

Our Ref: 01C500476

25 February 2026

Mr Jonathan James
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Dear Jonathan

The Bike School, London Road, Devizes, Wiltshire SN10 2JG

Hybrid Planning application by Highgrove Group (Reading) Limited on behalf of PRZM Real Estate and Aldi Stores Ltd

Planning Portal Ref. PP-14641416

Please find enclosed herewith a detailed planning application for the redevelopment of the above site to provide a new foodstore on behalf of Highgrove Group (Reading) Limited on behalf of PRZM Real Estate and Aldi Stores Limited, a drive thru and an Electric Vehicle Charging Hub, which is being submitted electronically via Planning Portal.

The proposed description of development is as follows:

"Hybrid planning application comprising 2No. severable components seeking: (i) full planning permission for the development of a Class E(a) foodstore and associated customer car parking / access / service arrangements, in addition to: (ii) outline planning permission for a drive thru unit with EV charging hub and associated customer car parking / access / service arrangements."

Application Documents

The application comprises the following plans and documents as agreed with the Council at the pre-application stage.

Forms

- Planning application form ref PP-14641416
- CIL Form

Plans

- 240646-1000-P05 LOCATION PLAN
- 240646-1050-P05 EXISTING SITE PLAN
- 240646-1200-P04 EXISTING AND PROPOSED SITE SECTIONS

- 240646-1300-P07 PROPOSED SITE PLAN - DETAIL – ALDI
- 240646-1301-P11 PROPOSED SITE PLAN – OVERALL
- 240646-1350-P04 PROPOSED FLOOR PLAN
- 240646-1360-P04 PROPOSED ROOF PLAN
- 240646-1400-P04 PROPOSED ELEVATIONS
- 1636-02 Rev P03 Soft Landscape Proposals
- 1636-03 Rev P02 Softworks Schedule and Notes
- 1636 P01 Landscape Management and Maintenance Plan

Documents

- Design and Access Statement by Kendall Kingscott
- Planning and Retail Statement prepared by Avison Young
- Transport Assessment by Connect Consultants
- Travel Plan by Connect Consultants
- Geo-environmental Appraisal by Groundtech
- Sustainability Statement by Sol Environmental
- BREEAM Pre-assessment Report by Sol Environmental
- Flood Risk Assessment and Drainage Strategy by Craddys
- Ecological Impact Assessment by Tyler Grange
- BNG Metric by Tyler Grange
- Energy Statement by Sol Environmental
- Air Quality Assessment by Redmore Environmental
- Archaeological Design Based Assessment by CFA Archaeology
- Noise Assessment by Noise Solutions Ltd
- Arboricultural Impact Assessment by Bowland Tree Consultancy
- Landscape and Visual Assessment by Icola
- Statement of Community Involvement by Avison Young
- Waste Audit by Avison Young.

Planning Application Fee

With respect to the planning application fee for this application, the Planning Portal fee calculator calculates the fee for an outline application as £8,975 and this fee has been paid to the Planning Portal via BACS. The fee for this application will need to be calculated based on the floorspace to be created by the full element of the proposal, ie the Aldi store. We calculate the full fee as £17,780 based on the following breakdown:

- Outline application area based on a site area of 2,973sqm. - £1,905
- Full application area based on the proposed Aldi building 1,875sqm. GEA - £15,875.

We have arranged payment of the additional amount (£8,805) to the Council directly via BACS.

Summary

We trust that this is all satisfactory and look forward to receiving written confirmation that the application has been formally registered.

Yours sincerely



Katherine Smith
Associate Director

katherine.smith@avisonyoung.com
For and on behalf of Avison Young (UK) Limited