use of the 'virtual footway' and road safety signage.
- 7.8 To improve pedestrian safety whilst using the virtual footway, the proposed scheme includes the installation of traffic warning signs for '*pedestrians in road ahead*' in combination with painted '*SLOW*' markings on the road at either end of the scheme. These safety measures will be deployed on the Court Street and Chicksgrove Road to give prior warning to vehicular traffic before they arrive at the footlink. The road crossing and route within the carriageway will be a block painted buff colour to form a 'virtual footway' and provide a clear and visible demarcation. This will guide pedestrian users to the side of the carriageway away from vehicular traffic and act as a visible cue of the likelihood of pedestrians walking within the highway. The painted virtual footway will be a high friction surface which will provide grip for pedestrians in poor weather conditions.
- 7.9 A Stage 1 Road Safety Audit was instructed by the applicant. The audit did not raise any road safety concerns.

Appearance

- 7.10 In section 1, the existing footbridge and path will be restored to full usability and condition to enable pedestrian traffic to proceed to the field gate crossing point. There are no proposed appearance changes to the wooden footbridge and edged gravel path.
- 7.11 It is proposed that the field gate is replaced with a '2 in 1' gate and associated new fencing set back from the road to create a landing area for pedestrians to wait safely to cross Court Street.
- 7.12 In section 2, it is proposed that a high-friction buff coloured strip is painted on the surface of the highway to demarcate the crossing location to pedestrians and the length of the virtual footway. This will include a white lining along the edge of the virtual footway and feature 2x pedestrian symbol markings in the centre of the footway. The virtual footway will be 1.2m wide.
- 7.13 In section 3, it is proposed that a non-hard footpath is constructed across the verge in front of Place Farm Outer Gatehouse to take pedestrians from the virtual footway in Court Street to the existing pedestrian gate at Place Farm. The existing "Tisbury" settlement sign will need to be

relocated to allow this. The re-location of the Tisbury sign is not within the scope of this application.

- 7.15 The construction details of the non-hard footpath are shown in detail on plan 1863-005-A3. The location of the non-hard path is directly in the curtilage of a scheduled ancient monument therefore the specification has been chosen to limit visual damage of the footlink and as far as possible compliment the immediate environment. The non-hard footpath will be constructed using materials sympathetic to the local area to minimise visual impact of the scheme on the designated buildings.

8. Conclusion

- 8.1 The proposed development will enable the provision of a footlink between Tisbury and Place Farm which was the objective of the original Condition 4 of 15/11990/FUL.
- 8.2 The proposed route is the only safe route for a footlink due to limited visibility splays.
- 8.3 The proposed development will provide a route that has the necessary pedestrian visibility and is safe for pedestrians using the route and for vehicles on Court Street.
- 8.4 We believe the proposed development will provide the necessary traffic and safety elements but will do so using high-quality design and materials that are sympathetic to the core historic surroundings.
- 8.5 The Applicant has presented the revised scheme to members of the Parish Council ahead of making this application. The Parish Council supported the need for a footlink between Tisbury and Place Farm and were supportive of the layout and design of the proposed scheme.
- 8.6 We respectfully request that the proposals be approved.