

Appeal 6013041

Submitted on 17 July 2026.

Before you start

Local planning authority	Wiltshire
Appeal type	Full planning
Decision date	26 June 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	- - Robert Hitchins Limited
Contact details	Emma Wilsdon Pegasus Group
What is your phone number?	
What is the address of the appeal site?	Land South of Coate Road Devizes SN10 2TE
What is the area of the appeal site?	11.47 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	No
Do you own some of the land involved in the appeal?	Yes
Do you know who owns the rest of the land involved in the appeal?	I know who owns some of the land
Have you attempted to identify the landowners?	I confirm that I've attempted to identify all the landowners, but have not been successful
Have you advertised the appeal?	I confirm that I've advertised my appeal in the press within the last 21 days using a copy of the form in annexe 2A or 2B
Have the landowners been told about the appeal?	I confirm that I've told all the landowners about my appeal within the last 21 days using a copy

Is the appeal site part of an agricultural holding?	No
Access for inspection	Yes The Inspector should go onto the site given its size
Are there any health and safety issues on the appeal site?	Yes Whilst the barns on the site are accessible, caution should be exercised when entering/ inspecting the buildings.
What is the application reference number?	PL/2026/01963
What date did you submit your application?	20 March 2026
Was your application for a major or minor development?	Major development
Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	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.
Did the local planning authority change the description of development?	No
How would you prefer us to decide your appeal?	Inquiry
Why would you prefer an inquiry?	See Section 6 of the Statement of Case
How many days would you expect the inquiry to last?	6
How many witnesses would you expect to give evidence at the inquiry?	4
Are there other appeals linked to your development?	No

Upload documents

Application form	A1 Application Form.pdf (/document/f71e0800-89cc-4a31-a21b-d6e776ab82c9)
Do you plan to submit a planning obligation to support your appeal?	Yes

What is the status of your planning obligation?	Not started yet
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Appeal statement	2026.07.17 Cover Letter to PINS- ISSUE.pdf (/document/c833971a-df2b-4698-b0c7-4212b4f6bd78) OW WGH 20260716 MAIN E1 001.pdf (/document/fe5de871-254a-4c29-9711-7e97941394cc) 2026.07.13 Certificate C Addresses.pdf (/document/d649b8af-7edb-49e8-a35d-871401efd5ea) 2026.07.17 Statement of Case- SUBMISSION.pdf (/document/a70f7efa-9278-4dae-ba31-9d072e00a1b8) OW WGH 20260716 MAIN E1 053.pdf (/document/475eff0e-59f2-491b-828f-c20a1d2deea5) 2026.07.13 Planning Notice.pdf (/document/89658069-04ce-40e6-a1ef-f1fd77f2c8be)
Draft statement of common ground	2026.07.17 Draft Statement of Common Ground- SUBMISSION.docx (/document/13405f66-c561-4d2b-8002-cb8cba801748)
Do you want to apply for an award of appeal costs?	No
Did you submit a design and access statement with your application?	Yes
Design and access statement	A4 Design and Access Statement.pdf (/document/8a82cd99-1f7b-40bf-a1ea-4c18b2028359)
Plans, drawings and supporting documents	A33 Site Survey - 4 of 4.pdf (/document/2bc60257-246f-4421-adac-03283ac1813b) A20A Ecological Appraisal.pdf (/document/1f8df6c8-7917-4cad-a873-15d5d23adb2d) A8 Landscape and Visual Impact Assessment (LVIA).pdf (/document/9b122254-78db-493d-85a0-1a4a5b0d69d0) A25 390.UD.16B DESIGN RESPONSE - DEVIZES COATE ROAD.pdf (/document/fb328eae-54be-46f1-a2a1-2184b6bfa0dd) A13A Flood Risk Assessment & Drainage Strategy - Part 1.pdf (/document/688f637e-a0cf-4999-94eb-2db7448ff1f9) A21 Ground Investigation Report.pdf

[\(/document/4eb341f3-76d3-4214-9e93-3679fa9bdd41\)](#)

[A21 Bat Survey Report.pdf \(/document/5ef076da-b6e2-458f-9eac-3e42c0e29f88\)](#)

[A16 Noise Assessment.pdf \(/document/1b3de6a4-40d4-49cb-8ff7-4a22a954a9fb\)](#)

[A28 H728-TN06 Transport Mitigation.pdf \(/document/ef392501-ba4a-4f50-ace1-55ce930168ca\)](#)

[A23 Response to request of LEA.pdf \(/document/4e11f8cf-bf05-4ba9-8a7c-5e403ff2f378\)](#)

[A24 Vehicle Movements Through the Villages.pdf \(/document/389206bb-988f-42ab-9fc8-5f66a7e696bc\)](#)

[A15 Agricultural Land Classification and Soil Resources.pdf \(/document/a82663c4-6a77-469e-9616-655d5db1a437\)](#)

[A17 Air Quality Assessment.pdf \(/document/64273e94-5878-4bf7-97b9-698595073ef6\)](#)

[A13C FRA Addendum.pdf \(/document/c5045b89-bfe0-452b-89b4-7e491711dbb0\)](#)

[A18 Biodiversity Net Gain Assessment.pdf \(/document/664f69c3-ba8f-4ca8-a088-8536ced2b5d7\)](#)

[A13B Flood Risk Assessment & Drainage Strategy - Part 2.pdf \(/document/e4815f98-2747-4c52-b5bf-8b19b90867ce\)](#)

[A5 Statement of Community Involvement.pdf \(/document/70c5dc47-d35c-426d-8837-97f1985427c2\)](#)

[A26 2026-06-24 Response to NHS Trust.pdf \(/document/56402c33-6530-4ae8-b698-a33b5d8f2ff7\)](#)

[A9 Waste Minimisation and Management Plan.pdf \(/document/4db4d12a-3b63-4248-b774-a3742a330acd\)](#)

[A7 Travel Plan.pdf \(/document/11c08d27-8c9f-4875-81ff-adbbf955e75d\)](#)

[A22 Sustainable Energy Strategy.pdf \(/document/4fdb5a95-e733-4c6f-adb9-b14616758776\)](#)

[A34 Site Survey - 5 of 5.pdf \(/document/589a58fa-2695-49e0-8ba1-bb1c8cc45da4\)](#)

[A19 BNG Metric Calculator.xlsx \(/document/ad2c6e82-5e1e-41ee-ad80-bd58d1386a8b\)](#)

[A27 6968 Comments Response OG_MM vf4 Jun 26.pdf \(/document/bbbab756-fc05-4055-8dfe-c7bc57db0418\)](#)

[A1C Newspaper Notice.pdf \(/document/69290bad-99bf-4ffb-84ed-c9c7b5ff5f2b\)](#)

[A12 Archaeological Desk Based Assessment.pdf \(/document/2d5b283d-4ea7-4b9f-b6cf-ca5b480109bb\)](#)

[A6 Transport Assessment.pdf \(/document/9d033c91-cdd8-45e4-a365-cc8b852b85fc\)](#)

[A31 Site Survey - 1 of 4.pdf \(/document/5803f31d-ec7e-4190-96e0-ce62b0149806\)](#)
[A10 Utility Statement.pdf \(/document/2a695b59-b28d-4e41-8fc1-d5e169c105f4\)](#)
[A11 Built Heritage Statement.pdf \(/document/c5ae8672-a4e9-4005-9596-de14c500a60c\)](#)
[A30 Indicative Masterplan.pdf \(/document/92c6418c-0ec3-40f0-b316-de2cc692e85e\)](#)
[A29 Site Location Plan.pdf \(/document/a02aa499-380e-40d2-a62f-e2114e906512\)](#)
[A1B Notices and Letters.pdf \(/document/f31608d2-64c1-422e-ad26-e28cc5faad90\)](#)
[A14 Tree Survey Report.pdf \(/document/c27b76bd-c38d-4f1b-8e92-ee45f2381f55\)](#)
[A32 Site Survey - 2 of 4.pdf \(/document/c01022ea-b899-488a-8156-f66842f93ed9\)](#)
[A20B Confidential Appendix- Badgers.pdf \(/document/eba45f4a-b1e7-43d3-b41d-fb8ade586823\)](#)
[A3 Planning Statement.pdf \(/document/9e19e25b-8f8a-454c-961a-ff17d52c342a\)](#)

Do you have any new plans or drawings that support your appeal?

No

Do you have any other new documents that support your appeal?

No
