

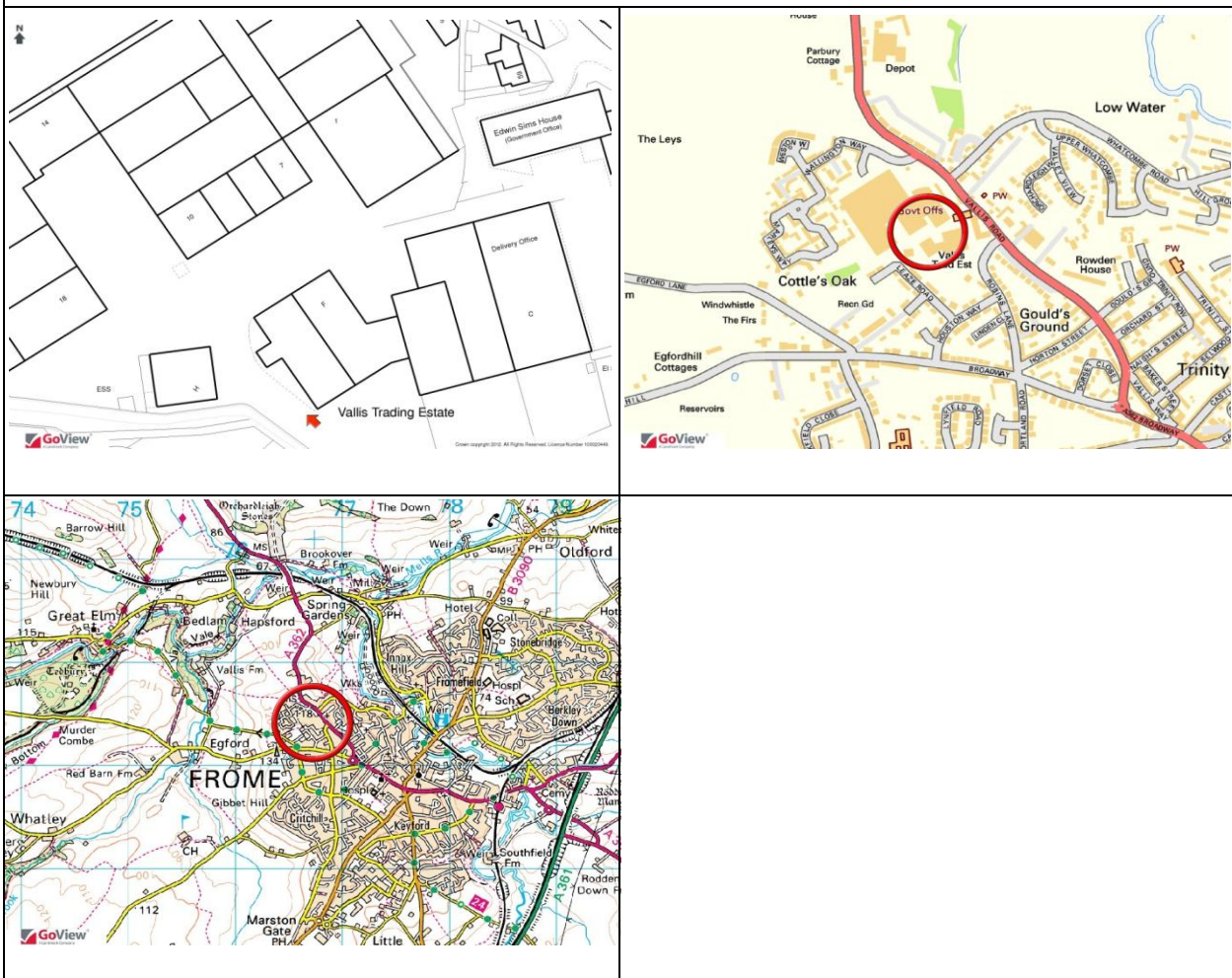
Site No 16 Vallis Trading Estate, Frome.



Location

Vallis Trading Estate is situated on the A362 Vallis Road in the Western Part of Frome. The surrounding uses are primarily residential with residential to the North, South and East. The former Weston Vinyls site (Site 17) is located immediately to the West, where further beyond is Residential. Other nearby users of space include Frome Youth & Community Centre and Harlequins Pre School, both situated East of subject site.

Access to the site is off Robins Lane. The site is still fairly central being approximately 0.8 miles away from Frome Town Centre, and 1.3 miles away from Frome train station.



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Description

The site is regarded as an established industrial location. Main occupiers include Royal Mail Business Post, Duo Boots and Truarc Engineering. There are currently 4 vacant units, 2 of which are currently under offer, the space is advertised through Carter Jonas. The site comprises 20 High Bay units typically suitable for B1/B2 & B8 uses. The majority of which are steel framed and partly steel clad with either brick or concrete blockwork elevations. The site currently has ample parking with approximately 100 car parking spaces.

Unable to measure the site or the approximate site cover. However after interrogation of the Valuation Office Agency website it suggests there is 12755m² (137000 sqft) of space on the site.



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Ownership

No investigation into ownership of the subject site has been made.

Planning

Subject Site History

The site does not have any listed buildings and is not within any conservation area. However, 59 & 61 Vallis Road are Grade II listed and intersect the Northern part of the site.

There are no recorded planning restrictions or TPO's affecting this site.

Currently has two live applications, Application 2012/1794 & 2012/1815 both concerning Unit D (currently under offer), for use as a gymnasium from industrial use, along with permission to erect illuminated sign.

There are no other live applications on or near subject site.

Application 100056/039 concerning Unit 17 for the retrospective use as a parcels depot (Approved February 2000).

Application 100056/038 requested the sub-division of a number of units and for the fixing of profiled metal cladding to the top third elevations. (Approved January 2000).

Application 100056/034 requesting permission for extension to Unit G (Approved May 1996).

Application 100056/035 concerning Unit C, requesting change of use to Royal Mail sorting office, with new canopy (Approved January 1997).

Subject Site Policy

No specific allocation in local plan but this is a vibrant value oriented location with a good mix of local occupiers. Outside of conservation area.

Nearby Sites

Within the last 5 years, Application 100056/049 (outline application) for the former Weston Vinyls site (immediately north - west of subject site) requesting for the demolition of redundant industrial buildings and erection of 108 dwellings with associated access. (Originally refused, then appealed and the appeal was dismissed in April 2008).

In March 2002, Application 100056/045 was registered for the Land at Weston Vinyls for the erection of 204 dwellings with 332 associated car parking spaces. (Approved August 2002). This has since been implemented on the land beyond to the Weston Vinyls site.

Highway access and services

The site has frontage to the A362 and vehicular access to the site is off Robins Lane,

It is assumed that all main services are available.

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Ground conditions or contamination issues

The site is currently developed and we are not aware of any environmental or ground condition constraints.

Employment Suitability Comments

This is a relatively well occupied light industrial location with a vibrant mix of predominantly local occupiers. Although the central yard is fairly congested and site access is no ideal it fulfils an important function within the local economy and should be retained. Suitable for occupiers that cannot afford new accommodation at the Commerce Park and Marston and relatively close to the town centre.

Assessment ***

SWOT Analysis	
Strengths	Weaknesses
<ul style="list-style-type: none"> • Established Trading Estate. • Proximity to transport links and Town Centre. • Variety of unit sizes. • Well-occupied, with some Key occupiers. • Onsite car parking. • Good access, suitable for HGVs. 	<ul style="list-style-type: none"> • Fairly congested. • Inferior location compared to other established sites (Marston, Commerce Park).
Opportunities	Threats
<ul style="list-style-type: none"> • Opportunity to develop with Weston Vinyl's site 	<ul style="list-style-type: none"> • Further development of other sites could erode demand

