

Roebridge Foods, Brickworth Road Whiteparish, Salisbury SP5 2QG

Planning, Design & Access Statement

1.0 Introduction

This combined Planning, Design and Access Statement supports a full planning application submitted on behalf of DWB Long Ltd for operational and physical changes to the site at Brickworth Road, Whiteparish. The proposal includes the:

- Demolition of an outdated rear building and construction of a new warehouse extension;
- Increasing daily operating hours to permit 24-hour operation; and

The works will rationalize internal operations, modernize the premises, increase efficiency, and support continued business growth in a manner appropriate to the established commercial context of the site.

2.0 Site Description and Context

Roebridge Foods is located on Brickworth Road (A27), with direct links to the A36. The site is an established industrial/commercial premises used for food distribution, storage and processing. Surrounding uses include scattered residential dwellings to the East and West, and agricultural land to the South. The site is not within a Conservation Area, nor does it contain listed buildings.



The existing warehouse is positioned centrally on the site, with the area proposed for demolition sitting at the rear (Southern Side) of the warehouse.

3.0 Proposed Development

3.1 Demolition and Replacement Extension

The application proposes the demolition of an ageing rear structure currently used for storage, replacing it with a replacement warehouse extension. The extension has been designed to:

- Improve storage capacity and layout efficiency.
- Meet modern day food safety, hygiene, and thermal performance standards.
- Enhance internal circulation and workflow.
- Reduce reliance on external storage.

The extension has been designed to be in keeping with the scale, height and material appearance of the existing warehouse, maintaining industrial character while also improving the overall architectural cohesion of the building.

3.2 Extension of Operating Hours (including Noise Impact Assessment Summary)

Operations are currently restricted to 07:00 – 19:00 Monday to Saturday. As part of this application, Roebridge Foods are seeking permission for 24-hour operation across the site to support the continuous nature of food handling and distribution activities. Presently, European deliveries arriving from Dover arrive out of hours.

A Noise Impact Assessment, prepared by Dice Environmental, has been completed. The surveys were undertaken over weekday and weekend periods at two representative residential receptors.

The key findings were:

- Receptor 1 (West): No significant impact in evening or nighttime periods.
- Receptor 2 (East): No significant impact in evening; moderate impact identified during 23:00 – 07:00, specifically linked to operations in the eastern yard area.

The proposed mitigation measures are:

- Restricted nighttime (23:00 – 07:00) activity in the eastern yard.
- Allowing 24-hour operation across the remainder of the site.

With the proposed mitigation, the NIA confirms that the proposals will not give rise to adverse resident noise impacts.

4.0 Design and Access Statement

4.1 Design Principles

The proposed development reflects the established industrial character of the site, prioritizing:

- Functional Efficiency.
- Robustness and Durability.
- Visual Integration with the Existing warehouse.
- Limited off-site visibility.

The design ensures the site continues to operate effectively while improving compliance with food-handling standards and achieving better thermal performance and storage capacity.

The existing modern warehouse is 511.9m² and the southern rear structure is 86.3m². With the proposed demolition of the southern structure, the new GIA is 695m² (adding 96.8m²).

4.2 Layout

The existing site layout is retained with only localized alterations. The key layout components are that the replacement extension occupies the footprint of the rear building, which is to be demolished, preventing unnecessary outward expansion.

The sites' road, parking areas and yard circulation are to remain unchanged.

4.3 Scale and Appearance

The proposed height and scale of the proposed extension match those of the existing warehouse. The eave height is approximately 3.9m from ground level and the ridge height approximately 5.2m.

The proposed extension external materials will be consistent with the current palette of a light-grey cladded building with a facing buff blockwork perimeter plinth. It is believed that the visual impact of the proposal extension is minimal due to the placement behind the main warehouse and screened by existing buildings and landscaping.

4.4 Access and Movement

The existing delivery route to the rear of the site is off of Brickworth Road. Through the proposal, there are no alterations required as the established circulation pattern will continue to accommodate HGVs, delivery vans, staff vehicles and emergency access. As per the site plan, the staff and visitor pedestrian access remains as they exist at the front of the site.

The proposed extension does not disrupt internal or external walkways, with the existing fire exit relocated as per the floor plan.

4.5 Landscaping

No additional landscaping is proposed as the works are located entirely within the developed operational yard. Existing vegetation along the site boundaries provides adequate screening and the proposal is not believed to introduce any landscape impacts.

4.6 Environmental Considerations

The proposed operational and physical changes seek to reduce the site's environmental impact by:

1. Replacing an outdated structure with one of higher energy efficiency;
2. Reducing ad-hoc temporary storage needs;
3. Supporting continuous refrigeration efficiency through improved building fabric;
4. Implementing nighttime noise mitigation in line with the Noise Impact Assessment.

5.0 Planning Policy Assessment

It is believed that the proposal is in accordance with both National and Local Planning Policies:

- National Planning Policy Framework: Supports enhancement of existing businesses, protection of amenity through appropriate mitigation, and efficient use of land.
- Wiltshire Core Strategy: Encourages economic growth, retention of employment uses, and development that maintains or improves local character.

The application represents investment in an established commercial employer, supporting operational resilience and local jobs of those in the nearby village.

6.0 Conclusion

The proposed replacement extension and broadened operating hours represent a proportionate and necessary modernization of an established commercial site. The development is well designed, operationally justified, and supported by technical evidence of a robust Noise Impact Assessment and defined mitigation measures. It also secures existing local employment.

It is believed that the proposal would not harm residential or visual amenities and would be in full accordance with national and local planning policy.