

Statement of Community Involvement

Outline planning application for a Residential Development and Associated Infrastructure and Landscaping.

Land south of Coate Road, Devizes

On behalf of Robert Hitchins Ltd

Date: 25th November 2025 | Pegasus Ref: P24-2473

Author: Jon Appleby

Document Management.

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1. Introduction

- 1.1. This Statement of Community Engagement has been prepared by Pegasus Group on behalf of Robert Hitchins Limited in support of proposals for outline planning permission for a residential development of up to 175 dwellings and associated works including open space, infrastructure and landscaping, with vehicular access from Coate Road and Windsor Drive.
- 1.2. Applicants are encouraged to consult the local community in preparing development proposals to provide local people with the opportunity to shape new development in their area. They are also encouraged to engage with planning authorities and other stakeholders in pre-application discussions.
- 1.3. This Statement provides a full explanation of the consultation and is accompanied by appendices, which contain evidence of the consultation process and summarises the outcome of feedback from respondents. The Statement also sets out how those responses have been taken into account in preparing the outline application.
- 1.4. The consultation process will also assist the Council and other stakeholders in the consideration of the application proposals and may provide a platform to apply appropriate planning conditions and/or Section 106 provisions, should planning permission be granted.
- 1.5. This Statement takes the following form:
 - i. Section 2 – considers relevant planning policy relating to community engagement.
 - ii. Section 3 – outlines the consultation process and programme undertaken by the applicant.
 - iii. Section 4 – provides a summary of the consultation responses received.
 - iv. Section 5 – provides a summary and conclusions and sets out any changes made to the proposals as a result of the consultation process.

2. Planning Policy Framework

2.1. Under Section 18 of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities (LPAs) are required to produce a Statement of Community Involvement (SCI). As part of the SCI, LPAs are required to encourage participation from local community groups when development is proposed.

2.2. The main planning policy references for pre-application consultation relevant to the proposals are:

- The revised National Planning Policy Framework (December 2024 NPPF), last updated February 2025;
- The National Planning Practice Guidance web-based resource, (first published 6th March 2014), with updates;
- Wiltshire Council Statement of Community Involvement (July 2020).

2.3. The role of pre-application discussions is not to seek to persuade or cajole people into supporting a project or application; rather it is to provide appropriate opportunities and environments within which people can communicate their concerns, or aspirations about the proposed development. Those issues and aspirations are recorded and reported to those who are engaged in designing the development project, or who are directly involved in the decision-making process.

National Planning Policy Framework (NPPF) (December 2024)

2.4. The NPPF sets out the national planning policy for the delivery of sustainable development through the planning system.

2.5. In addressing the need for pre-application consultation, paragraph 40 of the NPPF (2024) states:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.”

2.6. Furthermore, paragraph 41 states that where they think it would be beneficial, local planning authorities should:

“...encourage any applicants who are not already required to do so by law to engage with the local community, and, where relevant, with statutory and non-statutory consultees, before submitting their applications.”

- 2.7. The applicant is therefore encouraged to provide evidence of how the community have been involved in pre-application discussions concerning the proposed development.

National Planning Practice Guidance (PPG) (first published 6th March 2014, with updates)

- 2.8. The PPG web-based resource further raises the importance of consultation in the planning process. The PPG outlines in detail the consultation process which Local Authorities must follow during their determination of planning applications.

Wiltshire Council Statement of Community Involvement (July 2020)

- 2.9. Wiltshire's Statement of Community Involvement (SCI) was updated in July 2020.
- 2.10. Wiltshire Council, as the local planning authority, must maintain a Statement of Community Involvement (SCI) as a legal requirement under the Planning and Compulsory Purchase Act 2004. The SCI sets out how the local planning authority will engage with local communities and stakeholders on planning matters including both plan-making and decision taking.
- 2.11. The SCI states at paragraph 8.11 that:

“[Wiltshire Council] also encourage developers and applicants to engage with local people and communities including Town and Parish Councils and with neighbours, when appropriate, before submission of a planning application. This might be in the form of a public meeting or display of materials (online and/or at a public exhibition) when local people can make the developer aware of any views they have prior to the submission of an application. A reasonable time frame should be allowed by the developer for feedback. This will enable the developer to consider amending the plans in response to such suggestions before submission.”

- 2.12. The SCI continues to explain that while such engagement is discretionary, it is nevertheless encouraged by Wiltshire Council prior to the submission of applications for ten or more houses, or other large development on sites of 1 hectare or more. It is clear therefore that Wiltshire Council encourages applicants to carry out their own consultation programmes with local communities and key stakeholder groups before an application is submitted, particularly where the applications are large scale, complex or of public interest.
- 2.13. A key message is that early engagement can benefit both developers and the local community by engaging in early dialogue and enabling the creation of appropriate and comprehensive schemes.

3. Community Consultation Process

- 3.1. The consultation was concerned with a residential development of up to 175 dwellings and associated works including open space, infrastructure and landscaping, with vehicular access from Coate Road and Windsor Drive.
- 3.2. The community consultation process consisted of individual elements with a common purpose of informing local residents, Elected Members and stakeholders of the proposals and enabling opportunity to provide feedback and recommendations. These elements are summarised as follows: –
- Leaflet mail out
 - Consultation website
 - Newspaper Notice
 - Letters to relevant councillors
- 3.3. The chronology of the community consultation process and a summary of what the various elements included is provided below.
- 3.4. To advertise the public consultation, approximately 2,569 leaflets were prepared and delivered to properties (residential and commercial) on Monday 10th February 2025. The leaflets provided local residents with information about the proposals, the concept Masterplan, a link to the consultation website and an opportunity to comment on the proposed development via freepost return.

APPENDIX 1 : CONSULTATION LEAFLET

APPENDIX 2 : LEAFLET DISTRIBUTION AREA

- 3.5. Direct emails were sent to local Councillors and Ward members on Friday 7th February 2025, providing details of the consultation and proposed development as well as electronic copies of the information leaflets.

APPENDIX 3: EXAMPLE LETTER TO ELECTED MEMBERS

- 3.6. The above step was taken to ensure that Councillors would receive the consultation leaflet prior to the consultation leaflet being mailed out to members of the public.
- 3.7. The consultation leaflet included an indicative masterplan of the proposed development.

APPENDIX 4: INDICATIVE MASTERPLAN

- 3.8. A consultation website was also set up which provided details of the proposed development and provided a facility to respond (<http://www.southofcoateroaddevizes.co.uk/>).

- 3.9. A dedicated email address for responses was provided (southofcoateroaddevizes@pegasusgroup.co.uk), as was a Freepost tear off slip on the hard copy consultation leaflet sent to local residents.
- 3.10. A notice was placed in the Wiltshire Gazette & Herald on the Thursday 13th February 2025 edition advertising the public consultation event and providing details of the proposed development.

APPENDIX 5 : Evidence of Notice in Wiltshire Gazette & Journal

- 3.11. Between the 10th February 2025 and 3rd March 2025, Pegasus Group received a total of 114 responses to the public consultation.
- 3.12. All comments that were received (including any received after the 3rd March 2025 deadline, but prior to submission) have been taken into consideration in the table of responses at Section 4 below.

4. Consultation Responses

- 4.1. The aim of the consultation was to provide local residents and stakeholders, including Devizes Town Council and Bishops Cannings Parish Council, with the opportunity to comment on the potential new development proposals in their area, to raise any issues that might otherwise have been missed and to make any further suggestions to improve the layout.
- 4.2. From the responses received it is apparent that there are mixed views regarding the proposals.
- 4.3. The main concerns related to the principle of development, traffic and infrastructure matters.
- 4.4. Residents raised specific concerns over the anticipated impact of the proposed development upon the existing traffic levels on Coate Road and Windsor Drive.
- 4.5. Many residents expressed concern over the level of new development taking place in this location.
- 4.6. The comments forms received provide valuable local knowledge and opinion. The comments have been summarised and analysed and are set out in the tables below. The comments received are arranged to summarise the nature of the comment, the Applicant's response from the consultant team is then provided. It is intended not only to respond to the comments, but to also indicate, where possible, how the application proposals address the comments.
- 4.7. These issues are dealt with in brief below and are addressed more comprehensively through the technical and environmental reports submitted in support of the application, including the Design and Access Statement, the Transport Assessment, and the Flood Risk Assessment and Drainage Strategy.

Planning	
Consultee Comment	Response
Concerned about the suitability of the site due to loss of agricultural land and citing food security issues.	The site is suitable for residential development and is located to the south of consented residential development and to the east of existing residential development.
How many of the proposed houses will be affordable?	A policy-compliant level of affordable housing will be provided as part of the scheme.
Questions over the need for more housing in the area.	Wiltshire Council cannot currently demonstrate a five-year housing land supply.
Concerns over encroachment into the village of Coate.	Concerns noted. The indicative masterplan demonstrates that no dwellings would project further eastward than the already consented development to the north of the site.
Support for the building of new houses and the inclusion of woodland planting	Support noted.
Traffic, Highways and Access	
Consultee Comment	Response
Concerns regarding traffic impact from the proposed development on Coate Road, London Road, Windsor Drive and into the centre of Devizes.	A Transport Assessment, which has been prepared in accordance with the Government's Planning Practice Guidance to the NPPF and scoping discussions with Wiltshire Council in its capacity as local highway authority, has been produced to support the planning application. This has considered the traffic impacts of the proposed development on the surrounding highway network including Coate Road, London Road, Windsor Drive and into the centre of Devizes. This has established whether improvements to the network are needed to mitigate the impact of the additional traffic from the proposed development.
Concerns about traffic disruption during the construction period.	It is anticipated that the temporary impacts of construction traffic will be managed in accordance with a construction method statement, or similar document, that will be secured by way of a planning condition. This is likely to include a routing plan, number and size of vehicles, staff vehicle movements and any associated traffic regulation orders.

Queries if the existing PROW paths will be improved?	It is proposed to make connections into existing public rights of way in the vicinity of the site where possible to enable access to/from these routes with a view to improve the overall accessibility of PROW in the area.
Concerns about how sustainable the transport/access to the development will be.	Access to local facilities and amenities by way of walking, cycling and public transport has been assessed as part of the Transport Assessment to ensure that sustainable transport modes have been prioritised taking account of the vision for the site, the type of development and its location in accordance with paragraph 115 of the NPPF.
Concerns over an increase in cars speeding along Coate Road and Windsor Drive and queries over what measures are in place to ensure the new development can be accessed safely?	The proposed development would not increase speeds on Coate Road nor Windsor Drive. The speed limit on Coate Road is proposed to be extended to the east beyond the proposed site access and the re-aligned section of Coate Road to be delivered by the development that is underway on land to the north of Coate Road has been designed to contain speeds. The proposed site access arrangements onto Windsor Drive have been designed with due consideration to speed to ensure safe and suitable access can be achieved in accordance with paragraph 115 of the NPPF.
Will Electric Vehicle Charging Points be provided to residents?	Whilst this is a detailed matter and subject to future consideration within a Reserved Matters planning application, dwellings will be provided with EV charging points in accordance with building regulations at time of submission.
Infrastructure	
Consultee Comment	Response
Concerns that there is a lack of school provision to absorb the increased population from the new development.	Wiltshire Council can request contributions towards the provision of education through any S.106 negotiated through the planning process.
Concerns over a lack of GP's in the local area to serve the increase in population associated with the new housing.	The provision of primary care (GP's) is the responsibility of the Integrated Care Board (ICB). It is for Wiltshire Council to work with the ICB to ensure adequate provision at Devizes.

Flood Risk and Drainage	
Consultee Comment	Response
Concerns expressed about the sites susceptibility to flooding.	Any potential impacts regarding Flooding will be assessed within the Flood Risk Assessment which accompanies this planning application. The illustrative masterplan accompanying the application demonstrates how an attenuation area could be incorporated into the scheme.
Environmental	
Consultee Comment	Response
Concerns that the site is on the boundary of the North Wessex Downs National Landscape and the impact on Pewsey Downs SSSI	A Landscape and Visual Impact Assessment will accompany the submission of the Planning Application which will assess the impact of the proposed development on nearby landscape designations.
Concerns over impact on Wildlife Conservation on the site	Ecological impacts will be assessed within an Ecological Assessment. Appropriate mitigation and enhancements will be put in place to reduce the impact on local wildlife.
Concerns about wildlife present on site and whether appropriate ecological investigation and mitigation has been undertaken.	Species specific surveys are being undertaken and appropriate mitigation measures will be put in place to reduce any possible impacts on the local wildlife.
Other matters	
Consultee Comment	Response
Concerns over the impacts of increased noise from both the construction phase and the increased traffic from the new development.	Concerns noted. A Noise Assessment has been undertaken and submitted with the application.
Considers that the public consultation exercise is a "box ticking exercise" and that feedback will not be properly considered.	All feedback received as part of the public consultation exercise has been considered and is summarised in this document.

5. Summary and Conclusion

- 5.1. The applicant has undertaken pre-application consultation with the local community as encouraged by Government policy, contained within the NPPF and the PPG, and the Council's Statement of Community Involvement (2020).
- 5.2. The public consultation exercise has allowed local residents and stakeholders to consider the proposals before the planning application has been finalised and offer suggestions and recommendations to help shape new development in the area, which have been taken into account by the applicant.
- 5.3. It is acknowledged that pre-application consultation will not always change the views of those who wish to object to a development proposal, but it ensures that there is an opportunity for the local community to review and discuss the proposals and provide feedback to the developers and their consultant team to help shape new development.
- 5.4. The concerns raised above have been noted and considered and where appropriate addressed through the application and supporting documentation. A revised Masterplan is included under Appendix 6 of this document which was amended following the public consultation exercise.

APPENDIX 6: REVISED MASTERPLAN

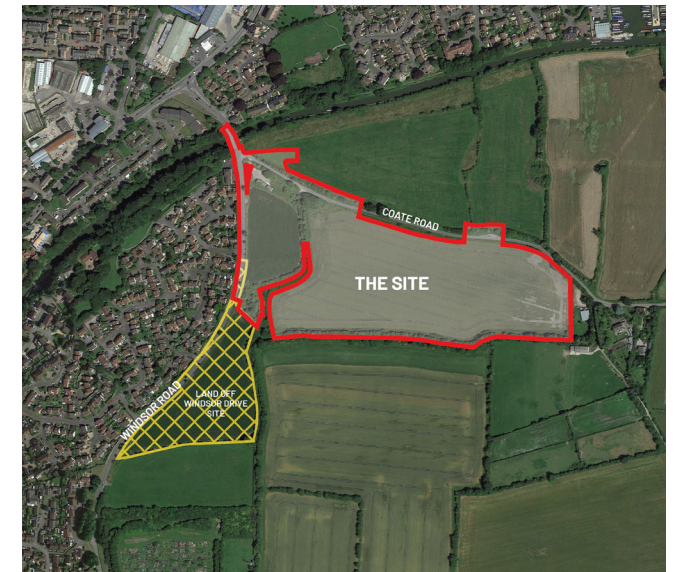
- 5.5. Some of the comments have related to off-site matters and as such it has not been necessary to make any direct changes to the proposals as a result of the consultation.

Appendix 1 – Consultation Leaflet

Land South of Coate Road, Devizes PUBLIC CONSULTATION

INTRODUCTION

An Outline planning application for a residential development of up to 175 dwellings, associated works, open space, infrastructure and landscaping, with vehicular access from Coate Road and Windsor Drive, Devizes is being prepared. As part of this the views of local people are being sought on the proposals.



PROPOSED SITE

The site for the proposed development is situated to the northeast of Devizes, immediately to the south of Coate Road and is broadly rectangular in shape. For the avoidance of doubt, this specific consultation and accompanying response form only relates to the site outlined within the red line in the Site Location Aerial Plan on this page. For any comments relating to the public consultation for the separate adjacent site (shown as hatched on the aerial photo), please refer to the separate consultation response form.

CONTEXT

The application site as a whole extends to 11ha and is located to the northeast of Devizes, immediately to the south of Coate Road and south of the approved development of up to 200 dwellings and a local centre (Wiltshire Council reference: PL/2021/04774).

Devizes is identified in the Wiltshire Core Strategy as a market town. It is therefore a sustainable location for development. Devizes is an important service centre for a number of villages within the Devizes Community Area. It has a good range of shopping and recreational facilities. The town is located on the A361 and A342 and there are good linkages to Chippenham, Swindon and the M4. The town has a large and varied employment base and a good record of attracting small and medium sized businesses

The site is proposed to meet the housing land supply shortfall of Wiltshire Council and will provide a range of affordable housing.

SUPPORTING DOCUMENTS

The application will be accompanied by a number of technical documents looking at matters including: transport, landscape, flood risk, drainage and ecology.

Before the application is submitted to Wiltshire Council, we are seeking the views of the local community on the draft proposals.

WHAT HAPPENS NEXT

Following this pre-application consultation process, we will review all comments received from the local community and stakeholders to help guide the project and inform the final design and layout. Once the application has been submitted, the Council will carry out their own consultation process involving statutory consultees and stakeholders. At this point, members of the public will also have an opportunity to make their views known to the Council.

PEGASUS
GROUP

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GL7 1RQ

WE VALUE YOUR OPINION

southofcoateroaddevizes@pegasusgroup.co.uk or
make use of the Freepost comments form.

Further information is available on the project website
www.southofcoateroaddevises.co.uk

[illegible]

All Comments must be provided by Monday 3rd March 2025

By responding to this consultation by post or email, you consent to the use of your data for the purposes of research relating to this application only. Any personal information collected will be used by Pegasus Group in accordance with data protection legislation and our Privacy Notice* and will only be retained for as long as is necessary for the purpose of preparing and submitting the planning application.

*please visit www.pegasusgroup.co.uk to access our Privacy Notice

Should you wish for your details to be deleted at any point please contact us via email.



CONCEPT MASTERPLAN



THE PROPOSAL

The illustrative masterplan for the proposed development shows an area to provide up to 175 dwellings.

As shown on the illustrative masterplan the proposed development also includes landscaping enhancements, drainage attenuation, and vehicular access to the central and eastern portion of the site from Coate Road and access to the western portion of the site from Windsor Drive.

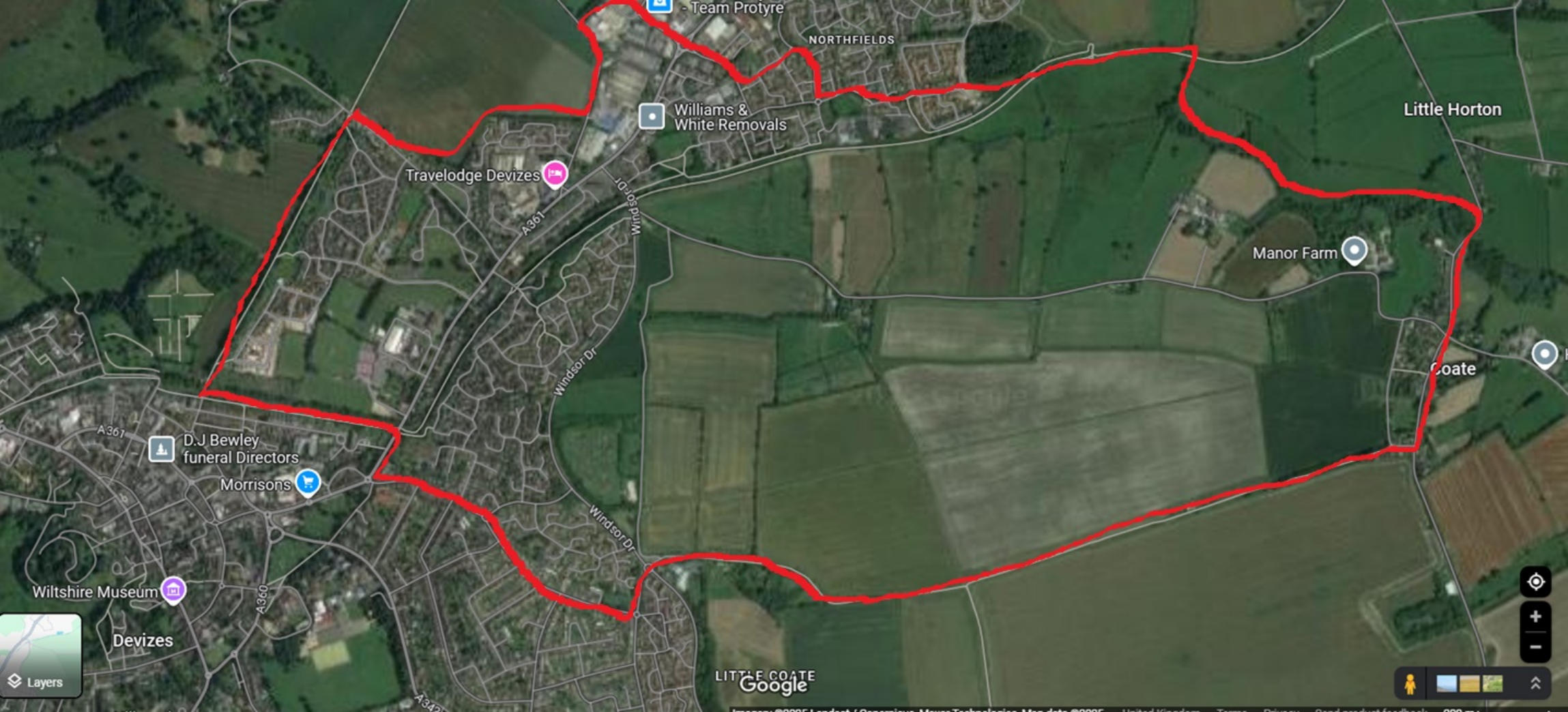
The illustrative masterplan shows how the site could be laid out to accommodate the proposed development.

KEY

- | | | | |
|---|---|---|--------------------------------------|
|  | RED LINE BOUNDARY |  | EXISTING PROW |
|  | PROPOSED VEHICULAR ACCESS INTO THE SITE |  | PROPOSED PLAY AREA |
|  | PROPOSED RESIDENTIAL UP TO 175 UNITS @39DPH |  | PROPOSED ATTENUATION |
|  | MAIN ROAD WITH GREEN VERGE AND STREET TREE PLANTING |  | KEY BUILDING |
|  | SECONDARY ROAD/ TERTIARY ROAD |  | AONB |
|  | PRIVATE DRIVEWAY |  | RISING MAIN WITH 3M EASEMENT |
|  | PROPOSED WOODLAND PLANTING |  | PUMPING STATION WITH HEDGEROW SCREEN |
|  | PROPOSED CYCLE/FOOTWAY ROUTE |  | PROPOSED SWALE |



Appendix 2 – Leaflet Distribution Area



Williams & White Removals

Travelodge Devizes

Little Horton

Manor Farm

Coate

D.J. Bewley
funeral Directors
Morrisons

Wiltshire Museum
Devizes

LITTLE COATE
Google

Layers



Appendix 3 – Example Letter to Clerk/Members

JA/ P24-2473 and P24-2535

07th February 2025

XXX
Clerk to XXX
and Councillors.

Email: [XXX](#)

Dear Councillor

Town and Country Planning Act 1990

Pre-application Public Consultation– Land South of Coate Road, Devizes (Outline application for a residential development of up to 175 dwellings, associated works, open space, infrastructure and landscaping with vehicular access from Coate Road and Windsor Drive); and

Pre-application Public Consultation– Land off Windsor Drive, Devizes (Outline application for a residential development of up to 40 dwellings, associated infrastructure and landscaping with vehicular access off Windsor Drive)

Please find enclosed two separate leaflets advertising two separate public consultations relating to forthcoming planning applications being prepared by Pegasus Group on behalf of Robert Hitchins Ltd on adjacent parcels of land in Devizes. The first consultation is for an outline planning application for a residential development of up to 175 dwellings, associated works, open space, infrastructure and landscaping with vehicular access from Coate Road and Windsor Drive. The second consultation is for an outline planning application for a residential development of up to 40 dwellings, associated infrastructure and landscaping with vehicular access off Windsor Drive.

The attached leaflets are being delivered to dwellings and businesses in the vicinity of the sites on 10th February 2025 to advise of the consultation. Further details of the scheme can be viewed on the two separate designated websites: www.southofcoateroaddevizes.co.uk and www.windsordrivdevizes.co.uk. The websites provide a dedicated section for comments to be submitted in relation to the proposals. Responses to the consultations can be made via the consultation websites, by email to southofcoateroaddevizes@pegasusgroup.co.uk and windsordrivdevizes@pegasusgroup.co.uk or by using the separate tear off slips on each of the attached leaflets. The closing date for comments for both consultations is Monday 3rd March 2025.

Comments provided during the consultation periods will be taken into account in preparing each of the planning applications before they are submitted to the Council.

If you wish to discuss either of the proposals, then please do not hesitate to contact me.

Yours sincerely

33 Sheep Street, Cirencester, Gloucestershire, GL7 1RQ
T 01285 641717 E Cirencester@pegasusgroup.co.uk
Offices throughout the UK.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.
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Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

Appendix 4 – Indicative Masterplan

Appendix 5 – Evidence of Notice in Wiltshire Gazette & Herald

Public Notices

In Association with



Planning Notices | Traffic Notices | Legal Notices
Probate Notices | Other Notices | Church and Religious Notices
Tenders and Contracts | Goods Vehicle Operator Licences

To advertise: **01793 501880** | email: **swindonbmds@newswilts.co.uk**

TRAFFIC & Roads

SECTION 14(1) OF THE ROAD TRAFFIC REGULATION ACT 1984

Notice is hereby given that the Wiltshire Council intends to make Orders to close temporarily to all traffic: **A) C50 (Part), Bishops Cannings**; from its property known as no No.02 Chandlers Lane for a distance of approximately 110m in a northerly direction to enable Wessex Water to carry out chamber replacement works and other associated works. Alternative route via C50 (unaffected length) – Horton Road – A361 – C50 (unaffected length and vice versa. This Order will come into operation on 10 March 2025 and the closure will be required until 21 March 2025. For further information please contact Wessex Water on 0345 6004600. **B) B4069 (Part), Sutton Benger**; from a point approximately 230m east of its junction with B4122 for a distance of approximately 199m in an easterly direction to enable Vodafone to carry out repair & replacement of defective chamber works and other associated works. Alternative route via B4069 (unaffected length) – B4122 – A429 – Scotland Hill – Henn Lane – Seagry Road – B4069 (unaffected length) and vice versa. This Order will come into operation on 10 March 2025 and the closure will be required between for 3 days. For further information please contact Vodafone on 07917 908766. **C) A3102 (Part), Royal Wootton Bassett**; from its roundabout junction with B4042 to its junction with Lingleaze to enable Wiltshire Council to carry out lining work, surfacing work and other associated works. Alternative route via A3102 (unaffected length) – B4005 – A4361 – A4 – A3102 (unaffected length) and vice versa. This Order will come into operation on 11 March 2025 and the closure will be required between the hours of 20:00 and 06:00 until 18 March 2025. For further information please contact Wiltshire Council on 0300 456 0100. **D) Nettleton Road (Part), Nettleton**; from its southern junction with Church Hill to its junction with Burton Farm Close to enable Openreach to carry out works to provide customer service and other associated works. Alternative route via Nettleton Road (unaffected length – Church Hill and vice versa. This Order will come into operation on 12 March 2025 and the closure will be required between the hours of 09:30 and 15:30 for 3 days. For further information please contact Openreach on 0800 023 2023. Notice is hereby given that the Wiltshire Council has made Orders to close temporarily to all traffic: **E) Gastons Road (Part), Malmesbury**; from its property known as No.27 Gastons Road for a distance of approximately 66m in a southerly direction to enable Wessex Water to carry out stop tap renewal works and other associated works. Alternative route via Gastons Road (unaffected length) – Burnham Road – Saint Marys Street – Gloucester Road – B4040 – Gastons Road (unaffected length) and vice versa. This Order will come into operation on 17 February 2025 and the closure will be required for 3 days. For further information please contact Wessex Water on 0345 6003600. **F) Chelworth Road (Part), Cricklade**; from its junction with The Forty for a distance of approximately 1.2km in a south westerly direction to enable Gigaclear to carry out work to clear blockages in the carriageway and other associated works. Alternative route via The Forty – B4553 – Chelworth Road (unaffected length) and vice versa. This Order will come into operation on 19 February 2025 and the closure will be required for 3 days. For further information please contact Gigaclear on 0186 559 1131. **G) Court Hill (Part), Potterne**; from its junction with A360 for a distance of approximately 110m in a westerly direction to enable Wiltshire Council to carry out hand patching and other associated works. Alternative route via Court Hill (unaffected length) – Worton Road – West End – Cheverell Road – A360 and vice versa. This Order will come into operation on 18 February 2025 and the closure will be required between the hours of 09:00 and 16:00 for 1 day. For further information please contact Wiltshire Council on 0300 456 0105. **H) Park Lane, Lydiard Millicent**; from its junction with The Street for its entire length to enable Gigaclear to carry out work to provide customer service and other associated works. **No alternative route is available.** This Order will come into operation on 19 February 2025 and the closure will be required for 3 days. For further information please contact Gigaclear on 0186 559 1131. **I) Westmead Lane (Part), Chippenham**; from its junction with Louise Rayner Place to its junction with Gladstone Road to enable Wessex Water to carry out fire hydrant defect works and other associated works. **No alternative route is available.** This Order will come into operation on 17 February 2025 and the closure will be required for 2 days. For further information please contact Wessex Water on 0345 600 3600. **J) C159 (Part), Chippenham Without**; from its junction with C185 for a distance of approximately 585m in a north westerly direction to enable Openreach to carry out pole replacement works and other associated works. Alternative route via C159 (unaffected length) – C86 – A4 – C159 (unaffected length) and vice versa. This Order will come into operation on 17 February 2025 and the closure will be required between the hours of 08:30 and 15:30 for 1 day. For further information please contact Openreach on 0800 023 2023. **K) London Road (Part), Chippenham**; from outside its property known as No.84 London Road to its junction with Blackcross to enable Wessex Water to carry out sewer improvement works to reduce risk of flooding during abnormal weather and associated works. Alternative route via London Road (unaffected length) – Avenue La Fleche – Pewsham Way and vice versa. This Order which previously came into operation on 25 July 2024 will now recommence on 17 February 2025 and the closure will be required until 21 February 2025. For further information please contact Wessex Water on 0345 6004600. **L) C104 (Part), Charlton**; from its property known as New House Farm for a distance of approximately 1.1km in a north westerly direction to enable Wiltshire Council to carry out carriageway resurfacing and other associated works. Alternative route via C104 (unaffected length) – C103 – B4040 – C76 – C67 and vice versa.

This Order which previously came into operation on 20 January 2025 will now recommence on 20 February 2025 and the closure will be required between the hours of 07:00 and 18:00 until 24 February 2025. For further information please contact Wiltshire Council on 0300 456 0100. **M) UC 326402, Shalbourne**; from its junction with A338 to its junction with UC 296502. **N) UC 296502 (Part), Shalbourne**; from its junction with UC 326402 to outside to its property known as The Clock House to enable Openreach to carry out overhead and underground cabling works, tree cutting and hoist works. Alternative route M via Annetts Lane – Six Acre Lane – A338 and vice versa. Alternative route N via UC 296502 (unaffected length) – C30 – C74 – C197 – A338 and vice versa. This Order which previously came into operation on 18 November 2024 will now recommence on 20 February 2025 and the closure will be required between the hours of 09:30 and 15:30 for 2 days. For further information please contact Openreach on 0800 028 2229. Orders A) to J) will have a maximum duration of 18 months, Orders K) to N) has a maximum duration of 18 months. **The closures and diversion routes will be clearly indicated by traffic signs.** It is anticipated that the works will take the stated duration to complete depending upon weather conditions. Access will be maintained for residents and businesses where possible, although delays are likely due to the nature of the works.

SECTION 14(1) AND 14(7) OF THE ROAD TRAFFIC REGULATION ACT 1984

Notice is hereby given that Wiltshire Council has made an Order to close temporarily to all traffic: **Coppice Close (Part), Chippenham**; from its junction with B4643 to its junction with Pudding Lane. And to temporarily suspend the existing Prohibition of Entry on Rowden Lane to allow access both in and out of the estate. And to temporarily suspend the existing Prohibition of Right-Hand Turn from Rowden Lane into Coppice Close to enable Tonic Construction to carry out remedial works to bridge. Alternative route via Coppice Close (unaffected length) – Rowden Lane – Rowden Hill – B4643 and vice versa. **The closure, restrictions and diversion route will be clearly indicated by traffic signs.** This Order will come into operation on 17 February 2025 and the closure will be required until 22 February 2025. It is anticipated that the works will take the stated duration to complete depending upon weather conditions. Access will be maintained for residents and businesses where possible, although delays are likely due to the nature of the works. The Order will have a maximum duration of 18 months. For further information please contact Tonic Construction on 01672 539099.

**ROAD TRAFFIC REGULATION ACT 1984
TRAFFIC MANAGEMENT ACT 2004**

1. THE COUNTY OF WILTSHIRE (DEVIZES) (PROHIBITION AND RESTRICTION OF WAITING, TAXI RANK CLEARWAYS AND ON STREET PARKING) CONSOLIDATION ORDER 2017 (AMENDMENT NO.6) ORDER 2025
2. THE COUNTY OF WILTSHIRE (PARISHES OF EAST WILTSHIRE) (PROHIBITION AND RESTRICTION OF WAITING, TAXI RANK CLEARWAYS AND ON STREET PARKING) CONSOLIDATION ORDER 2016 (AMENDMENT NO.10) ORDER 2025

Notice is hereby given that Wiltshire Council proposes to make the above Orders under the Road Traffic Regulation Act 1984 and the Traffic Management Act 2004 the effect of which will be as follows; **Order 1** – To amend the following restrictions in the Devizes Consolidation Order 2017 by revoking Map Schedule No EG56 dated 04/10/2021 and replacing it by the insertion of revised Map Schedule No EG56 the effect of which will be as follows: (a) To extend the existing **No waiting at any time** on the east side of **New Park Road** – from a point 11 metres north of its junction with Victoria Road for a distance of 72 metres in a northerly direction; b) To introduce **No waiting at any time** on the north west side of **New Park Road** – from a point 34 metres north east of its junction with Victoria Road for a distance of 50 metres in a northerly direction; c) To introduce **Parking Mon-Sat 9am-5pm 2 hours No return within 2 hours** on the north west side of **New Park Road** – from a point 9 metres north east of its junction with Victoria Road for a distance of 25 metres in a northerly direction. **Order 2** – To amend the following restrictions in the Parishes of East Wiltshire Consolidation Order 2016 by the insertion of Map Schedule Nos EH41, EH42 and EH41 the effect of which will be to introduce **No waiting at any time** on both side of **C226 Trowbridge Road North East, Seend** – from a point 30 metres south west of the southern access to the Barge Inn car park to a point 5 metres north east of the access to Little Mitchells Farm, a total distance of 280 metres. Deposit copies of the Orders, plans and Statement of the Council's Reasons for proposing to make the Orders may be inspected at the offices of Wiltshire Council, County Hall, Bythesea Road, Trowbridge during normal office hours. Details of the proposed scheme may be seen at Devizes Library, Sheep Street, Devizes during the hours of 9.30am - 7pm Monday and Thursday, 9.30am - 5pm Tuesday and Friday, 9.30am - 12.30pm Wednesday and 9.30am - 4pm Saturday until 10 March 2025. Documents can also be viewed online at <https://www.wiltshire.gov.uk/troconsultations> Comments on the proposal together with the reasons for which they are made should be sent in writing to reach the Highways Assets and Commissioning, by email to TrafficOrderConsultations@wiltshire.gov.uk or via the website by 10 March 2025 quoting reference HKB/TRO/DEV/EW.

Wiltshire Council

PROBATE & Trustee

MARY FRANCES ELIZABETH NORTON (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of 155 Queens Crescent, Chippenham, Wiltshire, SN14 0NW, who died on 03/10/2024, are required to send written particulars thereof to the undersigned on or before 14/04/2025, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.
Wansbroughs LLP,
Northgate House, Northgate Street, Devizes, Wiltshire SN10 1JX

GORDON DICK SIDLEY (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of 32 Downham Mead Chippenham Wiltshire, SN15 3LN, who died on 05/11/2024, are required to send written particulars thereof to the undersigned on or before 14/04/2025, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.
Will Writing & Probate Services,
Lindsey House Armstrong Way Gate Bristol BS37 5NA

ROSEMARY ANNE BURTON (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of 29 Blounts Court, Potterne, Devizes, Wiltshire, SN10 5QE, who died on 30/08/2024, are required to send written particulars thereof to the undersigned on or before 14/04/2025, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.
Wansbroughs LLP,
Northgate House, Northgate Street, Devizes, Wiltshire SN10 1JX

KATHLEEN MARGARET KERR (Deceased)

Pursuant to the Trustee Act 1925 anyone having a claim against or an interest in the Estate of the deceased, late of The Cotswold Home, Woodside Drive, Bradwell Grove, Burford, Oxfordshire, OX18 4XA; 1 Sunflower Cottage, Woodborough, Pewsey, Wiltshire, SN9 5PG, who died on 26/12/2024, must send written particulars to the address below by 14/04/2025, after which date the Estate will be distributed having regard only to claims and interests notified.
RWK Goodman LLP,
3 Newbridge Square, Swindon, SN1 1BY.
Ref: AZL/407519.0002

RODERICK HUGH PETLEY (Deceased)

Pursuant to the Trustee Act 1925 anyone having a claim against or an interest in the Estate of the deceased, late of Amesbury Abbey Nursing Home, Church Street, Amesbury, Salisbury, SP4 7EX, who died on 06/03/2024, must send written particulars to the address below by 15/04/2025, after which date the Estate will be distributed having regard only to claims and interests notified.
Hunters Law LLP, Solicitors
9 New Square, Lincoln's Inn, London, WC2A 3QN. Ref: PAC.MJY.53125-1

TRAFFIC & Roads

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT ROCEDURE) (ENGLAND) ORDER 2015
TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS (AMENDMENT) (ENGLAND) REGULATIONS 2010**

The following planning applications are those affecting the setting of a Listed Building, a Conservation Area, a Public Right of Way, or major applications and are available to view on our website. Views relating to the planning applications listed below should be made by **06 March 2025** quoting the reference number. All views expressed regarding a planning application will be considered and placed on a file, which is open to the public. **AVEBURY** PL/2025/00977 – Circles Restaurant, High Street, Replace fire escape staircase; **CALNE WITHOUT** PL/2024/0150 & PL/2024/11497 – 108 Norley Lane, Studley, Extension & double garage; **CHARLTON** PL/2025/00635 & PL/2025/00969 – 2 South Lodge, Charlton Park, Gas tank & associated works; PL/2025/00924 & PL/2025/01182 – 1 South Lodge, Charlton Park, Gas tank and associated works; **CHIPPENHAM WITHOUT** PL/2025/00932 & PL/2025/01189 – 1 Lodge Cottages, Lanhill, Infill extension & replacement windows; **CRICKLADE** PL/2025/00367 & PL/2025/00735 – Parish Hall, Bath Road, External masonry repairs. Removal of concrete infill (steps and plinth); **GREAT BEDWYN** PL/2025/01037 – Accommodation, Tottenham House, Savernake, Internal works; **KINGTON LANGLEY** PL/2025/00513 & PL/2025/00508 – Ivy House, Middle Common, Solar panels, electric car charging point & related batteries/equipment; **LATTON** PL/2024/10772 – Eysey Manor Quarry, Eysey, Cricklade, Variation of condition 4 of N/99/02132/FCM to extend time limit for Mineral Extraction until 24 October 2029; PL/2024/10774 – Eysey Manor Quarry, Eysey, Cricklade, Variation of condition 2 of N/07/07017/FCM to extend time limit for Inert Recycling until 31 October 2029; **POULSHOT/WORTON** PL/2024/11631 – Townsend Farm, Townsend, Solar farm (up to 13.5MW) & associated infrastructure; **WORTON** PL/2025/00806 – Little House, 37 High Street, Rebuild 2 chimney stacks; **YATTON KEYNELL** PL/2025/01008 – Little Barn, Change of use to childrens' nursery with car park & altered access;
Email: developmentmanagement@wiltshire.gov.uk

Wiltshire Council

PLANNING

**PRE-APPLICATION PUBLIC CONSULTATION
PROPOSED DEVELOPMENT**

Land South of Coate Road, Devizes

An Outline planning application for a residential development of up to 175 dwellings, associated works, open space, infrastructure and landscaping with vehicular access from Coate Road and Windsor Drive, Devizes is being prepared. As part of this the views of local people are being sought on the proposals.

A public consultation website has been created which gives information on the proposal and provides an opportunity to discuss and give feedback.

The website can be found at the following address: www.southofcoateroaddevizes.co.uk

We welcome your thoughts and feedback on our proposals, if you have any comments feel free to also contact us by email: southofcoateroaddevizes@pegasusgroup.co.uk

Comments provided by the local community and stakeholders will be taken into account in shaping the final planning application submission. All comments must be provided by **Monday 3rd March 2025.**

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t: 0845 1999 830
e: localsales@zoominleaflets.co.uk

PLANNING

**PRE-APPLICATION PUBLIC CONSULTATION
PROPOSED DEVELOPMENT**

Land off Windsor Drive, Devizes

An Outline planning application for a residential development of up to 40 dwellings, associated infrastructure and landscaping with vehicular access off Windsor Drive, Devizes is being prepared. As part of this the views of local people are being sought on the proposals.

A public consultation website has been created which gives information on the proposal and provides an opportunity to discuss and give feedback.

The website can be found at the following address: www.windsordrivedevizes.co.uk

We welcome your thoughts and feedback on our proposals, if you have any comments feel free to also contact us by email: windsordrivedevizes@pegasusgroup.co.uk

Comments provided by the local community and stakeholders will be taken into account in shaping the final planning application submission. All comments must be provided by **Monday 3rd March 2025.**

**You'd want to know if
someone was planning
to a power station near
you, right?**

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Every day applications are made for permission to have a **public building work carried out.**

The **Public Notice Portal** is a free to use, online service that will tell you who is applying for what and for where. It's free to use and if you register and tell us the area you are interested in, we'll keep checking the updates and will email to tell you about any plans for your community before they become a reality.

Find, save and share **Public Notices** that affect you in your local area.

Telling you their plans before they become your problems

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wilts-gazette-and-herald](http://publicnoticeportal.uk/wilts-gazette-and-herald)

**What are
Public
Notices?**

Public notices are adverts placed by councils and other local authorities to inform people of developments in their areas.

They can cover a wide variety of topics that may impact your life

Appendix 6 – Revised Masterplan



KEY

-  PROPOSED VEHICULAR ACCESS INTO THE SITE
-  PROPOSED RESIDENTIAL
-  MAIN ROAD WITH GREEN VERGE AND STREET TREE PLANTING
-  SECONDARY ROAD/ TERTIARY ROAD
-  PRIVATE DIRVEWAY
-  PROPOSED WOODLAND PLANTING
-  PROPOSED CYCLE/FOOTWAY ROUTE
-  EXISTING PROW
-  PROPOSED PLAY AREA
-  PROPOSED ATTENUATION
-  KEY BUILDING
-  POTENTIAL PEDESTRIAN/ CYCLE LINK
-  RISING MAIN WITH 3M EASEMENT
-  PUMPING STATION WITH HEDGEROW SCREEN
-  PROPOSED SWALE



Site Name: LAND SOUTH OF COATE LANE, DEVIZES	Drawing Number: 382.UD.11	Revision: K	 Robert Hitchens The Complete Development Solution The Manor, Boddington, Cheltenham, Gloucestershire, GL51 0TJ Tel: 01242 480914 www.robert-hitchens.co.uk
Drawing Title: INDICATIVE MASTERPLAN	Drawn By: LD	Checked By: GRJ	Date: 05/09/2025
			Scale: 1:1250 @ A2

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Cirencester

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