

From: [Carney, Helena](#)
To: [Carney, Helena](#)
Subject: FW: PL/2026/02984 - S73 Devizes 24.08.2026
Sent: 24/08/2026 16:30:04

From: Mark Cullen
Sent: 24 August 2026 15:54
To: Carney, Helena <Helena.Carney@wiltshire.gov.uk>
Cc: Matthew Halstead; Daniel Reed; Stewart; O'Donoghue, Ruaridh
Subject: PL/2026/02984 - S73 Devizes 24.08.2026

Hello Helena,

I have provided a recap of the information sent to you on 11th June 2026 which I have extracted and pasted below.

Recap of information provided on 11th June 2026:

Further to the consultation responses received to date, we have reviewed the comments from the Ecology Officer, Arboricultural Officer and Devizes Town Council and would like to provide the following response for your consideration.

Ecology

We note the comments from Elizabeth Burrows requesting confirmation that the approved dark zone/dark corridor remains unchanged in terms of both its position and width.

To address this point, we have updated the Indicative Ecology Parameter Plan (Revision A) to include dimensions identifying the extent of the dark zone/dark corridor along the southern edge of the Kennet and Avon Canal. The position of the corridor has been lifted directly from the previously approved Green Infrastructure and Ecology Parameter Plan and therefore remains unchanged in both location and extent. The revisions simply provide additional dimensional information to enable direct comparison with the approved parameter plan. The width of this corridor shown by the **hatching ranges from 13-18m**. We trust this addresses the Ecology Officer's request for further information.

Arboriculture

We note the Arboricultural Officer's comments regarding the indicative north-south pedestrian link and the potential for encroachment within the Root Protection Area (RPA) of the protected trees along the southern boundary. The Arboricultural Officer correctly notes that whilst the default position should be to avoid works within RPAs, minor encroachment may be acceptable where it can be justified and appropriately mitigated through an Arboricultural Method Statement.

The indicative pedestrian route shown on the parameter plan is intended only to safeguard the principle of connectivity through the site. The detailed design of the footpath forms part of the pending Reserved Matters application (held in abeyance). As part of that process, the route has been designed using a hoggin construction (natural compacted gravel/sand surface) specifically to minimise excavation and disturbance within the root protection area. Should any limited encroachment ultimately be required, an Arboricultural Method Statement can be prepared and submitted as part of the Reserved Matters process to demonstrate that the construction methodology is achievable and would not adversely affect the long-term health of the protected trees.

Given that the current application seeks only to vary the approved parameter plans, we do not consider that this matter prevents determination of the Section 73 application and is more appropriately addressed through the detailed Reserved Matters stage.

Devizes Town Council

We have also reviewed the comments submitted by Devizes Town Council. Respectfully, we consider that these comments misunderstand both the purpose and scope of the current application. This Section 73 application does not seek approval of a detailed layout, street scene, building design, landscaping scheme, or other detailed Reserved Matters. Instead, as set out within our covering letter, the application seeks only to replace the approved parameter plans with an updated Indicative Ecology Parameter Plan and Indicative Heritage & Urban Design Parameter Plan, following the approach agreed with officers.

Matters relating to the detailed site layout, street views, external appearance, landscaping etc all fall to be considered under the pending Reserved Matters application, which remains before the Council and is currently being held in abeyance pending determination of this Section 73 application.

Accordingly, we do not consider that the issues raised by the Town Council are directly relevant to the determination of the current application, which is limited to the amendment of the approved parameter plans.

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