

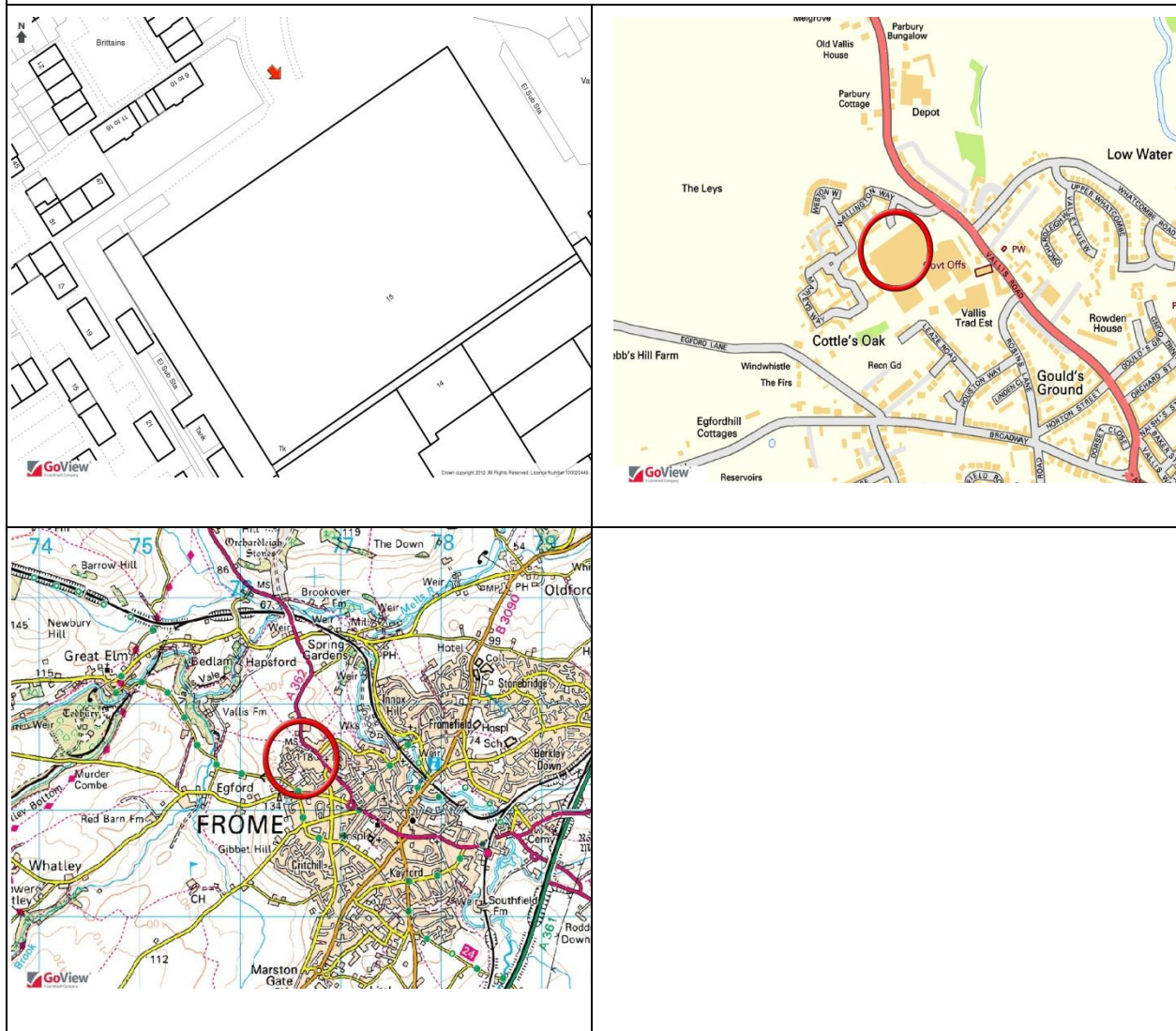
# Site No 17 Former Weston Vinyls Site, Frome



**Location**

Former Weston Vinyls site is situated on the A362 Vallis Road in the Western Part of Frome. The surrounding uses are primarily residential with residential to the North East and West. The Vallis Way Industrial Estate (Site 16) is located immediately to South East.

Despite almost being on the Western edge of Frome, the site is approximately 0.9 miles away from Frome Town Centre, and 1.4 miles away from Frome train station.



November 2012



## Site No 17 Former Weston Vinyls Site, Frome



### Description

The site is currently unoccupied and comprises a mixture of redundant and/or derelict buildings. It is thought that substantial investment is required to make the site habitable for any sort of use.

The area of the site is approximately 4.14 acres (1.67 ha) (180000 sqft). The approximate site cover is 88642 sqft (49.25%).



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### Ownership

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

### Planning

#### Subject Site History

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

This site has been used for industrial land since 1886 by Weston Vinyls.

There are no live applications on subject site.

Within the last 5 years, Application 100056/049 (outline application) requesting for the demolition of redundant industrial buildings and erection of 108 dwellings with associated access. (Refused June 2007, then appealed and the appeal was dismissed in April 2008).

The primary refusal reason was the aspiration to protect against the loss of a suitably located employment site.

Other reasons included the proximity of Vallis Road Trading Estate would create un-neighbourly uses, the scheme proposed too high a density as they felt like three storey development would harm the character and appearance. The viability could not be determined until the decontamination costs had been properly investigated. Mixed use was preferred and the inspector felt that a mixed scheme may be viable even when considering the anticipated high decontamination costs.

Application 100056/044 rationalisation of existing factory, refurbishment of offices, new parking, site layout and works. (Approved August 2002).

#### Subject Site Policy

The site does not have any listed buildings and is not within any conservation area.

This previously formed part of a larger site that was occupied by Weston Vinyls and the land to the northwest has since been developed as housing (see below)

There is no site specific policy within the current local plan and therefore the site is subject to general policies including the interim policy to protect employment sites.

#### Nearby Sites

In March 2002, Application 100056/045 was registered for the erection of 204 dwellings with 332 associated car parking spaces. (Approved August 2002). This has since been implemented, evidence of which exists on land to the north-west of subject site.

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Adjacent land to the South East at Vallis Way Industrial Estate 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.

In addition the following four applications concern land at Vallis Way Industrial Estate:

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).

### Highway access and services

The site has good access from Wallington Way, which is off the A362 Vallis Road. The junction has been altered to suit the recent adjacent housing developments, may need further alterations to make suitable for Heavy Goods Vehicles.

It is assumed that all main services are available.

### Ground conditions or contamination issues

The site is currently developed and we are not aware of any environmental or ground condition constraints but the previous use may necessitate some remediation. Some of the buildings are asbestos clad.

### Employment Suitability Comments

This site has been redundant since at least 2002 and formed part of a larger site which has been the subject of partial redevelopment for housing. The scale and configuration of the remaining buildings do not lend themselves to subdivision and the wholesale redevelopment for employment uses is unlikely to be viable as this cannot be regarded as a 4 star location capable of attracting inward investors and regional businesses.

The existing buildings are deteriorating and it is recommended that if a residential scheme is brought forward that the Council endeavour to achieve a modest element of employment uses that do not undermine the viability of a redevelopment.

### Assessment \*\*

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<b>SWOT Analysis</b>	
<b>Strengths</b>	<b>Weaknesses</b>
<ul style="list-style-type: none"> <li>• Proximity to thriving Vallis Trading Estate.</li> <li>• Good site access.</li> </ul>	<ul style="list-style-type: none"> <li>• Currently unoccupied.</li> <li>• Buildings are in poor state of repair and of old specification.</li> <li>• Unviable in current market to redevelop.</li> <li>• Suspected high decontamination and demolition costs if redeveloped.</li> <li>• Nearby to newly developed residential may restrict some industrial uses</li> </ul>
<b>Opportunities</b>	<b>Threats</b>
<ul style="list-style-type: none"> <li>• Employment uses as part of a mixed use</li> </ul>	<ul style="list-style-type: none"> <li>• Identified by other third parties as suitable for residential</li> </ul>

