



The Town and Country Planning Act 1990
Approval of Full Planning Permission
Application Reference Number: PL/2026/00406
Decision Date: 20/04/2026

Applicant:	Cliffe Property Investments Limited 4 Newburgh Street, London, United Kingdom, W1F 7RF
Particulars of Development:	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.
At:	101, Pickwick Road, Corsham, SN13 9DA

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted.

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Received 21.01.2026:

Block and Location Plan; 3989-01

Proposed Elevations A+B; 3989-05a

Proposed Elevations C+D; 3989-06a

New Tree Planting Positions Plan; 5837 Rev A

Proposed External Lighting; P JL-25-0006-EX L 63-0001 Rev A

Typical Tank Details; 251073-PL-01

Typical Separator Tank Details; 251073-PL-02

Proposed Underground Ductwork; P JL-25-0006-DU-001

Proposed Openreach Utility Services; P JL-25-0006 – OP 64-0001

Proposed Electricity Utility Services; P JL-25.0006-EL 61-0001

Received 25.03.2026:

Proposed Plan; 3989-04e

Hazardous Zone Plan; 3989-07a

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3** The development will be carried out in strict accordance with the following documents:

Section 5 of the Preliminary Ecological Appraisal, LHB Ecology, December 2025

Biodiversity Net Gain Assessment, LHB Ecology, December 2025

External Lighting, P JL Technical Services, January 2026

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

- 4** a) Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancements – such as bird boxes and wildlife friendly plantings – shall be submitted to the local authority for approval.

b) The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation/enhancement for biodiversity.

- 5** a) Prior to each phase of development approved by this planning permission no development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the LPA. This strategy will include the following components:

i) Up to date Preliminary Risk Assessment (PRA) and conceptual model based on the Phase One Environmental Assessment (Subadra Consulting Ltd November 2025)

ii) A detailed site investigation scheme, based on the results from (i) to provide information for a detailed risk assessment to all receptors that may be affected, including those off-site.

iii) A tiered risk assessment using the results of the site investigation referred to in (ii).

iv) An options appraisal including sustainability and treatability studies of the remediation measures required and how they are to be undertaken.

v) A remediation strategy and verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, mitigation, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the LPA.

b) The scheme shall be implemented as approved.

REASON: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 187 of the NPPF and to ensure the development will contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate in line with paragraph 187 of the NPPF.

- 6** Prior to commencement an assessment of the acoustic impact arising from the operation of all mechanical equipment including building services plant, EV charging and vacuum/ air/ water facilities shall be undertaken in accordance with BS 4142: 2019. The assessment shall be submitted to the Local Planning Authority together with a scheme of attenuation measures to demonstrate the rated level of noise shall be -5dB below background and protective of local amenity. Background levels are to be taken as a 15 minute LA90 at the boundary of the nearest residential noise-sensitive receptors. The scheme shall be submitted to and approved in writing by the Local Planning Authority. A post installation noise assessment shall be carried out within 3 months of completion of the development to confirm compliance with the noise criteria and additional steps required to achieve compliance shall be taken, as necessary. The details as approved shall be implemented prior to occupation of the development and thereafter be permanently retained.

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

- 7** a) The development hereby approved shall not commence until a Demolition Environment Management Plan and Construction Environmental Management Plan (DEMP and CEMP) have been submitted to and approved in writing by the local planning authority. The plans shall include details of the following relevant measures: i. An introduction consisting of demolition and construction phase environmental management plan, definitions and abbreviations and project description and location; ii. A description of management responsibilities; iii. A

description of the demolition and construction programme; iv. Site working hours and a named person for residents to contact; v. Detailed Site logistics arrangements; vi. Details regarding parking, deliveries, and storage; vii. Details regarding dust and noise mitigation; viii. Details of the hours of works and other measures to mitigate the impact of demolition on the amenity of the area and safety of the highway network; and ix. Communication procedures with the LPA and local community regarding key demolition issues – crusher durations etc.. b) development shall be carried out in accordance with the approved DEMP and CEMP REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

- 8** a) Prior to the commencement of the development, a construction management statement (CMS) shall be submitted to and approved in writing by the Local Planning Authority. The CMS shall include details in regards to:

i) working times,

ii) types of vehicles,

iii) construction staff parking requirements, management of debris/mud from the site and a program of works. iii. Pedestrian and cyclist protection

b) development shall be carried out in accordance with the approved CMS

REASON: In the interests of safe operation of the highway in the lead into the construction phase of the development.

- 9** Demolition and construction hours shall be limited to 0800 to 1800 hrs Monday to Friday, 0800 to 1300 hrs Saturday and no working on Sundays or Bank Holidays. Stone crushing shall be limited to 10.30hr to 15.30hrs Monday to Friday with no crushing at weekends or bank holidays. Where possible this shall take place away from sensitive noise receptors; and where located nears residential dwellings acoustic screening must be used to minimise potential impact.

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

- 10** a) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the LPA.

b) The remediation strategy shall be implemented as approved.

REASON: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site.

- 11** Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and

approved in writing, by the LPA. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

REASON: To ensure that the site does not pose any further risk to the land and water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete.

- 12** Before the first use of the lighting scheme hereby approved, the applicant shall appoint a suitably qualified member of the institute of lighting professionals (ILP) to validate that the lighting scheme as installed conforms to the recommendations for environmental zone E2 or better in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01:2011. A letter written by a suitably qualified member of the ILP confirming this shall be submitted to the Local Planning Authority. The scheme shall thereafter be permanently retained in accordance with the details submitted.

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

- 13** a) Prior to any part of the permitted development being brought into use, means/works to provide secure cycle parking shall be implemented.
- b) the cycle parking provisions shall thereafter be kept free of obstruction and be available for the parking of cycles only for the lifetime of the development.

REASON: To ensure the provision and availability of adequate and accessible cycle

- 14** The total retail floorspace hereby approved shall not exceed 339m² at any time. No additional retail floorspace, including by way of internal reconfiguration, shall be created without the approval on the local planning authority.

REASON: To ensure that the scale of retail development remains acceptable in sequential and retail impact terms, to safeguard the vitality and viability of nearby centres in accordance with Core Policy 38.

- 15** There shall be no customers/members of the public on the site outside the hours of 6am to 11pm daily. REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

Informative

- 1** - The Government has published a Clean Power 2030 Action Plan which includes observations around how 'new standards will be introduced next year which will amend the energy efficiency standards in the Building Regulations in England'. Whilst this scheme does not include renewable energy solutions, there has been no removal of permitted development rights for 'renewable energy' development provisioned under Schedule 2, Part 14 of the GPDO. Further information on the Action Plan can be found online at:

assets.publishing.service.gov.uk/media/677bc80399c93b7286a396d6/clean-power-2030-action-plan-main-report.pdf and further information on permitted development rights for renewable energy can be found online at: <https://www.legislation.gov.uk/ukxi/2015/596/schedule/2/part/14>

- Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- a scheme to treat and remove suspended solids from surface water run-off during construction
- wheel washing facilities and appropriate disposal of effluent
- the use and routing of heavy plant, vehicles and machinery
- oils/chemicals and materials storage including refueling
- the location and pollution prevention for storage areas and compounds
- the control, storage and removal of spoil and waste.

- A permit to discharge (Environmental Permit) will be required if the construction period is greater than 3 months and the discharge is to surface waters. Any discharge will be governed by strict limits on suspended solids, pH, and if flocculants are used, an iron or aluminium limit.

- The applicant is advised that separate legislation, outside of planning control, applies to development at this site and that works involving the alteration, removal or installation of fuel tanks, pipework etc must comply the Councils Public Protection Team requirements. The developer is advised to contact the Councils Petroleum Officer via email at Jane.Chaplin@wiltshire.gov.uk or tradingstandards@wiltshire.gov.uk a minimum of 7 days prior to the commencement of any works associated with the development hereby permitted to discuss the Public Protection Teams Requirements. Please note, that these requirements include the necessity for the Petroleum Officer to be present on site at specific times to carry out regulatory inspections.

- The forecourt and any relating matters must follow the guidelines as set out in the APEA blue book: Guidance for Design, Construction, Modification, Maintenance and Decommissioning of Filling Stations.

- The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless: a Biodiversity Gain Plan has been submitted to the planning authority, and the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to: <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments> Based on the information available this permission is considered to be one which will require

the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply. If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk