



Robert Hitchins

The Complete Development Solution

By Planning Portal

Wiltshire Council
Monkton Park Offices,
Monkton Hill,
Chippenham,
SN15 1ER

1st May 2026

Dear Sirs,

Land off Windsor Drive, Devizes

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

Residential development for up to 40 dwellings, associated works, infrastructure, ancillary facilities, open space and landscaping. Construction of a new vehicular access off 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.13 Rev F, dated 24th April 2026);
3. Illustrative Masterplan (RHL, Drawing Number 390.UD.10 Rev L, dated 28th August 2025);
4. Planning Statement (including Draft Heads of Terms and Affordable Housing Statement) (Pegasus Group, reference P24-2535, V3, 7th April 2026);
5. Design and Access Statement (RHL, Rev C, March 2026);
6. Statement of Community Involvement (Pegasus Group, P24-2535, V1, 4th September 2025);
7. Landscape and Visual Impact Assessment (MHP, V3, March 2026)
8. Tree Survey Report (MHP, reference V1, dated 14th November 2024)
9. Transport Statement (PFA Consulting, Issue 3, dated September 2025);
10. Residential Travel Plan (PFA Consulting, Issue 3, dated September 2025);

11. Flood Risk Assessment and Drainage Strategy (Phoenix Design Partnership Limited, Rev A, March 2026);
12. Ecological Appraisal (Aspect Ecology, 6969 EcoAp vf CK/KK/MM, March 2026)
13. Biodiversity Net Gain Assessment (Aspect Ecology, 6969 BNG dv1 CK/MM, February 2026) in both PDF and xls format
14. Archaeological Desk Based Assessment (RPS, Reference 794-PLN-HER-01125 V.1, dated November 2024);
15. Geophysical Survey Report (SUMO, Report No. 19997, dated 29th July 2025)
16. Archaeological Evaluation (Worcestershire Archaeology, August 2025)
17. Built Heritage Statement (RPS, JAC001125 V1.1, 9th January 2025)
18. Air Quality Assessment (Air Quality Consultants, J10-16107A-10, 3rd April 2025);
19. Utility Statement (RHL, 390.PH3.US.01, February 2026);
20. Waste Minimisation and Management Plan (RHL, 390.PH3.WMP.01, February 2026);
21. Noise Assessment (LF Acoustics, 1.0, January 2025)
22. Agricultural Land Classification and Soil Resources (Reading Agricultural Consultants, February 2025)
23. Topographical Survey (Ruxton Surveys, 20075/2A and 20075/05, dated June 2020)
24. Ground Investigation Report (Wilson Associates, 5498, 20th November 2025)
25. Sustainable Energy Statement, (RHL, June 2025)

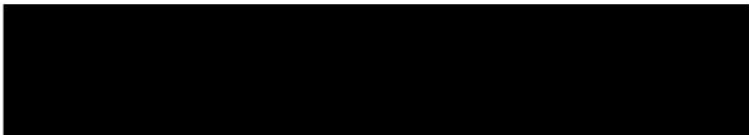
The planning application fee £17,271 is based on the site area of 2.94ha.

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. 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.