

LAND OFF WINDSOR DRIVE, DEVIZES

PLANNING APPLICATION: PL/2026/02930/OUT

TRANSPORT MITIGATION

Document Control

Issue	Ref	Prepared By	Checked By	Date	Comments
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Introduction

1. This Technical Note has been prepared by PFA Consulting in response to Wiltshire Council's (WC) highways consultation response dated 25 June 2026, in relation to outline planning application PL/2026/02930/OUT for residential development comprising up to 40 dwellings on land off Windsor Drive, Devizes. Subsequent meetings and discussions with WC in its capacity as local highway authority have taken place to discuss the proposals and the required transport mitigation which have informed this response.
2. The local highway authority has confirmed that it raises **no objection** to the outline planning application subject to the provision of appropriate transport mitigation.

Transport Mitigation

3. Following discussions with the local highway authority, a package of transport mitigation has been agreed having regard to Regulation 122 of the Community Infrastructure Levy Regulations 2010, which states that a planning obligation may only constitute a reason for granting permission if it is:
 - 1) Necessary to make the development acceptable in planning terms;
 - 2) Directly related to the development; and
 - 3) Fairly and reasonably related in scale and kind to the development
4. The transport mitigation comprises both physical measures and financial contributions. These are set out below with commentary reflecting what was agreed with the highway officer dealing with this planning application.
5. The proposed site access arrangements drawing has been updated - H727/01 Rev A, and is reproduced at **Appendix A**; the revised drawing includes for the following highway works:
 - 2.0m footway on eastern side of Windsor Drive between the proposed site access and Navigation Road to connect with the existing network provision.
 - Widening of the current footway on the western side of Windsor Drive to deliver a 3.0m foot/cycleway between the proposed uncontrolled crossing and Proudman Road. This will ensure both pedestrians and cyclists can safely cross Windsor Drive and connect with the residential streets to the west via Proudman Road which provides onward connections to the canal and other trip attractors.

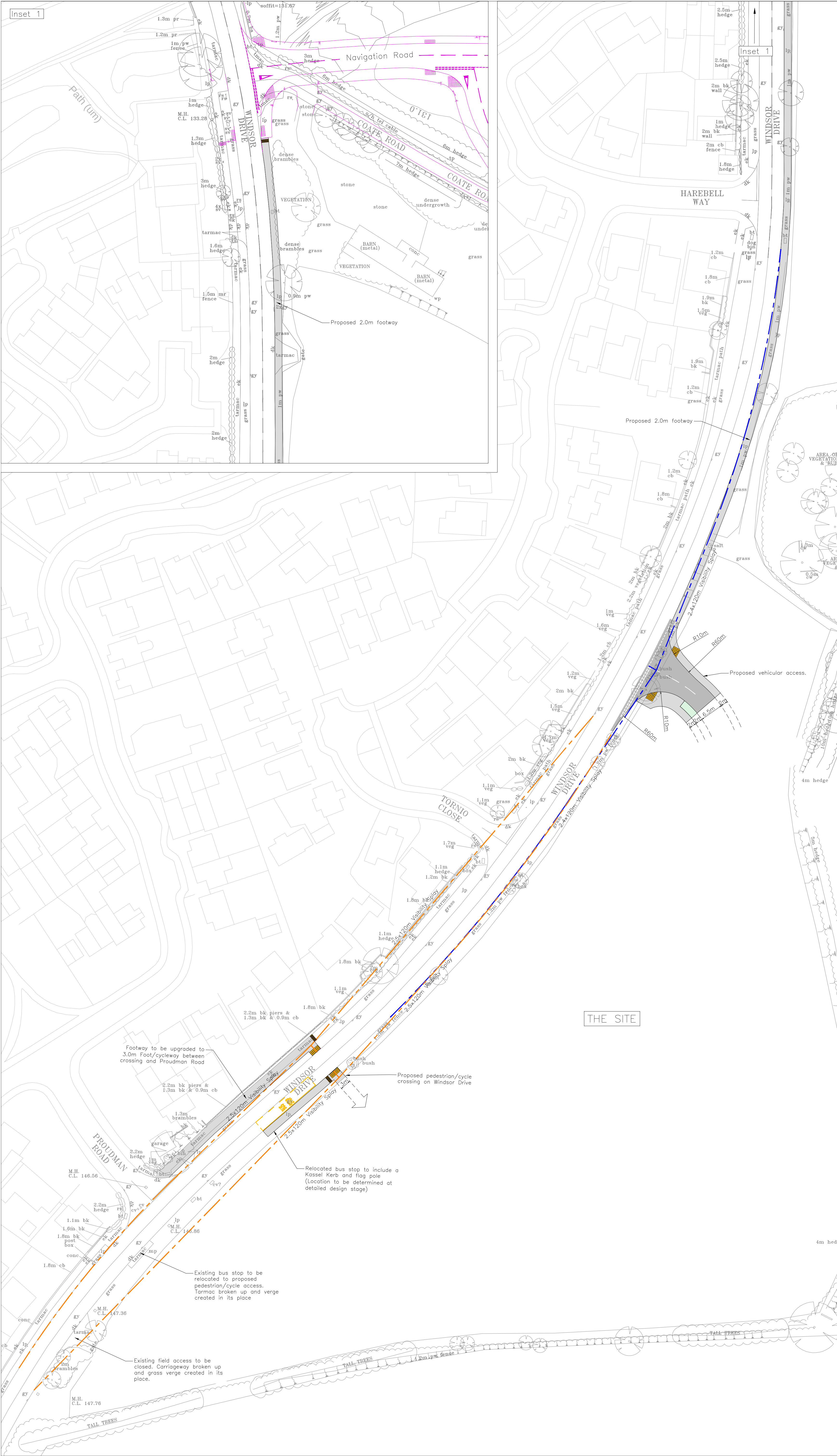
- Relocation of the existing southbound bus stop on Windsor Drive to a location close to the proposed ped/cycle crossing. The new bus stop will include a kassel kerb and flag pole; it will benefit both the new residents and existing residents who will be able to access the bus stop via the new crossing. The exact location and details of the bus stop will be agreed with WC's public transport team at the detailed design stage.
6. A 3.0m surfaced link will be provided to connect the proposed development with the Public Right of Way (PRoW) Byway DEVI65 which runs along the eastern boundary of the site. This will improve active travel connections and provide a car free route to Nursteed Community Primary School. This will be secured by condition with the details agreed at the reserved matters stage.
 7. A financial contribution of £71,112 is to be provided towards active travel to mitigate the associated traffic impacts of the development proposals; this was based on applying WC's calculation of £2,963 per trip per dwelling. The funding will be towards projects outlined in the Devizes LCWIP including the shared foot/cycleway on the western side of Windsor Drive. Subject to it meeting the CIL Regs tests the applicant has confirmed this to be acceptable.

Summary

8. This Technical Note identifies the transport mitigation that has been agreed with the local highway authority to satisfactorily address the transport impacts of the proposed development on land off Windsor Drive (PL/2026/02930/OUT). The proposed site access arrangements drawing has been updated to include a 2.0m footway from the proposed site access to Navigation Road, 3.0m foot/cycleway on western side of Windsor Drive between proposed crossing and Proudman Road, and relocation of southbound bus stop on Windsor Drive. A connection to Byway DEVI65 along the site's eastern boundary for pedestrians and cyclists is to be secured, and a financial contribution made towards active travel improvements in the locality.

APPENDICES

Appendix A: PFA Drawing H727/01 Rev A 'Proposed Site Access Arrangements'



Status

PRELIMINARY

This drawing is produced for initial discussion and illustrative purposes only, and should not be relied upon for tender or pricing purposes.

0m25m

Scale 1:500

NOTES

1. This drawing is based on the Topographical Survey undertaken by Ruxton Surveys, number 20075/01, dated June 2020. Supplemented by OS data © Crown copyright and database rights. PFA OS Paper Map Copying Licence No. 100000054.

2. All adoptable highway works to be constructed in accordance with the current version of the Specification for Highway Works (SHW), published by The Stationery Office as Volume 1 of the Manual of Contract Documents, as amended and Wiltshire Council's (WC) Specification and Notes for Guidance for Highway Works by Developers Under Agreement, Eighth Edition, dated May 2003.

3. The works shown on this drawing could affect Statutory Undertaker's apparatus and the location and depth of all such apparatus should be verified prior to commencement of the works and to take any precautions necessary when working in the vicinity of any such apparatus.

4. All dimensions shown in metres (m) unless otherwise stated, and all levels relate to Ordnance Datum.

5. Visibility splays shown on the basis that vegetation is cut back and maintained to visibility line.

KEY

Carriageway

Footway

Verge

Access to Land off Coate Road taken from Drawing Number 5804/01 Rev F dated 16 January 2025, prepared by PFA Consulting.

Tactile paving

Corduroy paving

Junction Visibility Splay

Pedestrian/Cyclist Visibility Splay

Rev	Date	Description	Drawn	Check
#	03/02/25	First Issue	ML	TP
A	17/07/26	3m Foot/Cycleway added to Windsor Drive	TLH	JA

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Client

Robert Hitchens

The Complete Development Solution

Project

Land off Windsor Drive
Devizes

Drawing Title

Proposed Site Access
Arrangements

Sheet 1 of 1

Drawing No.

H727/01

Rev

A

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