

Appendix A

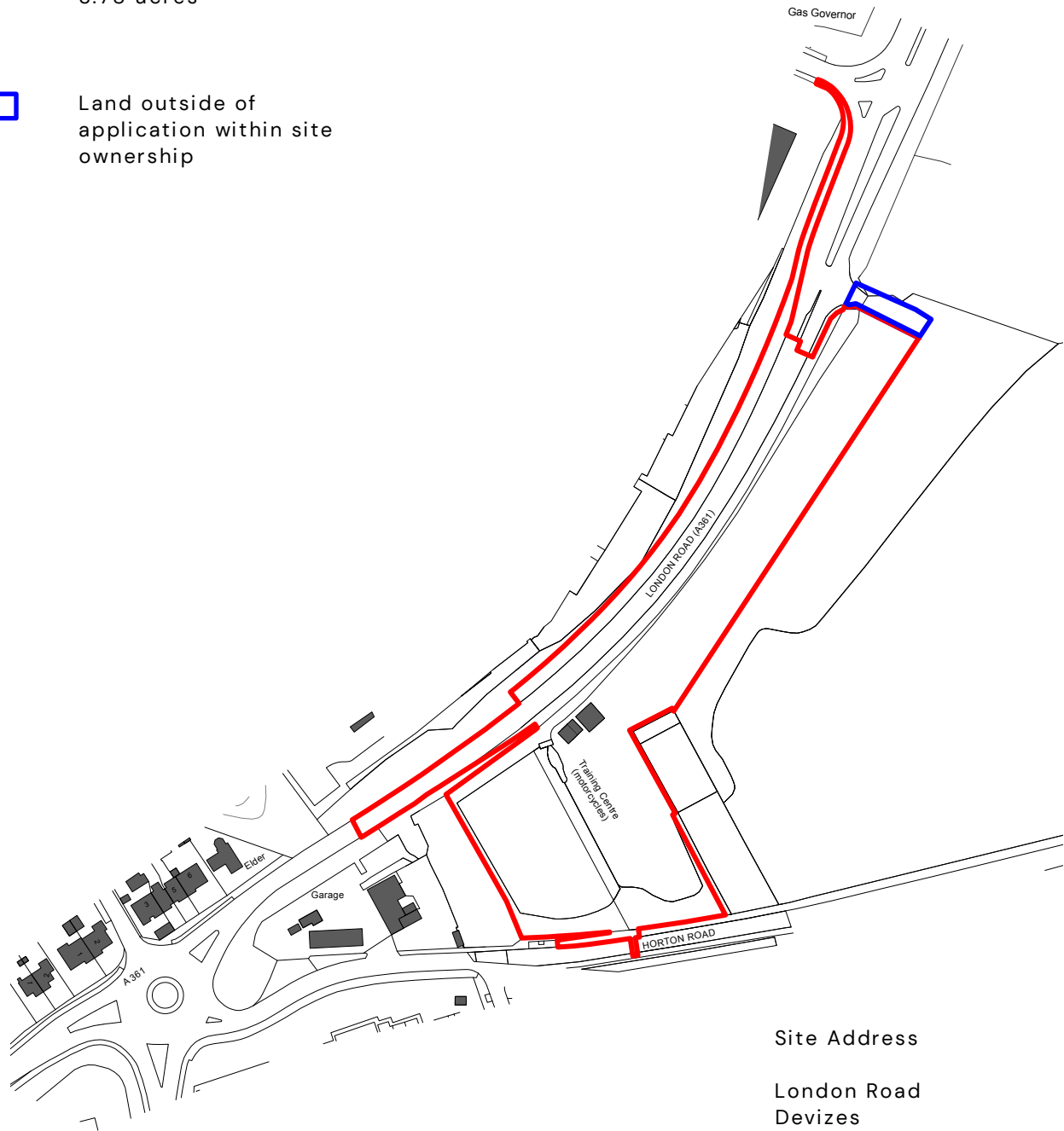
Site Location & Existing Site Plan

KEY

 Denotes Application Boundary

Application Area
15,332 sq m
1.533 hectares
3.78 acres

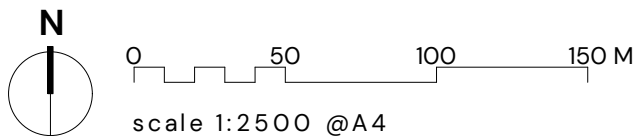
 Land outside of application within site ownership



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Site Address

London Road
Devizes
SN10 2JG



PRZM
— REAL ESTATE —



Kendall Kingscott
Glentworth Court, Lime Kiln Close
Stoke Gifford, Bristol BS34 8SR
+44 (0)117 931 2062
www.kendallkingscott.co.uk

Do not scale this drawing

Project
Land South of London Road, Devizes
Client
PRZM Real Estate & Aldi Ltd.

Date
May 2026
Scale
1:2500
Filename
240646.vwx
Drawn
MP
Checked
MW
Purpose/Status
PLANNING
Paper Size
ISO A4

Drawing Title
LOCATION PLAN
Project Number/Drawing Number
240646-1000
Check all dimensions and levels on site

Revision
P08
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KEY

- Existing trees REF: Topo survey
- Existing trees REF: BTC ARB Tree Constraints Survey.
- Concrete
- Tarmac
- Soft landscaping
- Gravel
- Existing levels

NOTES

- Horton Road Bus Stops
- Arboricultural information refer to Tree Constraints Report_London Road_Develops
- Murco - Cannings Hill Garage
- Splash Car Wash



N 0 10 20 30 40 50 M
Scale 1:500 @A0

NOTE: Base on survey by Berry Geomatics

Arboricultural information refer to Tree Constraints Report

Appendix B

Topographical Survey



ABBREVIATIONS			
AVE	Average	LB	Letter Box
AV	Air Valve	LB	Litter Bin
BB	Bellshaped Beacon	LP	Lamp Post
BL	Bollard	MH	Manhole
BL	Bollard Light	MK	Marker
Box	Box	NP	Name Plate
BS	Bus Stop	DH	Overhead (Electric)
BT	Telecom IC	OSBM	Ordnance Survey BM
CATV	Cable Television IC	PARA	Parapet
CCTV	Closed Circuit Camera	PL	Panel
CL	Cover Level	PM	Parking Meter
Conc	Concrete	RE	Rodding Eye
DC	Drainage Channel	RI	Ridge Level
DH	Ditch	RS	Road Sign
DI	Disinfectant	RSJ	Roller Steel Joint
DK	Drop Kiosk	SA	Scaleway
DN	Drain	SD	Silt Drain
EL	Eaves Level	Sen	Traffic Sensors
EP	Electricity Pole	SP	Sign Post
ER	Earthing Rod	ST	Water Stop Tap
FB	Footbridge	SV	Water Stop Valve
FESC	Fire Escape	SY	Stay
FL	Floor Level	Tac	Tactile Paving
FI	Floodlight	TCS	Telephone Call Box
FS	Flagstaff	TS	Traffic Signal
FW	Fire Hydrant	TP	Telephone Pole
Gab	Gabions	Veg	Vegetation
GM	Gas Meter	VP	Vent Pipe
GV	Gas Valve	WL	Water Level
GY	Gully	WM	Water Meter
HR	Hand Rail	WO	Wash Out
IC	Inspection Cover	WP	Wooden Peg
IL	Invert Level		
KO	Kerb Outlet		
Drainage			
FW	Foul Water	SW	Surface Water
Com	Combined Storm/Foul	BD	Back Drop
225mm	Pipe Diameter	UTL	Unable To Lift
Fences / Walls			
CB	Crash Barrier	HR	Hand Rail
BWF	Barbed Wire	PRF	Post and Rail
CBF	Close Boarded	PWF	Post and Wire
CLF	Chain Link	PLF	Panel Fence
IR	Iron Railings	SR	Steel Railings
TR	Trails	SFF	Steel Pallisade
BW	Block Wall	BLK	Block Wall
RW	Retaining Wall	Ren	Rendered Wall
SW	Stone Wall	HT	Height of Wall/Fence (1.8m)

Services		
Electric	Gas	Traffic Signals
CCTV	Water	Water
Telecom	Foul Water Sewer	Foul Water Sewer
BT	Surface Water Sewer	Surface Water Sewer
Unknown	Combined Sewer	Combined Sewer
Unknown	End of trace	End of trace
Unknown	Not located (from records)	Not located (from records)

Utility Notes

To assist in the production of this drawing Berry Geomatics Ltd have used record drawings that were made available by utility providers. Any information taken from these records and the completeness of the records cannot be guaranteed. Utilities are located using non-invasive techniques, the success of which can be adversely affected by local ground, weather and site conditions.

Electromagnetic and GPR detection is not infallible and it is possible that some services can remain undetected. Results are dependent on a number of factors such as soil type, ground water levels and surface conditions. Caution should therefore be taken and trial excavations must be undertaken to confirm position, identification and in particular depth of the utility prior to any construction work.

Where there are multiple cables, an average depth has been obtained and trial excavations are recommended to confirm the number and depth of cables.

Fibre optic cables can be difficult to detect and access to chambers is often restricted by utility providers. Where possible cable routes will be added from records.

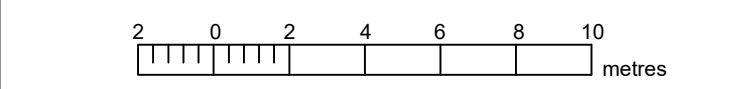
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Notes

Heights in metres

Survey related to Ordnance Survey grid datum (OSGB36)

Do not scale this drawing. All critical dimensions and services should be field verified prior to building operations or construction.

Rev.	Date	Amendments

Client

Kendall Kingscott
Glenworth Court
Lime Kiln Close
Stoke Gifford
Bristol BS34 8SR

Title

Land at London Road, Devizes
Sheet 1 of 4

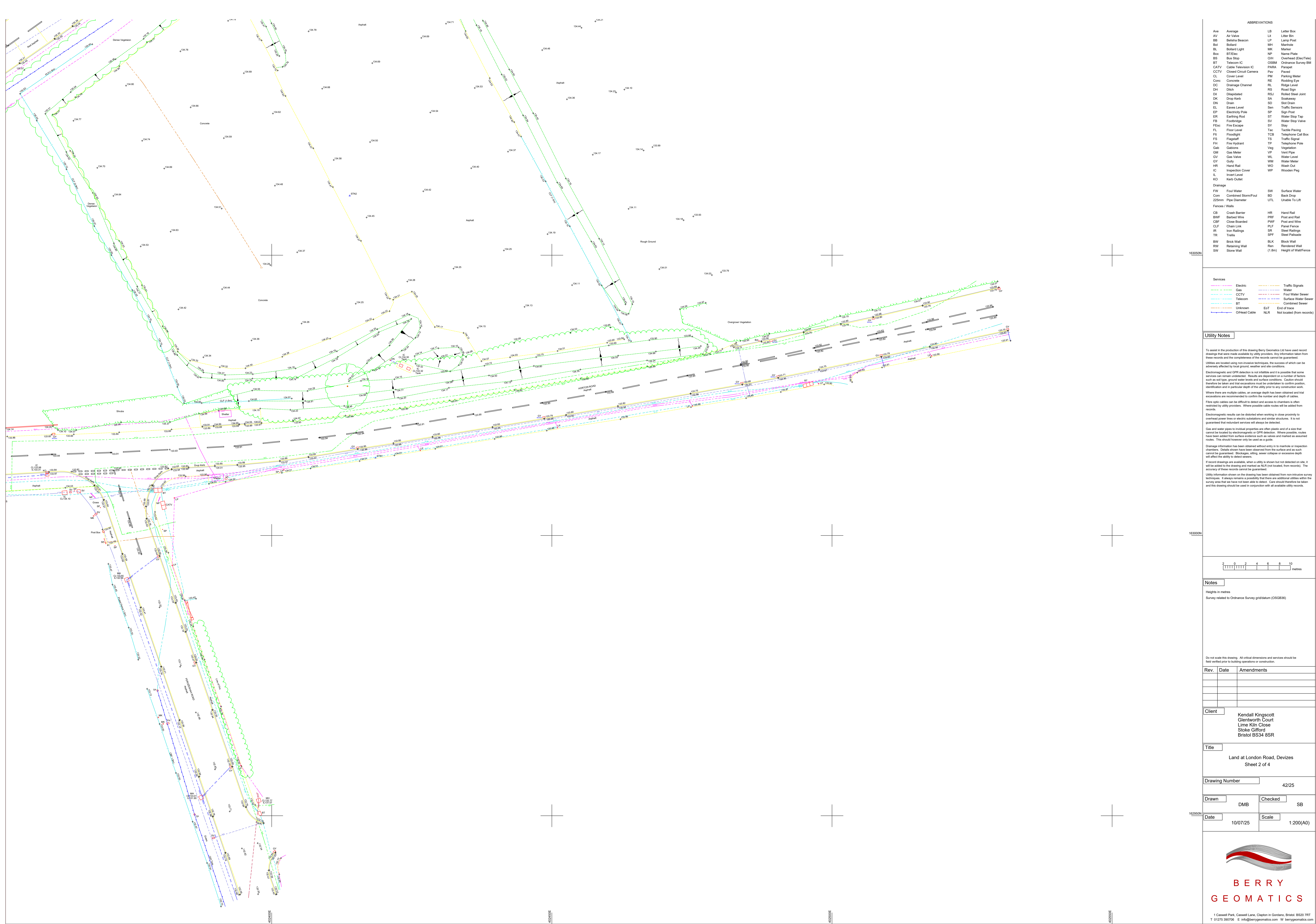
Drawing Number

42/25

Drawn DMB **Checked** SB

Date 10/07/25 **Scale** 1:200(A0)

SURVEY STATIONS		
Name	Easting	Northing
STN1	402415.181	163113.889
STN2	402415.181	163113.889
STN3	402415.181	163113.889
STN4	402415.181	163113.889
STN5	402415.181	163113.889
STN6	402415.181	163113.889
STN7	402415.181	163113.889
STN8	402415.181	163113.889
STN9	402415.181	163113.889
STN10	402415.181	163113.889



ABBREVIATIONS			
Ave	Average	LB	Letter Box
AV	Air Valve	LB	Litter Bin
BB	Ballast Beacon	LP	Lamp Post
Bol	Bollard	MH	Manhole
BL	Bollard Light	MK	Marker
Box	BT/Elec	NP	Name Plate
BS	Bus Stop	DH	Overhead (Elec/Tel)
BT	Telecom IC	OSBM	Ordnance Survey BM
CATV	Cable Television IC	PARA	Parapet
CCTV	Closed Circuit Camera	PAW	Paved
CL	Cover Level	PM	Parking Meter
Conc	Concrete	RE	Rodding Eye
DC	Drainage Channel	RI	Ridge Level
DH	Ditch	RS	Road Sign
DI	Displaced	RSJ	Roller Steel Joint
DK	Drop Kiosk	SA	Skewway
DN	Drain	SD	Slot Drain
EL	Eaves Level	Sen	Traffic Sensors
EP	Electricity Pole	SP	Sign Post
ER	Earthing Rod	ST	Water Stop Tap
FB	Footbridge	SV	Water Stop Valve
FESC	Fire Escape	SY	Stay
FL	Floor Level	Tac	Tactile Paving
FI	Floodlight	TCS	Telephone Call Box
FI	Flagstaff	TS	Traffic Signal
FH	Fire Hydrant	TP	Telephone Pole
Gab	Gabions	Veg	Vegetation
GM	Gas Meter	VP	Vent Pipe
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GY	Gully	WM	Water Meter
HR	Hand Rail	WO	Wash Out
IC	Inspection Cover	WP	Wooden Peg
IL	Invert Level		
KD	Kerb Duct		
Drainage			
FW	Foul Water	SW	Surface Water
Com	Combined Storm/Foul	BD	Back Drop
225mm	Pipe Diameter	UTL	Unable To Lift
Fences / Walls			
CB	Crash Barrier	CR	Hand Rail
BWF	Barbed Wire	PRF	Post and Rail
CBF	Close Boarded	PWP	Post and Wire
CLF	Chain Link	PLF	Panel Fence
IR	Iron Railings	SR	Steel Railings
TR	Trails	SPT	Steel Pallisade
BW	Block Wall	BLK	Block Wall
RW	Retaining Wall	Ren	Rendered Wall
SW	Stone Wall	(1.8m)	Height of Wall/Fence

Services			
Electric	Gas	Water	Traffic Signals
CCTV	Telecom	Foul Water Sewer	Water
BT	Unknown	End of trace	Surface Water Sewer
OT-head Cable	NLR	Not located (from records)	Combined Sewer

Utility Notes

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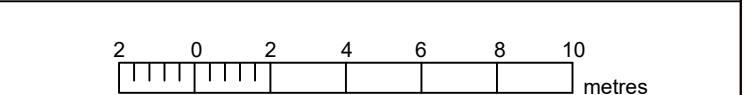
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Notes

Heights in metres
Survey related to Ordnance Survey grid datum (OSGB36)

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Rev.	Date	Amendments

Client

Kendall Kingscott
Glentworth Court
Lime Kiln Close
Stoke Gifford
Bristol BS34 8SR

Title

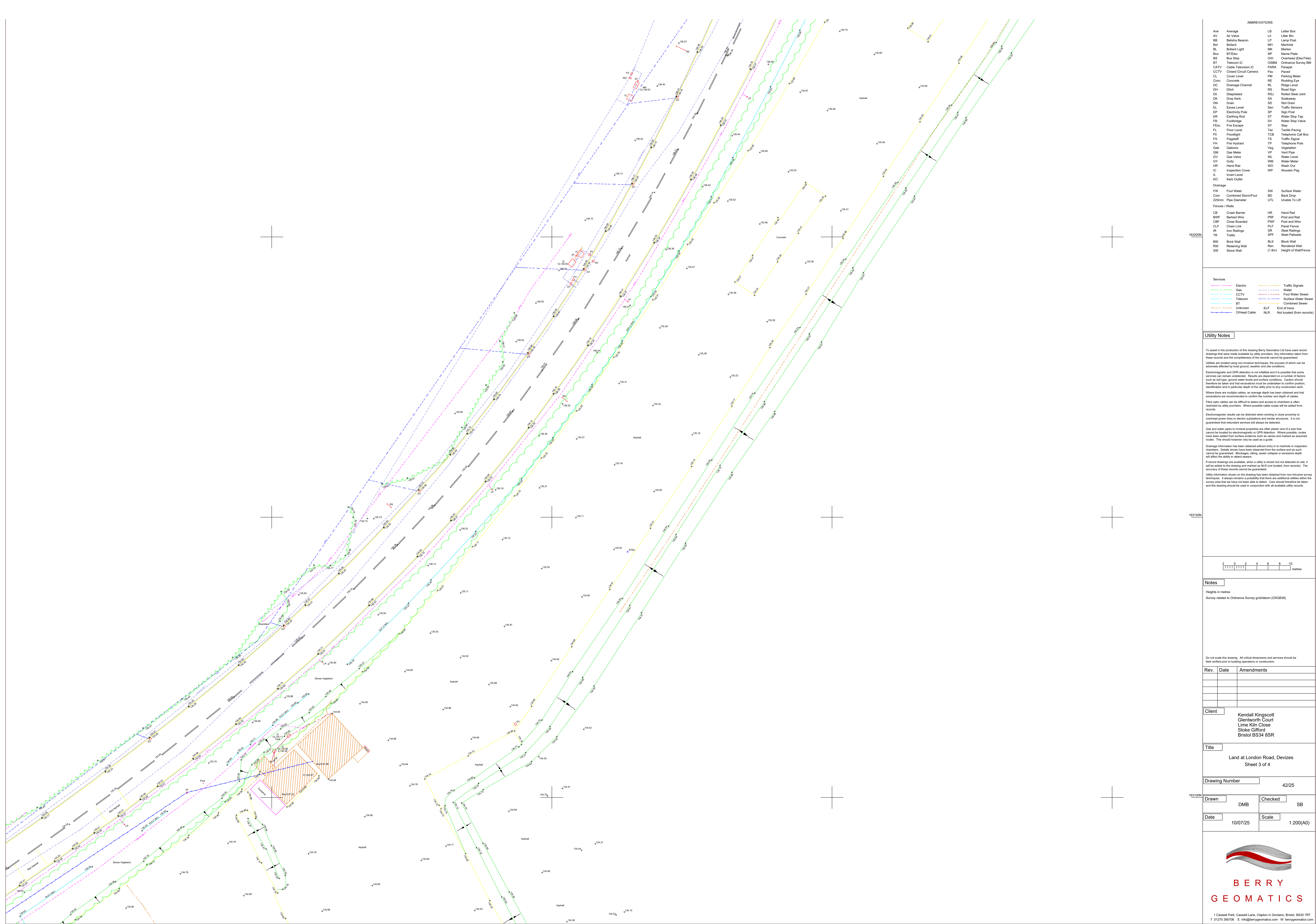
Land at London Road, Devizes
Sheet 2 of 4

Drawing Number

42/25

Drawn DMB **Checked** SB

Date 10/07/25 **Scale** 1:200(A0)



ABBREVIATIONS			
Av	Average	LB	Letter Box
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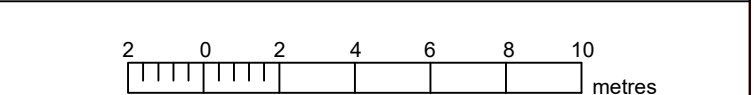
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Notes

Heights in metres

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Rev.	Date	Amendments

Client

Kendall Kingscott
Glenworth Court
Lime Kiln Close
Stoke Gifford
Bristol BS34 8SR

Title

Land at London Road, Devizes
Sheet 3 of 4

Drawing Number

42/25

Drawn DMB **Checked** SB

Date 10/07/25 **Scale** 1:200(A0)

Appendix C

Proposed Site Layout

- KEY**
- Area of outline application
Drive-Thru and EV charging hub
 - Existing trees
 - Proposed trees
 - Concrete
 - Tarmac/ Asphalt
 - Soft landscaping
 - Retaining structure

- NOTES**
- 1 New footpath from Hopton Industrial Park
 - 2 Site layout of proposed Drive-Thru
 - 3 Site of planning approved commercial development (shown in outline)
 - 4 Road widened to provide righthand-turn, in line with transport consultants drawings
 - 5 New bellmouth entrance
 - 6 Sub-stations
 - 7 EV charging hub
 - 8 The blue hatching is situated outside of the redline boundary for this planning application and shows an approximate overlay of an easement, based on the 1962 conveyance plan.
 - 9 Horton Road bus stops
 - 10 Extended footway from bus stop and new site access
 - 11 New pedestrian ramped access into drive through site

Note: Landscape design refer to Cambium Landscape Strategy

Note : Site boundary and levels are based on Topographical Survey by Berry Geometrics

Note: Arboricultural information refer to Tree Constraints Report by Bowland Tree Consultancy

Parking	
Aldi (2.5x5.0m)	
Standard	75
Accessible	5
Parent & Child	7
EVCP	8
Total Aldi	95
Outline application scheme (2.5x5.0m)	
Standard	23
Accessible	3
Motorcycle	4
EVCP	8
Total	38
Grand Total	133



N 0 10 20 30 40 50 M
Scale 1:500 @A0

PRZM
— REAL ESTATE —



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Do not scale this drawing

Project
Land South of London Road, Devizes

Client
PRZM Real Estate & Aldi Ltd.

Date
May 2026

Scale
1:500

Filename
240646.vsw

Drawn
MP

Checked
MW

Purpose/Status
PLANNING

Peer Size
ISO A0

Drawing Title
PROPOSED SITE PLAN - OVERALL

Project Number/Drawing Number
240646-1301

Check all dimensions and levels on site

Revision
P15

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Appendix D

EA Flood Map for Planning and Surface Water Flood Map



Flood map for planning

Your reference

13906

Location (easting/northing)

402441/163113

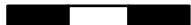
Scale

1:2,500

Created

3 Nov 2025 12:15

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



0 20 40 60m

Flood map for planning

Your reference
13906

Location (easting/northing)
402441/163113

Created
3 November 2025 12:15

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

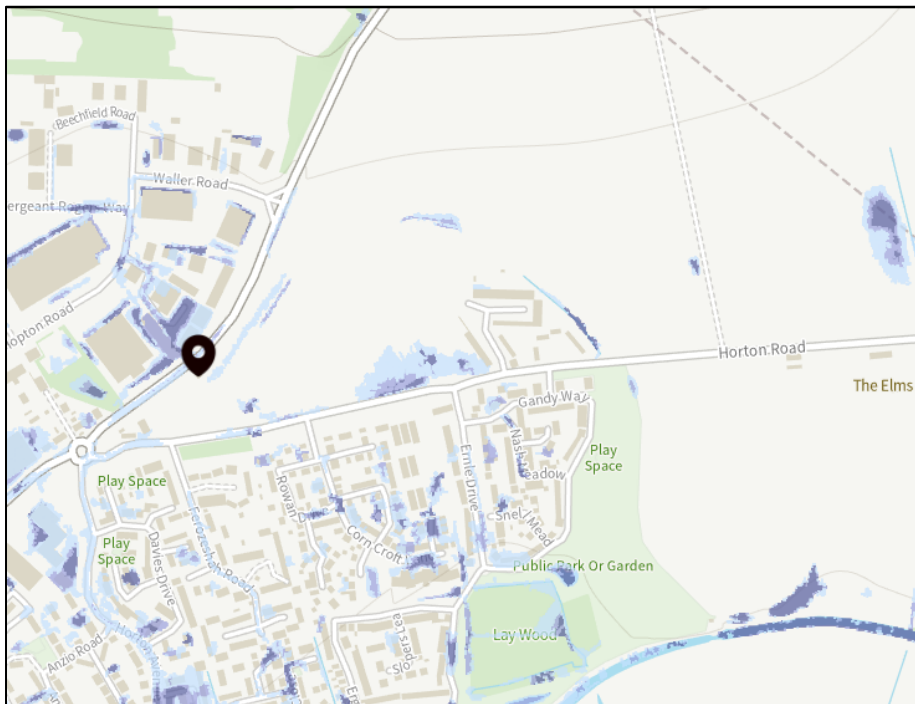
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Surface water map

Yearly chance of flooding

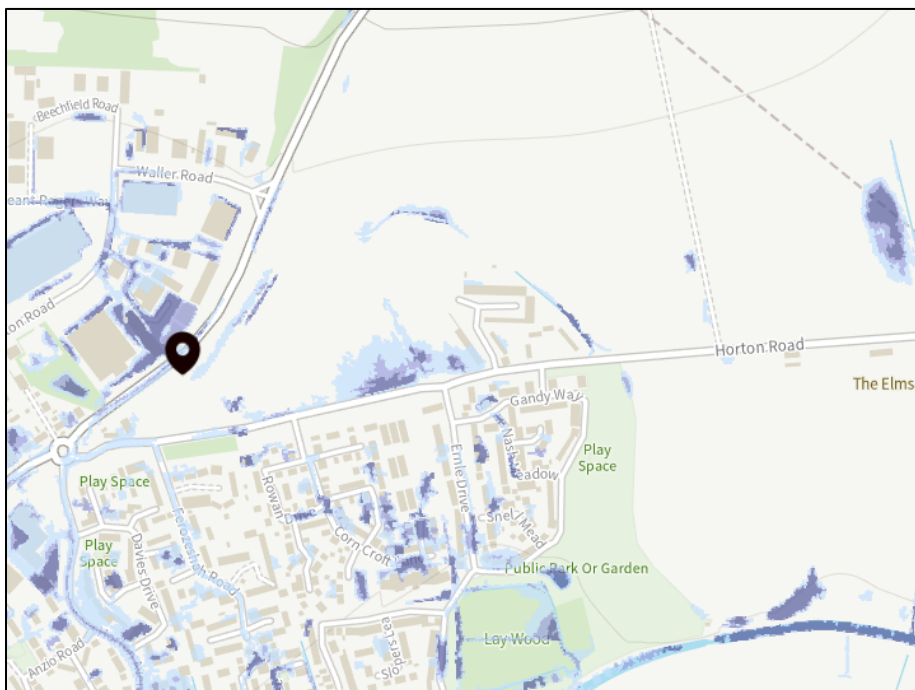
- ☒ Flood area (extent)
- High chance
 - Medium chance
 - Low chance

Yearly chance of flooding between 2040 and 2060

- ☐ Flood area (extent)

Map details

- ☒ Show flooding
- ☒ Selected address



Surface water map

Yearly chance of flooding

- ☐ Flood area (extent)

Yearly chance of flooding between 2040 and 2060

- ☒ Flood area (extent)
- High chance
 - Medium chance
 - Low chance

Map details

- ☒ Show flooding
- ☒ Selected address

[< Back to select an address](#)

Flood risk summary

Your selected location: The Bike School, Horton Road, Devizes, SN10 2JG

This information tells you the flood risk of the land around a building, not the building itself.

► [How we assess an area's flood risk](#)

► [Flood risk and climate change](#)

Surface water

[More about your surface water flood risk \(/surface-water\)](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Rivers and the sea

[More about your rivers and sea flood risk \(/rivers-and-sea\)](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

Groundwater

[More about your groundwater flood risk \(/ground-water\)](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is inside a groundwater flood alert area.

You can sign up to [get groundwater flood alerts \(https://www.gov.uk/sign-up-for-flood-warnings\)](https://www.gov.uk/sign-up-for-flood-warnings).

► [What this means](#)

What groundwater is

Groundwater is the water that is usually held in rocks and soil underground.

Groundwater flooding happens when this water rises and flows above the surface.

Flooding from rivers is more likely when groundwater levels are high.

Reservoirs

[More about your reservoir flood risk \(/reservoirs\)](#)

Flooding from reservoirs is unlikely in this area.

What a reservoir is

A reservoir is a large natural or artificial lake that is designed to collect and store water.

They are usually formed by building a dam across a river, or by building a large tank or surrounding embankment. If one of these dams or embankments fails, then water could escape from the reservoir. This would result in land or properties being flooded.

Appendix E

Preliminary Proposed Level Strategy



CRADDYS
Consulting Civil and Structural Engineers
www.craddys.co.uk