

**Pickwick Service Station,
Corsham**



13 Triangle Business Park, Stoke Mandeville, HP22 5BL
Tel: 01296 739400 Email: consultants@subadra.com

**PHASE ONE ENVIRONMENTAL ASSESSMENT REPORT
(PRELIMINARY RISK ASSESSMENT)**



Report Prepared By:

Report Reviewed By:

Steven Partridge

Alex Akeroyd

Client: Cliffe Property Investments
Ltd

Subadra Consulting Ltd. Registered in
England No. 4586038
Registered Office 13 Triangle Business
Park, Stoke Mandeville, HP22 5BL

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Tel: 01296 739400 Email: consultants@subadra.com

Phase I Environmental Assessment – Summary

Site Sensitivity

Geology and Hydrogeology	Cornbrash Limestone		Secondary Aquifer (Class A)
	Forest Marble Mudstone Formation		
	Forest Marble Formation - Limestone		Principal Aquifer
Source Protection Zone	Zone 2	Nearest Surface Water	Small pond located 300m North
Surrounding Land Use	Residential		
Environmental Sensitivity	Medium		

Conclusions

The results of our assessment indicate the following:

- The site does lie within a designated Source Protection Zone (Zone II), associated with an abstraction located ~4km to the south-east that is likely to draw from the Forest Marble Limestone (present beneath the Forest Marble Mudstone). However, we consider the shallow mudstone units under the site will impede downward migration of any hydrocarbon contamination present to the deeper limestone aquifer.
- The site has been a retail filling station for at least 40 years. During the 1980s and 1990s the site was denoted as a 'Garage' and could have been used as a vehicle repair workshop. The current petroleum installation is understood to date from either 1991 or 2001 and comprises double skin tanks.
- Previous investigations have confirmed underlying geology to comprise ~2.2m of granular Made Ground overlying 'interbedded creamy-yellow limestone with stiff grey clay to depths of up to 4.0m'. Groundwater was present at shallow depths, between 0.4m and 2m below ground level, with an inferred hydraulic gradient to the south-east. Groundwater was described as being perched within the Made Ground, resting on the surface of the underlying bedrock.
- Previous environmental assessment works identified hydrocarbon impact of underlying groundwater during March/April 2005. However a more recent assessment of groundwater quality completed during March 2007 indicated no significant hydrocarbon impact. There have not been any recorded leaks or losses at the site.

Although no fuel losses have been recorded at the site, we consider the ongoing site use as a petrol station since 2007 may have resulted in hydrocarbon impact of underlying soils and/or groundwater. Further works are required in order to confirm the current condition of underlying groundwater.

Recommendations

We recommend that verification monitoring be completed at the site in order to confirm the current condition of underlying groundwater. We understand that the network of monitoring wells previously installed remains present. We recommend existing wells be inspected, gauged and groundwater samples collected for subsequent analysis. The results of this work can be used to determine if a remedial strategy is required to determine what (if any) remedial measures are required to mitigate any potential risks posed to human health and/or the water environment.

Further site investigation work may be required for foundation design purposes, as part of the proposed redevelopment. We recommend that the existing site data be reviewed and, if required, a suitable investigation scope be designed to provide any additional geotechnical information that may be needed.

Your attention is drawn to the Notice to Interested Parties included as Attachment One

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Attachment Three:	Site Plan Showing Historical Monitoring Well Locations
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1 Introduction

1.1 The Purpose of This Assessment

The site is located on Pickwick Road in Corsham and comprises an operational retail filling station. We understand that Cliffe Property Investments Ltd proposes to redevelop the site for continued use as a retail filling station. The development comprises 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

We have been commissioned by Cliffe Property Investments Ltd to undertake a Phase One Environmental Assessment (also known as a Preliminary Risk Assessment) in order to support a planning application for the proposed redevelopment.

The purpose of this assessment was to develop an initial conceptual site model of the site and establish whether or not there are potentially unacceptable risks to sensitive receptors from potential contaminants that may be present in the soil and/or groundwater under the site. We have not carried out any intrusive investigation of the site and have made no measurements of actual contamination levels that may be present.

Our environmental assessment was undertaken in accordance with the guidelines presented in the Environment Agency (Published 2020, last updated 2023) 'Land contamination risk management (LCRM)' documents and Environment Agency (2016) Guiding principles for land contamination (GPLC).

Your attention is drawn to the Notice to Interested Parties included as Attachment One.

1.2 The Scope of This Assessment

Our assessment included:

- A review of geological, hydrogeological and hydrological information to establish environmental sensitivities at the site and in its vicinity;
- A review of environmental data from previous environmental works;
- A review of available historical information to determine the historical use of the site and its immediate surroundings;
- We have contacted the site's Petroleum Officer in order to obtain details relating to the site's petroleum installation;
- Compilation of a Conceptual Site Model and completion of a Qualitative Risk Assessment;
- Preparation of a report, outlining findings and recommendations, including requirements for any further work;

The findings and opinions in this review are based upon information obtained from the sources outlined above. Information obtained from third parties has been accepted at face value; we believe this information to be reliable but do not guarantee its authenticity. Where practicable the information provided was confirmed from a secondary source such as the review of available municipal records.

The site comprises a retail filling station; we have not completed a walkover inspection as part of this initial review as we do not consider it would add to our conceptual understanding of the site. The client has provided photos of the site to support our assessment of the site.

All the activities comprising this assessment were carried out in accordance with the procedures set out in our Quality Manual.

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1.3 Previous Reports Relating to the Site

As part of our environmental assessment we have reviewed the reports listed in the following table.

Our Ref.	Report Title	Prepared By	Prepared on Behalf of	Date of Issue	Report Reference
Ref.1	Tier Two Quantitative Risk Assessment	SLR Consulting Ltd	Chevron Texaco Limited	April 2005	4D/042/434/01/03
Ref.2	Environmental Condition Report		Azure Property LLP	March 2007	412-1163-00064
Ref.3	Phase I Environmental Assessment Report	Subadra Consulting Ltd	The Co-operative Group Ltd	March 2020	CP20210 CL 001

Our summary review of these documents is provided in Table Two below and we have used information from these documents, where relevant, in other sections of this report.

A site plan showing historical monitoring well locations is included in Attachment Three.

Table One: Previous Environmental Reports Relating to the Site

Our Ref.	Summary of Results and Conclusions of Previous Works
Ref.1	This report comprises the results of a site-specific environmental Tier 2 Quantitative Risk Assessment (now more commonly known as a Detailed Quantitative Risk Assessment) that was carried out by SLR in April 2005. The site was in use as a retail filling station at the time of the assessment. The purpose of the assessment was to '<i>evaluate of the potential pollutant linkages</i>' in order to determine if the concentrations of hydrocarbon impact, identified during previous environmental works, posed an unacceptable to human and/or environmental receptors associated with the site. The report makes reference to three previous phases of environmental investigation, carried out by SECOR Ltd in 1997 and then by SLR during September 2004 and early 2005. A summary of the previous investigation results is provided the Tier 2 risk assessment was prepared using the data from these works [Note we have not been provided with copies of the previous investigation reports]. The report provided a summary of the results of the previous environmental investigation works, as follows: ➤ The geology underlying the site, based on core samples collected from eleven boreholes (BH1-BH12, no BH4), comprised 2.2m of granular Made Ground overlying '<i>interbedded creamy-yellow limestone with stiff grey clay to depths of up to 4.0m</i>', which was interpreted as Forest Marble. ➤ Groundwater was encountered between 0.4m and 1m depth, perched within the Made Ground and resting on the surface of the underlying bedrock. The hydraulic gradient (i.e. direction of groundwater flow) was inferred to be towards the south-east, which is consistent with the local topography.

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Ref.1	➤ Visual/olfactory indications of hydrocarbons were recorded in Made Ground below 1.5m depth in two boreholes advanced to the south-east of the forecourt (BH6) and in the centre of the forecourt (BH9) and also in BH8, drilled on the northern side of the site, at depths of between 1.5m and 1.7m. The results of the chemical analysis carried out on soil samples identified relatively low concentrations of petrol range hydrocarbons in BH6 and moderate to high concentrations of diesel range hydrocarbons (but no petrol) in boreholes BH10-12 (with a maximum of 3,300mg/kg in BH11). ➤ Groundwater sampling, carried out during March/April 2005, identified elevated concentrations of hydrocarbons in BH2, located mid-way along the southern boundary between the central forecourt and Pickwick Road, with maximum concentrations of weathered petrol of 25,000ug/l and diesel at 120,00ug/l (although concentrations of Benzene, Toluene, Ethyl-benzene and Xylenes were all <1,000ug/l). All other boreholes recorded low or non detectable concentrations of hydrocarbons. No free-phase hydrocarbons were observed in any of the groundwater monitoring wells. SLR concluded that the most likely source of the hydrocarbon impact was either fuel supply lines beneath the forecourt or the fuel pumps, but not the tank farm. They concluded the hydrocarbon impact did not extend beyond the southern site boundary (as no impact was recorded in BH5 and BH9, located down-gradient of the impacted zone). The report presented a Conceptual Site Model. This identified groundwater within the Forest Marble (classified as a Secondary Aquifer by the Environment Agency) as a viable pathway for the off-site migration of mobile contaminants towards neighbouring residential properties and a controlled water receptor in it's own right. The report did not include an assessment of the risk to site users (i.e. employees working within the sales building) on the grounds that hardstanding was present across the entire site, acting as a barrier between the shallow contamination and site users, and <i>'the contamination is not present beneath the site building'</i>. SLR used fate transport modelling and sensitivity analysis to complete their assessment and determine if the concentrations of hydrocarbons recorded posed a risk to the identified receptors. Based on the results of their risk assessment they concluded that <i>'the levels of petrol impact to groundwater did not pose any risks to on-site or off-site receptors'</i>, and as such, the site was classified as <i>'suitable for ongoing use as a petrol filling station without further works'</i>.
Ref.2	This report details the results of an environmental assessment carried out during March 2007 as part of due diligence works associated with the sale of the site, from Chevron Texaco Limited to Azure Property LLP. The purpose of the report was to assess the environmental condition of the site to determine whether it was 'Fit For Purpose'. This report summarises additional environmental data obtained post June 2005 (when SLR issued their Tier 2 Quantitative Risk Assessment, see Ref.1). Two additional phases of investigation were described, as follows: ➤ A geotechnical borehole investigation carried out by Discovery GE Ltd in October 2006 to provide information to assist with a proposed shop redevelopment, and ➤ A groundwater monitoring and sampling visit carried out by SLR during March 2007.

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Ref.2

The geotechnical investigation comprised the construction of one trial pit (TP201) and two boreholes (WS101 and WS102) in the eastern part of the site. Boreholes were constructed to a maximum depth of 2.01mbgl and installed as monitoring wells. Monitoring of these two wells and seven existing wells (BH5-BH12) was then completed.

Geology in the trial pits was recorded as Made Ground to a maximum depth of 1.15mbgl overlying limestone bedrock. Groundwater levels across the forecourt area were recorded at depths of between 0.76m and 2.07m. No groundwater was recorded in the two new shallow wells (WS101 and WS102).

No detectable concentrations of petrol or diesel range hydrocarbons were recorded in the two soil samples collected from WS102 (from depths of 0.4m and 1.7m). No free-phase hydrocarbons were recorded in any of the wells. Low concentrations of diesel range hydrocarbons were recorded in groundwater samples collected from BH10 and BH12, located in the south-eastern corner of the site, adjacent to the sales building (hydraulically down-gradient of the forecourt), with concentrations of 163ug/l and 140ug/l respectively. [Note: groundwater samples were only collected from BH10, BH11 and BH12 during this phase of works].

The results of the subsequent groundwater monitoring visit, carried out in March 2007, recorded resting groundwater levels at depths of between 0.9m and 1.97m. No free-phase hydrocarbons were recorded in any of the wells. No detectable concentrations of hydrocarbons were recorded in the seven groundwater monitoring wells sampled at the time (BH5 to BH12 and two tank farm wells). Based on the results of this additional data, SLR reported that *'the post-June 2005 data has determined that the situation has not changed significantly since the pre-June 2005 works'*. [Note: despite the significant reduction of dissolved hydrocarbons in borehole BH2.]

They also highlight that the various reports were submitted to the Local Planning Authority in April 2006, in support of the application for the replacement of the proposed sales building. The statutory consultees responsible for the site were consulted as part of the planning process; they were satisfied with the planning proposals and not applied any environmental planning conditions to the site.

SLR concluded that the site was considered *'Fit For Purpose as a Petrol Filling Station'*.

Ref.3

We were commissioned by The Co-operative Ltd to prepare a Phase One Environmental Assessment (desk study report) in order to support a planning application for the proposed redevelopment. As part of this current desk study report we will review the site's geo-environmental setting, therefore we will not reproduce/review the desk study section of this report in this section.

We noted that environmental assessment works identified hydrocarbon impact of underlying groundwater during March/April 2005. However a more recent assessment of groundwater quality completed during March 2007 indicated no significant hydrocarbon impact. At the time of reporting there had not been any recorded leaks or losses at the site. We recommended that verification monitoring be completed at the site in order to confirm the condition of underlying groundwater, using the network of monitoring wells previously installed (assuming they remained present).

[Note: we understand that this report was submitted in support of the proposed development Application reference 20/03036/FUL and no land contamination conditions were applied to the approved decision notice. The re-development did not take place.]

Table Two: Review of Previous Environmental Works at the Site

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2 Desk Study Information

2.1 Site Description, Location and Setting

Site Description	The site currently comprises an operational retail filling station, with sales building, combined petrol/diesel central forecourt area (with canopy), and a car wash hall. Access is from Pickwick Road, which forms the southern boundary. The site is relatively flat with a slight downward gradient to the south/south-east (in accordance with the local topography). A plan show the existing layout is provided below.		
Grid Reference	386470 170580	Location	The site is located off Pickwick Road, on the north-western outskirts of Corsham in Wiltshire, approximately 6km to the south-west of Chippenham
Elevation (approx)	~109m AOD		
Size (approx)	~0.15ha		

Table Four: Site Location and Setting

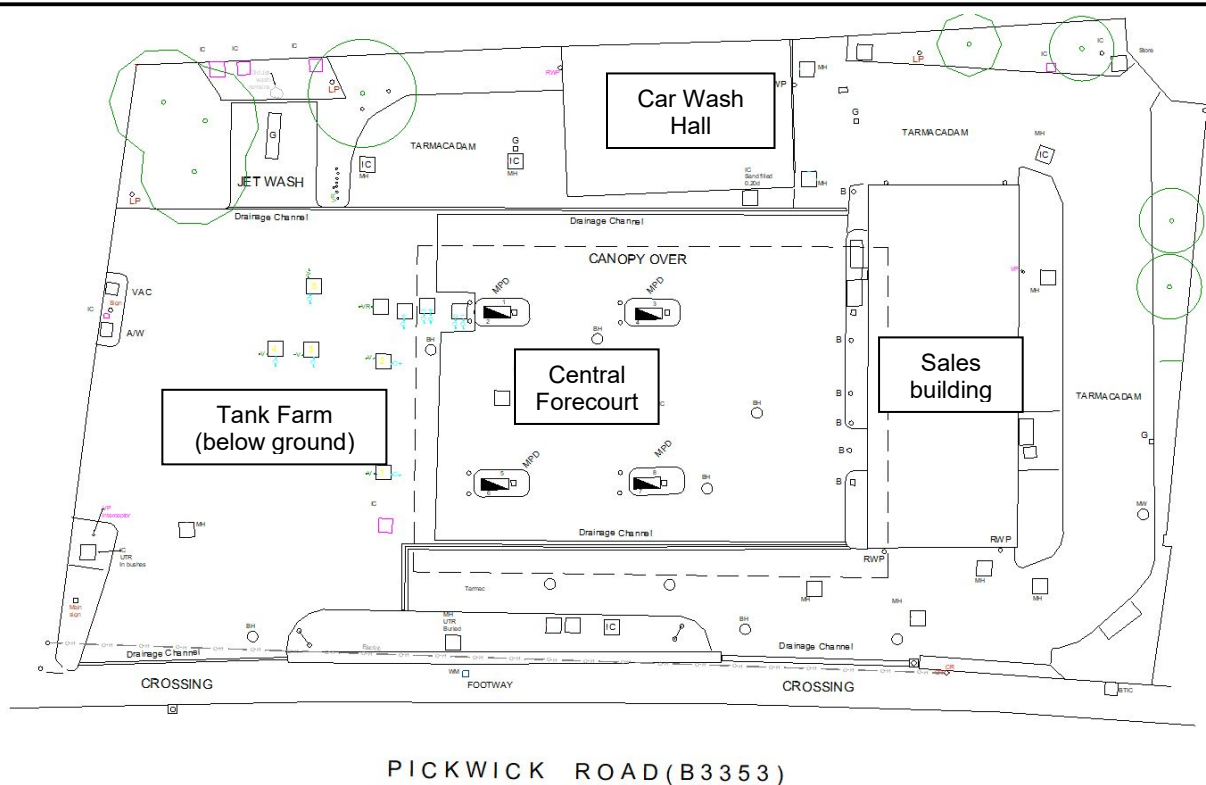


Figure One: Site Plan (Existing)

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Photograph One: Central forecourt area



Photograph Two: Rear of existing sales building

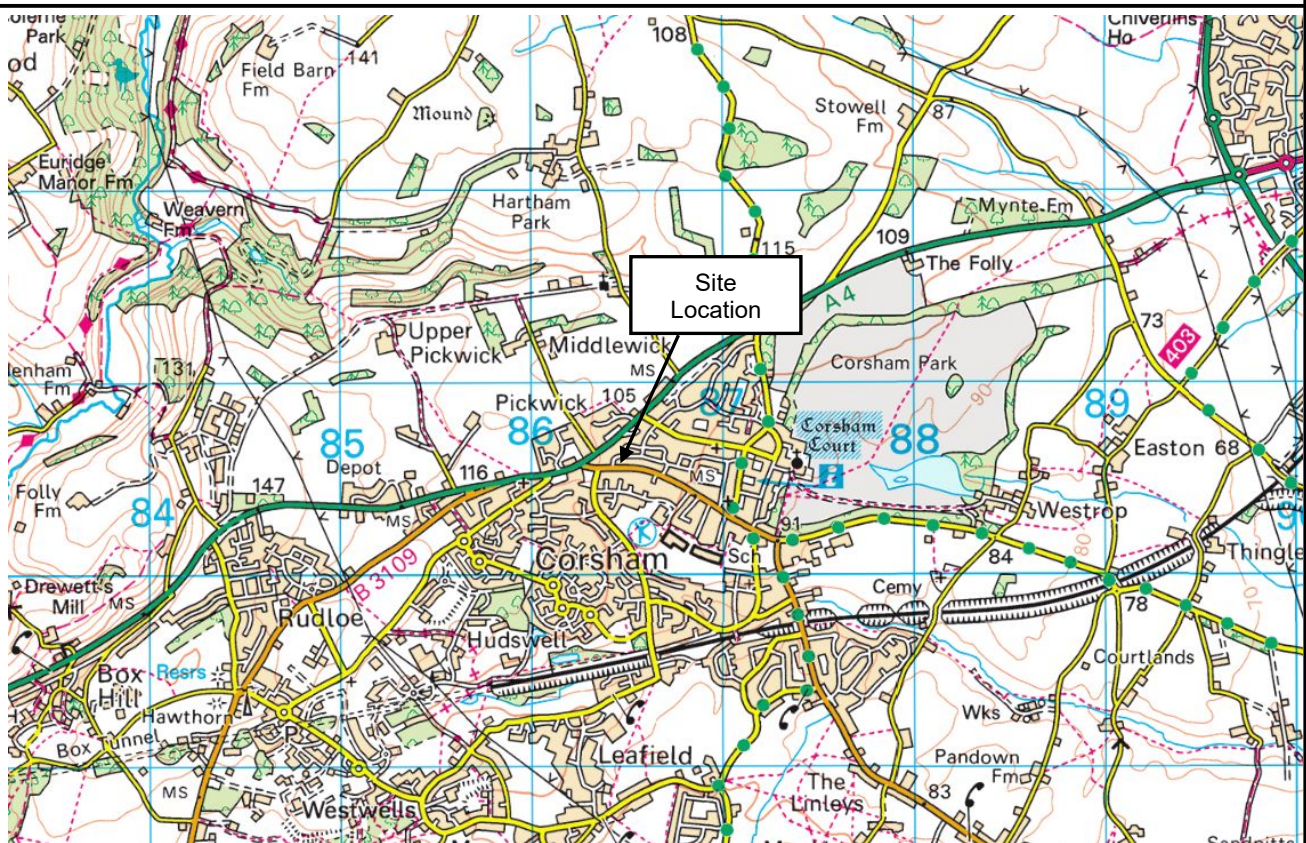


Figure Two: Site Location Map

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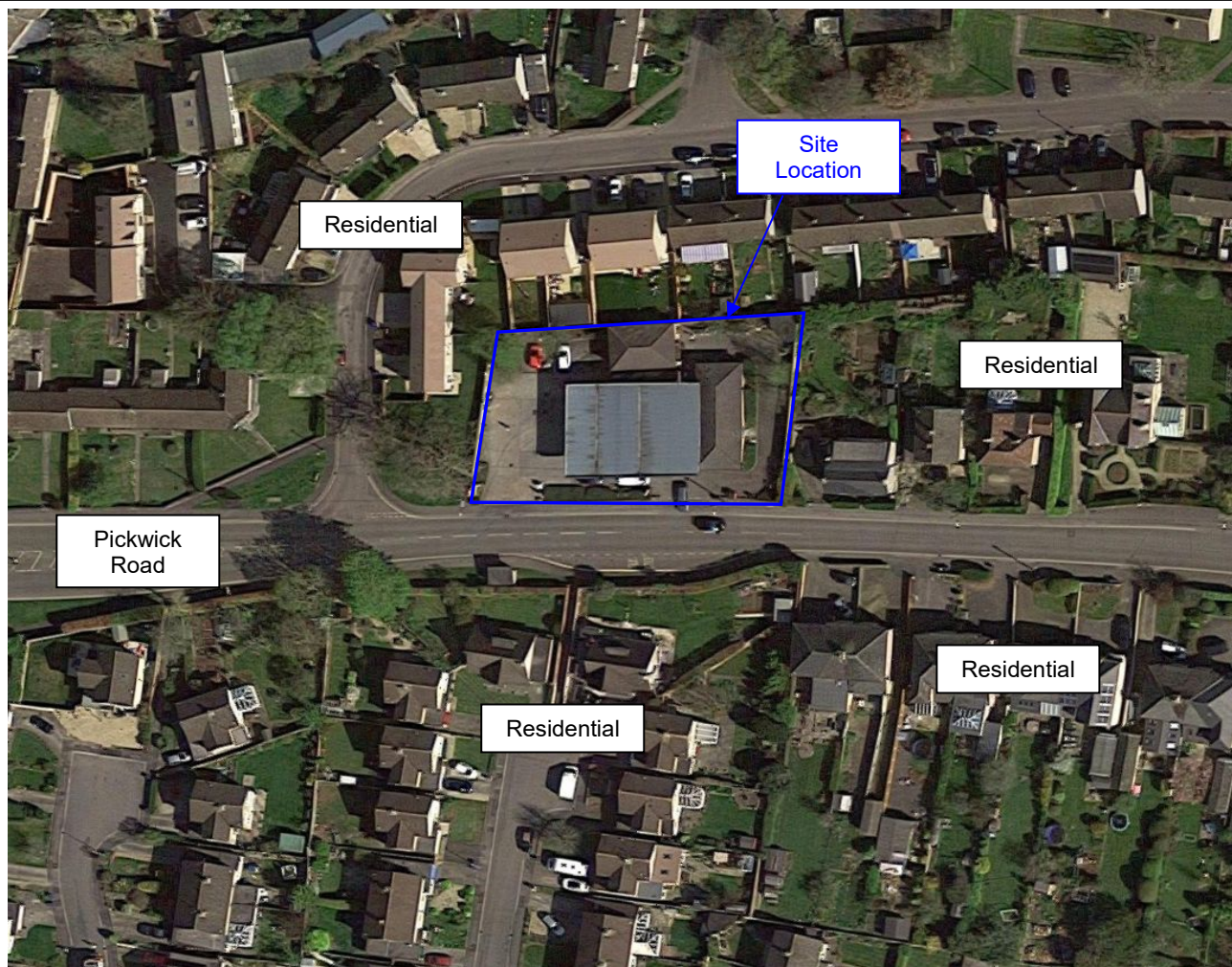


Figure Three: Aerial Photograph Showing Site and Surrounding Area

Direction	Details
North	Residential properties (<5m)
East	Residential properties (<5m)
South	Pickwick Road with residential properties beyond (<15m)
West	Residential properties (<5m)

Table Five: Surrounding Land Use

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2.2 Geology, Hydrogeology and Hydrology

	Geological Unit	Description		Estimated Thickness	Data Source
Drift Geology	None recorded at the site's location				British Geological Survey (BGS)
Solid Geology	Cornbrash Limestone	Limestone, medium- to fine-grained. Generally bluish grey, but weathers to olive or yellowish brown.		<10m	
	Forest Marble Formation	Mudstone	Greenish grey, variably calcareous and sometimes sandy mudstone	25-30m	
		Limestone	Grey, weathering brown and flaggy, variably sandy limestone	<10m	
Existing Site Investigation Data	Previous borehole investigation works have confirmed that shallow soils comprise ~2.2m of granular Made Ground overlying 'interbedded creamy-yellow limestone with stiff grey clay to depths of up to 4.0m'(interpreted as Forest Marble).				Ref.1-2
Nearby Borehole Records	The BGS hold records for a borehole constructed ~60m to the north-west of the site (BGS ref. ST87SE6). This records underlying geology to comprise Made Ground to 0.46m, over Cornbrash Formation ('Stone') to 2.7m, over Forest Marble Formation (yellow clay grading to blue gault) to 23m depths. This was underlain by the Action Turville Beds and Great Oolite series (to ~64m).				BGS

Table Six: Regional Geology

	Geological Unit	Environment Agency Aquifer Classification	Data Source
Drift Geology	None recorded at the site's location		Environment Agency
Solid Geology	Cornbrash Limestone	Secondary Aquifer (Class A)	
	Forest Marble Mudstone Formation		
	Forest Marble Formation - Limestone	Principal Aquifer	
Existing Site Investigation Data	Previous groundwater monitoring recorded groundwater at shallow depths, between 0.4m and 2m depths, varying slightly seasonally, with an inferred hydraulic gradient to the south-east, consistent with the topography. Groundwater was described as being perched within the Made Ground, resting on the surface of the underlying bedrock.		Ref.1-2
Nearby Borehole Records	The BGS borehole referenced above recorded resting groundwater at 42m depths.		BGS

Table Seven: Regional Hydrogeology

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	Description	Distance	Direction	Data Source
Surface Water Features	Small pond	300m	North	Ordnance Survey

Table Eight: Regional Hydrology

Abstraction	Surface Water			Groundwater		
	Distance	Direction	Purpose	Distance	Direction	Purpose
Nearest	None identified within 1km			None identified within 1km		
Nearest Public Water Supply						
Source Protection Zone	The site lies within Zone II of a designated Source Protection Zone, associated with abstractions located ~4km to the south-east. The abstraction is likely to draw from the deeper Forest Marble Limestone, with the shallower mudstone affording protection from shallow contamination.					
Site located in an Environment Agency defined 'Drinking Water Safeguard Zone'			Surface Water		No	
			Groundwater		No	
Data sourced from Environment Agency						

Table Nine: Nearest Surface and Groundwater Abstractions

2.3 Site History

2.3.1 Review of Historical Ordnance Survey Maps (Ref.1)

Date	Review of Map – Description of Land Use at Site and in the Immediate Surrounding Area	Potentially Contaminative Land-use	
		On-site	Off-site
1886 / 1900 / 1921 (1:2,500 map series)	There is a small Smithy shown towards the western end of the site. There is a small building (residential (?)) shown directly to the east (1900 onwards) and several further residential properties shown to the east, along Pickwick Road (1921 onwards). The village of Lower Pickwick is shown to the north-west, with Pickwick Brewery shown ~100m.	Smithy - potential for shallow soils to be impacted with metals and hydrocarbons	Brewery - potential for hydrocarbon impact associated with any oil-fired boilers.
1955 / 1975 (1:10,500 map series)	There is still a building in the south-western corner of the site, but it is no longer described as Smithy. The village of Corsham has been built up around the site, with residential properties directly to the north, east, west and south (across Pickwick Road).	None identified	None identified

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Date	Review of Map – Description of Land Use at Site and in the Immediate Surrounding Area	Potentially Contaminative Land-use	
		On-site	Off-site
1976 /1987 (1:2,500 map series)	The site has been redeveloped as a 'Garage'. There is a single large building located along the rear/northern boundary and a small structure (most likely a forecourt canopy - suggesting fuel sales) towards the front of the site, nearest Pickwick Road. Residential housing surrounds the site still.	Site in use as a Garage. Potential for use/storage of fuels, oil and solvents	None identified
1988 / 1991 (1:2,500 map series)	The Garage is still present and an additional building has been constructed towards the north-east corner of the site (no use shown).		
1993 / 1996 (1:2,500 map series)	The site has been redeveloped into its current layout, with a sales building along the eastern boundary, a large central forecourt canopy and a car wash hall to the rear of the site.		

Table Ten: Historical Map Review (Ref.1)

2.3.2 Review of Online Planning Records

Date	Application Number	Local Planning Authority – Planning Records (from local planning authority website)	Evidence of Development
April 2020	20/03036/FUL	Demolition of existing retail kiosk and erection of replacement retail kiosk (Class A1); removal of associated car wash; re-configuration of car parking layout and installation of replacement plant.	Approved (with Conditions) but redevelopment was not carried out
Feb 2011	N/11/00423	Two External Fascias	Approved (with Conditions) - unknown if carried out
May 2007	N/07/0026	Illuminated Fascia Sign	
May 2006	N/06/01033	Redevelopment of existing petrol filling station comprising removal of car wash, extension to shop, compound, ATM, car parking, landscaping and associated works.	Approved (with Conditions) - site plans suggest shop may have been extended
Feb 2004	N/04/00497	ATM fascia and surround.	Approved (with Conditions)
Feb 2001	N/01/00450	Petrol storage tanks [no details provided]	Approved (with Conditions)
Dec 1990	N/90/02938	Erection of pylon sign.	Approved (with Conditions) - unknown if carried out
March 1990	N/90/00715	Demolition of existing petrol filling station and erection of new filling station (with car wash).	Approved - historical maps suggest site redeveloped between 1991 and 1993

Table Eleven: Summary of Online Planning Records

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2.3.3 Petroleum Officer Search

As part of our previous assessment (ref.3) we contacted the site's Petroleum Officer in order to obtain details relating to the site's petroleum installation. The information provided is summarised below.

Petroleum Officer Data Search (Ref.3 - 2020)

The Petroleum Officer provided details relating to the petroleum installation at the site. Records indicate that the site has been active as a petrol filling station since at least 1980.

Records show there are five operational below ground fuel tanks at the site as follows:

- Tank 1: Unleaded / 29,000litres
- Tank 2: Super Diesel / 9,600litres
- Tank 3: Diesel / 15,300 litres (split compartment with Tank 4?)
- Tank 4: Super Unleaded / 13,500litres
- Tank 5: Diesel / 29,100 litres

The Petroleum Officer records indicate the tank are of double skin construction, with interstitial monitoring systems active. [Note: whilst the Petroleum Officer records indicate all five tanks were installed in 1980, previous environmental reports (ref.2) indicate two tanks were installed in 2001 and three tanks were installed in 1991].

Tanks are filled via below ground off-set fill points and tank contents are recorded via an electronic VeederRoot gauge.

Records indicate the below ground fuel tanks and supply lines were integrity tested during 2020, as part of planned maintenance works and a grade change of the tanks. No results are provided, but we presume all passed as tight.

There are no records of any spills or losses from the petroleum installation at the site, based on records dating back to 1995.

Table Twelve: Information Provided by Petroleum Officer in 2020

We have also recently contacted the site's Petroleum Officer in order to obtain updated details relating to the site's petroleum installation. In addition to the information provided above, the Petroleum Officer has provided the following information.

Additional Petroleum Officer Data (2025)

The petroleum officer confirmed there has been no changes (to their knowledge) since our last requested search in 2020 (detailed above).

They provided a copy of the petroleum officers inspection of the site, conducted in September 2025, which noted some actions for the site including provision of an interceptor (cleaning?) certificate, electrical certificate and "Veeder Root sorted urgently".

Table Thirteen: Additional Information Provided by Petroleum Officer in 2025

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2.3.4 Review of Permits and Regulatory Actions

Date	Licence Number	Details	Issuing Authority
November 1999	WC/EP25	Type: Local Authority Pollution Prevention and Control Description: G1/14 Petrol filling station	Wiltshire Council, Environmental Health Department

Table Fourteen: Current or Past Permits or Licences

Date	Details	Data Source
October 1996	Location: 125m - South east Pollutant: Inorganic chemicals Incident Severity: Minor Risk: Water quality	Environment Agency
Note	No pollution incidents are associated with, or are likely to impact the site	

Table Fifteen: Pollution Incidents and Regulatory Actions

2.4 Additional Information

Flood Risk Zone	Flood Risk	Data Source
Zone 1	These are areas that are defined as having a low probability of flooding. On this basis, and as the site is less than 1 hectare, a flood risk assessment is not likely to be required as part of future planning applications.	Environment Agency

Table Sixteen: Preliminary Flood Risk Assessment

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Risk	Description	Data Source
Radon Risk	The site is located in an area where the National Radiological Protection Board have determined that <1% houses exceed the recommended Action Level for radon for existing homes in the UK of 200Bqm ⁻³ (averaged over a year). No radon protective measures are necessary in the construction of new structures or extensions.	Public Health England
Nearest Landfill	The Environment Agency records show that there are no current or past landfill sites within 250m of the site.	Environment Agency
Degradable material within Made Ground	Previous reports do not indicate that degradable material was encountered within Made Ground.	Ref. 1 and 2
Peat and organic matter within Alluvial deposits	No alluvial deposits have been encountered beneath the site.	
Degradation of spilled or leaked petroleum hydrocarbons	Hydrocarbons have historically been recorded in soils underlying the site and the on-going degradation of these hydrocarbons may generate ground-gases. However, no detectable concentrations of hydrocarbons were recorded in the seven groundwater monitoring wells sampled in March 2007, and SLR concluded that the site was considered ' <i>Fit For Purpose as a Petrol Filling Station</i> '.	
Natural Geology	Near surface geology comprises a thin layer of limestone and clay soils.	BGS
Organic rich silt formed in water bodies	No significant source identified.	Ordnance Survey Maps
Conclusions	We have not identified significant potential sources of hazardous ground gases to be associated with the site at this time. We therefore consider the overall risk to be relatively low.	
Table Seventeen: Hazardous Ground Gas Risk		
Risk	Description	Data Source
Risk of Coal Mining	The site is not located in an area considered to be at potential risk from coal mining.	Mining Remediation Authority
Potential for Unexploded Ordnance	The site is located in a low risk area with respect to historic UXOs.	Zetica Ltd UXO
Table Eighteen: Mining and Unexploded Ordnance Risk		

Client: Cliffe Property Investments Ltd	Phase I Environmental Assessment Report	Report	CP20210 CL 002
		Date	November 2025
		Page	17

Pickwick Service Station, Corsham



13 Triangle Business Park, Stoke Mandeville, HP22 5BL
Tel: 01296 739400 Email: consultants@subadra.com

3 Outline Conceptual Site Model and Preliminary Risk Assessment

We have used the information presented in the previous sections of this report to create an outline Conceptual Site Model for the site. We have reviewed potential contaminants and their receptors together with any possible pathways that may link them. The resulting potential contaminant linkages are summarised on the following page.

Contaminant	Pathway	Receptor	Viable Pollutant Linkage
Site has been in use as a retail filling station for at least 40 years. The fuel infrastructure is considered a potential source of (hydrocarbon) contamination. Made Ground is reported to be present at the site and may also constitute a potential source of contamination Historical environmental reports indicate some historical hydrocarbon impact of underlying groundwater, although no significant impact reported in March 2007. No reported significant leaks or losses.	Ingestion and dermal contact	Future site workers	No - site covered with hard standing; this will act as a barrier and mitigate risk of impact
	Permeation of volatile contaminants into drinking water supply service pipes		Possible - subject to concentrations of any volatile contaminants present, although no significant impact reported in March 2007.
	Volatilisation of hydrocarbons to indoor/outdoor air (either direct from soils or dissolved in groundwater)		
	Off-site migration of hydrocarbons: volatilisation to indoor/outdoor air (vapours from on-site soils or via lateral migration of dissolved compounds)	Residential properties - all directions (within 15m)	Unlikely - previous investigation work has confirmed groundwater beneath the site is limited to perched water within Made Ground and no significant impact reported in March 2007 (and the site was concluded as suitable for on-going filling station use).
	Downward migration of contaminants to groundwater	Secondary Aquifers (Cornbrash and Forest Marble Mudstone)	
		Principal Aquifer (Forest Marble Limestone)	Unlikely - the overlying mudstone units will inhibit downwards migration of any shallow hydrocarbon contamination that may be present beneath the site.
	Off-site migration of contaminants dissolved in groundwater leading to direct impact of environmental receptors	Pond - 300m / N	No - due to distance between the site and the pond
	No at risk abstractions identified	No viable receptor identified	
Hazardous Ground Gas	Accumulation beneath and within the future sales building	Future site workers	Unlikely - we consider the overall risk of impact to be relatively low at this time

Table Nineteen: Preliminary Conceptual Site Model

Client: Cliffe Property Investments Ltd	Phase I Environmental Assessment Report	Report	CP20210 CL 002
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Pickwick Service Station, Corsham



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4 Conclusions and Recommendations

The results of our environmental assessment indicate the following:

- The site is located in an area of moderate environmental sensitivity. Underlying geology is shown to comprise Cornbrash Limestone and Forest Marble Mudstone, both units classified by the Environment Agency as Secondary Aquifers. The nearest surface water feature is a small pond located 300m to the north; this is not considered a viable at risk receptor. We have not identified any at-risk licensed water abstractions.
- The site lies within a designated Source Protection Zone (Zone II), associated with an abstraction located ~4km to the south-east that is likely to draw from the Forest Marble Limestone (present beneath the Forest Marble Mudstone). However, we consider the shallow mudstone units under the site will impede downward migration of any hydrocarbon contamination present to the deeper limestone aquifer.
- The site has been a retail filling station for at least 40 years. During the 1980s and 1990s the site was denoted as a 'Garage' and could have been used as a vehicle repair workshop. The current petroleum installation is understood to date from either 1991 or 2001 and comprises double skin tanks.
- Previous investigations have confirmed underlying geology to comprise ~2.2m of granular Made Ground overlying 'interbedded creamy-yellow limestone with stiff grey clay to depths of up to 4.0m'. Groundwater was present at shallow depths, between 0.4m and 2m below ground level, with an inferred hydraulic gradient to the south-east. Groundwater was described as being perched within the Made Ground, resting on the surface of the underlying bedrock.
- Previous environmental assessment works identified hydrocarbon impact of underlying groundwater during March/April 2005. However a more recent assessment of groundwater quality completed during March 2007 indicated no significant hydrocarbon impact. There have not been any recorded leaks or losses at the site.
- Although no fuel losses have been recorded at the site, we consider the ongoing site use as a petrol station since 2007 may have resulted in hydrocarbon impact of underlying soils and/or groundwater. Further works are required in order to confirm the current condition of underlying groundwater.

Your attention is drawn to the Notice to Interested Parties included as Attachment One.

Table Twenty: Conclusions

We recommend the following:

- We recommend that verification monitoring be completed at the site in order to confirm the current condition of underlying groundwater. We understand that the network of monitoring wells previously installed remains present. We recommend existing wells be inspected, gauged and groundwater samples collected for subsequent analysis. The results of this work can be used to determine if a remedial strategy is required to determine what (if any) remedial measures are required to mitigate any potential risks posed to human health and/or the water environment.
- Further site investigation work may be required for foundation design purposes, as part of the proposed redevelopment. We recommend that the existing site data be reviewed and, if required, a suitable investigation scope be designed to provide any additional geotechnical information that may be needed.

Table Twenty-one: Recommendations

Client: Cliffe Property Investments Ltd	Phase I Environmental Assessment Report	Report	CP20210 CL 002
		Date	November 2025
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**ATTACHMENT ONE:
NOTICE TO INTERESTED PARTIES**

NOTICE TO INTERESTED PARTIES

The purpose of our work is to provide general information on the environmental and/or geotechnical conditions existing at the site And related to soil and/or groundwater. The Client or others specified the scope of the investigation And the validity of our conclusions is limited by the scope of work specified. We are not responsible for any such limitations or omissions.

Where stated in this report, we have used information supplied by third parties. While we have evaluated As far as possible the validity Of this information, we cannot guarantee its accuracy In any way whatsoever.

No investigation technique is capable Of completely identifying all Of the contaminants that might be present In the soil or groundwater under a site. Where specified In our report, we have examined the ground by constructing a number of boreholes and/or trial pits. We recovered samples of soil and/or groundwater from available exposures.

The depth And spacing of our sampling locations were selected To ensure With a reasonable probability that they would be representative Of the actual conditions across the whole site. However, safety considerations relating to existing site infrastructure may have restricted our ability To investigate all potential contaminant sources. Specifically, we were unable To investigate the soil And groundwater condition immediately adjacent To the underground structures and/or buried services. These limitations must be borne In mind When considering the conclusions reached In this report.

Soil is intrinsically variable and the spread Of contaminants within the soil is therefore subject to a degree Of non-uniformity. For these reasons no sampling technique can completely eliminate the possibility of obtaining samples that are not representative Of the actual conditions. Our sampling techniques are intended To reduce the possibility to an acceptable level, within the limits imposed by the budget and scope of the investigation.

Groundwater levels and soil vapour levels that we report were accurate at the time of the investigation. Groundwater And soil vapour levels are variable. Long term monitoring may be required to ensure that the levels recorded during our investigation are representative of long term and possible 'worst case' conditions. In accepting our recommendations and/or conclusions the Client acknowledges that further, more detailed investigation could allow a more accurate assessment of site conditions to be made and that this would reduce any consequential risk to the Client.

Our investigation was carried out to assess the significance of contamination resulting from use of the site as identified in this report. Unless we have indicated otherwise, no assessment of the potential impact of any other previous uses has been made. No investigation was carried out to determine whether or not any deleterious or hazardous materials (such as asbestos) have been used in the construction of the buildings present on the site. Unless otherwise stated no investigation or assessment has been made of the presence or otherwise of invasive plant species including but not limited to Japanese Knotweed.

Unless specifically stated otherwise, we have not assessed the effect of any proposed future construction activities on existing structures on or near to the site. Nor, unless stated otherwise, have we assessed the likely effect of trees on existing or proposed structures on or near the site.

We do not accept any responsibility for the cost of remedial works or other costs incurred in whatever way whatsoever as a result of any omissions, errors or other shortcomings in this report unless we have been given reasonable opportunity to verify ourselves that such faults exist and we have been given a reasonable opportunity to carry out works to remedy such faults ourselves using the most practicable means available to us. We do not accept liability for any consequential losses incurred by you while either we or others carry out any remedial works we deem necessary.

This report has been prepared for the Client, as specified on the cover page of this report. We do not accept any liability whatsoever to any other third parties unless explicitly agreed by us in writing. In accepting our recommendations and/or conclusions the Client accepts that the terms of our appointment were as detailed in the Proposal, or Proposals, that we provided to the Client before being appointed and that these terms supersede and have precedence over any other terms and/or conditions set out in any contracts agreed between ourselves and the Client, regardless of when such terms and/or conditions were agreed to by us and/or signed by us even if such contracts contain terms that contradict this.

Neither the whole nor any part of this report, or any reference to it, may be included in any published document circular or statement or published in any way without our prior written approval.

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Client: Cliffe Property Investments
Limited

Report

CP20210 CL 002

Date

December 2025

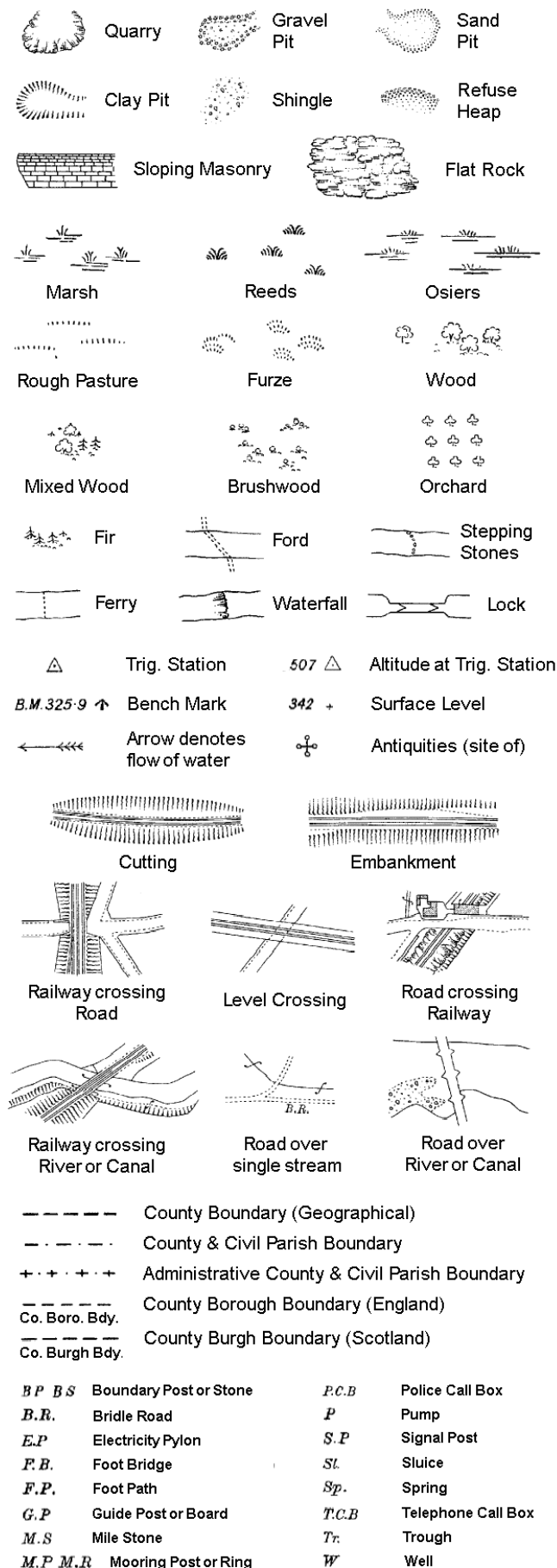
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Attachment One - 2

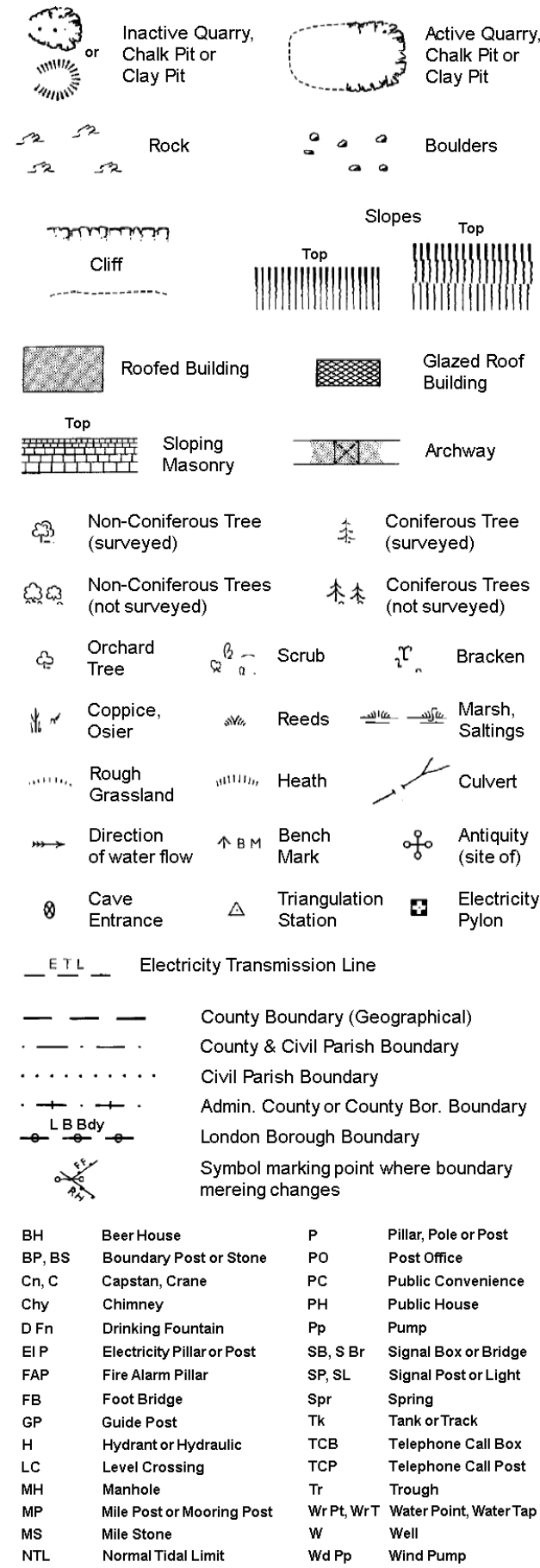
**ATTACHMENT TWO:
HISTORICAL MAPS**

Historical Mapping Legends

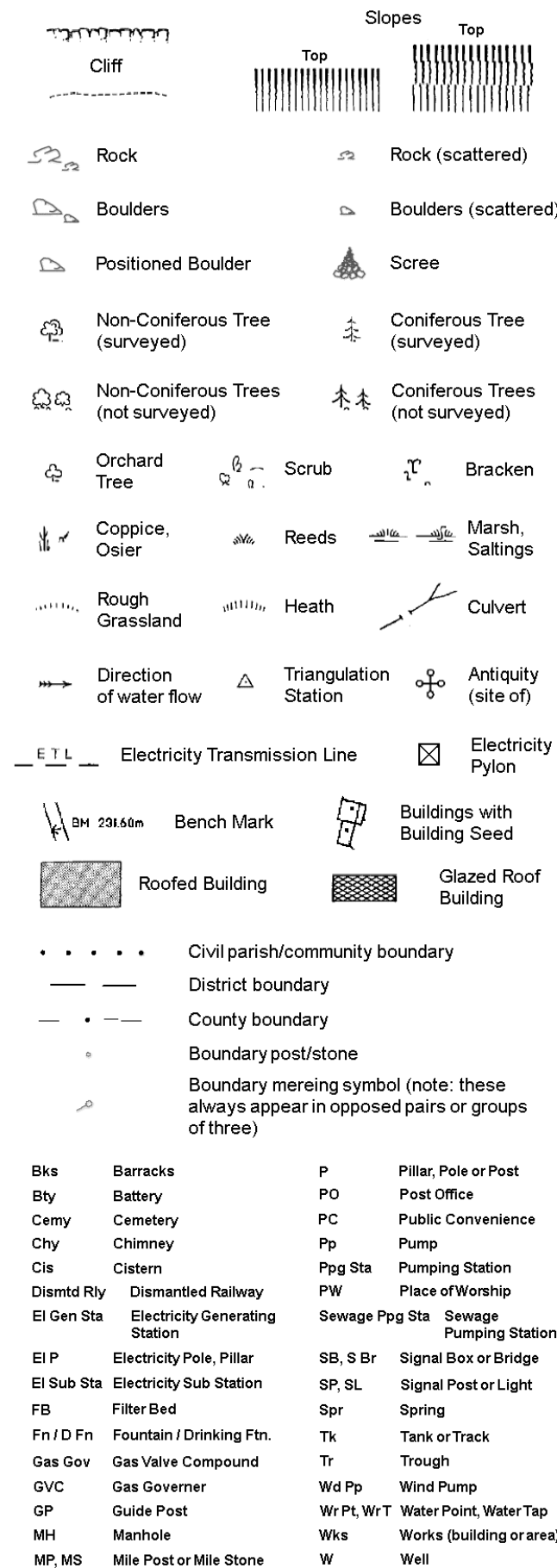
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



Large-Scale National Grid Data 1:2,500 and 1:1,250



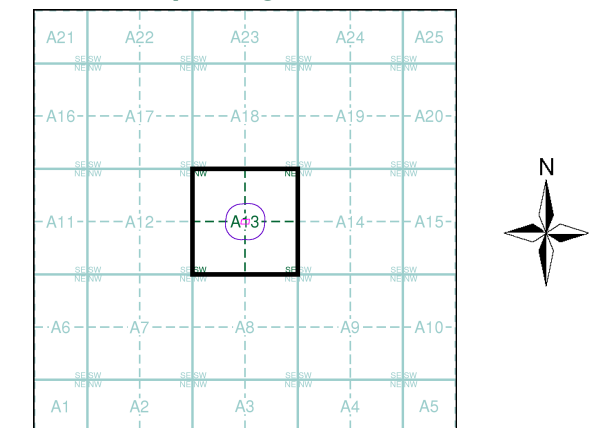
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Historical Mapping & Photography included:

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Wiltshire	1:2,500	1900	3
Wiltshire	1:2,500	1921	4
Ordnance Survey Plan	1:2,500	1970	5
Ordnance Survey Plan	1:2,500	1976	6
Additional SIMs	1:2,500	1987	7
Ordnance Survey Plan	1:2,500	1988	8
Additional SIMs	1:2,500	1991	9
Large-Scale National Grid Data	1:2,500	1993	10
Large-Scale National Grid Data	1:2,500	1996	11

Historical Map - Segment A13



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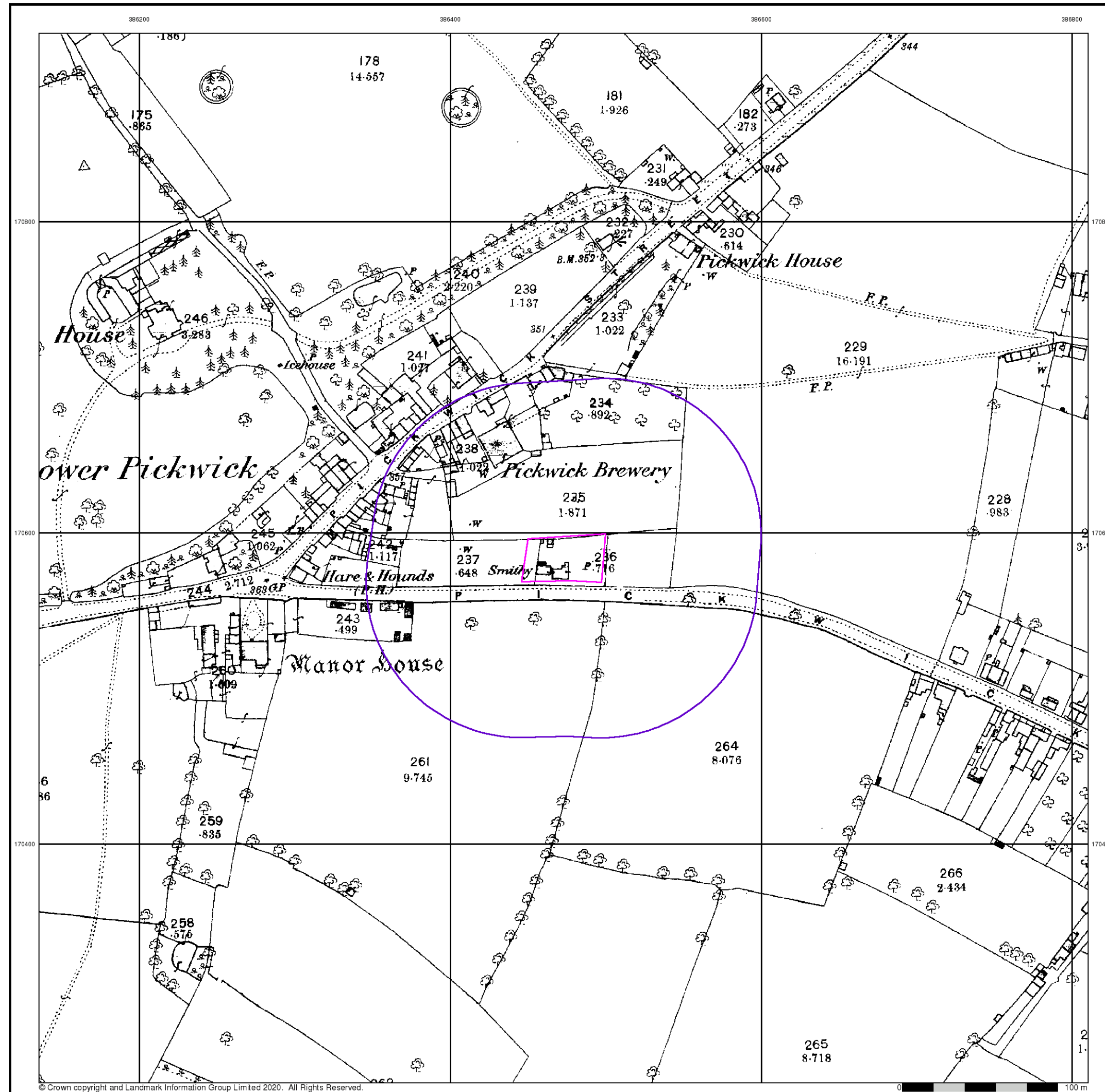
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Site Area (Ha): 0.15
Search Buffer (m): 100

Site Details

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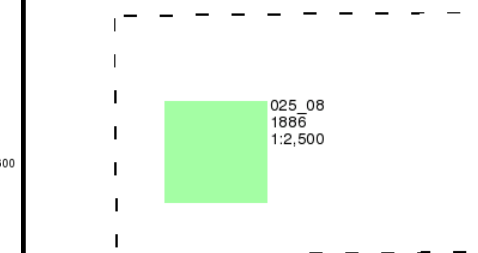
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Published 1886

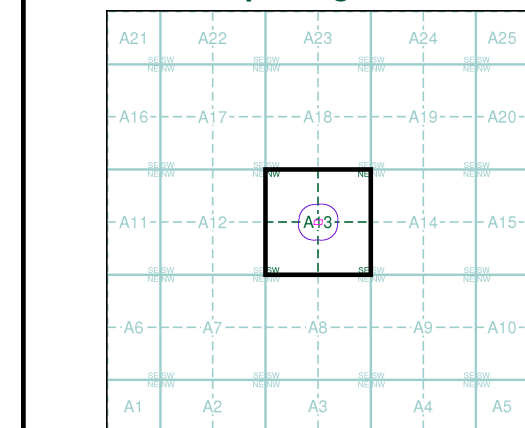
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Map Name(s) and Date(s)



Historical Map - Segment A13



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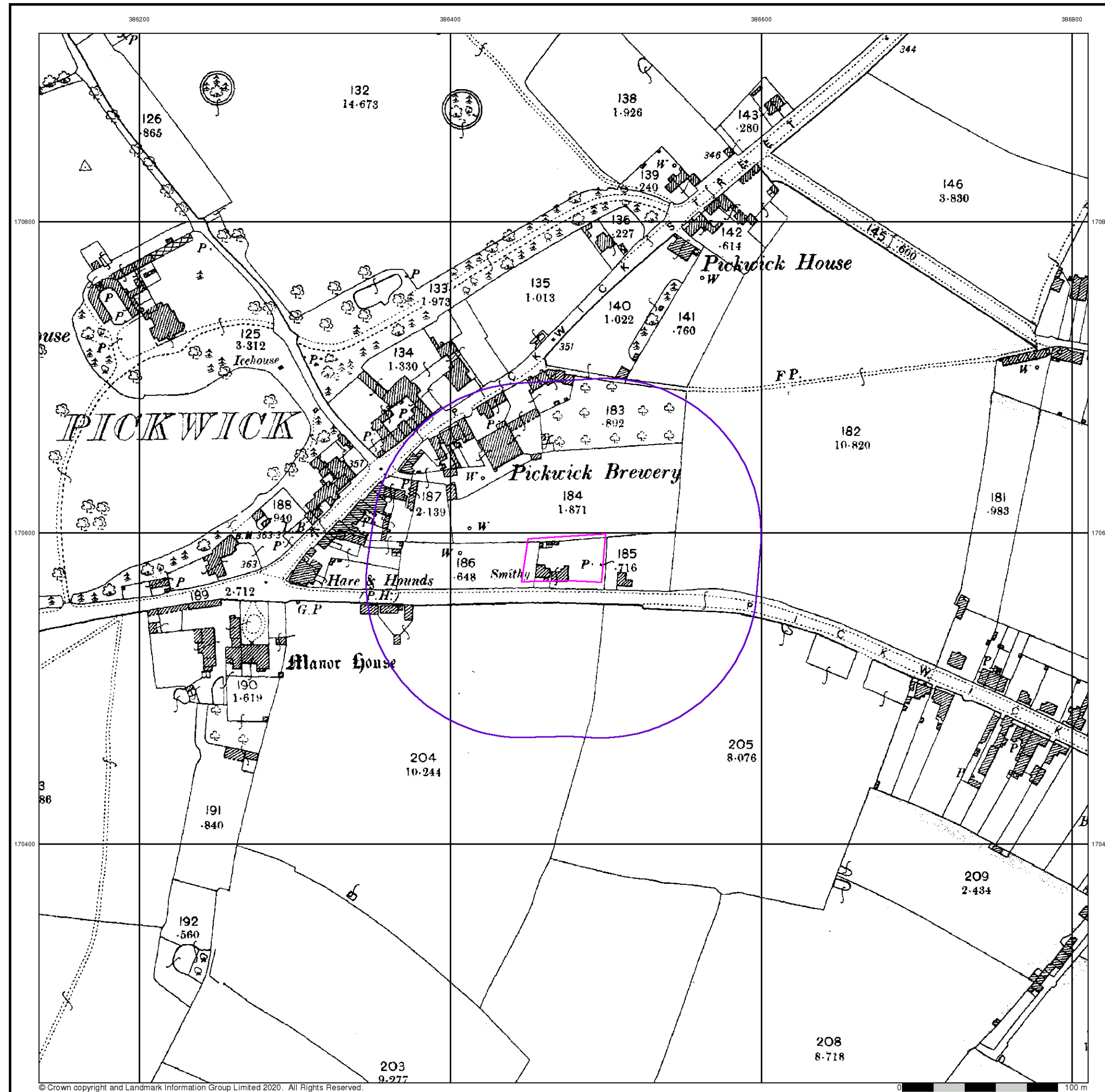
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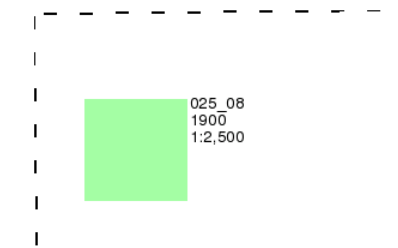
Wiltshire

Published 1900

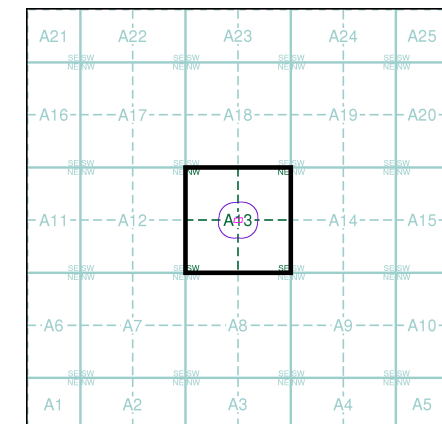
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Map Name(s) and Date(s)



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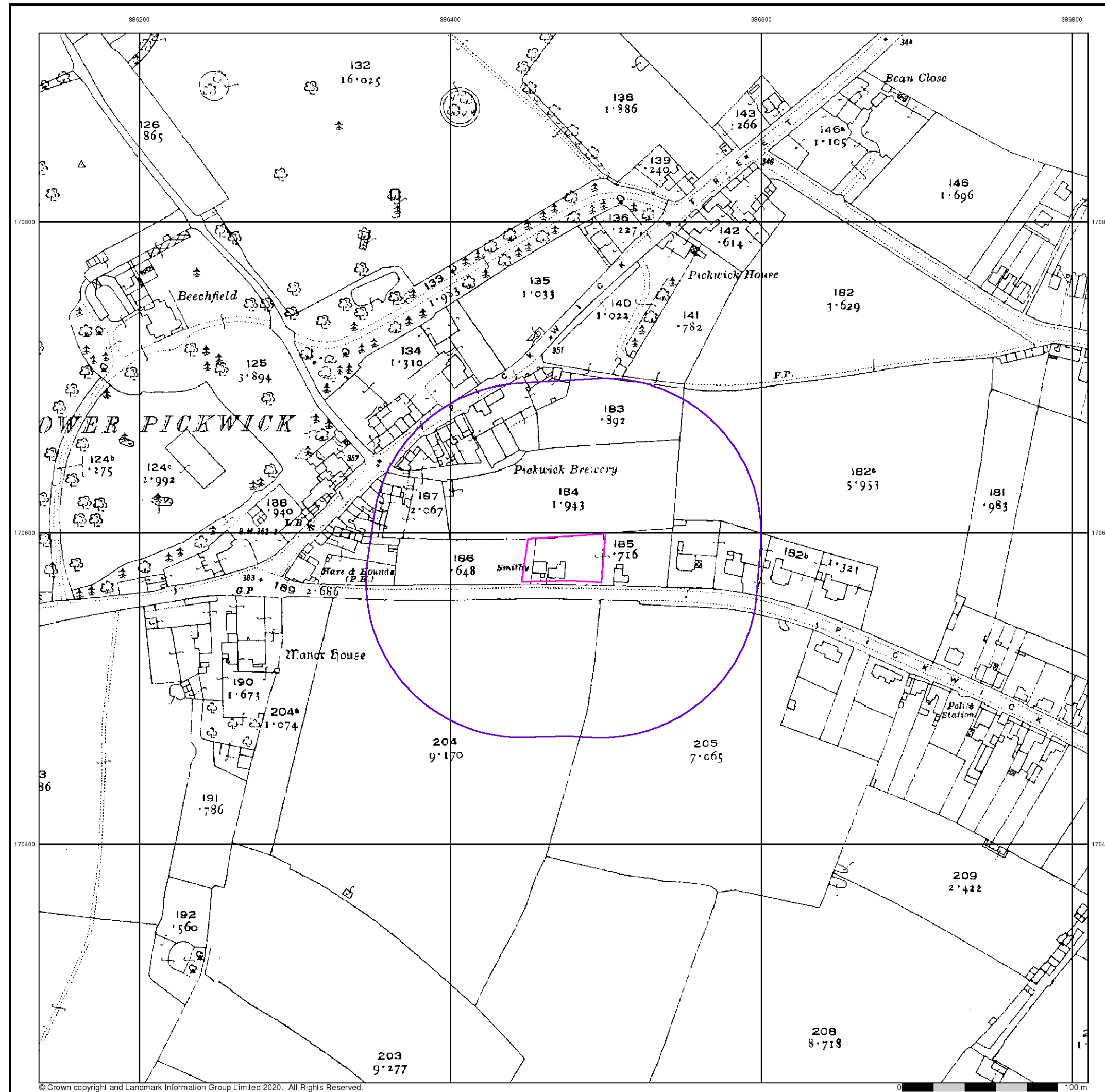
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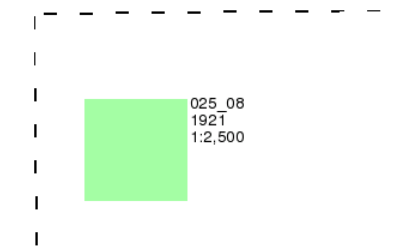
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Published 1921

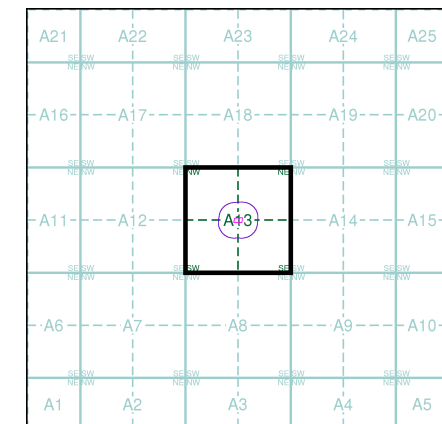
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Map Name(s) and Date(s)



Historical Map - Segment A13



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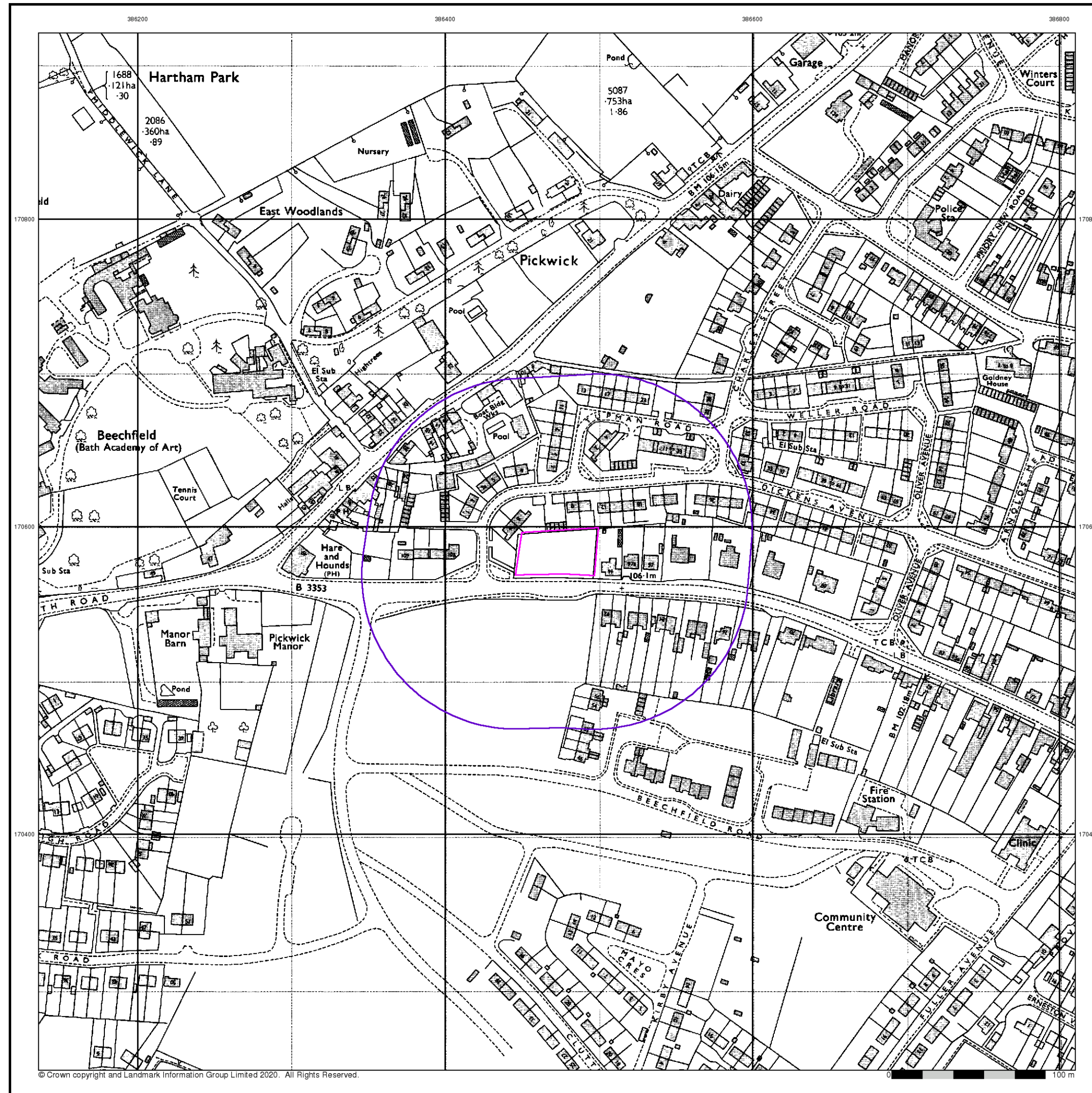
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Ordnance Survey Plan

Published 1970

Source map scale - 1:2,500

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Map Name(s) and Date(s)

ST8670

1970

1:2,500

Historical Map - Segment A13

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A16	A17	A18	A19	A20
A11	A12	A13	A14	A15
A6	A7	A8	A9	A10
A1	A2	A3	A4	A5

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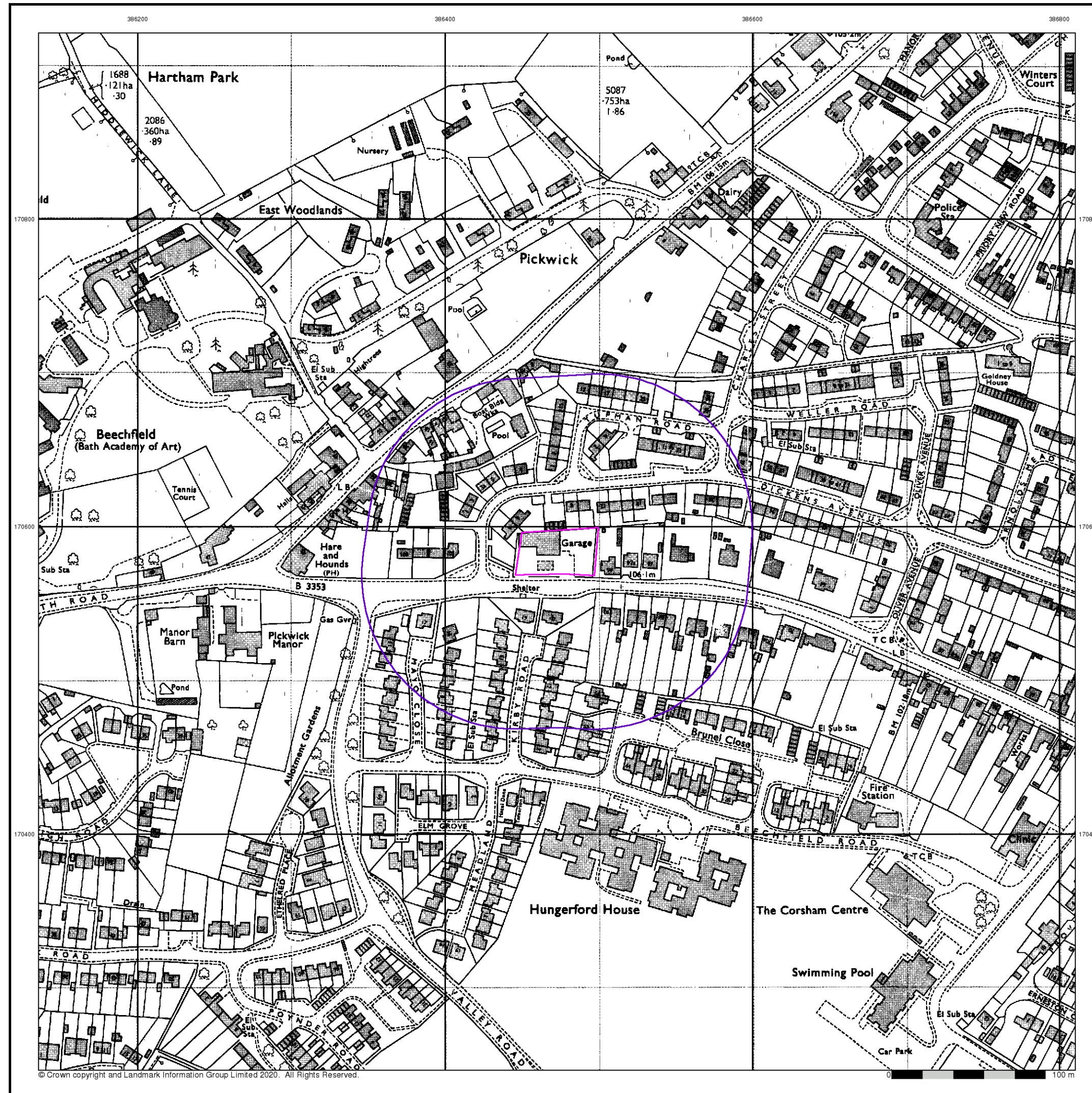
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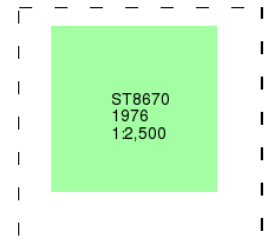
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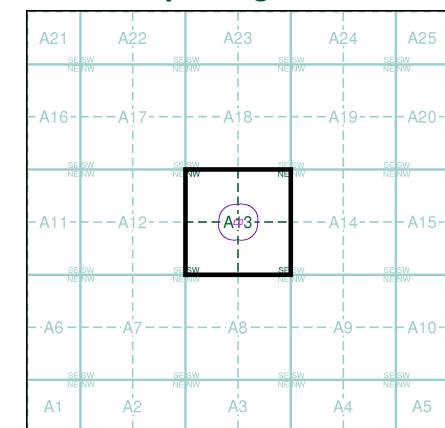
Ordnance Survey Plan
Published 1976
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Map Name(s) and Date(s)



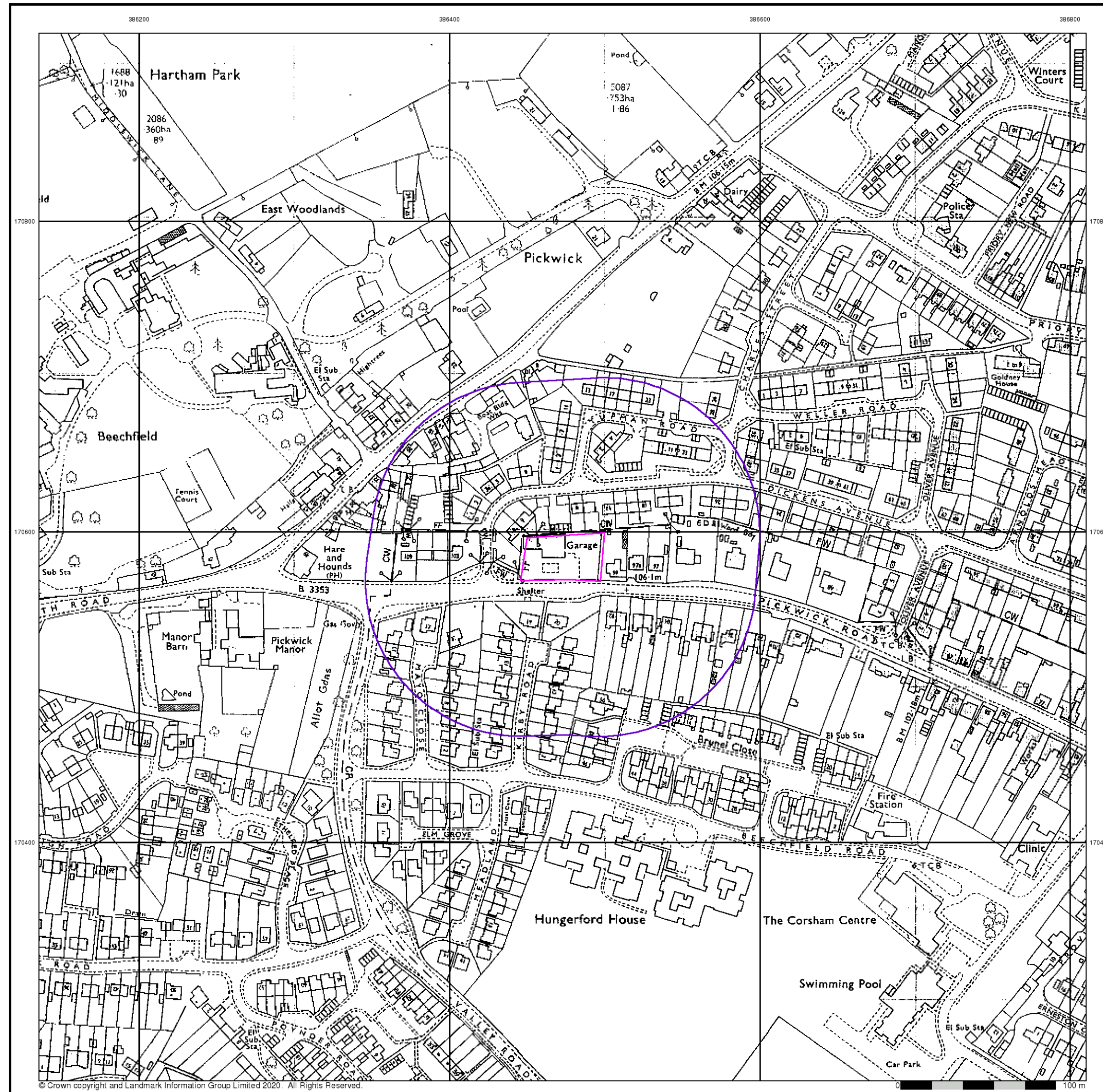
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Additional SIMs

Published 1987

Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

ST8670

1987

1:2,500

Historical Map - Segment A13

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A6	A7	A8	A9	A10
A1	A2	A3	A4	A5

N

Order Details

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Site Details

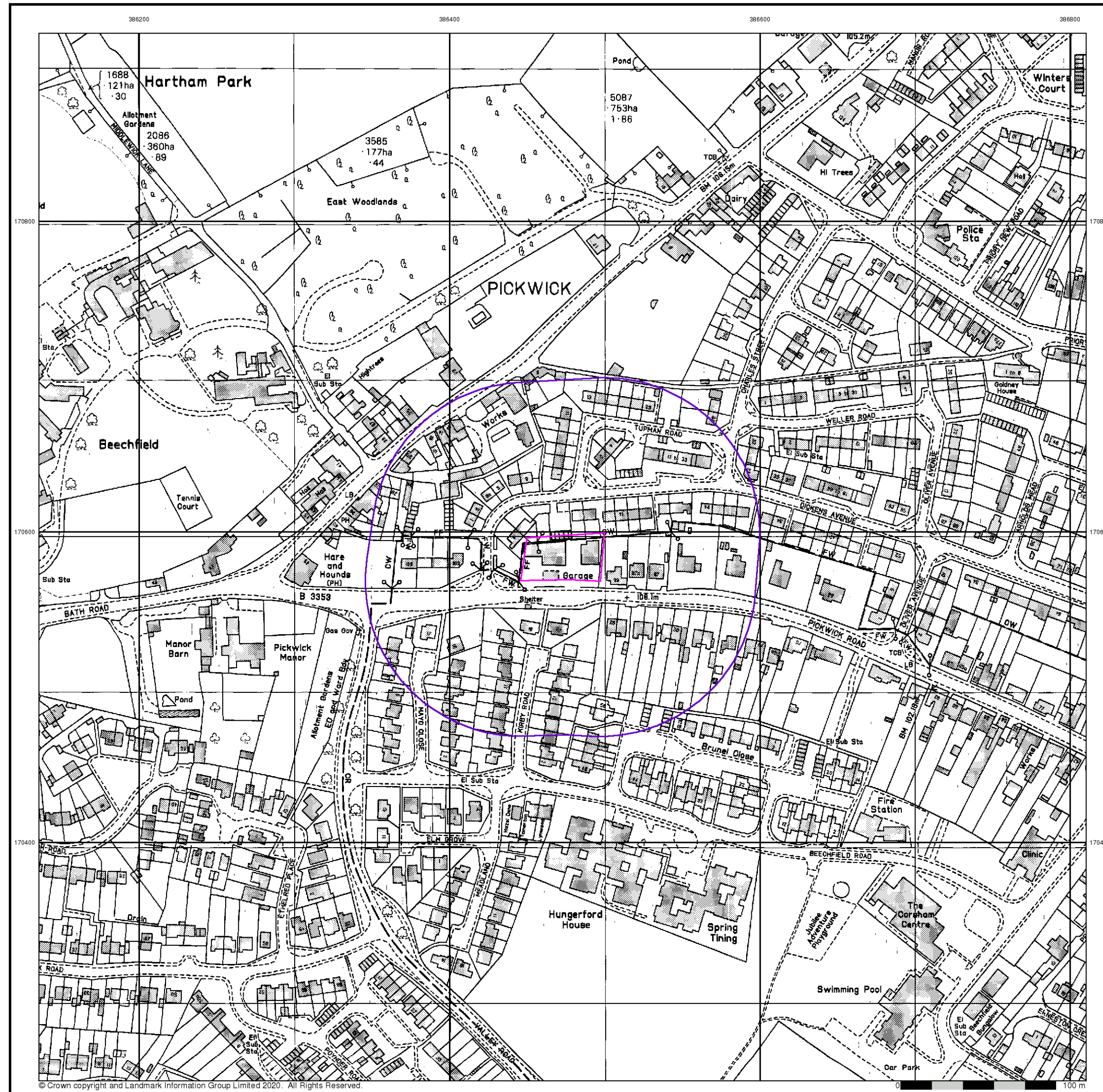
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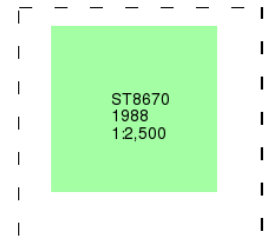
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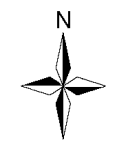
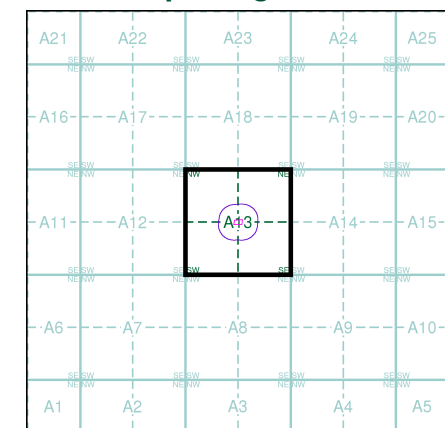
Ordnance Survey Plan
Published 1988
Source map scale - 1:2,500

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Map Name(s) and Date(s)



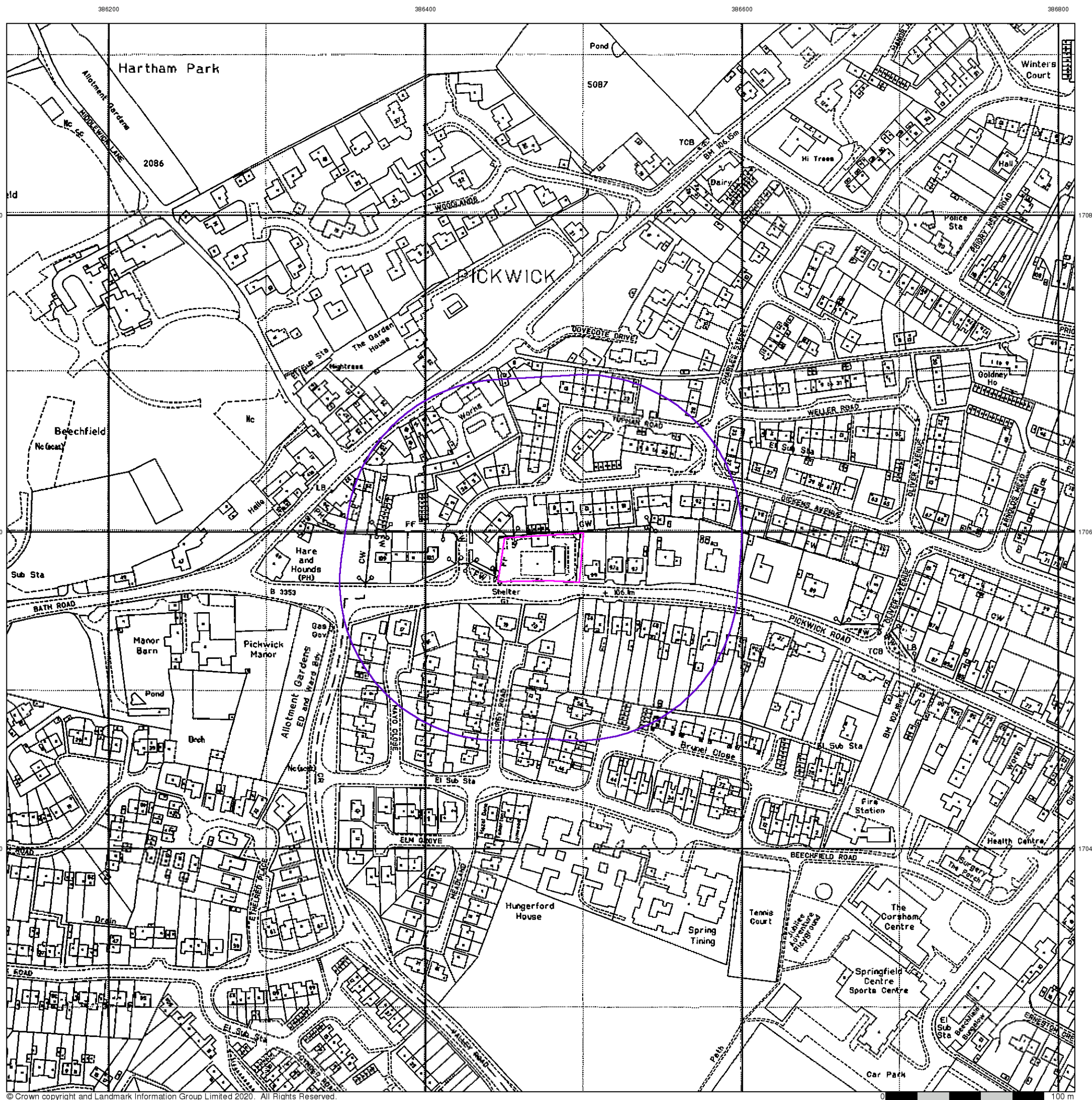
Historical Map - Segment A13



Order Details
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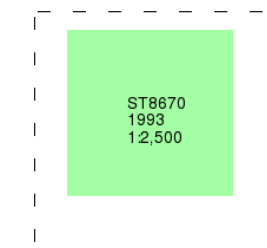
Large-Scale National Grid Data

Published 1993

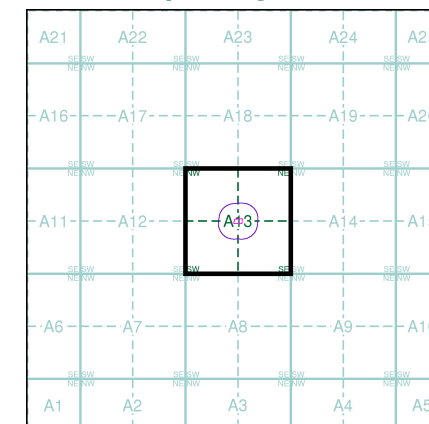
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

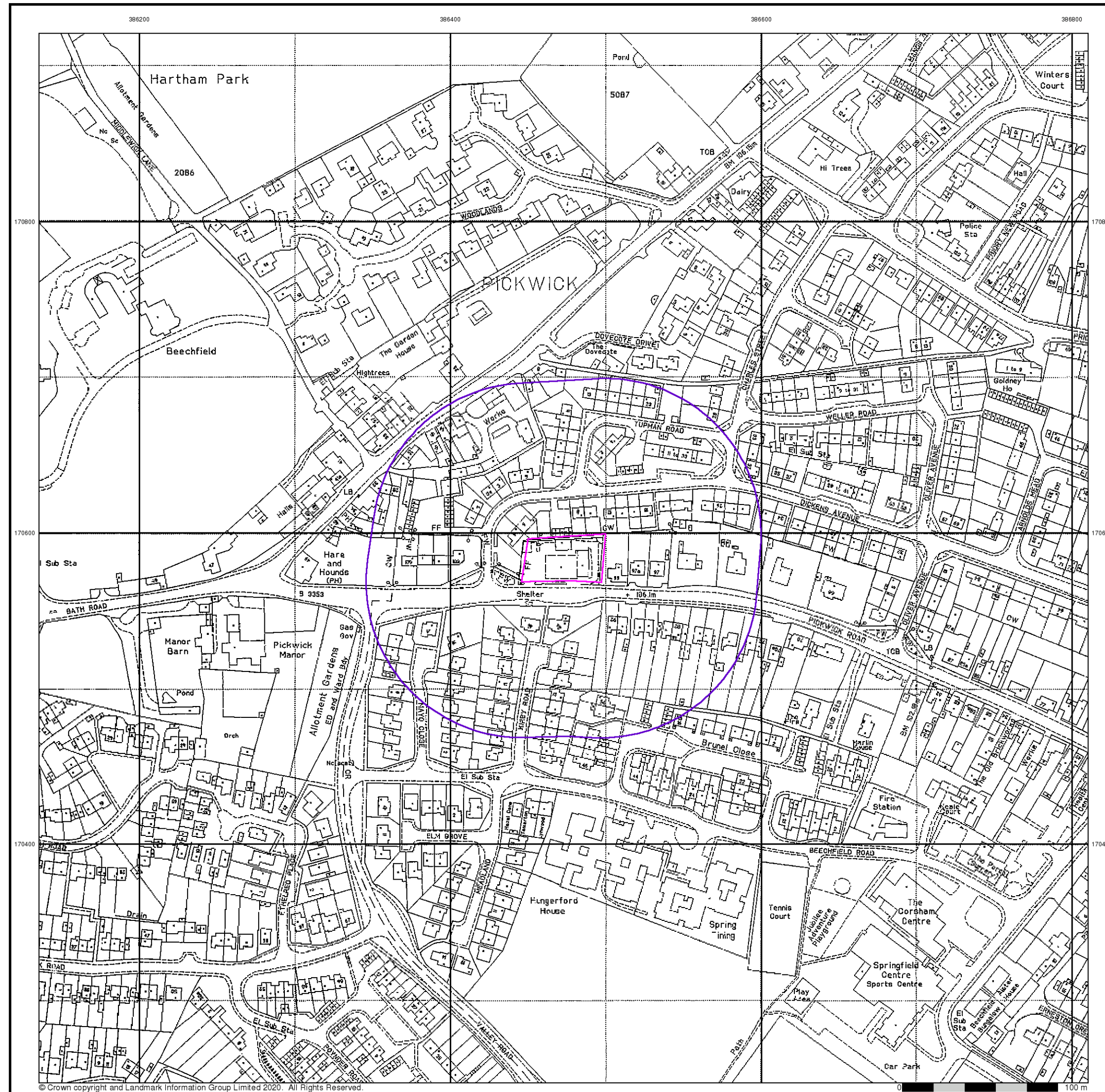
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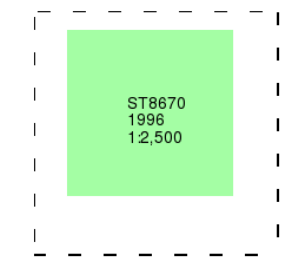
Large-Scale National Grid Data

Published 1996

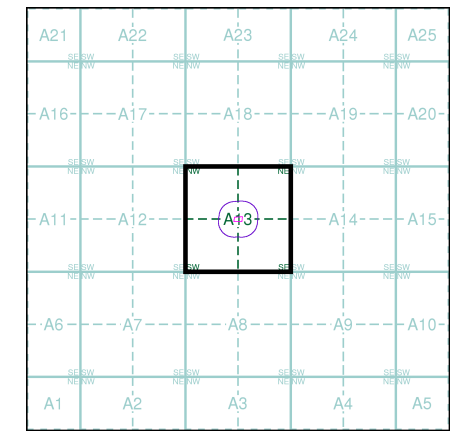
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 236536189_1_1
Customer Ref: CP20210
National Grid Reference: 386470, 170580
Slice: A
Site Area (Ha): 0.15
Search Buffer (m): 100

Site Details

Texaco Ltd, Somerfield Filling Station, 101, Pickwick Road, CORSHAM, SN13 9DA

Landmark®
LANDMARK INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

**ATTACHMENT THREE:
SITE PLAN SHOWING HISTORICAL MONITORING WELL LOCATIONS**



**ATTACHMENT FOUR:
PETROLEUM OFFICER'S REPORT**

Records Information Request for Petroleum Officers

SUBADRA

Environmental - Geotechnical - Laboratory - Foundations

13 Triangle Business Park, Stoke Mandeville, HP22 5BL

Tel: 01296 739400 Email: consultants@subadra.com

Site Name:	Pickwick Service Station
Site Location:	101 Pickwick Road, Corsham SN13 9DA
Permission for Release of Information Granted by:	
Date of Search:	20 th November 2025
Note: If there are any fees associated with the search please contact Gill Cameron (camerong@subadra.com / 01296 739406)	

Petroleum Records Questionnaire

Current Petroleum Installation	When was the site first licensed to store petroleum spirit?	The record we hold shows 1980
	Number of operational tanks on record / Details?	Tank 1: Unleaded – 29,100 Tank 2: Super Diesel – 9,600 Tank 3: Diesel – 15,300 Tank 4: Supreme Unleaded – 13,500 Tank 5: Diesel – 29,100
	Age of operational tanks?	Our only record states 1980
	Construction details of operational tanks? double / single skin, steel / GRP etc)	Record shows double skin monitored
	Construction details of fuel lines? (double / single skin, steel / GRP etc)	Pipework detailed on attached documents on email
	Have the tanks or lines been pressure tested in the last 5 years?	2020
	What type of wetstock gauge /system does the site operate?	Third party monitoring
	What type of vapour recovery system is present?	Stage 2

	Subadra Consulting Ltd. Registered in England No. 4586038 Registered Office 13 Triangle Business Park, Stoke Mandeville, HP22 5BL	
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Records Information Request for Petroleum Officers

SUBADRA

Environmental - Geotechnical - Laboratory - Foundations

13 Triangle Business Park, Stoke Mandeville, HP22 5BL

Tel: 01296 739400 Email: consultants@subadra.com

Petroleum Records Questionnaire (continued)

Other
Information

When was the site last
redeveloped (i.e. new
tanks/lines etc?)

Record shows 1980 and 2020, see drawings attached to email

To the best of your knowledge
are there any old /
decommissioned tanks present
at the site?

Records show 5 tanks all in use

Please provide details (number,
location, construction details,
decommissioning detail)

Are historical site plans
available?
**Please provide plans if possible - or
advise if plans are available for
viewing**

See drawings attached to email

Is there any information
regarding reported fuel leaks or
spillages at the site?
If yes, please provide details i.e.
volume lost, fuel type, cause, actions
taken etc

Our records go back to 1995 with no leaks or spillages
being recorded

Records Information Request for
Petroleum Officers

Records Information Request for Petroleum Officers

SUBADRA

Environmental - Geotechnical - Laboratory - Foundations

13 Triangle Business Park, Stoke Mandeville, HP22 5BL

Tel: 01296 739400 Email: consultants@subadra.com

Is there any information
relating to previous site
investigation and/or
remediation works

See email for attached drawings and works carried out 2019/2020.

Pump replacement summary detailed below and as a formal application dated 23.10.2019 by letter and enclosures.

- 4No. Sk700 II 8 hose Pumps to be installed to existing islands with all grades to all pumps with minor pipework 'T' off existing lines
- Existing 4No. 4 hose pumps to be removed
- Existing cabling specification to pumps to be reviewed / upgraded to suit
- Doms to be upgraded as necessary
- Existing gauge to be replaced with a new TLS450
- Grade changes required to tank 2,3,4 and 5
- VR2 pipework adaption
- New hoop protection around existing vents
- New hoop protection to rear of pumps
- Trenching to pipework to be finished in concrete
- New ACO channel to be installed to bottom of forecourt for containment and tarmac area replaced with concrete
- DCD and probes replaced

Please return this form to camerong@subadra.com

Records Information Request for
Petroleum Officers

APEA
RE-INSPECTION OF PETROL FILLING STATIONS

File Reference:	Date of Inspection: 19/9/25
Name of Keeper: Ash	Inspected By: Jane CHAPLIN
Address: Ash Express SN13 9DA	
Contact Number:	Site Phone No: 01249 912977

4108 ash-express.co.uk

The petroleum enforcing authority is responsible for enforcing the Petroleum (Consolidation) Regulations 2014 and Dangerous Substances and Explosive Atmospheres Regulations 2002.
This form is a suggested check list and can also be used by site operators to check safety of sites.

	DOCUMENTATION (available – on-line or on site acceptable)	✓ to show checked / compliant	✓ to show non-compliance
1	Visitors Book	✓	N/A
2	Site register (complete and up to date)	✓	N/A
3	Petroleum Storage Certificate on premises? (NO ACTION if not on premises)	✓	N/A
3a	Petroleum Storage Certificate Drawing(s) available on site as part of emergency action plan?	✓	
4	DSEAR Risk assessment – carried out & report available	✓	
4a	DSEAR Risk assessment – action points annotated & addressed.	✓	
4b	Delivery Risk assessment – completed & complied with	✓	
4c	Pay at pump Risk assessment – completed & complied with (if applicable)		N/A
4d	Underground Storage Risk assessment – completed & complied with (if applicable)		N/A
5	Hazardous Zone Drawing – displayed & correct	✓	
6	Wet-stock records? (Minimum 12 months) – Available / Satisfactory	to follow	
6a	Approved 3 rd Party SIR service in place – procedure known?		
6b	Approved 3 rd Party SIR Real – Time service in place – procedure known?		
7	Petroleum Delivery Documentation (Minimum 6 months)	✓	
8	Current Electrical test certificate – Date: to follow		
8a	Any defects listed addressed satisfactorily? TBC		
9	Oil separator cleaning records – Date: to follow		
10	Staff training records (up to date? /cover all staff? /adequate?)	✓ online	
11	Record of Fire Extinguisher maintenance – Date: July 25	✓	
12	Record of general maintenance	✓	
13	LPG Maintenance (if applicable)		N/A
14	Leak Detection System Maintenance Records (if applicable) to follow		
Notes			

	SHOP / KIOSK / OFFICE	✓ to show checked / compliant	✓ to show non-compliance
15	Means of escape Satisfactory	✓	
16	Means of raising the alarm Satisfactory	✓	
	Electrical Cupboard:	✓	
17	Suitably signed	✓	
17a	Free from flammable storage	✓	

Site closes 11pm - Opens 6am

17b	Switchgear correctly labelled	✓	
	Consofe;		
18	Point of Sale equipment satisfactory	✓	
19	PA system working satisfactorily <i>not working</i>	✓	
20	Emergency telephone accessible to control staff	✓	
21	Emergency stop switch satisfactory (accessible / signed / use known)	✓	
22	All the ducts into the building sealed	✓	
23	Clear view of the pumps from control	✓	
24	CCTV system working satisfactorily (if applicable)	✓	
	Tank Contents Measuring (gauges / dip-stick) & Alarm Systems		
25	Tank gauges in working order and correctly labelled with number, grade, safe working capacity		
26	Leak Detection System Satisfactory (if applicable)		
27	Separator Alarm System Satisfactory (if applicable)		
Notes			

	FORECOURT (General)	✓ to show checked / compliant	✓ to show non-compliance
28	Forecourt surface in good condition	✓	
29	Hazard zones free from rubbish and/or sales goods	✓	
30	Fire extinguishers satisfactory (Service Rec. / Tamper seals / Number / Type) <i>Extinguisher 1111 111</i>	✓	
31	Buckets of sand/absorbent material satisfactory (lidded / % full / Number) <i>1111</i>	✓	
31a	Provision of container for contaminated sand (if applicable)	✓	
32	No uncertified electrical equipment in hazardous areas	✓	
33	Lighting on the forecourt and delivery area satisfactory	✓	
34	Emergency Stop switch labelled correctly (if applicable)	✓	
35	No smoking signs / warning / information signs satisfactory	✓	
36	DCD Box Satisfactory (if applicable) If so check contents;-	✓	
36a	Floodlight activates <i>daylight used but light present</i>	✓	
36b	Telephone line – working / speed dials working & appropriate	✓	
36c	Gauge printer working & correct	✓	
36d	Emergency equipment correct (extinguisher & sand/absorbent material)	✓	
36e	Emergency stop satisfactory	✓	
37	If DUD - Do conditions agree with Risk Assessment?	✓	
38	Customer Emergency Cabinet Satisfactory (if applicable). If so check contents;-		
38a	Light activates		
38b	Telephone line – working / appropriate numbers listed / speed dial provided		
38c	Instructions for Use – clear & correct		
38d	Emergency equipment correct (extinguisher & sand/absorbent material)		
38e	Emergency stop satisfactory		
Notes			

	TANKS & FILLPOINT	✓ to show checked / compliant	✓ to show non-compliance
39	Suitable lifting devices available	✓	
40	Manhole covers satisfactory	✓	
41	Tank access chambers clean and sound Vapour free	✓	
42	Visible pipe work labelled, sound and corrosion free	✓	
43	Stage II return line labelled (if applicable) Tank No.:	✓	
44	Correctly labelled with number, grade, safe working capacity	✓	
45	Leak Detection Header Tank Satisfactory (if applicable)	✓	
46	Duct entries to manholes sealed	✓	
47	Fill point closed /locked and correctly labelled with number, grade, safe working capacity	✓	
48	Notice warning of Cathodic Protection (if applicable)		
49	Notice warning of Overfill Protection System (if applicable)		
50	Vapour connection point satisfactory & labelled (if applicable)	✓	
51	Vent pipes satisfactory	✓	
Notes	new sign as noted. ✓		

	DISPENSERS	✓ to show checked / compliant	✓ to show non-compliance
52	Suitable keys to remove dispenser panels available	✓	
53	Pump certified to BS EN 13012 which includes ATEX, BS 7117, or SFA 3002	✓	
54	Pump hose satisfactory	✓	
55	Hose to pump joint satisfactory	✓	
56	Nozzle operation satisfactory	✓	
57	Nozzle latch been removed	✓	
58	Pump numbered correctly	✓	
59	Operating instructions satisfactory	✓	
60	Petrol grade marked	✓	
61	Pump electrics visually satisfactory (look inside dispenser)	✓	
62	Junction boxes in a satisfactory condition (Bolts, glands, loose or leaking)	✓	
63	Wiring free from damage	✓	
64	Fixed parts free from contact with moving parts	✓	
65	All joints dry	✓	
66	Pump base satisfactory	✓	
67	Pump secure to island	✓	
68	Pump Island Satisfactory (Sealed / Tiling complete / trim in place)	✓	
69	LPG Installation - Tank(s) / Compound / B/g Tank Access & fill point / pipe work route marking / dispenser(s) Satisfactory (if /as applicable)		N/A
Notes			

	DRAINAGE	✓to show checked / compliant	✓to show non-compliance
70	Drainage gullies clean and satisfactory	✓	
71	Oil separator in good repair (i.e. look inside)	unable to check	
72	Oil separator vent pipe(s) satisfactory	✓	
Notes			

	CHANGES TO APPROVED ARRANGEMENTS	✓to show change
73	Keeper Has Changed Details:	
74	P@P / Unattended self service Details:	
75	New / Moved cages for LPG cylinders Details:	
76	ATM Details:	
77	Other Details:	
78	Incident ; (non reported incident / witnessed incident – i.e container / age restricted incident)	

Notes:	Pump 3- Green were lost - to be checked
--------	--

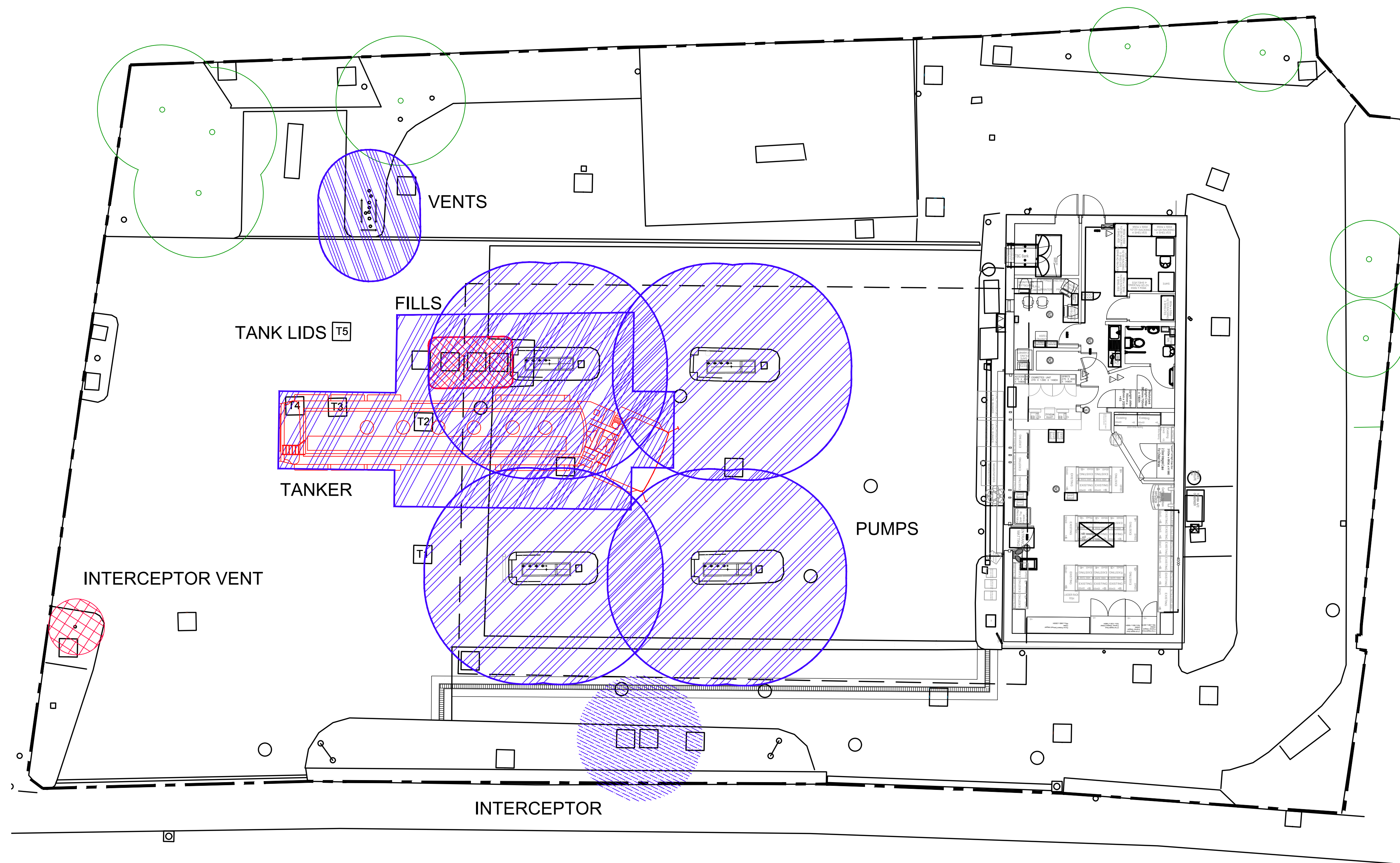
Interlocks communicate
electrical communicate

★ Veeva Roof sorted URGENTLY

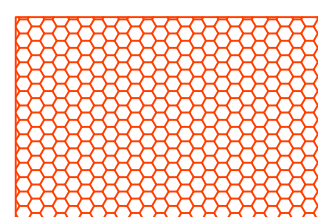
FS_B06_01

page 4 of 4

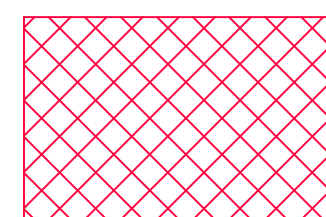
Weekbook records
We have monitoring?



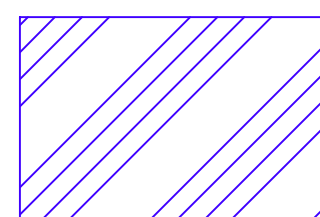
3. LEGEND:



HAZARDOUS ZONE : 0



HAZARDOUS ZONE : 1



HAZARDOUS ZONE : 2

Do not scale from this drawing
All dimensions and levels are to be checked and confirmed on site
Any discrepancies must be reported immediately
This drawing is to be read in conjunction with all specialist documents and drawings
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A1
ORIGINAL
PLOT SIZE

REVISION HISTORY



Site
Co-op Pickwick
101 Pickwick Rd, Corsham
SN13 9DA

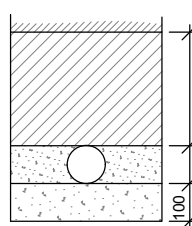
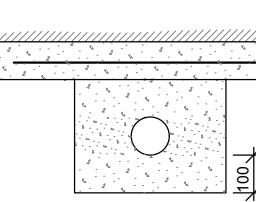
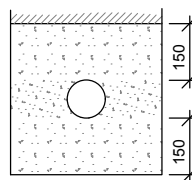
Title
Hazardous zone plan

Status	PRE-CONSTRUCTION	Drawn	GKD
Signature 1	Signature 2	Signature 3	Void
Checked	MDW	Date	13/08/19
Scale	A1	Scale	1:150

Design By:
Merlango Limited
7 King Street
King's Lynn, Norfolk
PE30 1ET

Dwg No. 1329-2019-MER-160
Rev -

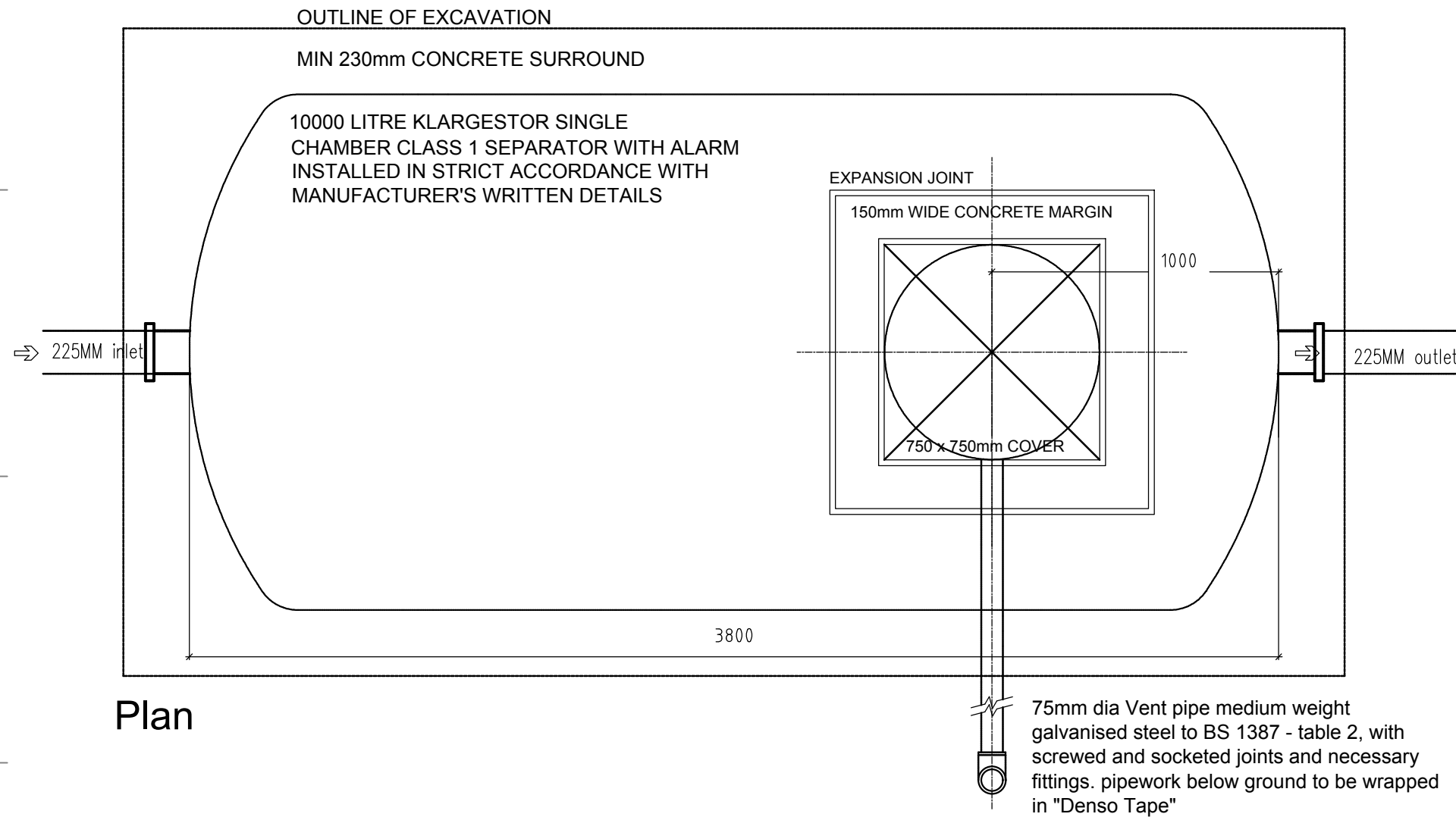
Drainage details

	100mm flexible jointed	150mm flexible jointed	230mm flexible jointed	Notes
	300mm-4200mm under fields and gardens	300mm-4200mm under fields and gardens	300mm-4200mm under fields and gardens	For most conditions
	1200mm-4200mm under roads	1200mm-4200mm under roads	1200mm-4200mm under roads	
Recommended minimum cover under roads and verges is 1200mm, and under fields and gardens 900mm. If circumstances require the pipes to be laid at shallower depths then adequate protection must be provided as detailed below.				
	450mm-1200mm under roads or heavily loaded areas	450mm-1200mm under roads or heavily loaded areas	450mm-1200mm under roads or heavily loaded areas	
Granular surround	RC slab width 1200mm	RC slab width 1200mm	RC slab width 1200mm	
	Under buildings	Under buildings	Under buildings	

Notes

- Where rock or mixed soil containing rock bands, boulders, large stones or other irregular spots exist, the depth of gravel bed under the pipe is increased to 200mm.
- Trench width stated in the table relate to the width of excavation 300mm above the crown of the pipe and these dimensions must not be exceeded without the permission of the Architect. If the trench widths are exceeded, extra bedding may be required.
- Granular bed - For rock and coarse-grained soils - 10mm nominal broken stone or gravel - single sized aggregate. For fine graded soils, clays, silts or fine sand especially under wet conditions, add the above one part of free draining coarse sand and two parts of stone or gravel and mix thoroughly, or use a free draining oil in mixture of similar particle size.
- Selected fill - Uniform readily compactable material free from tree roots, vegetable matter, building rubbish and frozen soil, and preferably excluding clay lumps above 75mm or stone above 25mm.
- All drainage pipes to be "Hepworth "superSieve" or similar equal approved fully vitrified clayware

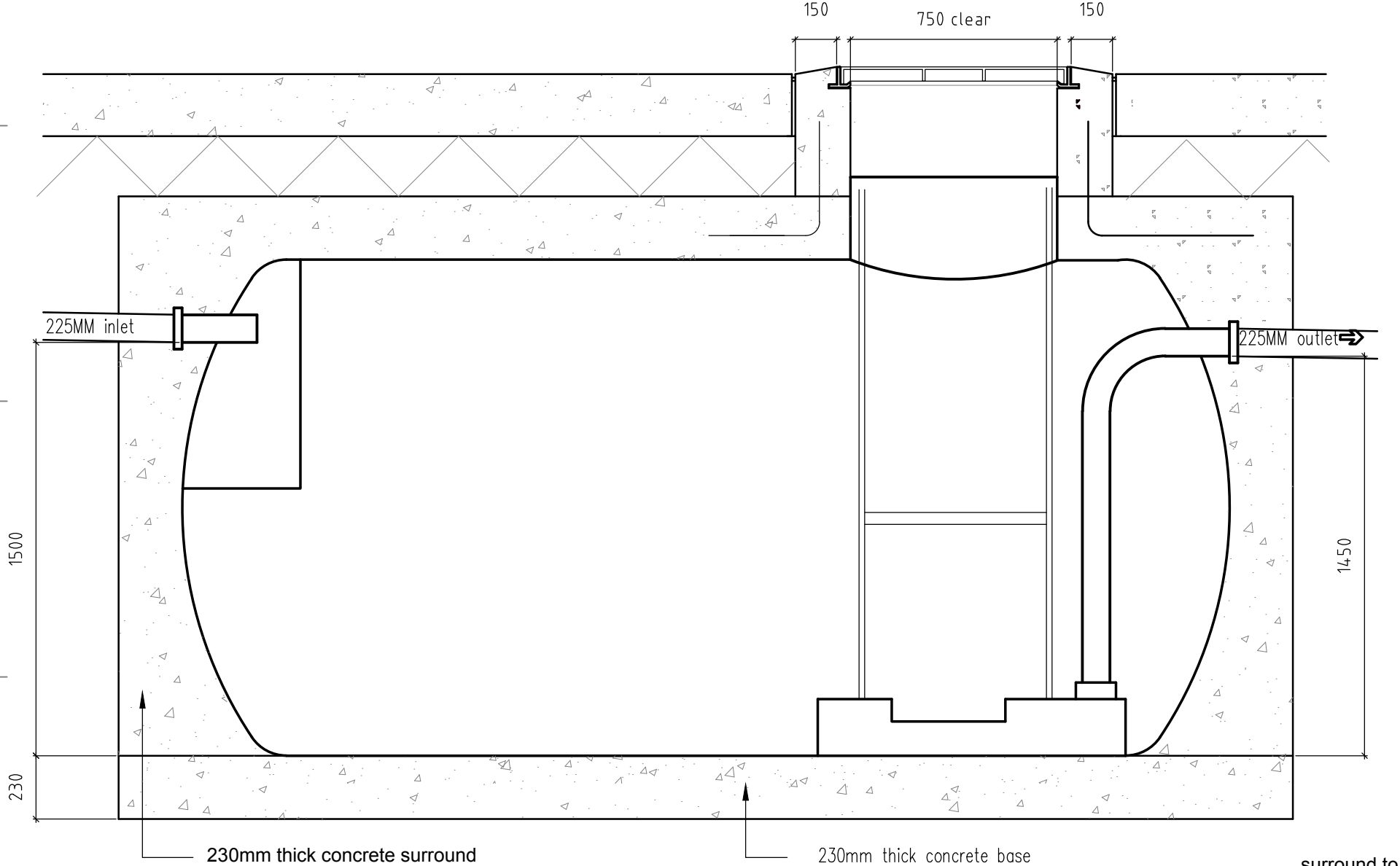
10000 ltr Petrol Interceptor



Plan

drain pipe to be required diameter clayware or similar approved pipe all laid to suitable falls and invert as shown on site drainage drawings.

concrete surround to manhole cover, to have "Flexcell" joint if interceptor positioned in forecourt or path



Longitudinal Section

Manhole details

MINIMUM SIZES FOR DRAINAGE CHAMBERS					
TYPE	DEPTH	INTERNAL SIZES		COVER SIZES	
		L	W	L	W
INSPECTION CHAMBER	LESS THAN 1m	450	450	450	450
	LESS THAN 1.5m	1200	750	1050	600
	1.5m TO 2.7m	1200	750	1200	600
MANHOLE	OVER 2.7m	1200	840	1200	600
	OVER 2.7m	900	840	900	600
SHAFT	OVER 2.7m	900	840	900	600

for actual manhole length allow 300mm per 100mm dia branch pipe & 375mm per 150mm dia branch pipe plus adequate allowance on downstream side side for angle of entry

COVER SIZES:- sizes given are minimum clear opening size

ALL TO BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS PART H

MANHOLE COVERS:

450 x 450mm SINGLE SEAL COVER & FRAME
600 x 600mm SINGLE SEAL COVER & FRAME

750 x 750mm SINGLE SEAL COVER & FRAME TO PETROL INTERCEPTOR

COVER & FRAME TO BE PETROL & OIL RESISTANT ENAMEL FINISH AND :-

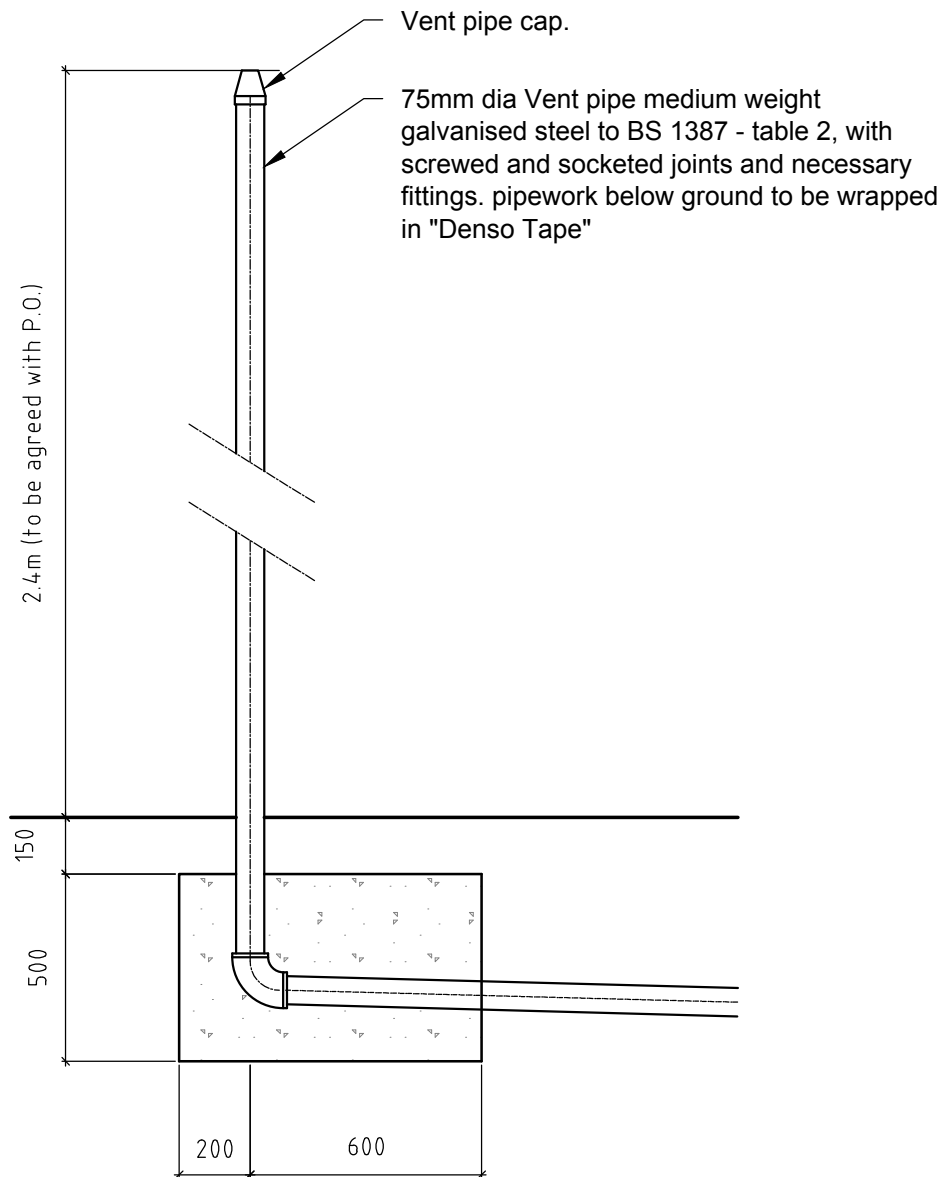
LIGHT DUTY: IN AREAS OF LANDSCAPING

MEDIUM DUTY: IN PATHS AND ISLANDS

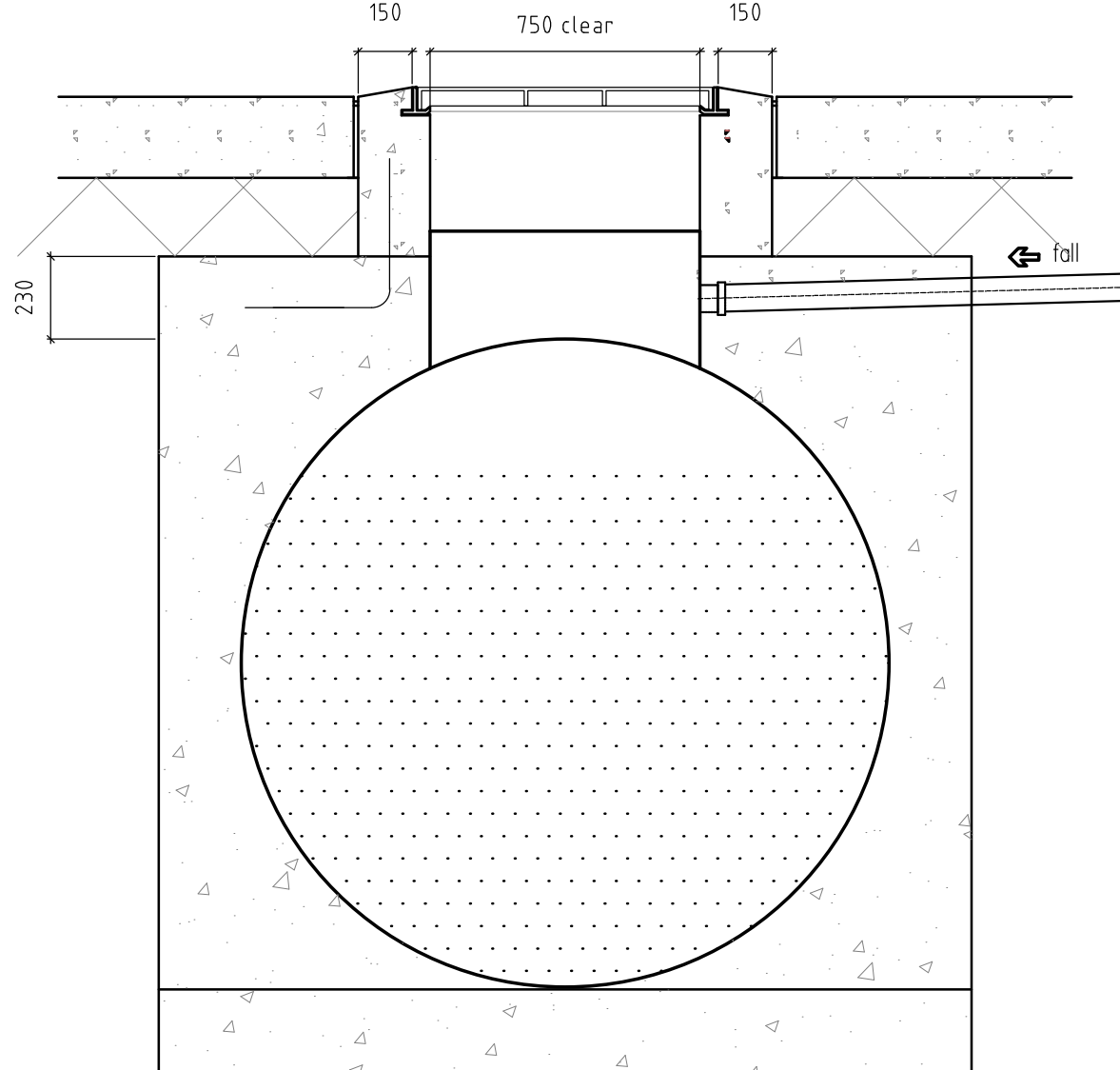
HEAVY DUTY: IN FORECOURT

SIZES GIVEN ARE CLEAR OPENING SIZE.

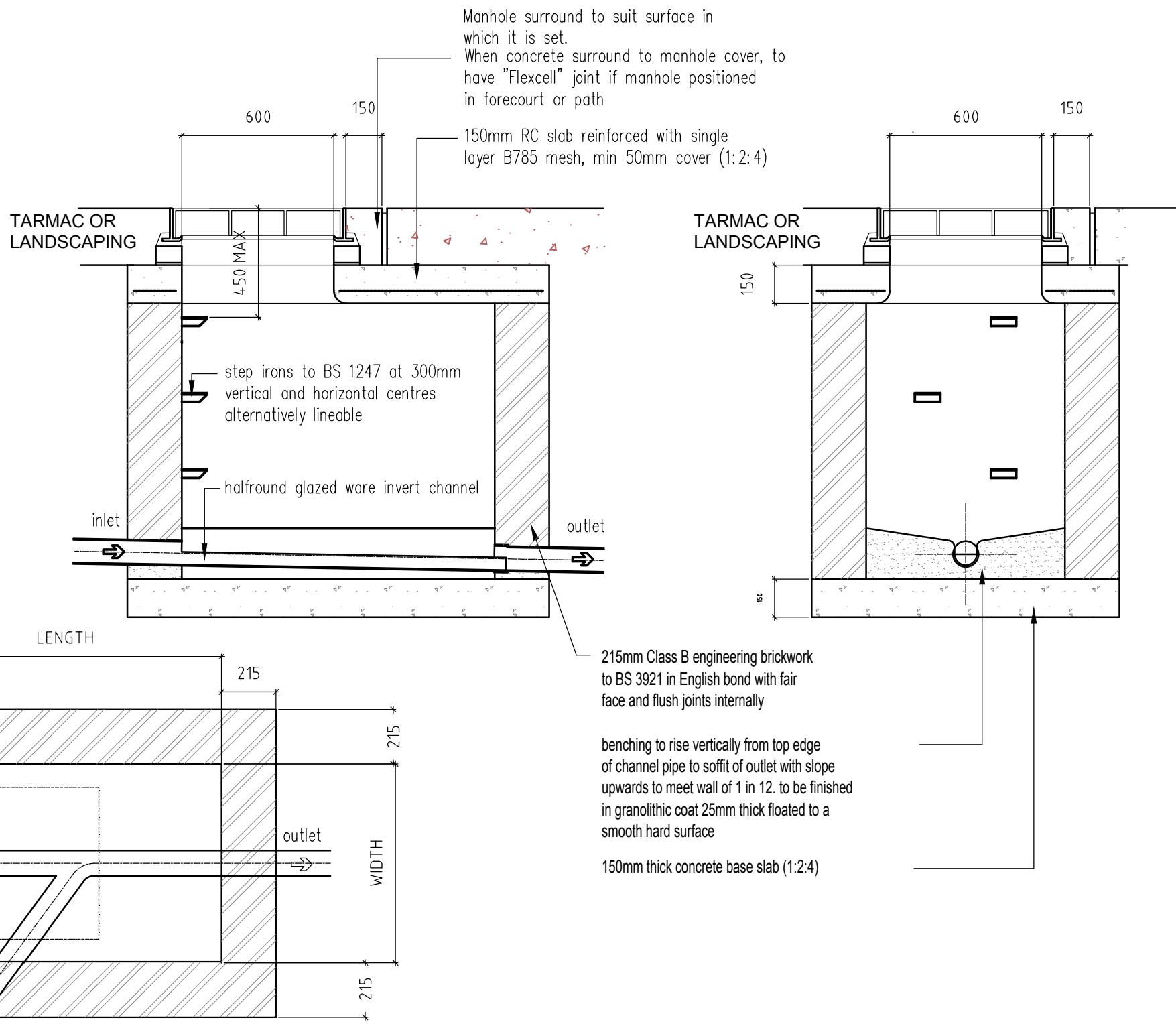
AVAILABLE FROM: GLOBAL MSI PLC
CARR HILL
BALBY
DONCASTER
SOUTH YORKSHIRE
DN4 8DH
TEL: 0302 730202



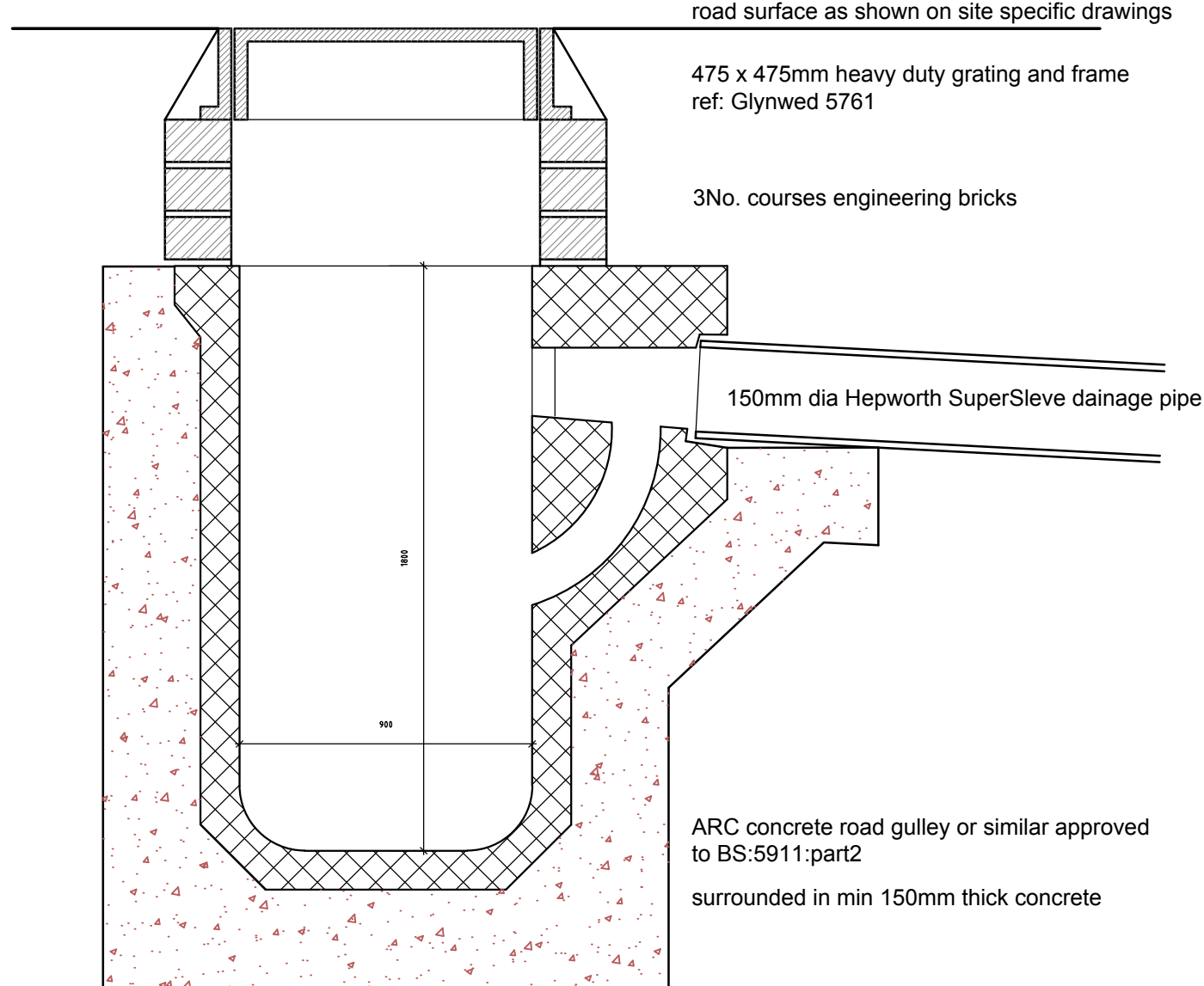
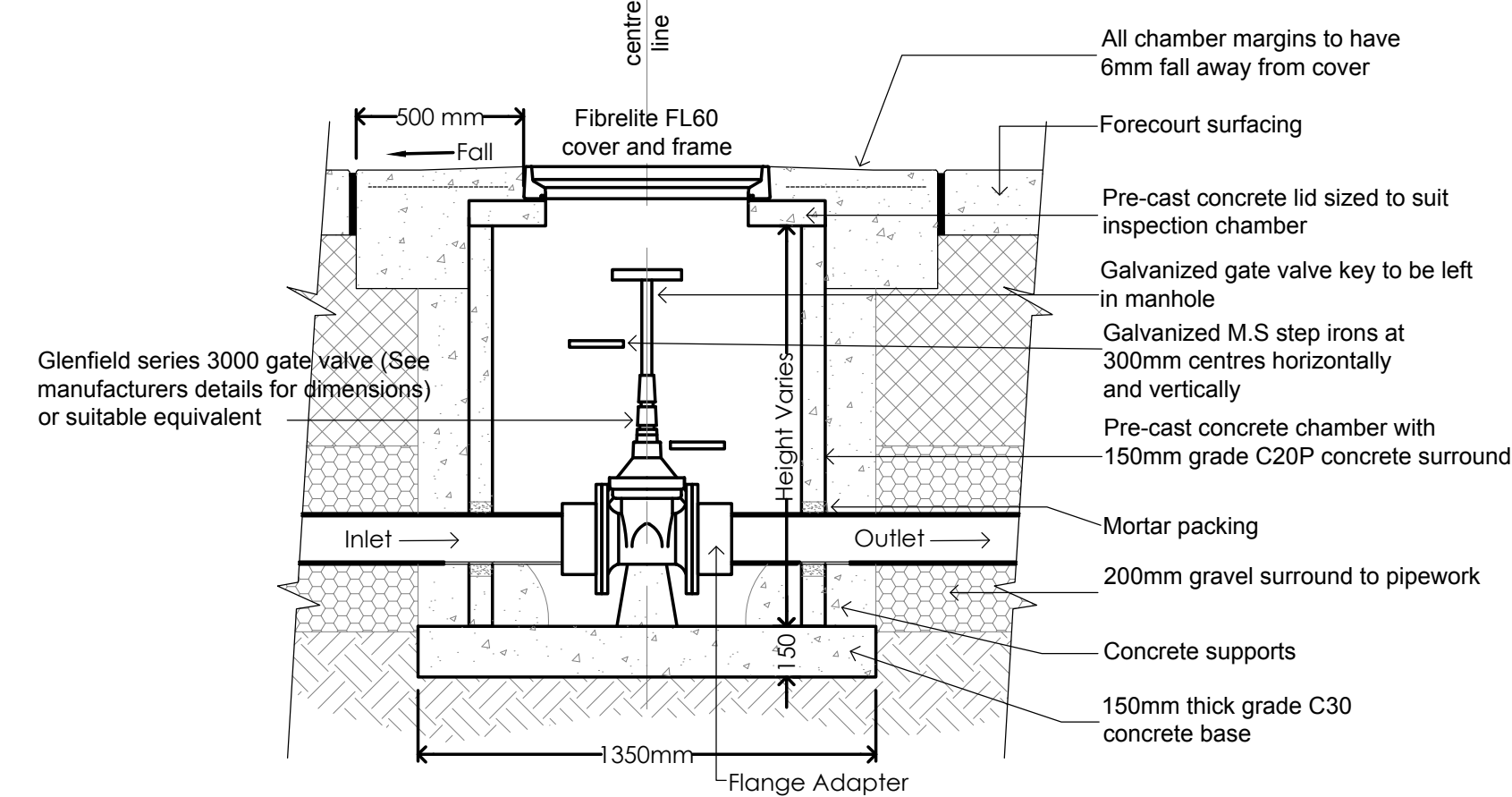
Interceptor vent



Cross Section



Plan



Road gully detail

REVISION HISTORY



Site
Co-op Pickwick
101 Pickwick Rd, Corsham
SN13 9DA

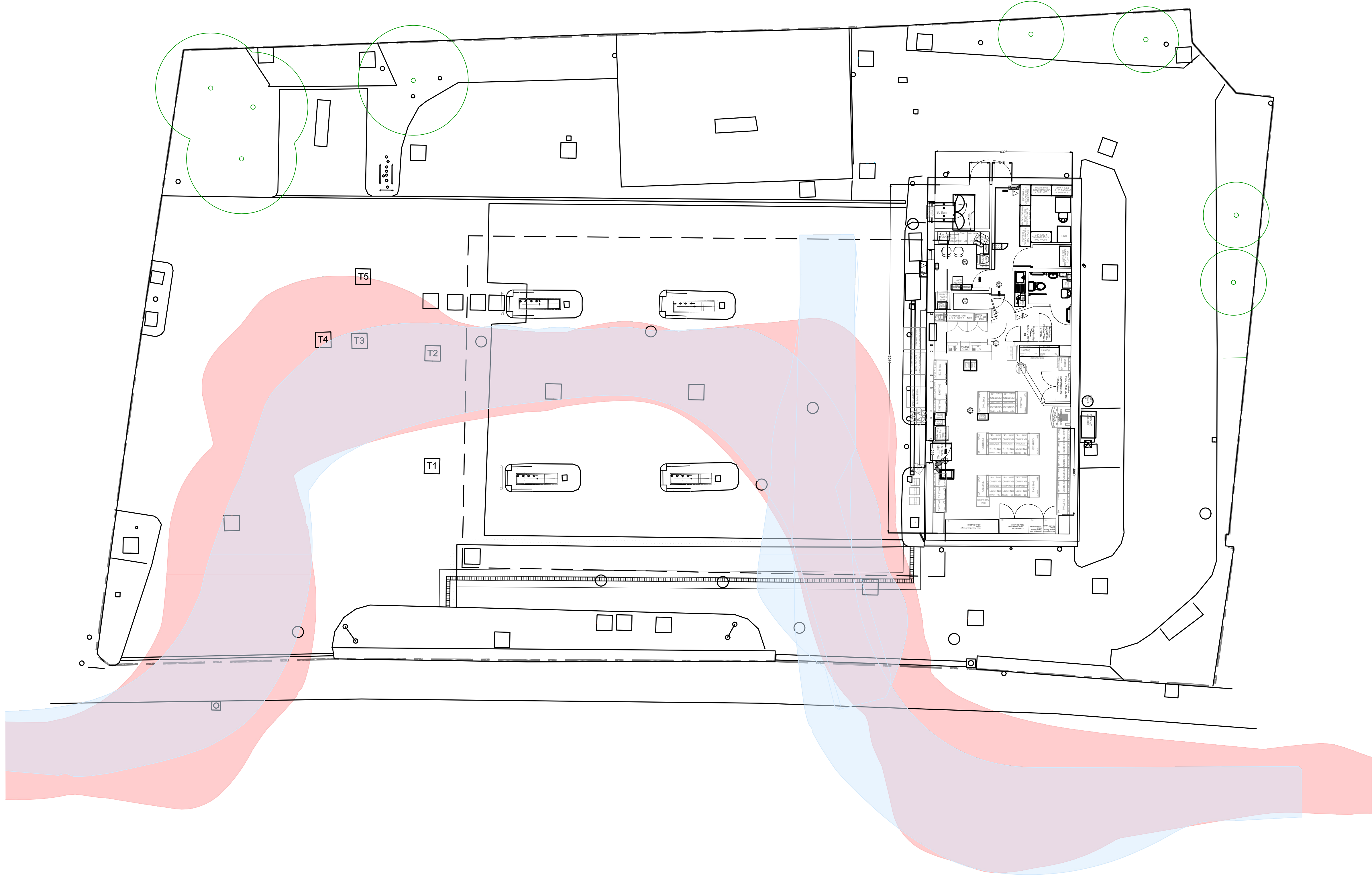
DRAINAGE DETAILS

Status	Drawn	GKD
PRE-CONSTRUCTION	Checked	MDW
Signature 1	Signature 2	Signature 3
Date	11/10/19	Scale(A1)
	1:100	

Design By
Merlango Limited
7 King Street
King's Lynn, Norfolk
PE30 1ET

Dwg no.
1329-MER-142

Rev
-



Tracking Plan - 1:100

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LOCAL LICENSING AUTHORITY AND ALL CURRENT APEA/IP BLUE BOOK DOCUMENTATION AND SUBSEQUENT REVISIONS

FUEL DELIVERY TANKER STATS (NTS)

Overall length	16,480 mm
Overall Width	2,550 mm
Overall Height	2,704 mm
Min Body Ground Clearance	419 mm
Track Width	2,450 mm
Lock to Lock Time	4 s
Kerb to Kerb Turning Radius	6,670 mm

Denotes 16.48m articulated vehicle tracking

FTA Design HG Rigid Vehicle (NTS)

Overall length	10,000 mm
Overall Width	2,500 mm
Overall Height	3,645 mm
Min Body Ground Clearance	440 mm
Track Width	2,470 mm
Lock to Lock Time	3 s
Kerb to Kerb Turning Radius	11,000 mm

Denotes 10 m rigid vehicle tracking

Do not scale from this drawing.
All dimensions and levels are to be checked and confirmed on site.
Any discrepancies must be reported immediately.
This drawing is to be read in conjunction with all specialist documents and drawings.
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A1
ORIGINAL
PLOT SIZE

REVISION HISTORY

Site	
Co-op Pickwick	
101 Pickwick Rd, Corsham	
SN13 9DA	
Title	
Tracking Plan	
Status	PRE-CONSTRUCTION
Drawn	GKD
Checked	MDW
Date	11/10/19
Scale	1:100
Design By	
Merlango Limited	
7 King Street	
King's Lynn, Norfolk	
PE30 1ET	
Dwg no.	1329-MER-107
Rev	-

GENERAL NOTES

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LOCAL LICENSING AUTHORITY AND ALL CURRENT APEA/IP BLUE BOOK DOCUMENTATION AND SUBSEQUENT REVISIONS

This drawing is to be read in conjunction with all other relevant site drawings and details to identify any relevant and affected service runs.

EXISTING TANK FARM TO BE REUSED WITH GRADE CHANGES TO TANKS 2, 3, 4, AND 5.

PIPEWORK (OSF, VENTS, SUCTION LINES)

All below ground pipework to be fully supplied and installed by Pipework Contractor including testing and certification. All pipes sized as noted and encased by General Contractor in Min. 150mm pea gravel wrapped fully in terram to prevent migration. ALL encasement to be witnessed and recorded by Pipework Contractor. Pipework to be specified by approved pipework contractor

PUMP EQUIPMENT (3 phase equipment)

Existing pumps are to be made safe, uplifted and removed from site for use elsewhere. Refurbished pumps to comprise of the following:

- 4No. NEW GILBARCO SK700 II 4 HOSE PUMP

Principle Contractor is to allow for new pump cradles.

TESTING & CERTIFICATION

During and upon completion of the project written confirmation and certification where applicable is to be provided to the Project Manager by the contractor.

Upon completion of pipework installation, Contractor to contact Architect to organise As Built site meeting prior to backfilling.

Pressure testing of all fuel pipework including, vents and fills in accordance with standard test procedures to the satisfaction of the Local Licensing Authority and Project Manager & leave under pressure until completion or second line test to be completed following laying of the surfacing.

Both Stage I and II vapour recovery system should be leak tested to the satisfaction of the local Environmental Health Department.

The contractor is to ensure that all materials used including pipefittings, jointing compounds etc. have been inspected and are sound and free from defect. The entire fuel installation system is free from debris and particulate and all traces of water are removed and certified as such.

Systems, tank and lines have been correctly identified and marked and dimensioned on a 'As Built' drawing together with relevant photographs are produced on completion of the installation. These are to be passed to the Project manager and included in the Site File.

Tank leak & pipework monitoring system is to be tested to ensure fully operational on completion.

Ensure all drawings, grade labels and tank tag capacities match and that each nozzle has been flushed through with product to verify that the correct grade is being discharged from the correct tank. Confirm product has been tested.

TANK GAUGES

Existing DCD box DIS50 to be upgraded to DIS500

Existing DOMS to be modified for new pumps.

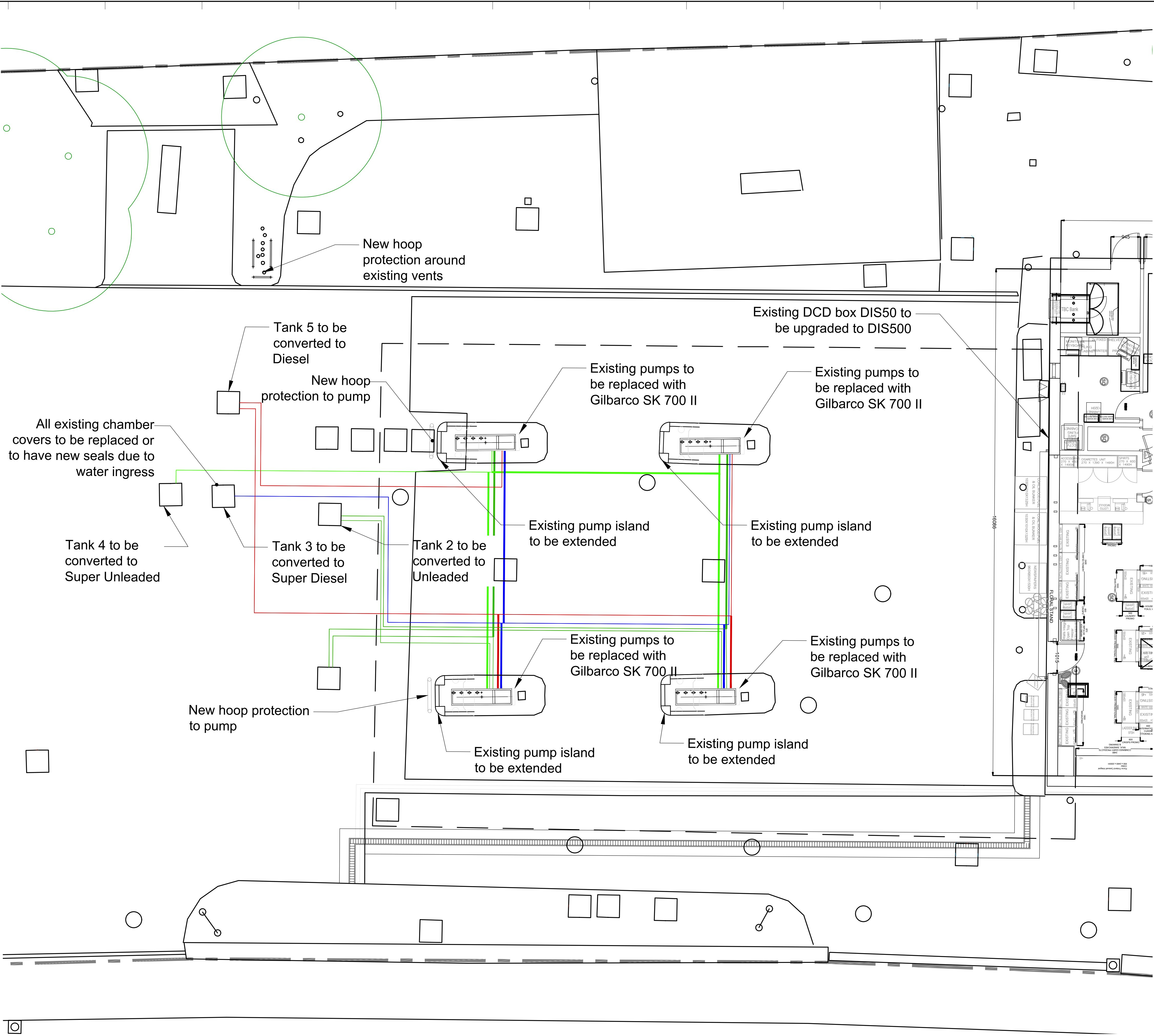
EXISTING TANK TO PUMP SCHEDULE							
Tank No.	Fuel Grade	Maximum Capacity (Litres)	Working Capacity (Litres) - 95%	Pumps Served			
				1/2	3/4	5/6	7/8
Tank No. 1	Unleaded	30,000	28,500				
Tank No. 2	Diesel	10,000	9,500				
Tank No. 3	Diesel	14,000	13,300				
Tank No. 4	Unleaded	14,000	13,300				
Tank No. 5	Unleaded	28,000	26,600				

PROPOSED TANK TO PUMP SCHEDULE							
Tank No.	Fuel Grade	Maximum Capacity (Litres)	Working Capacity (Litres) - 95%	Pumps Served			
				1/2	3/4	5/6	7/8
Tank No. 1	Unleaded	30,000	28,500				
Tank No. 2	Unleaded	10,000	9,500				
Tank No. 3	Super Diesel	14,000	13,300				
Tank No. 4	Super Unleaded	14,000	13,300				
Tank No. 5	Diesel	28,000	26,600				

PIPEWORK LEGEND

- 63mm dia straight length Unleaded Teed line
- 63mm dia straight length Diesel Teed line
- 63mm dia straight length Super UL Teed line
- 63mm dia straight length Supreme Diesel Teed line

Petroleum Details Plan - 1:50



Do not scale from this drawing.
All dimensions and levels are to be checked and confirmed on site.
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A1
ORIGINAL
PLOT SIZE

REVISION HISTORY



Site
Co-op Pickwick
101 Pickwick Rd, Corsham
SN13 9DA

Title
TEED PETROLEUM DETAILS
PLAN

Status	PRE-CONSTRUCTION	Drawn	GKD
Checked	MDW	Date	11/10/19
Scale	A1	1:50	



Design By
Merlango Limited
7 King Street
King's Lynn, Norfolk
PE30 1ET

Dwg no.
1329-MER-104

Rev
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Drainage Plan Key

- SW New Surface Water Drainage
- SW Existing Surface Water Drainage
- BSW New Brown Surface Water Drainage
- BSW Existing Brown Surface Water Drainage
- FW New below Foul Water Drainage
- FW Existing Foul Water Drainage
- COMB New Combined Water Drainage

Services Plan Key

- E 100mm dia electric duct
- 100mm dia data duct
- Water duct
- Earth duct

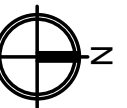
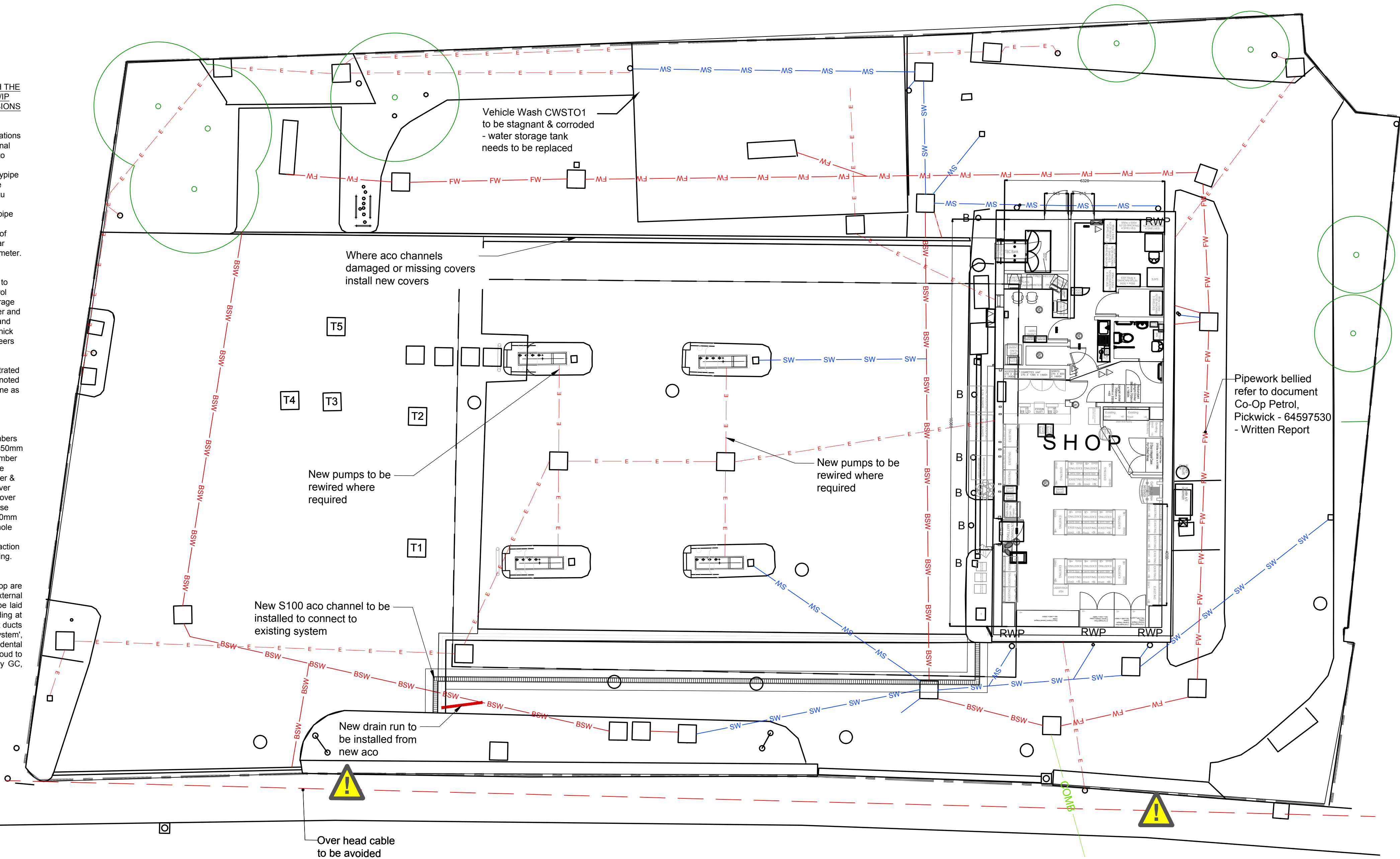
ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LOCAL LICENSING AUTHORITY AND ALL CURRENT APEA/IP BLUE BOOK DOCUMENTATION AND SUBSEQUENT REVISIONS

DRAINAGE
All drainage is to be in accordance with current Building Regulations and to the satisfaction of the Local Building Control including final inspection and testing. Upon hand over General Contractor is to arrange and carry out CCTV survey of all new drainage with duplicate copies to Supervising Officer. Pipework to be an Polypipe Solid wall straight lengths (not flexible) PVC-U drain with Nitrile rubber gaskets to BSW. All drainage to have 100mm thick instu concrete saddle protection where drain inverts are less than 1200mm, including 18mm fibreboard movement joint to every pipe joint it is recommended that 3.0m pipe lengths are used where concrete encasement is required. Pipes with inverts in excess of 1200mm to be bedded and encased in 150mm of 8mm granular material. All drainage to be sized as noted and are internal diameter.

PETROL INTERCEPTOR
Only tanker standing & forecourt dispensing surface areas are to have their surface water passed through the Brown Water Petrol Interceptor, a Klargestor Forecourt interceptor 10,000 Litre storage capacity class 1 petrol interceptor with float and coalescing filter and alarm as manufacturers details. Interceptor alarm to be wired and located within Shop Building. PI tank to be sited on a 350mm thick sulphate resistant situ concrete C40 base, reinforced as engineers details. Unit to be encased in min 150mm thick concrete with progressively charged with water as encasement proceeds. Interceptor to have 100mmØ MDPE vent pipe installed as illustrated with a grey stand alone vent pipe, min 2.4m high. It should be noted that the petrol interceptor vent has a 1m Zone 1 Hazardous zone as denoted in the 'Blue Book'

DRAINAGE INSPECTION CHAMBERS (MH)
All Manholes to be constructed as noted or as specified: Chambers where cover to invert is 0-1200mm, base to comprise of min. 150mm thick grade C30P concrete base to take 460mmØ PVC-U Chamber by Polypipe or similar approved & 600Ø Ductile Iron D400 to be painted black upon completion (In trafficked areas) access cover & frame encased in min. 150mm thick grade C20P concrete. (cover single sealed for SW and double sealed for FW) All chambers over 1200mm in depth are to be formed off 150mm situ concrete base with 1050mmØ spun concrete ring manhole chambers with 150mm grade 30 concrete encasement. Step irons incorporated. Manhole covers and frames to suit locations. All drainage is to be in accordance with current Building Regulations and to the satisfaction of the Local Building Control including final inspection and testing.

SITE ELECTRICS
The existing electrical ducts feeding the forecourt from the shop are to be used and new runs taken and terminated in a external shuttered pit adjacent to the MBC (where possible ducts to be laid with falls away from building). All cables are to enter the building at a high level (min 1M above ground level). Both the entry & exit ducts are to be sealed with a 'CSD Water & Gas Tight Sealing System', the exposed cables are then to be protected against accidental impact, vandalism or climate degradation with a protective shroud to allow natural ventilation. Shroud to be supplied and fitted by GC, PPC colour to be confirmed. Existing incoming mains power to be retained and protected.



Do not scale from this drawing
All dimensions and levels are to be checked and confirmed on site.
Any discrepancies must be reported immediately.
This drawing is to be read in conjunction with all specialist documents and drawings.
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A1
ORIGINAL
PLOT SIZE

REVISION HISTORY



Site
Co-op Pickwick
101 Pickwick Rd, Corsham
SN13 9DA

Title
Underground Services Plan

Status	PRE-CONSTRUCTION	Drawn	GKD
Checked	MDW	Checked	MDW
Signature 1	Signature 2	Signature 3	Void
Date	11/10/19	Date	11/10/19
Scale	A1	Scale	1:150



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