

Wiltshire Council Planning Department
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

20th January 2026

Dear Sir Madam,

TOWN AND COUNTRY PLANNING ACT 1990

REDEVELOPMENT OF EXISTING PETROL FILLING STATION SITE

101 PICKWICK ROAD, CORSHAM, SN13 9DA.

PLANNING PORTAL REFERENCE NUMBER PP-14535309

On behalf of Cliffe Property Investments Ltd, Crossman Planning Consultancy are pleased to submit a planning application for the redevelopment of the existing petrol filling station site (PFS). Full planning permission is sought for the:

'Demolition of existing petrol filling station shop and car wash and construction of replacement retail building, together with relocation of vac and air facilities, introduction of EV charging points and replacement of underground fuel storage tanks, pipework, forecourt drainage, interceptor, utilities infrastructure and associated works.'

The proposed development broadly follows the form, scale and principles of the previously approved (but now lapsed) planning permission 20/03036/FUL, which established the acceptability in principle of a replacement retail kiosk, the modest expansion of retail floorspace to provide improved storage and back of house facilities, removal of the existing car wash, reconfiguration of the forecourt and parking layout, and the installation and replacement of associated plant.

Planning permission 20/03036/FUL therefore sets the precedent for the redevelopment of the site proposed as part of this planning application. The development proposals build upon the previously consented scheme but now provide a more comprehensive and up to date level of detail, better reflecting the operational, environmental, and regulatory requirements.

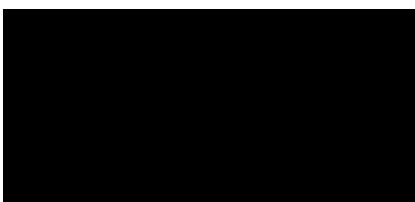
In particular, this application is supported by detailed technical information which addresses air quality impacts (a concern that was raised during the previous application), specialist fuel design, the provision of EV charging infrastructure, the replacement of underground fuel storage tanks, drainage and utilities designs, and a hazardous zone assessment, ensuring that all elements of the redevelopment can be fully assessed by the officers at Wiltshire Council.

In addition to this covering letter, the following plans and documents are submitted:

- Planning application and CIL form.
- Architectural Drawing Pack, including:
 - 3989-01 Block and Location Plan.
 - 3989-02 Existing Site Plan.
 - 3989-03 Existing Elevations.
 - 3989-04d Proposed Site Plan.
 - 3989-05a Proposed Elevations A and B.
 - 3989-06a Proposed Elevations C and D.
 - 3989-07 Hazardous Zone Plan.
- Air Quality Assessment.
- Arboricultural Report.
- Tree Constraints and New Tree Planting Positions – Rev A.
- Drainage Strategy Report.
- Preliminary Ecological Appraisal.
- Biodiversity Net Gain Assessment including The Statutory Metric.
- Plant Noise Assessment Report.
- Phase One Environmental Assessment Report including:
 - Re-inspection of Petrol Filling Stations.
 - Records Information Request for Petroleum Officers.
- Planning Statement.
- Retail Impact Assessment.
- Specialist Fuel Design comprising:
 - 251073 – PL – 02 Typical Separator Tank Details.
 - 251073 – PL – 01 Typical Tank Details.
- 13016-195_DRA (1) Topographical and Drainage Survey.
- Transport Statement.
- Utilities and Light Spill information including:
 - PJJ – 25-0006 – EL 61-0001 Proposed Electricity Utility Services.
 - PJJ – 25-0006 – DU-001 Proposed Underground Ductwork.
 - PJJ – 25-0006 – EX L 63-001 Proposed External Lighting.
 - PJJ-25-0006 – OP 64-0001 Proposed Openreach Utility Services.
 - PJJ-25-0006 – WA 53-0001 Proposed Water Utility Services.
 - External Lighting Report.

We trust that the enclosed information is sufficient to validate and progress the application. We look forward to early dialogue with you should you require clarification or minor amendments during the determination period.

Yours faithfully,



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