

Appeal 6013041

Questionnaire

Appeal type	Planning
Appeal procedure	Inquiry
Appeal site	Land South of Coate Road, Devizes, SN10 2TE
Agent contact details	Emma Wilsdon emma.wilsdon@pegasusgroup.co.uk [REDACTED]
Local planning authority	Wiltshire
Application number	PL/2026/01963

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	Yes
Conservation area	No
Protected species	No
Green belt	No
Is the site in a national landscape?	No
Designated sites	No
Tree Preservation Order	No
Gypsy or Traveller	No
Public right of way	Yes
Uploaded definitive map and statement extract	Right of Way.png - awaiting review
Total site area	114700 m ²

Environmental impact assessment

Schedule type	Other
Issued screening opinion	Yes
Uploaded screening opinion	Screening Opinion.docx - awaiting review Planning Consultation Response - SCR - Coate Road, Devizes - 18.11.2024.docx - awaiting review
Received scoping opinion	No
Screening opinion indicated environmental statement needed	No
Did Environmental statement	No

Notifying relevant parties

List of neighbours' addresses that you notified about the application	List of Consultees & Neighbours.pdf - awaiting review
Type of Notification	A site notice Letter/email to interested parties A press advert
Site notice	Site Notice (PDF Version).pdf - awaiting review
Letter sent to neighbours	Neighbour Consultation.pdf - awaiting review
Press advert	WGH - 09.04.26.docx - awaiting review
Appeal notification letter and the list of people that you notified	Appeal - Notification of Inquiry Appeal.pdf - awaiting review

Consultation responses and representations

Statutory consultees	Yes Highways, canal & river trust,
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drainage, environment
agency, national highways

**Responses or standing
advice**

Yes

**Uploaded consultation
responses and standing
advice**

Consultees.pdf - awaiting
review

**Representations from other
parties**

Yes

**Uploaded representations
from other parties**

Representations.pdf - awaiting
review

Planning officer's report and supplementary documents

Planning officer's report

Reason for Refusal.pdf -
awaiting review

**Policies from statutory
development plan**

Wiltshire Core Strategy - Core
Policy 61 Transport and
Development.pdf - awaiting
review

Wiltshire Core Strategy - Core
Policy 67 Flood Risk.pdf -
awaiting review

Wiltshire Core Strategy - Core
Policy 51 Landscape.pdf -
awaiting review

Wiltshire Core Strategy - Core
Policy 57 Ensuring high
quality design and place
shaping.pdf - awaiting review

Wiltshire Core Strategy - Core
Policy 55 Air Quality.pdf -
awaiting review

Wiltshire Core Strategy - Core
Policy 01 Settlement
Strategy.pdf - awaiting review

Wiltshire Core Strategy - Core
Policy 42 Standalone
renewable energy
installations.pdf - awaiting
review

Wiltshire Core Strategy - Core
Policy 58 Ensuring
Conservation of the Historic
Env.pdf - awaiting review

Wiltshire Core Strategy - Core
Policy 43 Providing Affordable
Homes.pdf - awaiting review

Wiltshire Core Strategy - Core

Policy 03 Infrastructure Requirements.pdf - awaiting review
 Wiltshire Core Strategy - Core Policy 50 Biodiversity and geodiversity.pdf - awaiting review
 Wiltshire Core Strategy - 00 Front Page.pdf - awaiting review
 Wiltshire Core Strategy - Core Policy 52 Green Infrastructure.pdf - awaiting review
 Wiltshire Core Strategy - Core Policy 64 Demand Management.pdf - awaiting review
 Wiltshire Core Strategy - Core Policy 12 Devizes Community Area.pdf - awaiting review
 Wiltshire Core Strategy - Core Policy 02 Delivery Strategy.pdf - awaiting review
 Wiltshire Core Strategy - Core Policy 60 Sustainable Transport.pdf - awaiting review
 Wiltshire Core Strategy - Core Policy 41 Sustainable construction and low carbon energy.pdf - awaiting review

Emerging plan

Yes

Uploaded emerging plan and supporting information

Devizes Area Neighbourhood Plan.pdf - awaiting review

Uploaded other relevant policies

Wiltshire Design Guide 25th March 2024.pdf - awaiting review
 Open Space provision in New Housing Developments SPG 2004.pdf - awaiting review
 National Design Guide (NDG).pdf - awaiting review
 kennet_local_plan_2011_-_policy HC34 - Recreation Provision on Large Housing Sites.pdf - awaiting review
 Wiltshire_Playing_Pitch_Strategy_-_Needs_Assessment_Report_Dec_2024_FINAL.pdf - awaiting review
 Chippenham Site Allocations Plan - Wiltshire Council.pdf - awaiting review

Wiltshire Local Transport Plan
Cycling Strategy.pdf - awaiting
review
Wiltshire Local Transport Plan
2011-2026.pdf - awaiting
review
Wiltshire Local Cycling and
Walking Infrastructure Plan
(LCWIP).pdf - awaiting review
LTN1.20 â Cycle
Infrastructure Design (July
2020).pdf - awaiting review
Wiltshire_Parking_Strategy.p
df - awaiting review
A Green & Blue Infrastructure
Strategy for Wiltshire
Wiltshireâs Natural
Environment Plan 2022-
2030.pdf - awaiting review
Wiltshire_Playing_Pitch_Strat
egy_-
_Community_Area_Profiles_D
ec_2024_FINAL.pdf -
awaiting review
Wiltshire_Playing_Pitch_Strat
egy_and_Action_Plan_2024_
FINAL.pdf - awaiting review
Wiltshire Waste Core Strategy
2009.pdf - awaiting review
Waste-collection-guidance-
for-new-developments-
final.pdf - awaiting review
kennet_local_plan_2011_-
_Policy_HC37 â Demand
for Education.pdf - awaiting
review
Wiltshire_Playing_Pitch_Strat
egy_-
Strategic_Action_Plan_Dec_2
024_FINAL.pdf - awaiting
review
Wiltshire_Housing_Site_Alloc
ations_Plan_Adopted_Februa
ry_2020.pdf - awaiting review
Devizes Local Cycling and
Walking Infrastructure Plan
(LCWIP).pdf - awaiting review
Housing_Land_Supply_State
ment_2024.pdf - awaiting
review
NPPF_December_2024.pdf -
awaiting review

**Supplementary planning
documents**

No

Community infrastructure levy	Yes
Uploaded community infrastructure levy	Wiltshire_CIL_Charging_Schedule_(May_2015).pdf - awaiting review
Community infrastructure levy formally adopted	Yes
Date community infrastructure levy adopted	18 May 2015

Site access

Will the inspector need access to the appellant's land or property?	Yes
Reason for Inspector access	To gain full view
Will the inspector need to enter a neighbour's land or property?	No
Potential safety risks	No

Appeal process

Appeal procedure	Written representations
Appeals near the site	No