

Agenda item

PL/2026/01963 - Land South of Coate Road, Devizes

- [Meeting of Eastern Area Planning Committee, Thursday 17 September 2026 3.00 pm \(Item 38.\)](#)

Outline planning permission: All matters reserved for the 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.

Minutes:

Public Participation

Michelle Haley spoke in objection to the application.

Cllr Iain Wallis spoke on behalf of Devizes Town Council.

Lucy Rutter-Dowd, Senior Planning Officer presented a report which outlined planning permission: All matters reserved for the 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.

The Senior Planning Officer provided an important late update to the Committee as per agenda supplement three. It was noted that since publication of the Committee report, the Council's Ecology Manager had reviewed the submitted ecological evidence and undertaken a site walkover and had concluded that the remaining information gaps were not sufficient to justify refusal of the proposal. Therefore the previous ecology objection had been withdrawn and the sole recommended reason for refusal in the published report was no longer supported by the Council's specialist ecological advice. Officers consequently revisited the planning balance and recommendation with it now outlined that the recommendation was that had the Council remained the determining authority, planning permission would have been APPROVED subject to S106 and conditions.

At this point, the Chairman paused the meeting to ensure that Members of the Committee understood the changes and were happy to proceed to consider the application given the late changes.

The Senior Planning Officer also provided a second late update to the Committee that the published report stated that no specific healthcare infrastructure project had been identified however, officers had subsequently noted that the ICB response identified St James Surgery and Southbroom Surgery as the facilities expected to accommodate demand arising from the development. The report therefore overstated the extent of uncertainty regarding the intended recipient facilities. It was outlined that this matter did not affect the revised recommendation and any healthcare contribution could be considered further through the appeal process and associated Section 106 negotiations.

Clarity was provided that the purpose of the report was therefore not to determine the planning application. Rather, it was to assist Members in establishing the Council's position at appeal and to identify whether the Council should support or oppose the proposal and, if opposing it, the reasons that should be advanced before the Planning Inspectorate.

Details were provided of the site and issues raised by the proposals, with it outlined that the application was the subject of a non-determination appeal under Section 78 of the Town and Country Planning Act 1990. The appeal was lodged following the expiry of the statutory period for determination and, accordingly, responsibility for determining the application now rests with the Secretary of State through the Planning Inspectorate.

Members of the public then had the opportunity to present their views to the Committee as detailed above.

Members of the Committee had the opportunity to ask technical questions regarding the application. Details were clarified that the illustrative masterplan was for an approved scheme outside of settlement boundary which had been allowed on appeal, the flood zone of the application and that the provision of affordable housing would be required in the Section 106 legal agreement and would be bound with clauses. Clarity was also provided on how at appeal suggested conditions would be put forward for the inspector to consider and decide upon.

At the start of the debate a motion to ACCEPT the officer's recommendation was moved by Cllr Philip Whitehead and seconded by Cllr Ross Henning.

During the debate, issues were raised with it suggested that this application was a speculative development outside of the settlement boundary and that there was a need to push for the linking of roads and footpaths through Section 106 legal agreement. It was suggested that it would be sensible to add a condition that cycle and walking routes would pick up on the work already conducted in Devizes to allow for greater accessibility to the town centre. A point was made that if the Council had a five-year housing land supply, then this application would likely have been refused as it was outside of the development area and was bordering on the national landscape. It was however acknowledged that the development was within the valley of Coate Road and would be difficult to oppose on landscape grounds, however this would not be the case for further plots of land.

A discussion took place on Condition 11 as there was a desire to protect Public Right of Way DEV166 as it was a historic route with Condition 11 amended to state that if improvements were to be made to DEV166 the surface should remain to be a rural and not solid surface. Additionally a discussion took place in relation to Condition 7, with an amendment made that if access was not possible from Windsor Drive, then the site should close until it was possible to be accessed from Windsor Drive with no access permitted to the site from Coate Road (East). These amendments were accepted by Cllr Ross Henning as the seconder of the original motion. During the discussion about conditions, the Apprentice Senior Legal Executive provided guidance that any conditions or amendments to conditions were subject to the Planning Inspector's decision.

Points were made about the importance of Public Rights of Way and the impact to farmers with most versatile agricultural land being built upon. Direct reference was made to the impact on local residents and how it was unfortunate there was not scope to refuse the application.

At the conclusion of the debate, it was,

Resolved:

That had the Council remained the determining authority, planning permission would have been APPROVED subject to S106 and conditions:

- **Reserved Matters**

No development shall commence until details of the reserved matters, namely access, appearance, landscaping, layout and scale, have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved reserved matters.

Reason: To ensure that the detailed design of the development is acceptable having regard to the character and appearance of the area, highway safety, landscape, ecology, drainage and residential amenity.

2. Time Limit for Reserved Matters Submission

Application for approval of all reserved matters shall be made to the Local Planning Authority not later than three years from the date of any outline planning permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

- **Time Limit for Commencement**

The development shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

4. Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans:

- Dwg Ref: DEVIZES.UD.12 Rev: H: Site location plan.

Reason: For the avoidance of doubt and in the interests of proper planning.

5. Archaeological Written Scheme of Investigation

No development shall commence within the area indicated by application PL/2026/01963 until:

- a) A written programme of archaeological investigation, which shall include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved in writing by the Local Planning Authority; and
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

Reason: To enable the recording of any matters of archaeological interest.

Informative: The extent of excavation is to be determined through discussion between Wiltshire Council Archaeology Service, the applicant and their appointed archaeological consultant. The work is to be carried out in accordance with Chartered Institute for Archaeologists standards and the Wiltshire and Swindon archaeological fieldwork guidance.

6. Construction Environmental Management Plan

Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- i) Identification of ecological protection areas/buffer zones (including the Kennet & Avon Canal Country Wildlife Site) and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
- ii) Working method statements for protected/priority species, including nesting birds, bats, badgers, dormice and herpetofauna.
- iii) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
- iv) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

1. Construction Traffic Management Plan

No demolition, site clearance, groundworks or development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority.

The CTMP shall include:

- Construction vehicle routing;
- Construction access arrangements;
- Provision that all construction traffic, including Heavy Goods Vehicles associated with demolition, site preparation, earthworks and construction activities, shall access and egress the site via Windsor Drive and shall not approach or depart the site from the east via Coate Road;
- Parking for contractors and site operatives;
- Delivery and loading arrangements;
- Wheel washing facilities;
- Measures to prevent mud and debris being deposited on the public highway;

- Construction traffic management measures affecting Coate Road, Windsor Drive and surrounding residential roads;
- Measures to protect pedestrians, cyclists and public rights of way users;
- A programme for monitoring and enforcement of the approved construction traffic routing arrangements.

The development shall thereafter be carried out in accordance with the approved CTMP for the duration of the construction period.

Reason: In the interests of highway safety, residential amenity, the protection of the local rural road network and settlements to the east of the site, and the safe operation of the highway network.

2. Off-Site Highway and Active Travel Works

No dwelling shall be occupied until the off-site highway and active-travel works identified on drawing H728/01 Revision F and listed in Schedule [X] of the accompanying legal agreement have been completed and made available for use in accordance with technical details previously submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that necessary highway, pedestrian, cycle and active travel infrastructure is provided in the interests of highway safety and sustainable transport.

3. Residential Travel Plan

Prior to first occupation of the development, a Residential Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Travel Plan shall include:

- Measures to encourage walking, cycling and public transport use;
- Travel information packs for future occupiers;
- Monitoring arrangements;
- Targets for modal shift;
- Timescales for implementation;
- Responsibilities for ongoing management.

The approved Travel Plan shall be implemented in accordance with the agreed details.

Reason: To promote sustainable travel and reduce reliance on private car use.

4. Estate Roads, Parking and Cycle Infrastructure

Each reserved matters application shall include details of:

- Estate road layout and design;
- Footways and cycleways;
- Pedestrian and cycle connections to surrounding routes;
- Parking provision;
- Cycle parking provision;
- Electric vehicle charging infrastructure;
- Refuse vehicle tracking;
- Highway drainage.

No dwelling shall be occupied until the estate road, footway, cycle connection, parking, cycle-storage, refuse-servicing and EV-charging infrastructure necessary to serve that dwelling has been completed in accordance with the approved details. Those facilities shall thereafter be retained for their approved purposes.

Reason: To ensure a safe, accessible and sustainable development layout in accordance with adopted highway and parking standards.

5. Public Rights of Way Protection and Improvement Details

Prior to commencement of any works affecting Public Rights of Way DEVI65 or DEVI66, full details of any public rights of way works, crossings, signage, surfacing, visibility measures and temporary protection measures shall be submitted to and approved in writing by the Local Planning Authority.

The details shall demonstrate safe arrangements for all lawful users, including equestrians where the status of the route requires this.

Any surfacing improvements shall be designed to retain the existing rural character and appearance of the route. The submission shall include details of all proposed surfacing materials and construction methods. No tarmacadam, concrete or other urban-style surfacing materials shall be used. Surfacing improvements shall utilise materials appropriate to the existing countryside character of the route and shall seek to maintain its existing visual and recreational qualities.

The approved measures shall be implemented in accordance with the approved details, and no public right of way shall be obstructed during construction except in accordance with any lawful closure or diversion process.

Reason: To protect and enhance the public rights of way network, maintain its rural character, and ensure safe and convenient access for all users.

6. Surface Water Drainage Strategy

No development shall commence until a detailed surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority.

The strategy shall include:

- Details of discharge arrangements and discharge rates;
- Evidence of compliance with Wiltshire Council's Drainage Betterment Strategy;
- Runoff volumes demonstrating that post-development runoff volumes will not exceed greenfield runoff volumes unless otherwise agreed;
- Exceedance routing plans;
- Interception storage calculations;
- Details of rainwater harvesting where feasible;
- Infiltration measures where feasible;
- Detailed SuDS design;
- Cross-sections and long-sections of SuDS features;
- Water quality treatment details;
- Source-control SuDS;

- Finished floor levels;
- Construction phase drainage management.

No dwelling shall be occupied until the drainage measures required to serve that dwelling have been completed in accordance with the approved scheme. The drainage system shall thereafter be retained and managed in accordance with the approved maintenance plan.

Reason: To ensure that surface water is managed sustainably and that the development does not increase flood risk on or off the site.

7. Drainage Management and Maintenance

Prior to first occupation of any dwelling, a drainage management and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority.

The plan shall include:

- Details of all drainage assets;
- Maintenance schedules;
- Long-term management responsibilities;
- Access arrangements for maintenance;
- Arrangements for inspection and replacement;
- Details of the body responsible for ongoing maintenance.

The approved drainage management and maintenance plan shall thereafter be implemented for the lifetime of the development.

Reason: To ensure the long-term effective operation of the approved drainage system.

8. Foul Drainage Strategy

No development shall commence until a foul drainage strategy has been submitted to and approved in writing by the Local Planning Authority.

The strategy shall include:

- Point of connection to the public foul sewer;
- Pumping station details, where required;
- Rising main arrangements;
- Foul sewer layout and capacity details;
- Details of access and maintenance arrangements.

The development shall be carried out in accordance with the approved details.

Reason: To ensure appropriate foul drainage arrangements are provided.

9. Protection of Wessex Water Rising Main

Each reserved-matters application shall demonstrate, by reference to an accurate survey plan, how the existing Wessex Water rising main and required easement corridor will be protected.

No building, structure, SuDS feature or material alteration of ground level shall be placed within that corridor unless details demonstrating continued protection and maintenance access have first been approved in writing by the Local Planning Authority following consultation with Wessex Water.

Reason: To protect existing utility infrastructure and ensure access for future maintenance.

10.Arboricultural Impact Assessment and Tree Protection

Each reserved matters application shall be accompanied by an Arboricultural Impact Assessment, Tree Constraints Plan and Tree Protection Plan prepared in accordance with BS5837:2012.

Where works are proposed within the Root Protection Area of any retained tree or hedgerow, an Arboricultural Method Statement shall also be submitted.

Tree and hedgerow protection shall be installed before demolition, vegetation clearance, delivery of materials, formation of compounds, groundworks or installation of services. No such activity shall occur within protected areas.

Reason: To protect retained trees and hedgerows in the interests of visual amenity, landscape character and biodiversity.

11.Detailed Landscaping Scheme

Each reserved matters application shall include a detailed hard and soft landscaping scheme.

The scheme shall include:

- Existing trees and hedgerows to be retained;
- Proposed planting plans;
- Species, stock sizes, planting densities and locations;
- Street tree details and soil volume provision;
- Boundary treatments;
- Hard surfacing materials;
- Replacement planting arrangements;
- Implementation timetable.

The approved landscaping shall be carried out in accordance with the approved details. All planting shall be completed in the first planting season following first occupation or completion of the development (whichever is the sooner) or in accordance with a timetable that is submitted to and approved in writing by the Local Planning Authority. Any tree or plant which, within five years of planting, dies, is removed or becomes seriously damaged or diseased shall be replaced in the next planting season with one of equivalent species and size, unless otherwise approved in writing.

Reason: To ensure satisfactory landscape integration, visual amenity, biodiversity enhancement and design quality.

12.Landscape and Ecological Management Plan

Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature (including nesting birds, bats,

badgers, dormice and herpetofauna) within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

13.Habitat Management and Monitoring Plan (HMMP)

No development shall commence on site until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the statutory Biodiversity Gain Plan and including:

- i) a non-technical summary;
- ii) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- iii) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the statutory Biodiversity Gain Plan and schedule for implementation;
- iv) the management measures to maintain habitat in accordance with the statutory Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- v) the monitoring methodology and specification of a Monitoring Pack (to include but not exclusively up to date Management Actions Logs, Habitat Condition Assessment Reports, metric calculation; and corresponding post intervention Habitat Map) which shall be submitted to the Local Planning Authority in years 2 (two) 5 (five) 10 (ten) 15 (fifteen) 20 (twenty) and 30 (thirty) of the Maintenance Period, has been submitted to, and approved in writing by, the local planning authority. The created and/or enhanced habitat shall be managed and maintained in accordance with the statutory HMMP at all times thereafter.

REASON: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

14.External Lighting and Dark Corridors

Prior to commencement of development, a lighting plan that includes a Lux Plot and identification of dark corridors to be retained along boundary and hedgerow features, shall be submitted to the LPA for approval. The plan will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter and within the site will remain below 0.5 lux. All lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

15. Ecological Enhancement Scheme

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancement features including invertebrate bricks, bat boxes, bird boxes, habitat piles and refugia, shall be submitted to the Local Authority for approval. The approved details shall be implemented for the lifetime of the development and before completion of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

16. Ecological Parameters Plan

No reserved matters application shall be submitted until an Ecological Parameters Plan has been submitted to and approved in writing by the Local Planning Authority.

The Ecological Parameters Plan shall identify:

- Retained habitats;
- Ecological corridors;
- Dark corridors;
- Habitat buffers;
- Areas excluded from built development;
- Lighting constraints;
- Relationship with public rights of way, open space and drainage infrastructure.

All reserved matters submissions shall accord with the approved Ecological Parameters Plan.

Reason: To ensure that ecological constraints and mitigation measures inform the detailed design of the development.

17. Compliance with submitted plans

At Reserved Matters, the design and layout of the site will be in accordance with the Indicative Masterplan (Robert Hitchins, September 2025, Revision K), Plan 6968/BNG2 Post-Development Habitat Mapping (page 19 of Biodiversity Net Gain Assessment, Aspect Ecology, February 2026) and *plan showing dark corridors, once received*. These documents set out the areas of the site that will be retained, protected and enhanced. It will not be altered at Reserved Matters without detailed justification based on additional habitat and wildlife species surveys.

REASON: To protect the ecologically sensitive features of the site

18. Noise Assessment and Mitigation

Any reserved-matters application containing dwellings potentially affected by road traffic noise from Windsor Drive shall include a detailed acoustic assessment and mitigation scheme. The assessment shall identify the affected dwellings and demonstrate acceptable internal and external acoustic conditions using good acoustic design.

The assessment shall:

- a) demonstrate compliance with Wiltshire Council's Noise and Planning Technical Guidance, BS8233:2014, ProPG: Planning and Noise, and the principles of Good Acoustic Design;
- b) assess internal and external noise levels for all proposed dwellings affected by traffic noise;
- c) demonstrate how the layout, orientation and design of the development has been informed by Good Acoustic Design principles to minimise noise impacts and reduce reliance on enhanced glazing and closed-window mitigation wherever reasonably practicable;
- d) identify any dwellings requiring acoustic mitigation measures and provide details of those measures;
- e) include details of any required glazing specifications, ventilation systems, acoustic barriers, boundary treatments or other mitigation measures; and
- f) demonstrate that acceptable internal and external living conditions can be achieved for future occupants.

No affected dwelling shall be occupied until the approved acoustic mitigation serving that dwelling has been installed. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that future occupiers are provided with an acceptable standard of residential amenity, to secure appropriate acoustic design and mitigation, and to accord with Core Policies 55 and 57 of the Wiltshire Core Strategy and the National Planning Policy Framework.

19.Waste and Recycling Strategy

No reserved matters application shall be approved unless it includes details of waste and recycling storage and collection arrangements.

The details shall include:

- Refuse collection vehicle tracking;
- Waste storage areas;
- Refuse collection points;
- Carry distances;
- Communal bin stores where applicable;
- Arrangements for collection from unadopted roads where applicable.

No dwelling shall be occupied until the facilities and access arrangements serving that dwelling have been provided in accordance with the approved details. They shall thereafter be retained.

Reason: To ensure appropriate waste and recycling collection arrangements.

Supporting documents:

- [PL.2026.01963 - Committee Report, item 38. PDF 2 MB](#)
- [PL.2026.01963 - Draft Conditions Schedule, item 38. PDF 119 KB](#)
- [PL.2026.01963 - Aerial Plan, item 38. PDF 958 KB](#)
- [PL.2026.01963 - Location plan, item 38. PDF 711 KB](#)
- [Land South of Coate Road - clarification of ecology position, item 38. PDF 141 KB](#)
- [DRAFT CONDITIONS SCHEDULE - UPDATED, item 38. PDF 208 KB](#)