

Devizes Area Board – 26 September 2016

Briefing Note Devizes Wharf Development Brief

1. Purpose

This briefing note provides an update to the Devizes Area Board with regard to a proposal for a Development Brief for the Devizes Wharf area.

The Development Brief would provide a guide to development in the area, ensuring a coherent plan to avoid a piecemeal and fragmented approach. It would be aligned to the Local Policy Framework, the Wiltshire Core Strategy and the Devizes Neighbourhood Plan.

2. Introduction

The future use and purpose of Devizes Wharf has been under discussion for several years but, as yet, few proposals have been implemented. The possible realignment of key sites in the area provides an opportunity to re-invigorate the project through partnership working with the NHS and the Police and Crime Commissioner. Such a partnership could benefit from funding through the One Public Estate programme.

A significant amount of planning and consultation work was undertaken in 2011 mainly focused around the Theatre and Museum. Building on the earlier work, this brief intends to provide a framework for the wider Devizes Wharf area, taking into account emerging development opportunities and the potential role it can play in the context of Devizes.

The Brief would:

- set out the main development principles for the site to protect and enhance the characteristics of the area;
- clarify policies and their application to the site;
- provide a clear vision for the future of the site as it develops and grows;
- offer possible solutions to access/transportation issues;
- be considered in conjunction with the Devizes Neighbourhood Plan;
- provide detailed guidance as to how development will conform to the local planning framework
- be used to inform bids for investment and funding and used to support wider regeneration projects.

3. Progression of work and consultation feedback

Wiltshire Council Officers met with representatives of the following stakeholders in July 2016: Canal and River Trust; Devizes Canoe Club, Kennet and Avon Canal Trust, The Wharf Theatre, Police and Crime Commissioner, NHS

A stakeholder consultation event was held on 11 August 2016 at the Wharf Theatre, Devizes, in order to gain initial feedback from local landowners and interested parties.

4. Risks

If Development Brief route is not pursued:

- Continued deterioration of Assize Courts building
- Missing NHS timeframe resulting in poor development in the area
- Lack of support for the process/no consensus on plan
- Missing opportunity of One Public Estate Funding

If Development Brief route is pursued:

- Raising expectations
- Lack of support for the process/no consensus on plan
- Lack of resources to achieve objectives of plan

5. Outputs and Proposed Timetable

The intention would be to take the Development Brief to the stage where it could be formally adopted by the Council and form significant material consideration for future planning applications.

Area Board Presentation	September 2016
Establish local steering group	October 2016
Additional work and surveys	November 2016 onwards
Presentation of Draft Development Brief	April 2016
Public Consultation	May 2016
Adoption of Development Brief by Wiltshire Council	July 2016