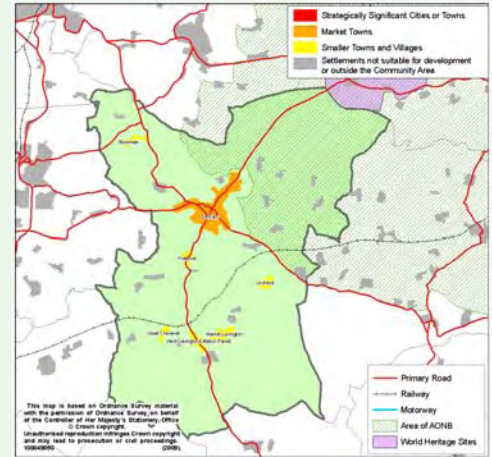


Devizes

What do we already know about Devizes community area?

The Devizes community area covers 21,583 hectares of mainly rural countryside in the middle of Wiltshire. The principal settlement within the community area is the historic market town of Devizes. Devizes is a busy market town with a well regarded town centre that has a good range of shopping and recreational facilities. The surrounding area is made up of small villages and farms.



Community area

Total land area: **21,583 hectares** Population in 2007: **29,513** Av. house price in 2008: **£229,439**
Principal town: **Devizes** Population of principal town: **16,880** Housing completions in principal town since 2001: **1411 dwellings or 176 dwellings/year** Housing commitments in principal town at April 2009: **622**

Key issues in Devizes community area

- Constrained by traffic congestion.
- Lack of retail choice.
- Affordable housing need.
- Close proximity to the North Wessex Downs Area of Outstanding Natural Beauty (AONB).
- Limited existing supply of new employment land.
- Employment land at risk from higher value land uses.
- Lack of consistency and quality in the town centre.

Key opportunities in Devizes community area

- Potential to deliver retail floorspace.
- Aspiration to enhance cultural heritage.
- High demand for new employment land near Hopton business park.
- Significant level of employment with good take-up of employment land.
- Ambitions to deliver town centre improvements.
- High level of self-containment.
- Affordable homes can be delivered.
- Thriving retail centre with low vacancy rates.
- Good accessibility for bus services and journey to work distance.
- Attractive environment.
- Reasonable amount of land for development.

Do you agree with the issues and opportunities that have been identified for Devizes community area?

(Please record your comments on post-it notes and stick them here)

Devizes

How does Wiltshire 2026 expect the local area to change?

Wiltshire 2026 includes these proposals for Devizes community area

Market Town: Devizes: 700 new homes

Smaller towns and larger villages: Great Cheverell
Market Lavington
Urchfont
Littleton Pannell



Smaller villages: Bromham, Potterne

Anticipated changes in Devizes

- Retail and employment function will be safeguarded and developed.
- Traffic constraints will limit future development.
- Success in attracting new businesses will be built on.
- Opportunities to expand the town's retail offer will be explored.
- Landscape and the AONB will be protected.
- Cultural assets will be safeguarded.

Devizes will strengthen its role as a centre for employment, retail and community services within the community area and east Wiltshire. New residential, employment and retail development will support its current high level of self-containment. Additional housing will be provided to help meet the needs of local people. The resilience of the town will be reinforced by strengthening its small business economy. Future development will have due regard to capacity constraints within the town's road network.

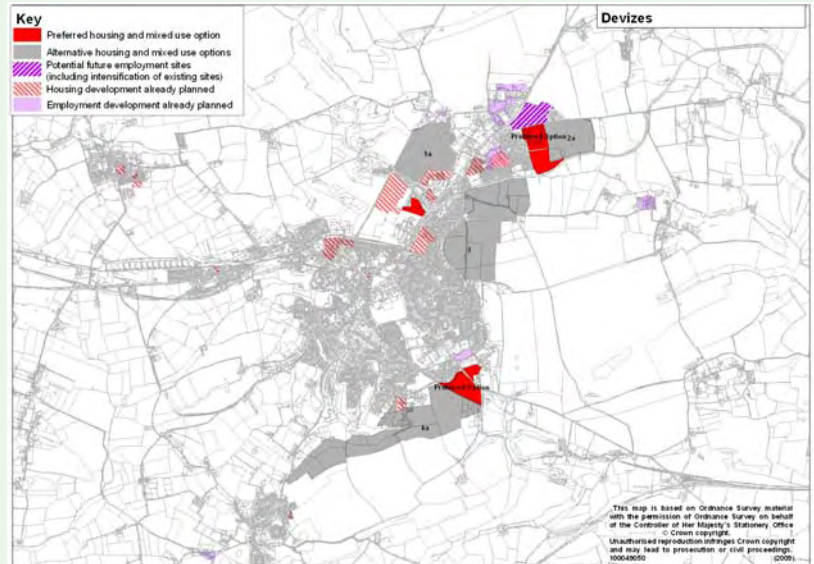
Do you agree with the descriptions of how we expect your community area to change by 2026?

(Please record your comments on post-it notes and stick them here)

Devizes

How were development options assessed?

- Identification of sites within broad areas of search around strategically significant towns and market towns.
- Constraints to development mapped (see next board).
- Development of initial options.



- Discussion with infrastructure providers and Wiltshire Council services

Defence Estates
Rail
Natural England
English Heritage
Archaeology
Highways

Water
Police
Ambulance Service
Telecommunications
Libraries
Landscape

NHS Wiltshire
Fire & Rescue
Education Authority
Ecology
Leisure
Rights of Way

Electricity
Gas
Highways Agency
Environment Agency
Play and open space

- Each option was assessed against a set of sustainable development objectives.

Summary SA assessment for strategic site options in Devizes community area:

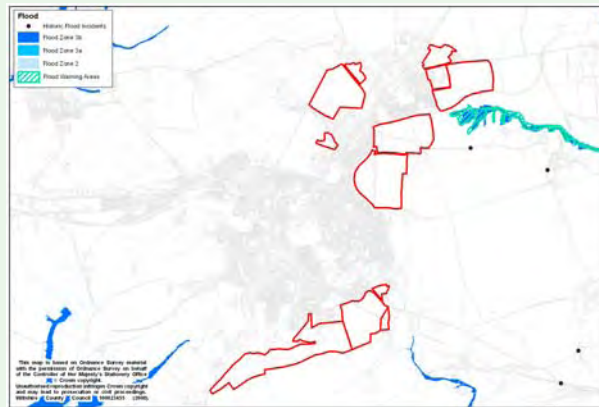
	1. Biodiversity	2. Land and Soil	3. Waste Management	4. Water Resources	5. Flood Risk	6. Air Quality and Pollution	7. Climatic Factors	8. Historic Environment	9. Landscape	10. Housing	11. Healthy Communities	12. Poverty and Deprivation	13. Community Facilities	14. Education and Skills	15. Transport	16. Economy	17. Employment
Option 1*	-	-	-	-	0	-	-	0	-	++	+	+	?	0	-	-	-
Option 2*	-	0/-	-	-	0	-	-	0	-	++	+	+	?	?	-	++	++
Option 3	?	-	-	-	0	-	-	0	-	++	-	+	-	0	-	-	-
Option 4*	-	-	-	-	0	-	-	0	?	+	-	+	?	?	-	-	-

Key

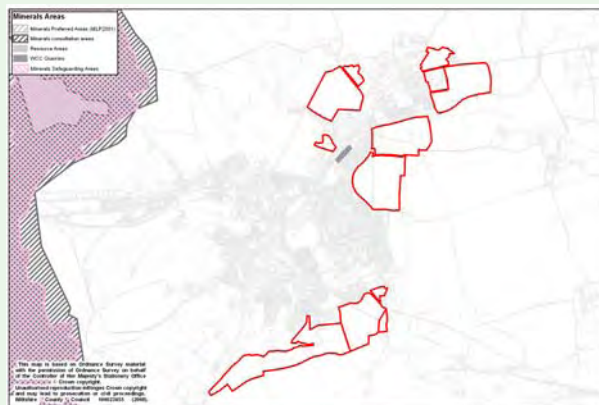
Significance Assessment	Description
++	Major positive effect.
+	Minor positive effect.
?	Uncertain effect.
0	Neutral effect.
-	Minor adverse effect.
--	Major adverse effect

* (The preferred option contains component parts of Options 1, 2 and 4)

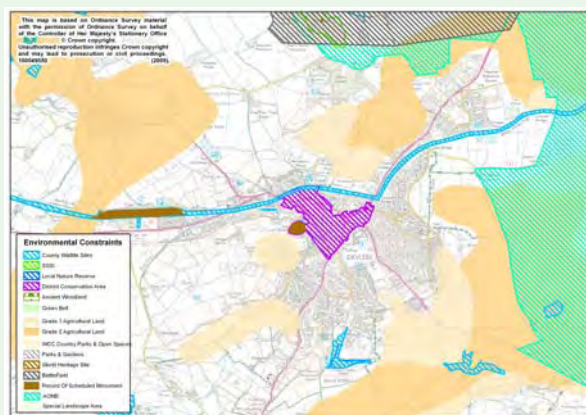
Constraints to development mapped:



Flooding as per strategic sites



Minerals as per strategic sites

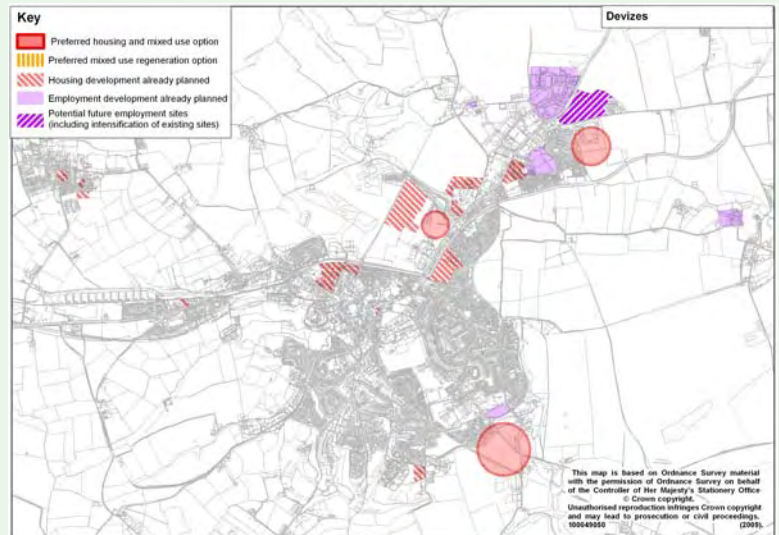


Environmental constraints

The preferred option

The preferred option is for 700 dwellings split between the following three sites:

- Land north of Devizes to the south of Hopton Industrial Estate.
- Land north west of Devizes to the west of Hopton Industrial Estate.
- Land south east of Devizes on land off the A342.



Preferred option

Of the four initial options looked at in detail none scored higher than others in regard to sustainability. Therefore three parts of the initial options have been identified that offer the best opportunities for delivering sustainable development.

The options selected have the least constraints and do not impact on the setting of the AONB.

The sites are well related to existing and proposed employment sites and provide small scale developments that are a logical urban extension to Devizes.

Do you agree with the proposed development sites?

What could be done to improve this option?

(Please record your comments on post-it notes and stick them here)