

Design and Access Statement

Proposed access alterations, site security and health and safety improvements to the car park at:

The Compleat Food Group

Lincoln Way

Clitheroe

BB7 1QL

OUR REF: 6961

DATE: 18.02.2026

VERSION: 1.3 - PLANNING

Introduction/Scope of Works

This document is produced to support the planning application for the proposed access alterations, site security and health and safety improvements to the car park at The Compleat Food Group, Lincoln Way, Clitheroe.

The proposed alterations to the site are driven by their need to improve site safety and security as detailed below by the Client:

'We wish to improve the layout design of our yard space at our production facility on Lincoln Way, Clitheroe.

The project will create a safer and more secure access route for pedestrians as well as providing a dedicated operational space for our goods in and out processes.

Currently, our carparking area is closely located to operational space where pedestrians and HGVs interact with each other too closely which must be addressed and improved. '

The drawings in support of this application are:

- 6961_01D Existing Site Plan PLANNING
- 6961_05C Site Location Plan
- 6961_10A Proposed Site Plan and Elevations along Lincoln Way PLANNING

Site Description

Site address is as follows:

The Compleat Food Group

Salthill Industrial Estate

Lincoln Way

Clitheroe

Lancashire

BB7 1QL

The site lies to the eastern end of Lincoln Way, bound by Lincoln Way and the Salthill quarry reserve. All the buildings on site are steel portal frame metal clad structures.

General Background – The Compleat Food Group

The Compleat Food Group, based in Clitheroe, Lancashire is part of the WBD group, which supplies high quality own label delicatessen foods to leading retailers including Asda, Sainsbury's and Waitrose. Products include top end free-range Spanish charcuterie and chilled meat and seafood tapas. The Group has won a number of Quality Food and Grocer Own Label Awards.

USE

The proposed overall use of the buildings and site will remain as industrial as existing. The site has undergone development over the years with extensions and additions.

The applications most relevant to this application are the 2018/2019 applications (listed below) to reposition the site herras fence closer to the road to gain more space within the site. These works were completed shortly after approval was granted.

3/2019/1012 – Approved with Conditions.

3/2018/0984 – Approved with Conditions.

LAYOUT

Please refer to drawing '6961_01D Existing Site Plan PLANNING' for the existing site layout.

Currently, there is no physical separation between the car parking areas and pedestrian walkways. Existing vehicular entrance gates provide limited security. There are safety risks for pedestrians when accessing and moving around the site.

The proposals aim to increase site security and safety. By reducing interactions between HGVs cars and pedestrians, increasing safety when crossing Lincoln Way, controlling access onto the site and encouraging a controlled manor of moving across the site. This will be addressed by the following alterations:

- The existing entrance gates will be replaced with new metal automatic bi-folding gates, to control vehicle access and increase site security. The gates will also be set further into the site, at the entrance, to prevent HGV vehicles from interfering with oncoming traffic, on Lincoln Way, when turning into the site.
- Vehicle movement on site will be improved to limit interactions between cars and trucks/plant on the site forecourt. Such alterations will not reduce the existing number of on-site parking spaces from 62.
- A secure fenced walkway will be formed to the perimeter of the site forecourt with designated crossing areas to allow safe pedestrian access from the car parking area/offices to the factory.
- It is proposed that pedestrian crossing improvements will be formed across Lincoln Way (to be agreed with Highway Authority) to allow accessible crossing of the road for pedestrians visiting site from town or the off-site parking areas that The Compleat Group has established. Turnstiles and accessible gates will provide secure site access.

- One way passage through the site will remain in place for HGV vehicles with surface markings and the exit through new automatic gates, replacing the old manual gates.
- There is potential for improvement surrounding the existing pallet storage area, displayed in the images below. A new 3m high fence will surround the existing storage area which is set far back from the existing fence at the front of the site. This will increase safety for pedestrians and vehicles, particularly in high winds.



CONCLUSION

The proposed site alterations will reduce and control interactions between pedestrians, cars, HGVs and other plant and prevent access of unauthorized personnel in accordance with the Client's objective to increase site safety and security. All of this will be achieved without the loss of on-site car parking and any adverse impact on the appearance of this industrial site.