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Appeal 6013041

Interested party comments

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

Interested party 1

Comments	I am writing to formally object to the proposed development of up to 175 dwellings on Land South of Coate Road, Devizes, and urge the Planning Inspectorate to dismiss this appeal. The proposed residential scheme will place severe, unsustainable pressure on local public services and infrastructure that are already operating beyond capacity: Healthcare Infrastructure Capacity: Primary healthcare services in Devizes—particularly GP surgeries and NHS dental practices—are severely overstretched. Existing residents already experience significant delays and difficulties securing essential medical appointments and care. Adding up to 175 new households without immediate, proportional expansion of local healthcare provision will further compromise the accessibility and quality of care for the entire community. Traffic Congestion & Road Network Safety: The local highway network, specifically key routes such as London Road, is already heavily congested during peak hours. The addition of hundreds of daily vehicular trips generated by this site will severely exacerbate gridlock, prolong journey times, and compromise road safety at key junctions across Devizes.
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Air Quality & Environmental Impact: Increased traffic volumes directly translate to elevated vehicle emissions. Concentrating additional vehicle traffic onto already congested corridors like London Road will negatively impact local air quality and run counter to local and national policies aimed at reducing carbon emissions and pollution.

For these reasons, the development fails to meet the standards of sustainable development. The cumulative impact on local infrastructure and highway safety outweighs any potential benefits of the scheme. I respectfully request that the Planning Inspector dismiss the appeal.

Supporting documents	No documents
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Interested party 2

Comments

I cannot believe that anyone would consider building more houses at the Windsor Drive end of Coate Road. The new buildings to the North are so ugly, it is difficult to see how the design was passed. We have already had considerable disruption with Coate Road being swamped by large lorries, then closed. The new road layout is dangerous with cars and vans already parking on the road rather than on site, and of course, the Coate residents are being discriminated by the road layout which gives precedence to Lock Keepers Cottages, and once occupied, we will have great difficulty accessing Windsor Drive because of the traffic jam by the bridge exit.

So onto the new proposed new build. There is no need to destroy what is a precious green space, it will cause yet more congestion, and as we have seen already, give the gradual green light to yet more development along Coate Road, destroying a site of historic and ascetic beauty,

Traffic is already bad along Coate Road, poor cyclists take their life in their hands as large lorries and commuters pass them at speed. Has anyone thought of the effect of the extra cars from Lock Keepers Cottages pouring through Coate because of the build up of traffic on the London Road, let alone traffic from a new development to the South of Coate Road if it were agreed. I could go on, but hope that these few points will be considered as a starter.

Supporting documents	No documents
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