

Application Number:	PL/2025/09926
Location:	Clover Park, Brickworth Road, Whiteparish, Salisbury, SP5 2QG
Proposal:	Demolition of rear building and construction of a new warehouse extension with increasing daily operating hours to permit 24-hour operation (subject to mitigation included within NIA).

I refer to the above planning application regarding the demolition of a rear building and the construction of a new warehouse extension with increased operating hours. The use of the site is described as a Class E fruit and vegetable distribution warehouse.

Planning history

The following details indicate the relevant planning history for the site.

S/2007/0596 - Demolish Existing Store. Erect New Store for Wholesale Fruit and Vegetable Distribution. Alter Access and Form Car Parking Area – Approved with conditions.

15/01453/VAR - Remove condition 6 (opening hours), and vary conditions 4 and 7 of S/2007/0596 to allow B8 use and external storage up to 2m high - Permission refused.

Proposal

An existing rear building of 86.3sq.m is proposed to be demolished to facilitate an extension to the existing warehouse of 511.9sq.m to create an overall GIA of 695sq.m, an increase of 96.8sq.m.

It is understood that the warehouse extension is required to improve storage capacity and layout efficiency; meet modern day food safety, hygiene, and thermal performance standards; enhance internal circulation and workflow; and reduce reliance on external storage.

The application also seeks an extension of the operating hours from 0700-1900 Monday to Saturday to permit a 24-hour operation, enabling deliveries from Europe to be received which currently arrive out of hours.

Traffic generation

The proposed extension would result in an increase in operational floor area, and together with the increased operational hours, could result in an increase in the traffic generation associated with the site.

The application supporting statement does not provide any information regarding the existing and proposed traffic generation on which to assess the impact on the highway, and such information is necessary to enable a full assessment on highway related matters.

It is noted from the application form that no additional staff are proposed, but it is not clear if there will be a staff presence 24 hours a day, and if so, how many staff will be on site at any one time. Further details of the operation of the site are therefore required.

Access and parking

The means of access and the parking and turning arrangements within the site are advised to be unaffected by the proposals, however further information is required of the operation of the site to understand if additional parking provision is required.

Recommendations

Having regard to the above, it is considered that insufficient information has been submitted to assess the impact of the proposed warehouse extension and increased operating hours on the highway.

A holding objection is therefore raised, and further information is requested in relation to the existing and proposed number of vehicle movements per day, the operation of the warehouse over the full 24 hours operating period, and the staffing levels throughout the 24-hour period.

Amanda Hall
Highways Development Management Engineer