

# Strategic Planning Committee

3<sup>rd</sup> November 2022

**7a) PL/2022/00867 - Land West of Hillworth Road / John Rennie Close, Devizes, Wiltshire, SN10 5HD**

Outline planning application for residential development of up to 59 dwellings together with access and associated works. (mix of units to be determined by Reserved Matters) - All matters reserved except access.

**Recommendation: Approve with Conditions**

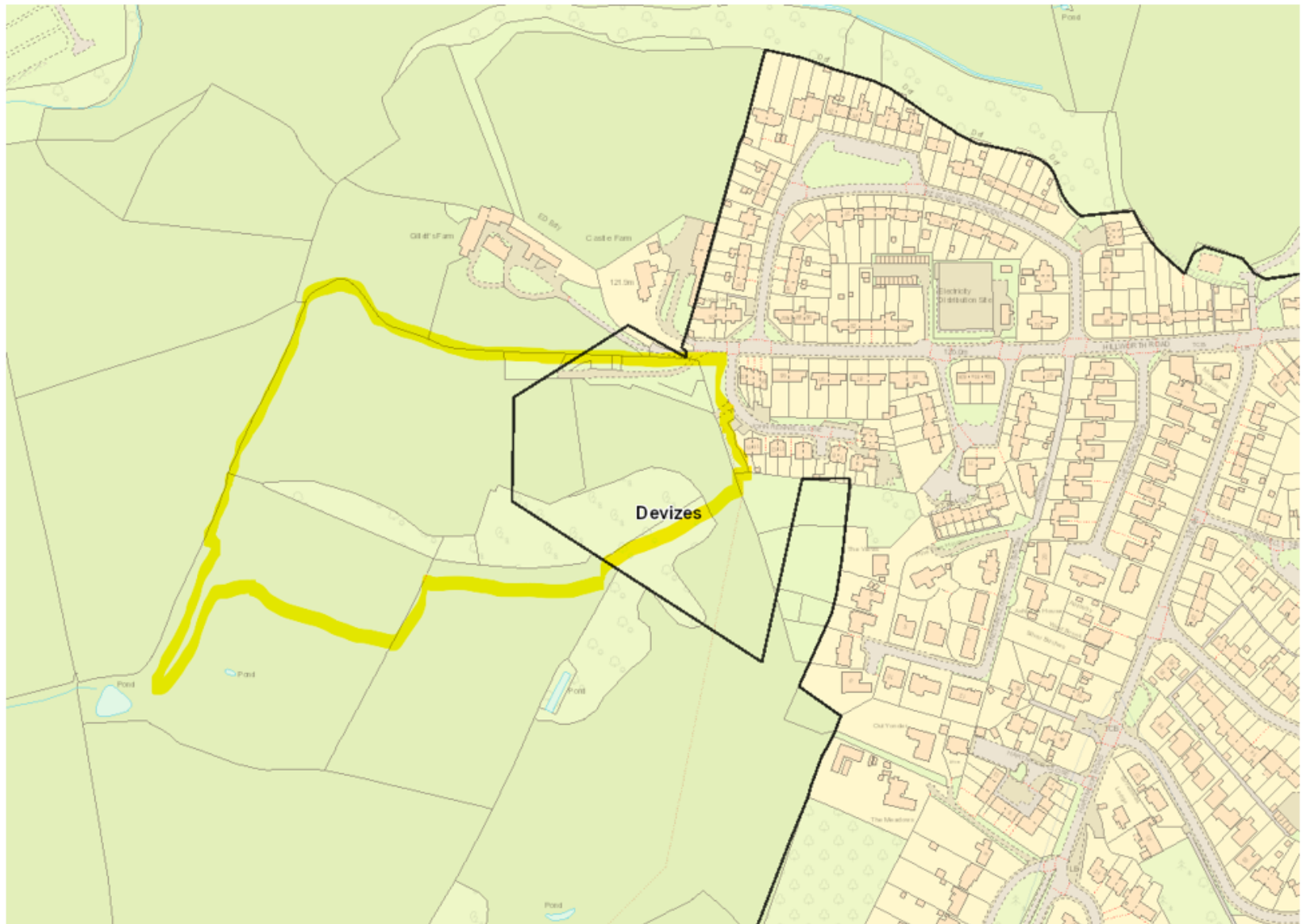


**Site Location Plan**



**Aerial Photography**

## Site Location Plan defining the Settlement boundary



Site location – bold black line equates to settlement boundary for Devizes.

# Illustrative Masterplan



## Development

1. Dwellings to front streets and footpath, and to work with the levels across the site and benefit from views where possible
2. Focal buildings to mark gateway to the development
3. Lower density homes (potentially split-level) to back on to the steep bank with planting and benefit from filtered views
4. Key buildings (in addition to gateway) to add legibility
5. Lower density homes (potentially split-level) to benefit from filtered views across the landscape edge
6. Mix of open market and affordable homes across the development to deliver an inclusive community

## Access

7. Pedestrian access from Hillworth Road / John Rennie Close
8. Foot/cycle and vehicular access from John Rennie Close
9. Highways designed to adaptable gradients, and encourage walking / cycling
10. Mix of parking types across the site to sensitively integrate parked cars (resident's and visitors) within the development
11. Potential footlink to lower landscape area, to enable circular walks and green recreation
12. Street structure to provide framed views to borrowed landscape, and to deliver a low-speed environment
13. Footlink/maintenance track to lower landscape area
14. Footpath along the northern edge

## Landscape

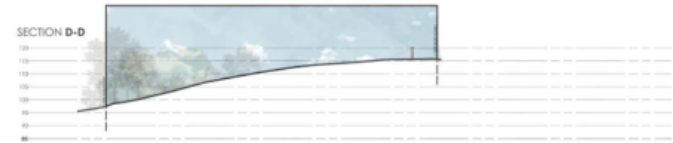
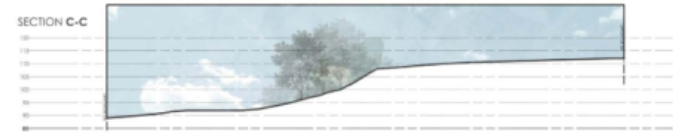
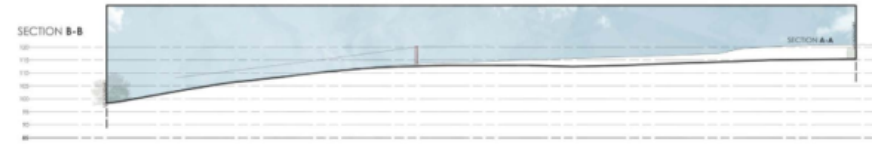
15. Gateway space accessible to the wider community with play area
16. Informal green space with potential for blue infrastructure and staff of natural play trail
17. Retained and enhanced planted slope
18. Lower landscape area, with surface water attenuation and swale outfall, designed for informal recreation and contribute to Biodiversity Net Gain
19. Landscape edge with new and retained planting to soften long-range views (and accommodate terminal lower if required)
20. Landscape to soften pumping station and accommodate cordon sanitaire
21. Green corridor accommodating underground power cables (accommodating eastern terminal lower if required)
22. Green corridor with tree and boundary planting to soften roofscape and provide north to south visual green link

# Site Sections

## SITE SECTIONS

These site sections illustrate the site's current landform, which is a relatively level area of higher land close to Hillworth Road which slopes, at increasing gradients, to the south and west.

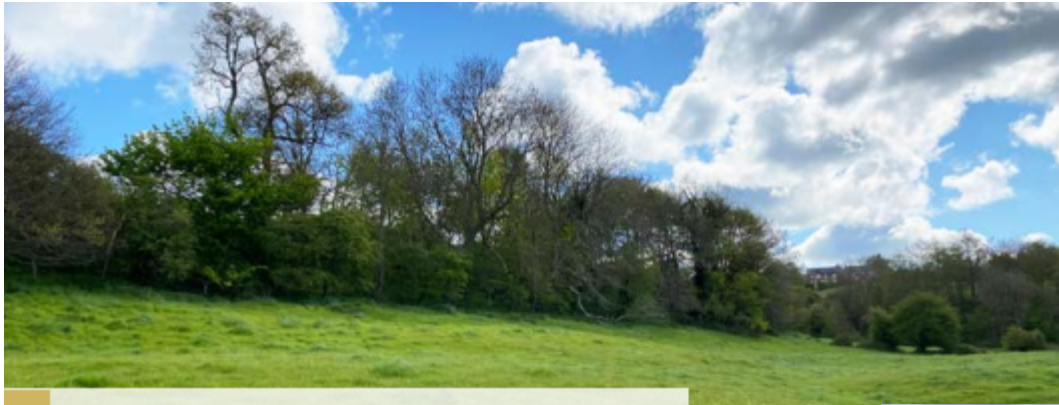
The topography offers an exciting opportunity to deliver a site-specific design solution, with new homes and public spaces benefiting from extensive views over the adjoining countryside.



# Photos of site



## Photos of the site



7 The planted bank seen from the lower southern area



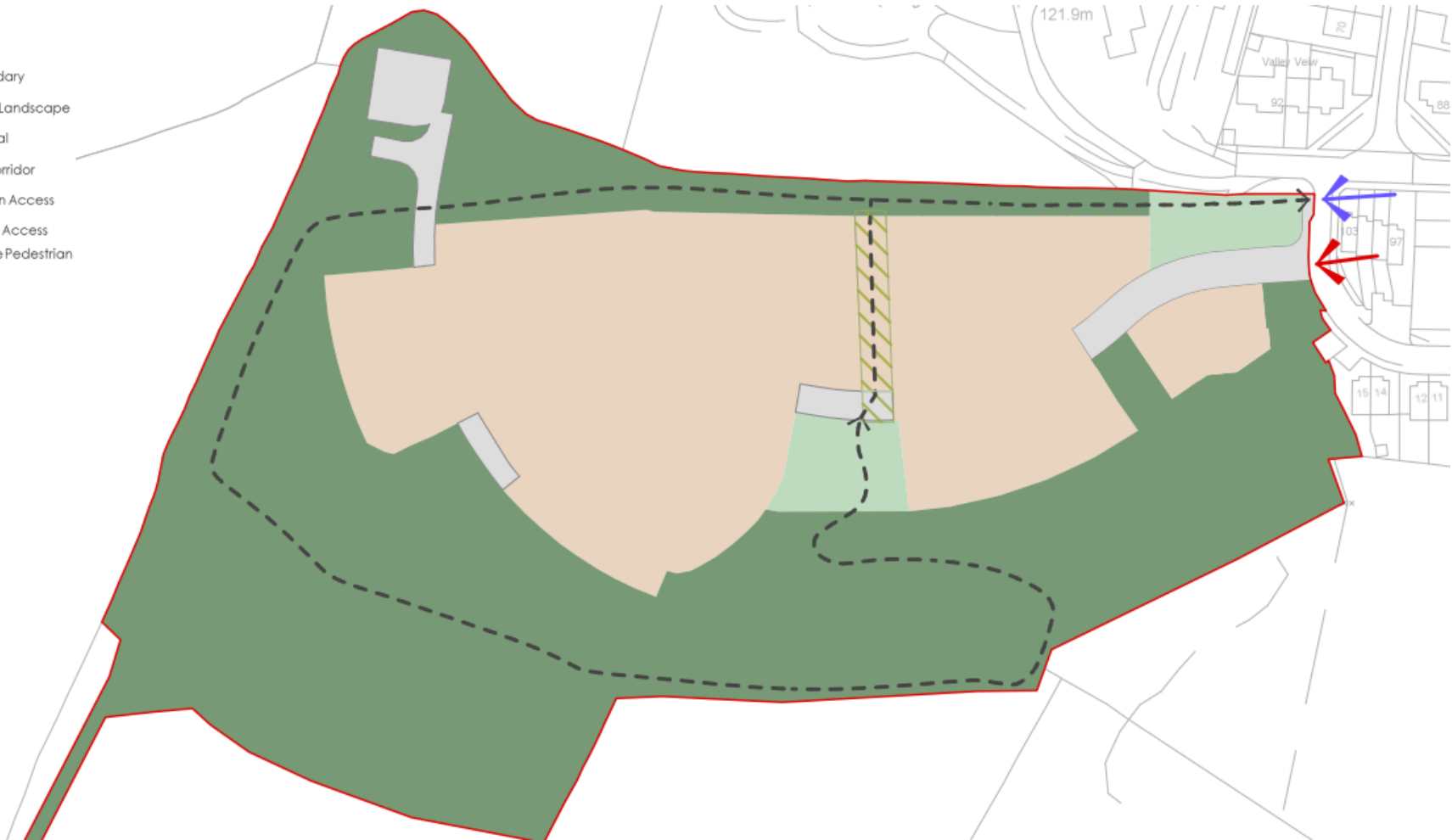
The north-western corner of the site is crossed by powerlines which are to be undergrounded



5 The site has panoramic views across the countryside to the west and south-west

# Access and movement parameter plan

- Key**
- Site Boundary
  - Strategic Landscape
  - Residential
  - Green Corridor
  - Pedestrian Access
  - Vehicular Access
  - Indicative Pedestrian Route

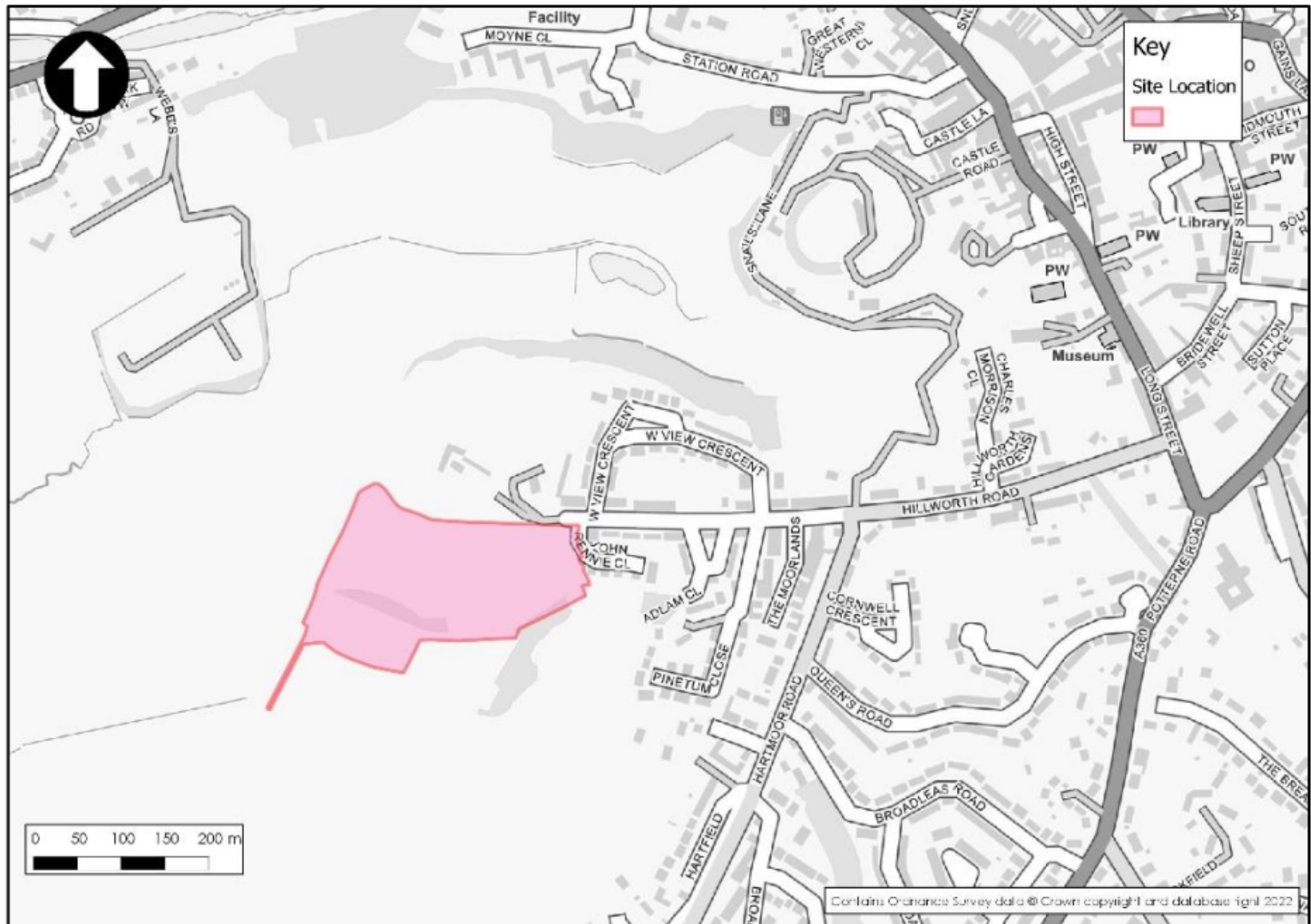




# Highways Access Plan



# Local Road Network



# Photos of local highway



# Ecological Parameters Plan



- Native species rich hedgerow creation
- Amenity grassland
- Built environment
- ▨ Dark corridor for wildlife (0.5lux or less)
- Rear gardens (35% vegetated, 65% unvegetated)
- Retained and enhanced woodland and boundary hedgerows
- Native scrub / shrub planting
- Neutral grassland creation
- SuDS creation.
- Native tree planting (locations indicative)

**Habitat Creation and Management requirements**

Dark corridors to be 0.5lux or lower to retain commuting and foraging areas for bats and other nocturnal wildlife. These corridors are a minimum of 5m wide and will be wider in the majority of areas based on the current layout. Management of scrub / woodland edge habitat will be required to create a 5m dark corridor along the woodland edge.

SuDS - to be designed and managed for the benefit of biodiversity.

Neutral grassland - to be managed under a relaxed management to enhance the site for botany and invertebrates.

Shrub planting - mixed native shrub planting to create diverse ecotones within open space.

Tree planting - 50 native trees to be planted (both small and medium standards)

Woodland - to undergo minimal management with additional planting, if required.



Project | Hillworth Road, Devizes  
 Drawing Title | Ecological Parameters Plan

## 7b) PL/2021/04774 - Land off Coate Road, Devizes

Residential development (up to 200 dwellings), a local centre of 0.3ha (0.75 acres) (comprising commercial business and service uses (Use Class E), drinking establishment and hot food takeaway (Sui Generis) with a GIA limit of 1,000 sqm of which no more than 725 sqm (GIA) shall be used for retail (Class E(a)). No single retail (Class E(a)) unit shall comprise of more than 325 sqm (GIA)). Associated works, infrastructure, ancillary facilities, open space and landscaping.' Vehicular access from Windsor Drive with the western end of Coate Road re-aligned to form the minor arm of a junction with the site access road.

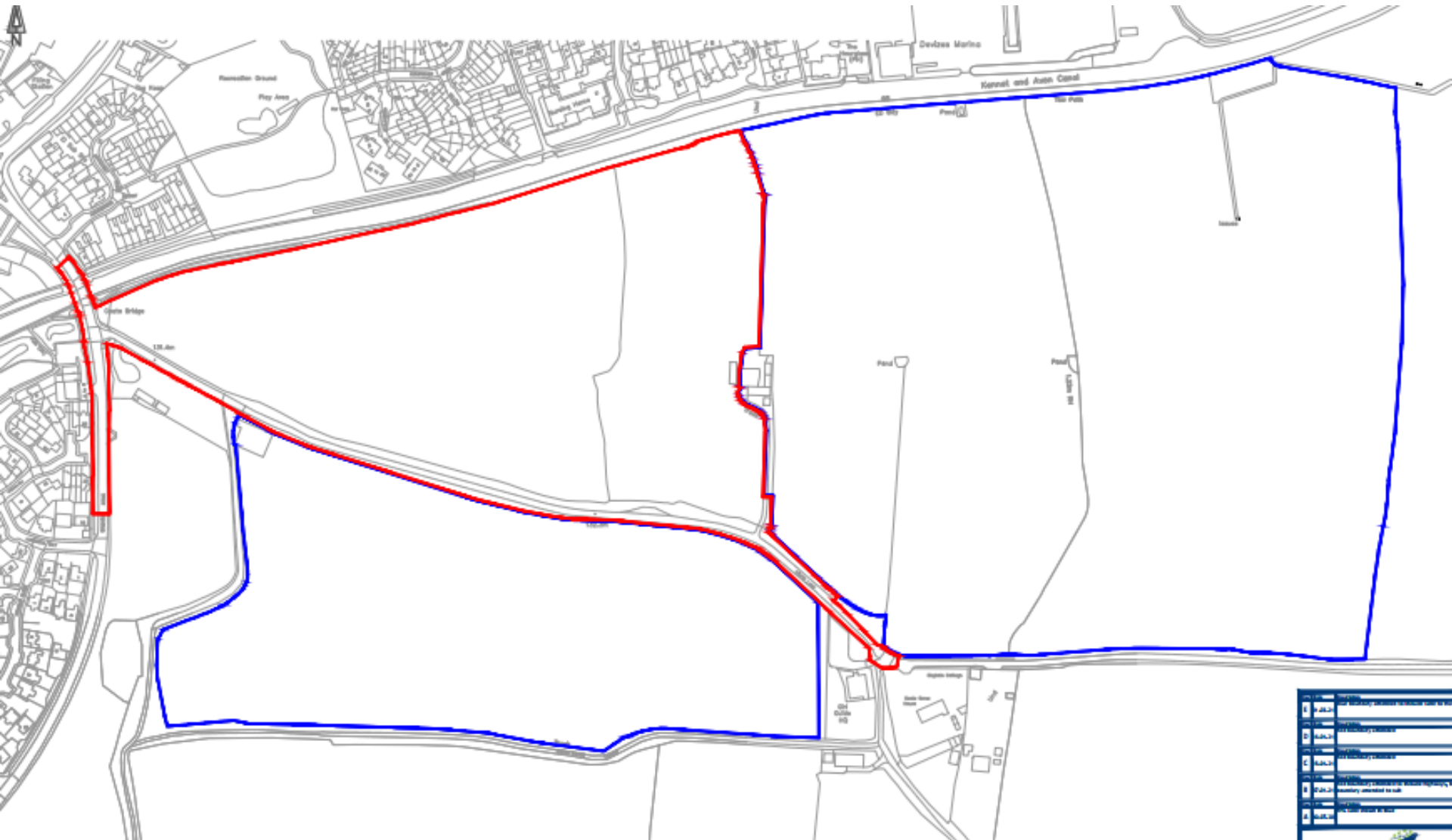
**Recommendation: Approve with Conditions**



Site Location Plan



Aerial Photography



**LOCATION PLAN**



AERIAL VIEW



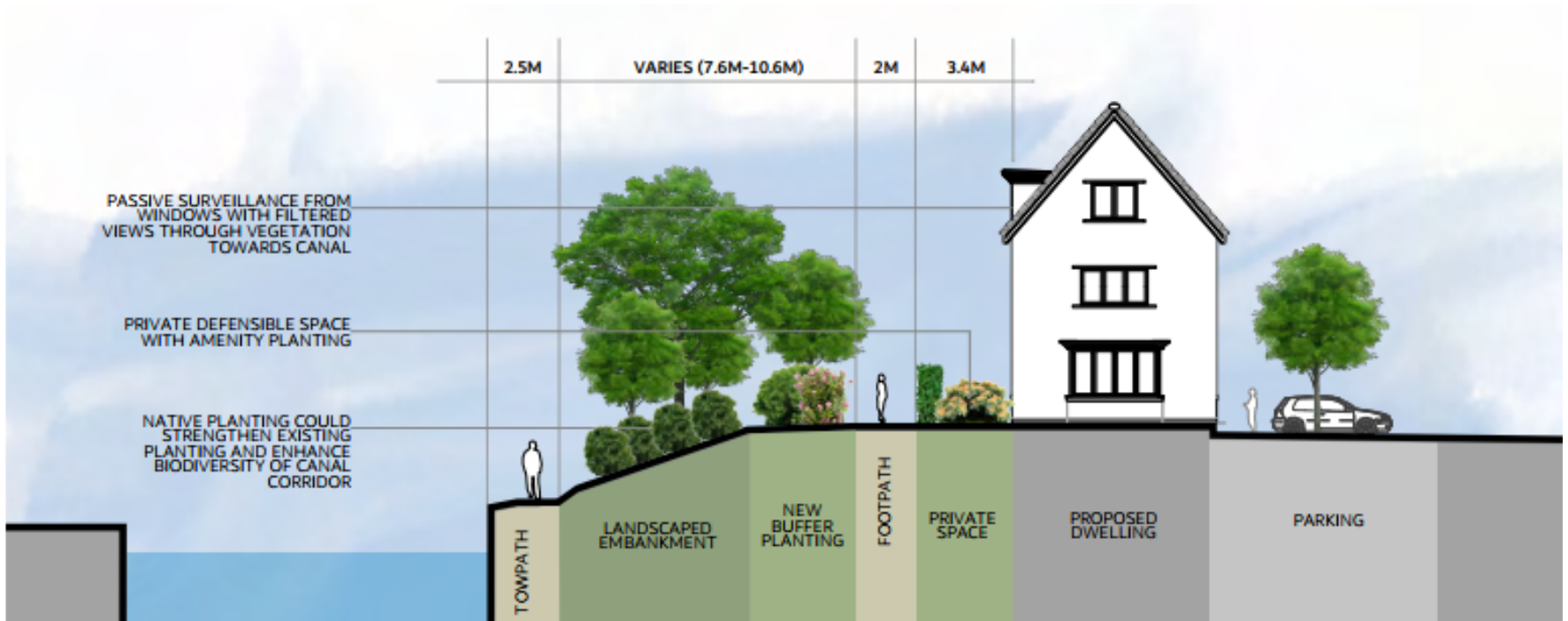
## INDICATIVE MASTERPLAN





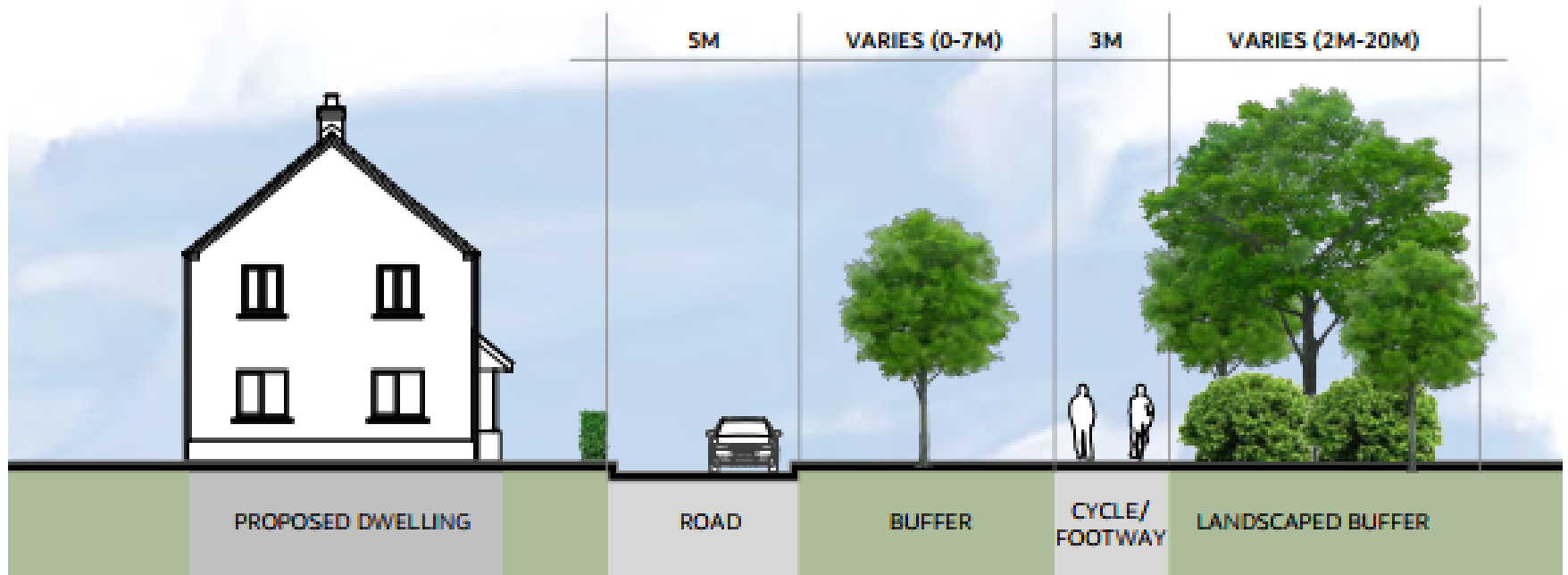
**LOCAL CENTRE – INDICATIVE LAYOUT**

## SECTION A/A - CANAL FRONTAGE



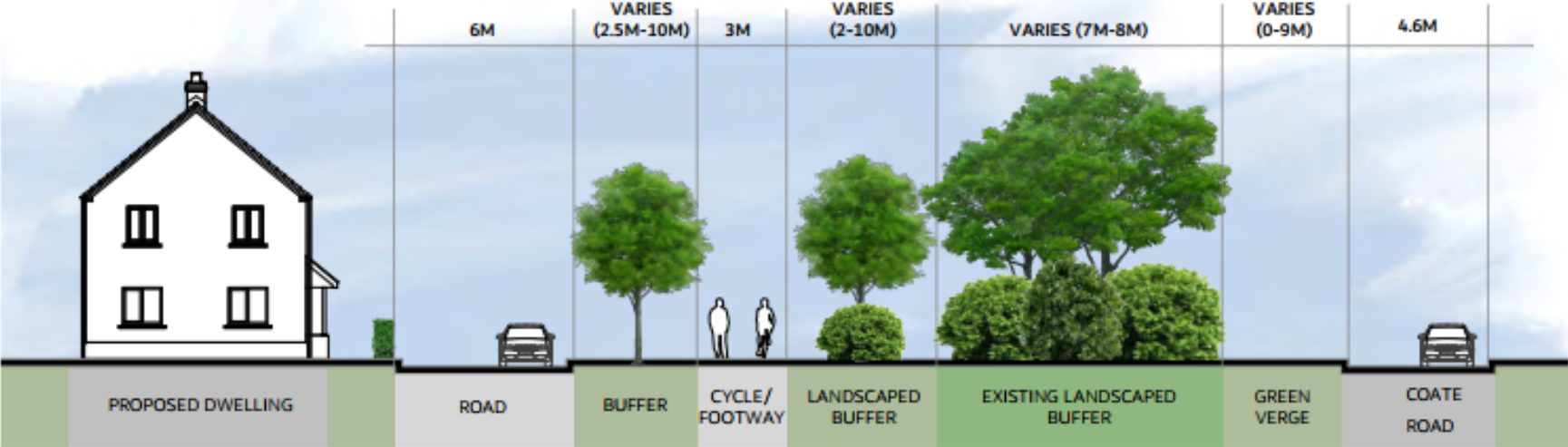
INDICATIVE LANDSCAPE CROSS SECTION – CANAL FRONTAGE

# SECTION B/B - EASTERN BOUNDARY



**INDICATIVE LANDSCAPE CROSS SECTION – EAST BOUNDARY**

# SECTION C/C - SOUTHERN BOUNDARY



INDICATIVE LANDSCAPE CROSS SECTION – COATE ROAD



**VIEW NORTHWARDS TO HOUSING ON THE OPPOSITE SIDE OF THE CANAL**



**COATE ROAD (SITE ON RIGHT HAND SIDE)**



**COATE ROAD – VIEW NW TO JUNCTION WITH WINDSOR DRIVE**



**VIEW FROM COATE ROAD THROUGH GATEWAY INTO SE CORNER OF SITE**





**VIEW WESTWARDS WITHIN THE SITE TOWARDS COATE BRIDGE (CANAL ON**

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