

By Planning Portal

Wiltshire Council
Development Management
Economic Development and Planning
County Hall
Bythesea Road
Trowbridge
BA14 8JN

20th March 2026

Dear Sirs,

Land south of Coate Road, Devizes

Please find enclosed an application for outline planning permission with all matters reserved for the following development proposal:

Residential development for up to 175 dwellings, associated works (including demolition), infrastructure, ancillary facilities, open space and landscaping. Construction of a new vehicular access off Coate Road and Windsor Drive

The application is being submitted via the Planning Portal and comprises the following:

1. Application forms, together with the relevant certificate of ownership and agricultural land declaration and copy of notices served, all duly completed, signed and dated;
2. Location Plan (RHL, Drawing Number Devizes.UD.12 Rev H, dated 5th March 2026);
3. Illustrative Masterplan (RHL, Drawing Number 382.UD.11 Rev K, dated 5th September 2025);
4. Planning Statement (including Draft Heads of Terms and Affordable Housing Statement) (Pegasus Group, reference P24-2473 V6, 20th February 2026);
5. Design and Access Statement (RHL, Rev A, February 2026);
6. Statement of Community Involvement (Pegasus Group, P24-2473 V2, 25th November 2025);
7. Landscape Visual Impact Assessment (MHP, V2, October 2025)
8. Tree Survey Report (MHP, reference V1, dated 2nd December 2024)
9. Transport Assessment (PFA Consulting, Issue 3, dated October 2025);
10. Residential Travel Plan (PFA Consulting, Issue 3, dated October 2025);
11. Flood Risk Assessment and Drainage Strategy (Phoenix Design Partnership Limited, Rev A, March 2026);

12. Ecological Appraisal (Aspect Ecology, 6968 EcoAp vf1 CK/MM, February 2026)
13. Biodiversity Net Gain Assessment (Aspect Ecology, 6968 BNG vf CK/MM, February 2026) and BNG Metric
14. Archaeological Desk Based Assessment (RPS, Reference 794-PLN-HER-01124 V.1, dated January 2025);
15. Built Heritage Statement (RPS, V1.1, 9th January 2024)
16. Air Quality Assessment (Air Quality Consultants, Issue 2, 28th August 2025);
17. Utility Statement (RHL, 390.US.01, February 2026);
18. Waste Minimisation and Management Plan (RHL, 390.WMP.01, February 2026);
19. Noise Assessment (LF Acoustics, 1.0, January 2025)
20. Agricultural Land Classification and Soil Resources (Reading Agricultural Consultants, February 2025)
21. Topographical Survey (Ruxton Surveys, 20075/01A, 20075/02A, 20075/04 and 20075/05, June 2020)
22. Ground Investigation Report (Wilson Associates, 5499, 16th January 2026)
23. Sustainable Energy Statement (RHL, June 2025)

The planning application fee in this case is £32,705 based on the site area of 11.47ha.

The Community Infrastructure Levy (CIL) Form 1: CIL Additional Information has not been completed in this instance. As noted on Form 1 the additional information is only required if the application is for full planning permission or reserved matters following the grant of outline planning permission.

The Validation Checklist refers to Phosphorus and Nitrogen Mitigation. As noted in the Wiltshire Council Screening Opinion dated 6th December 2024 (PL2024/10061) *The site is within an area of phosphate neutrality as it sits within the Hampshire and River Avon Catchment. However, both foul and surface water drainage will eventually discharge to the Avon Bristol.* Therefore, a Nutrient Neutrality Calculator is not required or included.

Please do not hesitate to contact the undersigned should you require anything further prior to the determination of this application.

Yours faithfully
for Robert Hitchins Limited


Kirsty Maguire MRTPI
Head of Planning
Enc as listed above.