

Forgeworks

Industrial units, 41B Main Street, Westbury

Design & Access Statement January 2026

RIBA 
Chartered Practice

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Executive summary

This design & access statement provides an overview of the proposals for the replacement of the existing single storey light industrial units at the West end of the site to 41B Main street, with a new single storey unit of similar foot print.

The access arrangements to the site will remain as current together with the position and operation of the existing light industrial unit at the Eastern end of the site.

This document provides an overview of the location, size and scale of the replacement light industrial unit.

The applicant (Mr Matt Thorne) is the owner/operator of the land at 41B Main street has sough initial feedback from the council in August 2025 into the redevelopment with the aim working collaboratively towards a positive outcome. (ENQ/2025/01357).

An overview of the advice is summarised below:

- *This would be a development within an existing employment site and therefore under policy CP35 the principle of the development is supported.*
- *The context for development is of industrial character and the proposed building is of similar appearance and height to the retained building within the site. Whilst the proposed building would be of larger scale there is nothing to suggest that the scale of building would be harmful to the character of the locality.*
- *The access arrangements to the site will remain as existing. Whilst being located on a corner plot at the junction of Headquarters Road, the building appears to be set back from the junction and therefore it is not considered that there would likely be any demonstrate impact in terms of visibility at this junction*

As such additional information has been provided:

- Preliminary ecological assessment
- Clarification the site lies outside of flood zone 2 & 3.
- Surface water sustainable drainage strategy
- Existing / proposed drawings + site location.
- Biodiversity Net Gain emption statement in the PEA
- Cil forms

On the basis of the supported development of the site and subject to the additionally requested information we welcome the councils decision to support this application and recommend for approval.

Site Location

The site is in existing use as light industrial with multiple business in operation. It is located within the larger West Wilts trading estate on the North-West side of Westbury.

There are currently 3n structures on the site and the remaining area is used for existing parking/hardstanding.

Two of the three structures are to be demolished as part of this application to provide a new two-storey structure for light industrial use on the site.

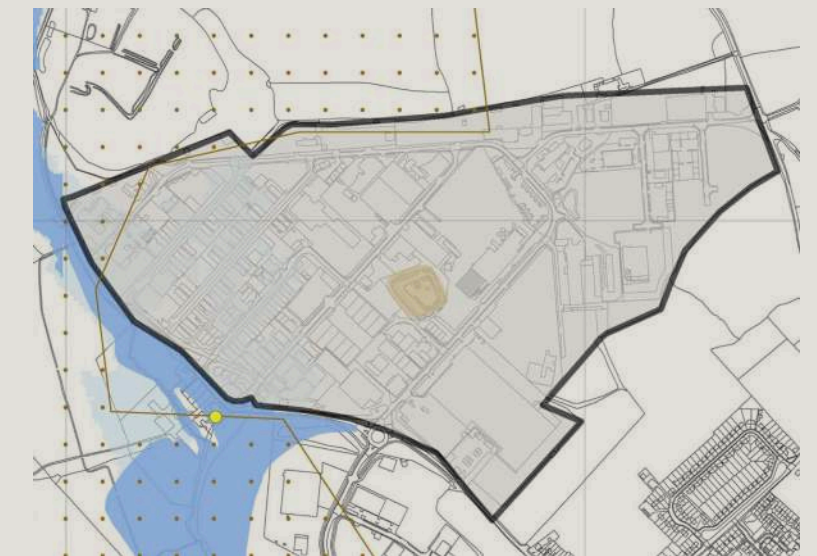


Fig 03: West Wilts trading estate site boundary

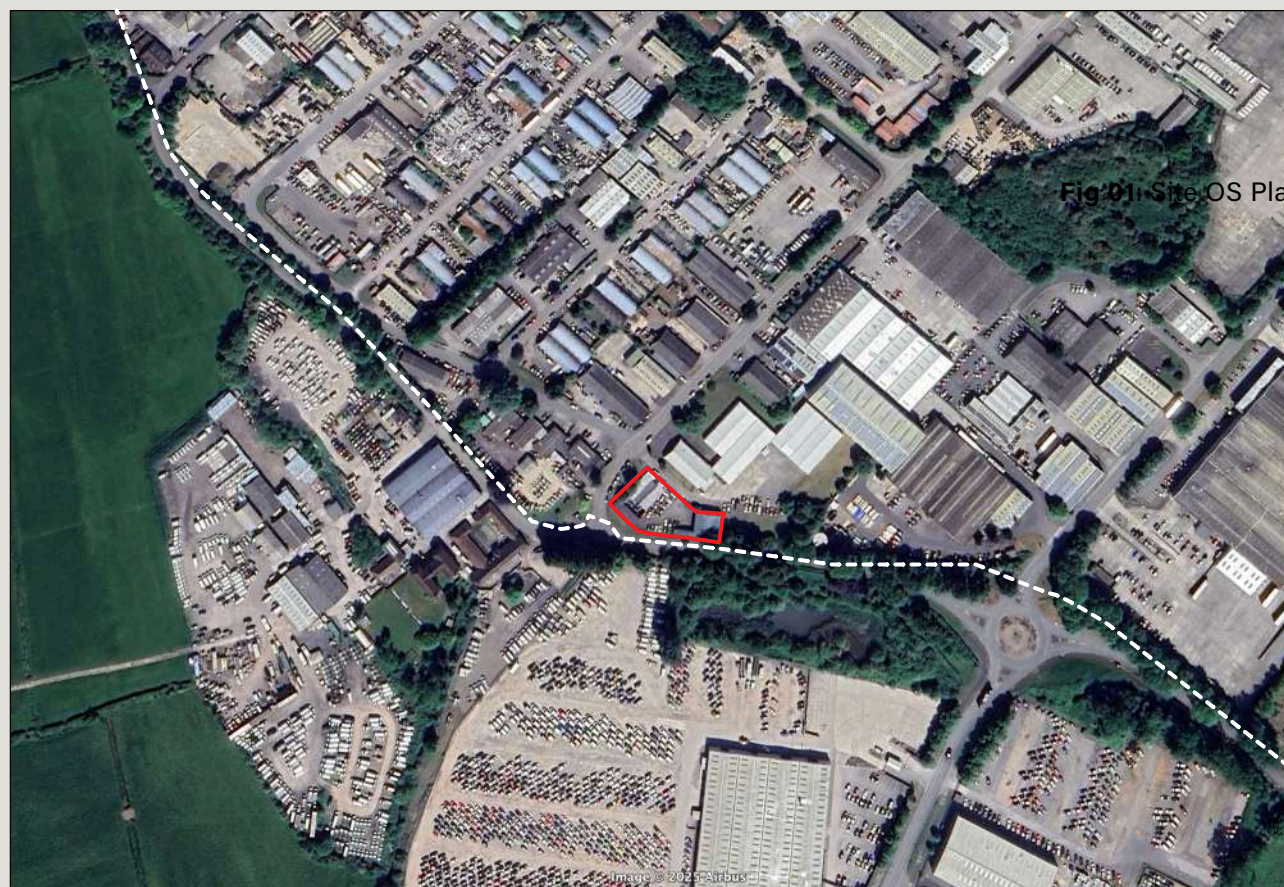


Fig 02: Aerial view of site and trading estate boundary

Flood zones / Surface water

Following the pre-application query relating the site being located in flood zone 3, we have checked with the available online data and confirm that the site boundary sits outside of flood zone 2 & 3 and also outside of the 1 in 30 year likelihood for surface water flooding. On this basis we anticipate no further requirements for site specific flood risk assessments at planning stage.





A5 | Existing location plan
01 | Scale: 1:1250 @ A3



A5 | Existing site plan
01 | Scale: 1:500 @ A3

Surrounding site context



Fig 01: View North along headquarters Road



Fig 02: View East along main Road

Surrounding site context

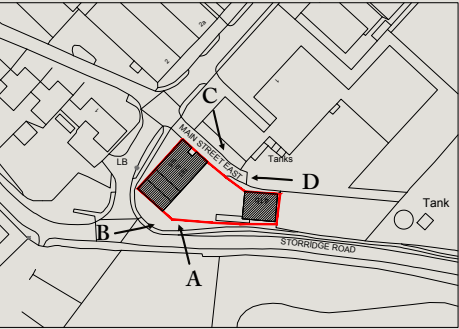


Fig 01: View North along headquarters Road



Fig 02: View North-East along headquarters Road

Existing **site photographs**



Proposed site plan

A100 | Proposed site plan
01 | Scale: 1:200 @ A3

- 01 Existing access maintained from Main St
- 02 New allocated parking
- 03 Replacement light industrial unit
- 04 Existing trees offsite pruned back
- 05 Replacement of hard standing

