

Land South of Coate Road, Devizes PUBLIC CONSULTATION

INTRODUCTION

An Outline planning application for a residential development of up to 175 dwellings, associated works, open space, infrastructure and landscaping, with vehicular access from Coate Road and Windsor Drive, Devizes is being prepared. As part of this the views of local people are being sought on the proposals.



PROPOSED SITE

The site for the proposed development is situated to the northeast of Devizes, immediately to the south of Coate Road and is broadly rectangular in shape. For the avoidance of doubt, this specific consultation and accompanying response form only relates to the site outlined within the red line in the Site Location Aerial Plan on this page. For any comments relating to the public consultation for the separate adjacent site (shown as hatched on the aerial photo), please refer to the separate consultation response form.

CONTEXT

The application site as a whole extends to 11ha and is located to the northeast of Devizes, immediately to the south of Coate Road and south of the approved development of up to 200 dwellings and a local centre (Wiltshire Council reference: PL/2021/04774).

Devizes is identified in the Wiltshire Core Strategy as a market town. It is therefore a sustainable location for development. Devizes is an important service centre for a number of villages within the Devizes Community Area. It has a good range of shopping and recreational facilities. The town is located on the A361 and A342 and there are good linkages to Chippenham, Swindon and the M4. The town has a large and varied employment base and a good record of attracting small and medium sized businesses

The site is proposed to meet the housing land supply shortfall of Wiltshire Council and will provide a range of affordable housing.

SUPPORTING DOCUMENTS

The application will be accompanied by a number of technical documents looking at matters including: transport, landscape, flood risk, drainage and ecology.

Before the application is submitted to Wiltshire Council, we are seeking the views of the local community on the draft proposals.

WHAT HAPPENS NEXT

Following this pre-application consultation process, we will review all comments received from the local community and stakeholders to help guide the project and inform the final design and layout. Once the application has been submitted, the Council will carry out their own consultation process involving statutory consultees and stakeholders. At this point, members of the public will also have an opportunity to make their views known to the Council.

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