



ROBERT CORT PROPERTIES LTD



Planning Department
Wiltshire Council
County Hall,
Bythesea Road,
Trowbridge,
Wiltshire,
BA14 8JN

8 April 2026

Dear Sir / Madam,

THE BIKE SCHOOL, LONDON ROAD, DEVIZES, SN10 2JG
PLANNING APPLICATION LPA REF. PL/2026/01361
THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
REPRESENTATIONS ON BEHALF OF ROBERT CORT PROPERTIES LIMITED

Linked to our ownership of land adjacent to that subject of Planning Application LPA Ref. PL/2026/01361, Robert Cort Properties Limited ("RCP") write to provide our thoughts in respect of the application.

RCP purchased the Land to The North of Horton Road, South of London Road and West of Wellington Drive, Devizes in March 2025. A plan showing the extent of our land ownership is provided at **Appendix 1.0**. We are committed to a significant investment to ensure the delivery of it via a high-quality development providing a range of benefits to the residents of Devizes.

As the Council are aware via an ongoing pre-application process and separate meetings with the Economic Development Department, it is our intention to submit an application seeking the development of land within our ownership within the near future.

Our proposals are comprehensive in nature and include a mixture of commercial uses. Given this, RCP has a legitimate interest in Planning Application LPA Ref. PL/2026/01361.

OBSERVATIONS IN RESPECT OF PLANNING APPLICATION LPA REF. PL/2026/01361

Planning Application LPA Ref. PL/2026/01361 is hybrid in nature. It is submitted on behalf of Highgrove Group (Reading) Limited on behalf of PRZM Real Estate and ALDI Stores Ltd and proposes:

"Full Element – The erection of a foodstore to be occupied by Aldi

Outline Element – A drive thru unit and EV charging hub"

RCP is generally supportive of the application proposals and in agreement regarding the range of benefits it will provide in respect of additional choice and competition to the benefit of consumers and employment generation.

It is considered that the proposed development and non-speculative element comprising the Aldi store provide evidence of retailer interest to serve Devizes, which matches that of the experience of RCP.

Further, the proposed development comprises a positive market signal regarding investment within the Town which is welcomed.

The location of the Site and the uses proposed recognise the constrained nature of existing retail premises within the Town Centre and need for modern retail accommodation to serve Devizes. It is clear that there is a significant need for new such facilities to meet modern requirements.

THE DEVELOPMENT OF LAND TO THE NORTH OF HORTON ROAD, SOUTH OF LONDON ROAD AND WEST OF WELLINGTON DRIVE, DEVIZES

The land within RCP's ownership benefits from Outline Planning Permission approved via Appeal in February 2024 (PI Ref. APP/Y3940/W/23/3328710) allowing for its development for the following purposes:

"Outline planning application with all matters reserved except access for up to 25,000 sqm of use class B2 (General Industrial), B8 (Storage and Distribution) and E (Commercial, Business and Service) (g) (i-iii), with landscaping and associated infrastructure on land at Horton Road, Devizes"

The Council are aware via ongoing pre-application discussions that RCP are preparing a new application proposing the development of site. As part of the pre-application process, it has been evidenced that the Outline Planning Permission is not viable in its current form.

RCP is committed to delivering a scheme which delivers employment and other benefits for Devizes. Notwithstanding, and despite marketing by CBRE as agents for the Site, coupled with viability considerations, interest from prospective occupiers within the approved use classes has been limited.

To ensure the delivery and positive use of the Site, an alternative approach with higher-value uses which complement the consented employment uses, acting as a market catalyst and financial net contributor to offset the high infrastructure costs, is being prepared. The introduction of higher-value uses is essential to generate the necessary capital required to unlock the delivery of the approved employment floorspace.

To that end, and to enable the positive development of the Site and delivery of a significant level of employment floorspace akin to the approved via the Outline Planning Permission, alternative uses to sit aside Class B units of varying sizes have been discussed with Officers including:

- A new foodstore to serve Devizes of up to 4,250 Sq. m;
- A builders merchant;
- A bulky goods retail offer;
- A drive thru coffee unit; and
- EV charging provision in relation to the proposed scheme

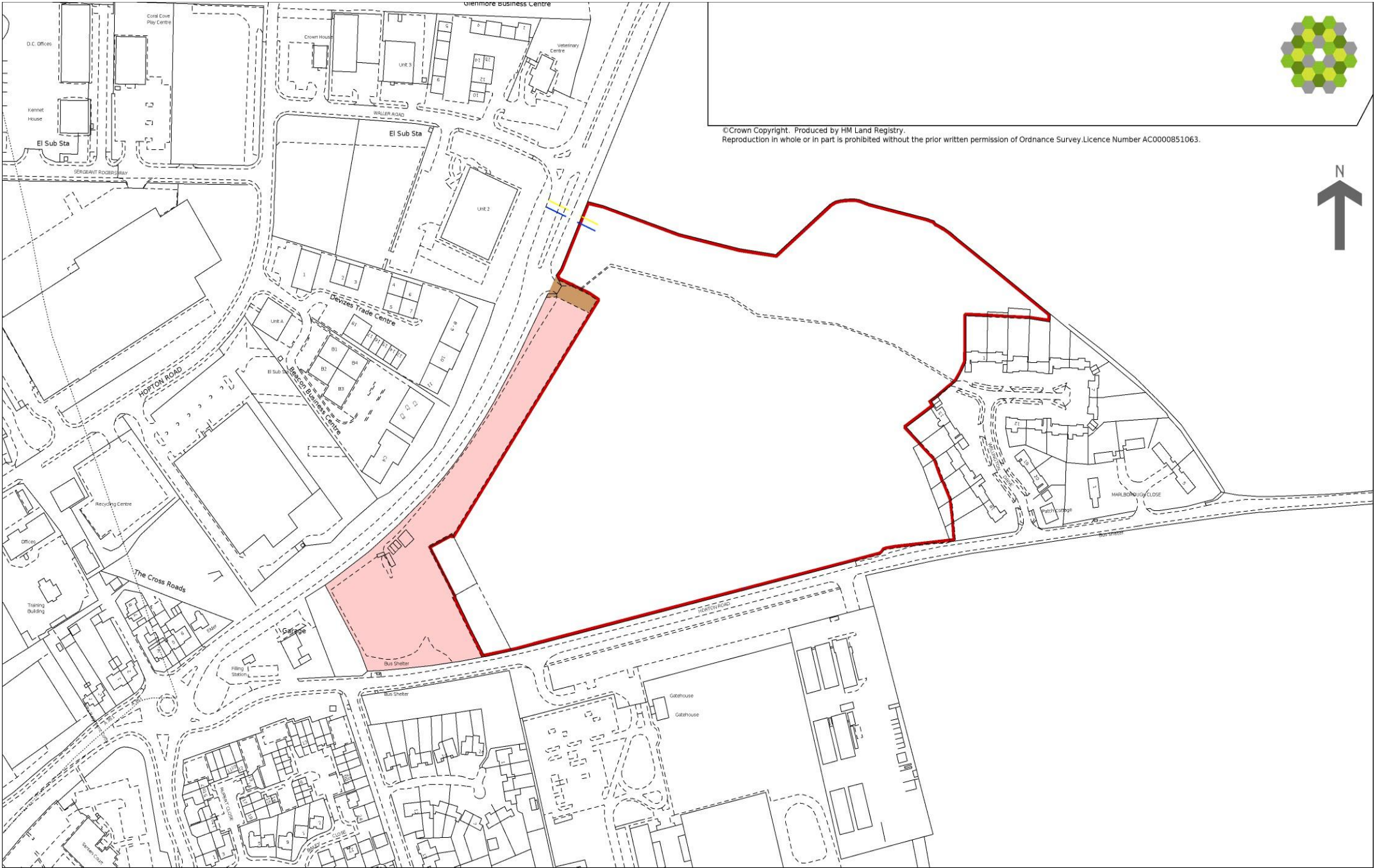
The above uses have been driven by genuine market interest. National operators are at a legal stage to occupy the Site on a subject to planning permission basis.

Feedback regarding the revised proposals has been generally positive from the Council. We are committed to significant expenditure in preparing an application. It is anticipated a public consultation event will be held in the coming months and the application submitted within quarter three of 2026.

Given the proximity of the land within RCP ownership and The Bike School, London Road Site, we would encourage Officers considering the application to account for the development of the wider site (including the land within RCP's ownership) in the consideration of Planning Application LPA Ref. PL/2026/01361. We would encourage this with specific regard to material considerations such as Retail Impact, Landscape and Visual Impact and Landscaping.

It is requested that Officers ensure RCP remains up-to-date with progress regarding the determination of Planning Application LPA Ref. PL/2026/01361. We reserve the right to make further comment on the application with particular emphasis on the technical assessments at a later date.

Appendix 1.0



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