

Presentation Slides

Meeting: Strategic Planning Committee
Place: Council Chamber - County Hall, Trowbridge BA14 8JN
Date: Thursday 3 November 2022
Time: 10.30 am

The Agenda for the above meeting was published on 26 October 2022. Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to Benjamin Fielding, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718656 or email benjamin.fielding@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225)713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

7 **Planning Applications (Pages 3 - 28)**

DATE OF PUBLICATION: 2 NOVEMBER 2022

This page is intentionally left blank

Strategic Planning Committee

3rd 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



Page 4

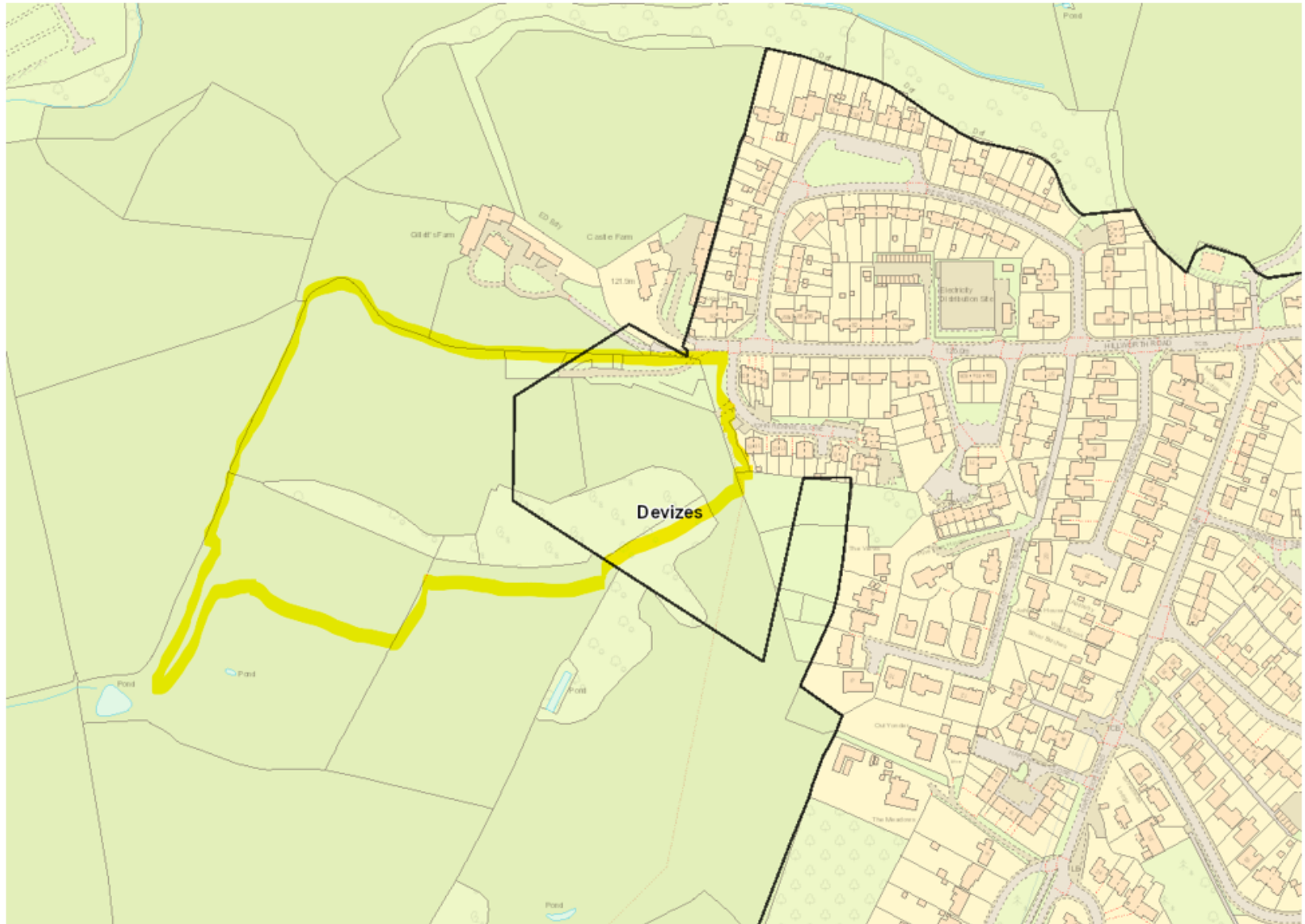


Site Location Plan

Aerial Photography

Site Location Plan defining the Settlement boundary

Page 5



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

Illustrative Masterplan

Page 6



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 Hilworth Road / John Kenzie Close
8. Foot/cycle and vehicular access from John Kenzie Close
9. Highways designed to adaptable gradients, and encourage walking / cycling
10. Mix of parking types across the site to sensitively integrate parked cars (residents 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

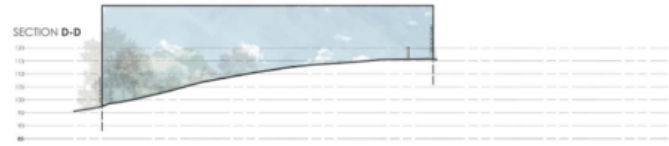
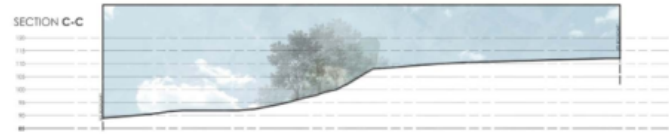
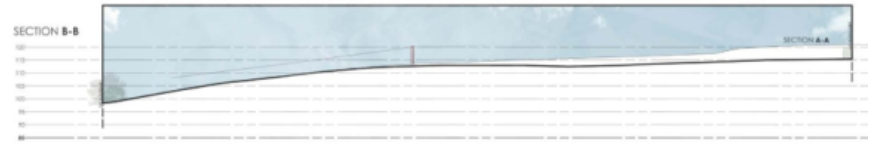
15. Gateway space accessible to the wider community with play area
16. Informal green space with potential for blue infrastructure and staff of natural play trail
17. Retained and enhanced planted slope
18. Lower landscape area, with surface water attenuation and swale outfall, designed for informal 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 rooftop and provide north to south visual green link

Site Sections

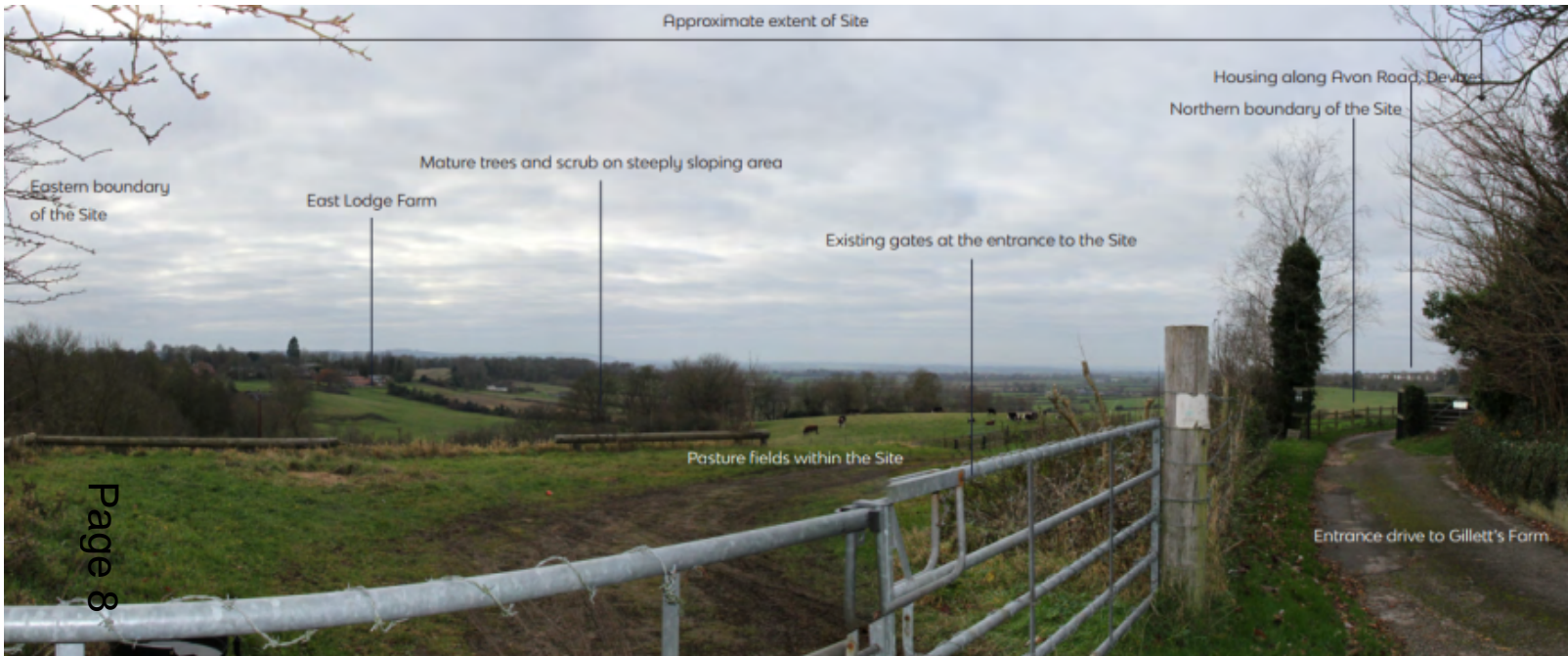
SITE SECTIONS

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.



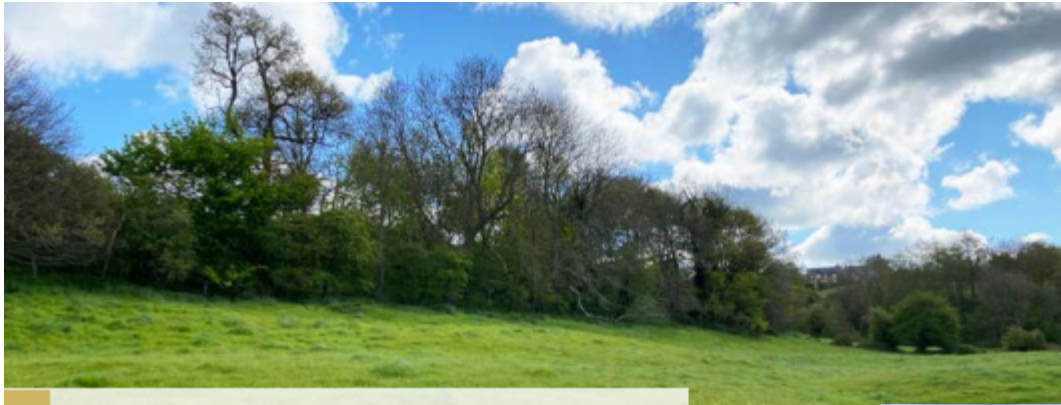
Photos of site



Page 8



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

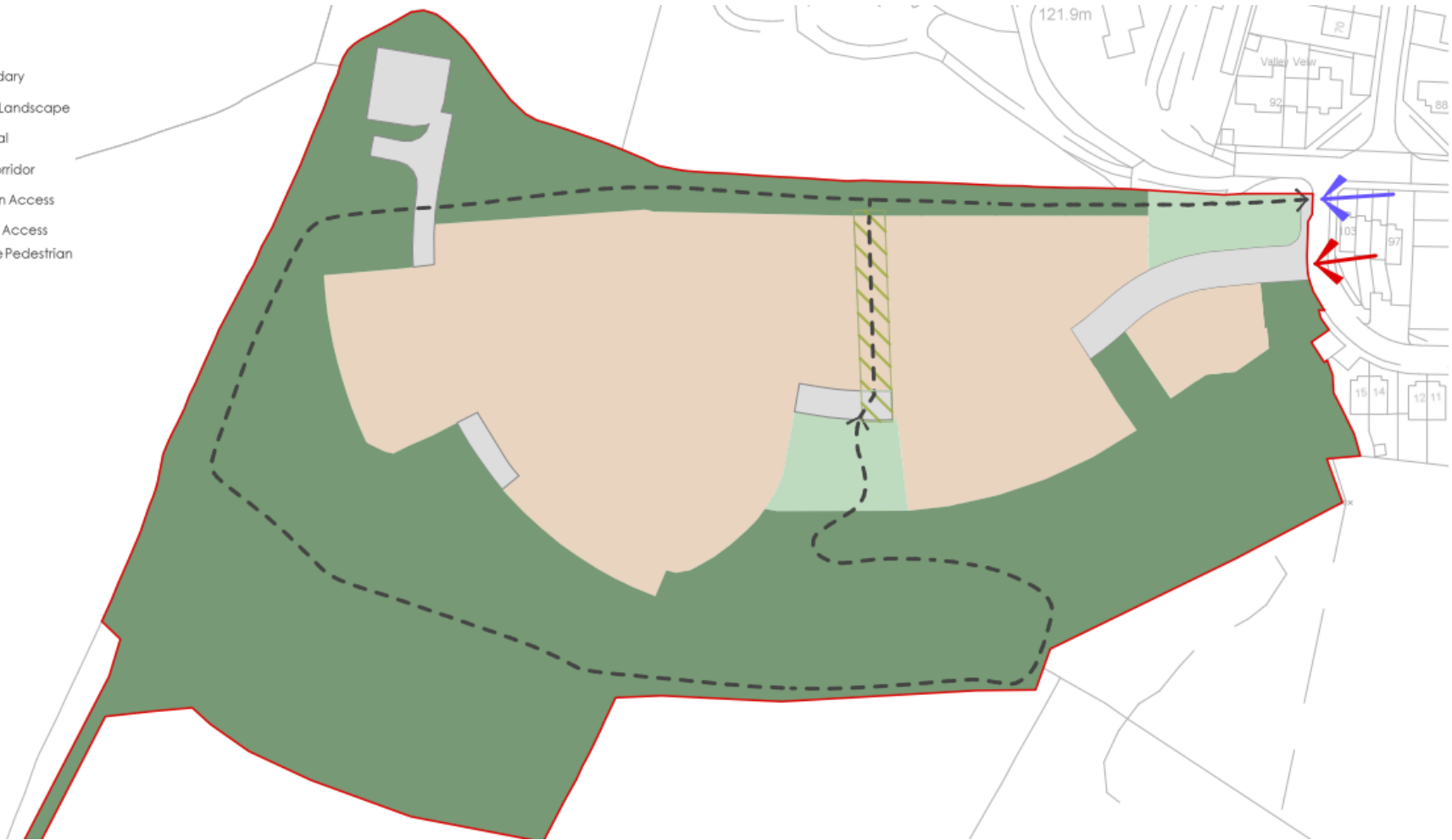


5 The site has panoramic views across the countryside to the west and south-west

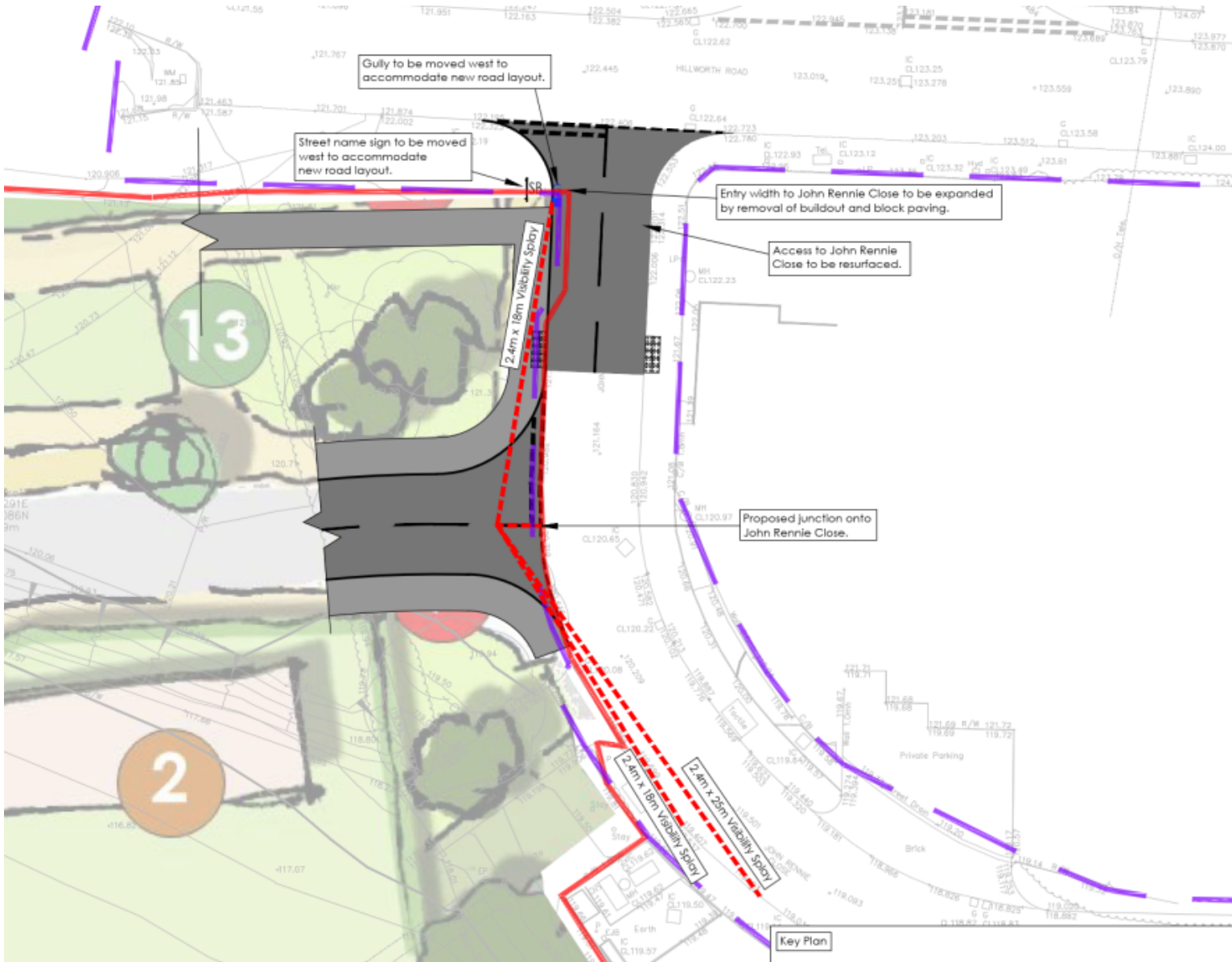
Access and movement parameter plan

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

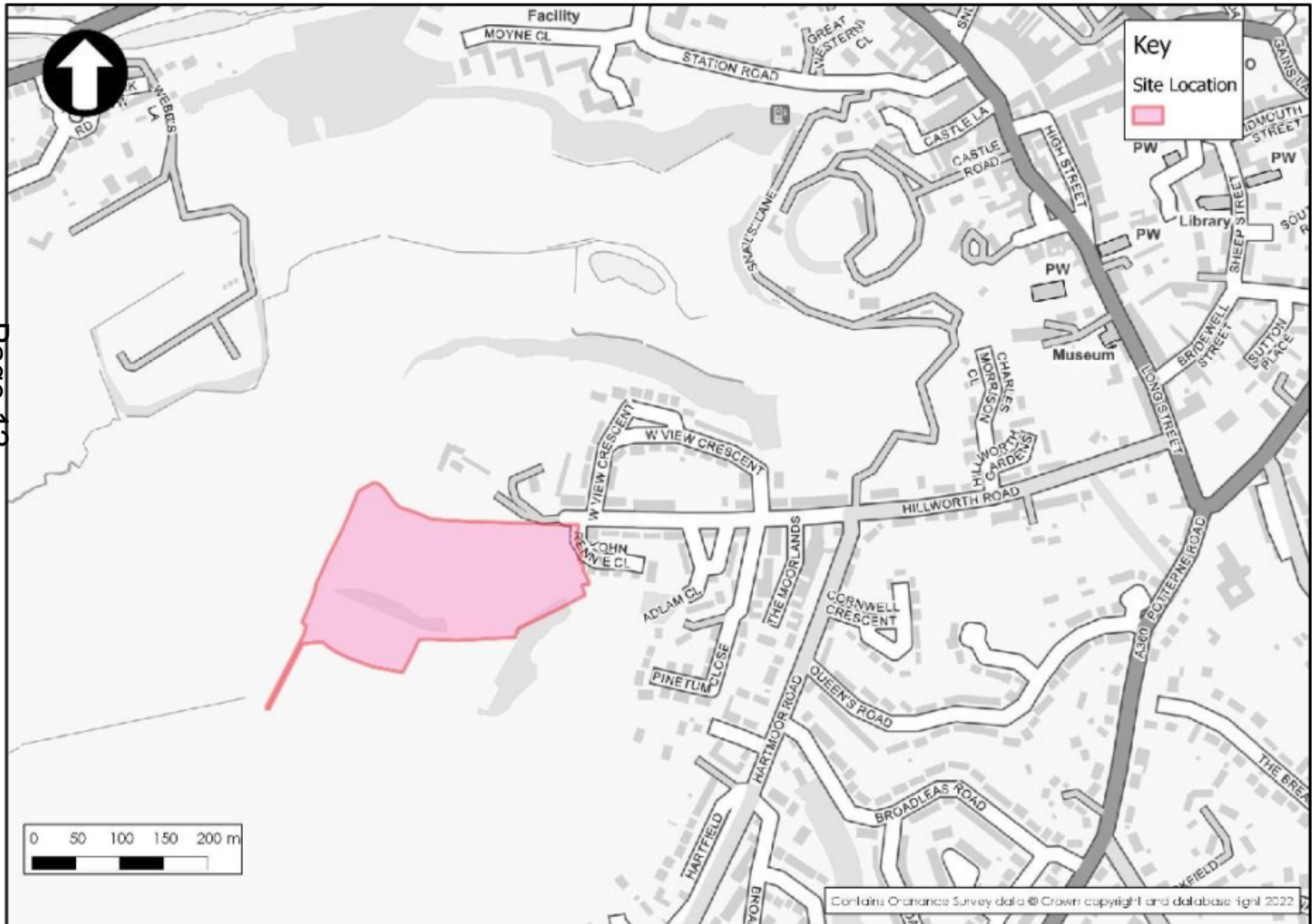
Page 10



Highways Access Plan



Local Road Network



Photos of local highway



Page 13

Ecological Parameters Plan

Page 14



- 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

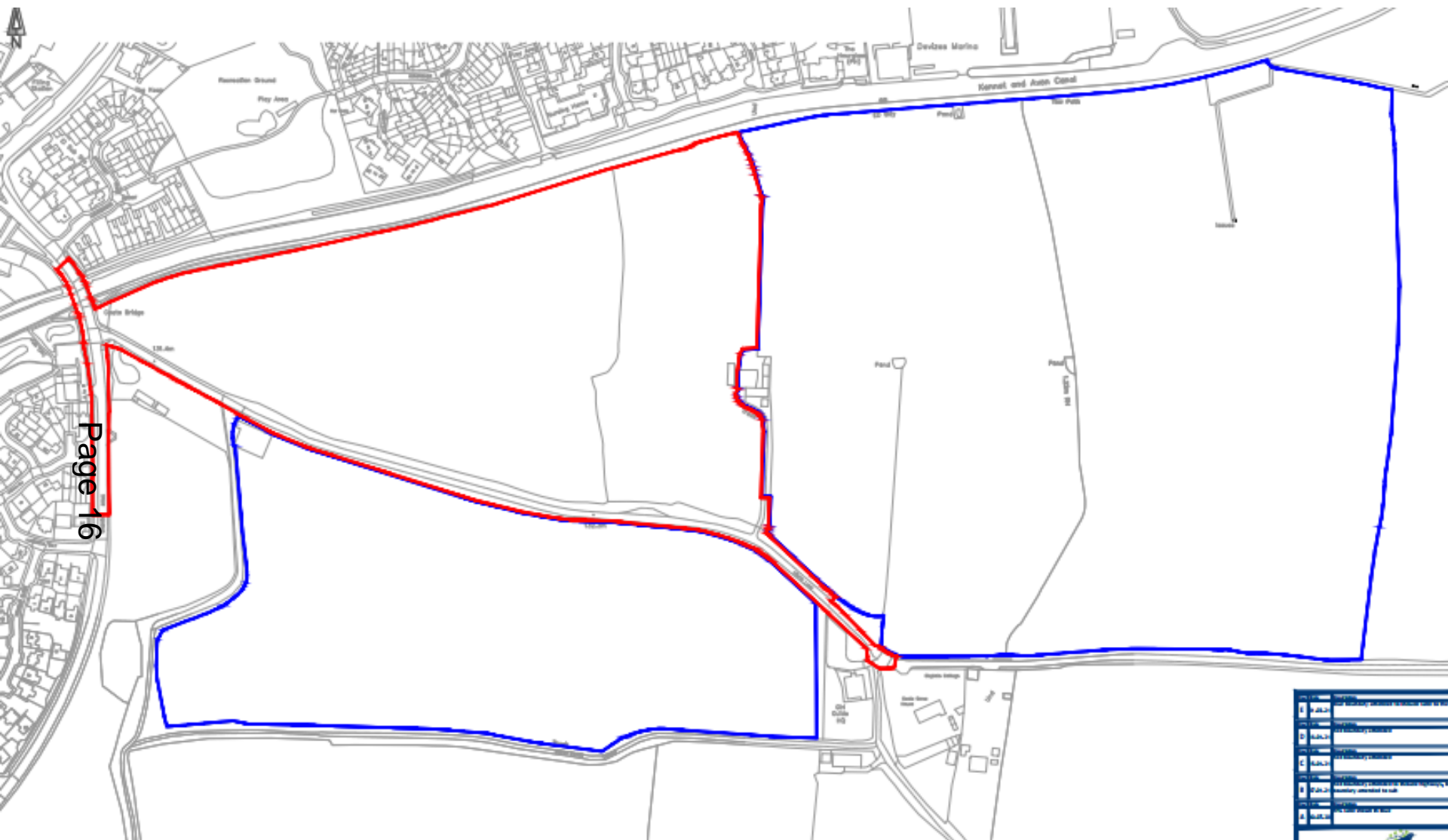
Page 15



Site Location Plan



Aerial Photography



LOCATION PLAN



Page 17

AERIAL VIEW



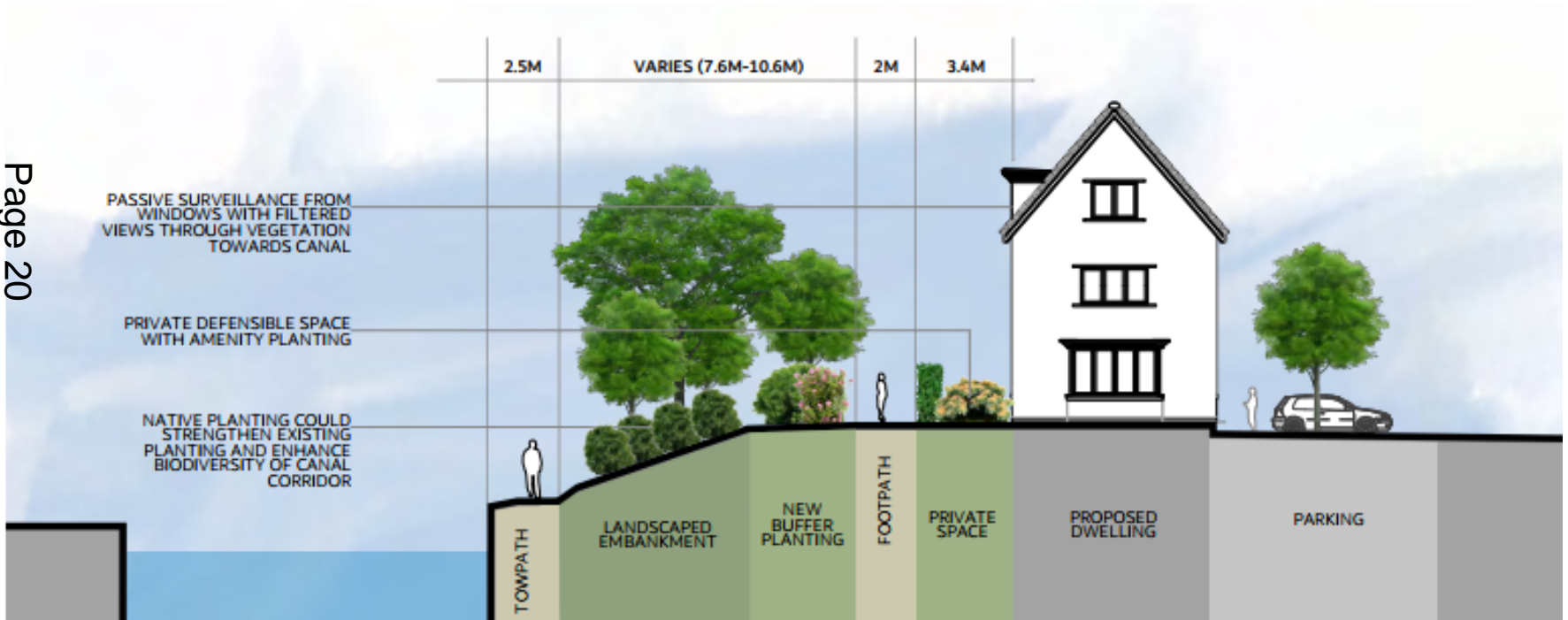
INDICATIVE MASTERPLAN



LOCAL CENTRE – INDICATIVE LAYOUT

SECTION A/A - CANAL FRONTAGE

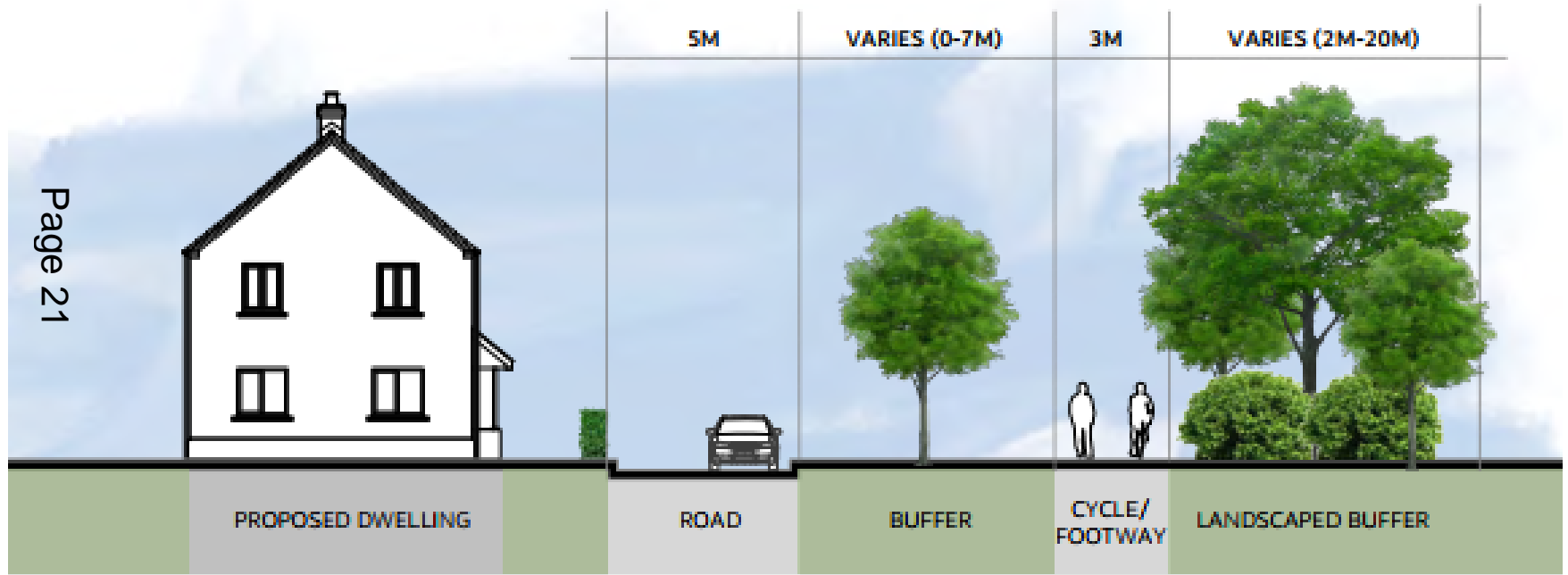
Page 20



INDICATIVE LANDSCAPE CROSS SECTION – CANAL FRONTAGE

SECTION B/B - EASTERN BOUNDARY

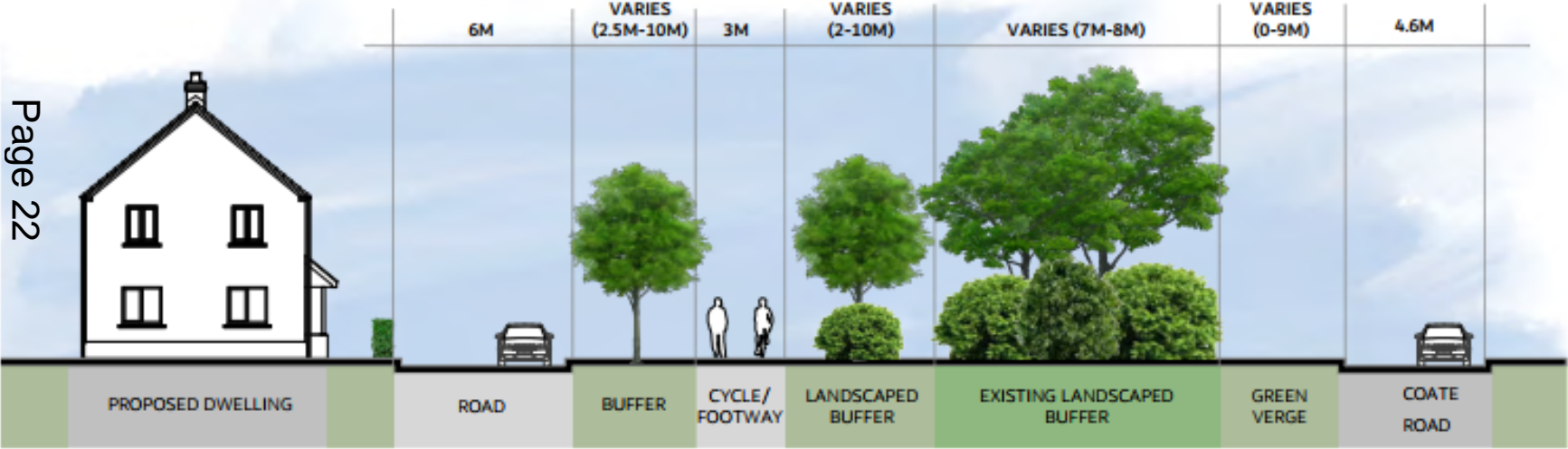
Page 21



INDICATIVE LANDSCAPE CROSS SECTION – EAST BOUNDARY

SECTION C/C - SOUTHERN BOUNDARY

Page 22







COATE ROAD (SITE ON RIGHT HAND SIDE)



Page 25

COATE ROAD – VIEW NW TO JUNCTION WITH WINDSOR DRIVE



Page 26

VIEW FROM COATE ROAD THROUGH GATEWAY INTO SE CORNER OF SITE



VIEW WESTWARDS WITHIN THE SITE TOWARDS COATE BRIDGE (CANAL ON

Strategic Planning Committee

3rd November 2022