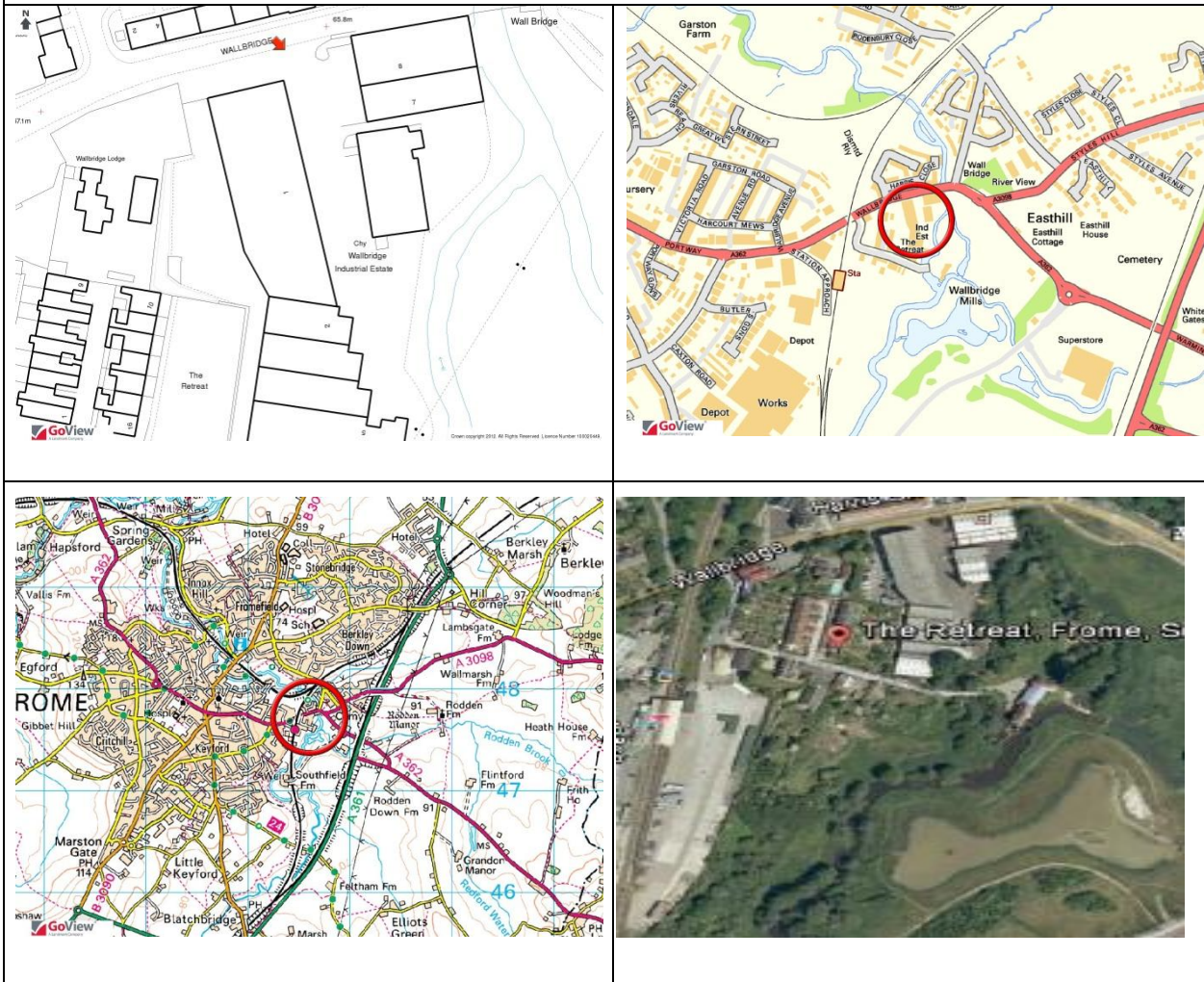


# Site No 12 Wallbridge Industrial Estate



## Location

Wallbridge Industrial Estate is located off the 362 Wallbridge Road east of Frome town centre close to the A36. The entranceway and on site road access are good, with adequate car parking for current uses which include retail and storage. Neighbouring uses are residential and opposite a new housing development is under construction. This site is located approximately 1 mile to the Town Centre and 0.1 miles to Frome train station.



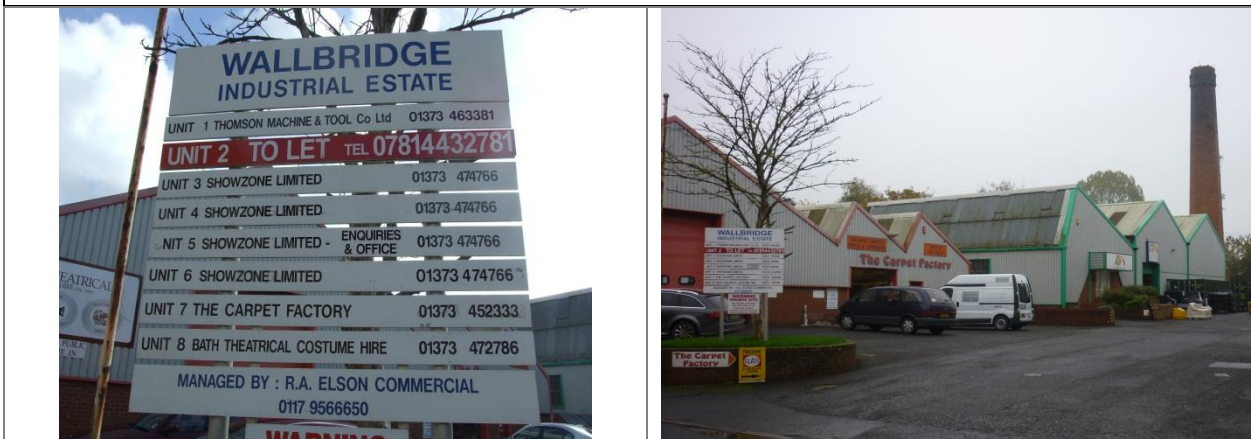
## Site No 12 Wallbridge Industrial Estate



### Description

Wallbridge Industrial Estate is a compact site with 8 units ranging from 20 sq m to 380 sq m and totalling 1,790 sq m including retail, office and warehousing. The units are mostly occupied with tenants including Showzone, The Carpet Factory, Bath Theatrical Costume Hire and Thomson Machine & Tool Co Ltd . Unit 2 is extending to 149 sq m (1,600 sq ft) is under offer.

Approximate area of site is estimated at 4.84 acres/ 1.96 hectare (211,000 sqft). Approximate site cover 45000sqft (21%).



### Ownership

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

### Planning

#### Subject Site History

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

There have been no applications seeking further development of this space since 1991. There have been a number of applications requesting a change of use on some units. Application 038029/008 requesting change of use from industrial to gym, and 038029/007 & 038029/008 requesting for A1 retail use (to enable trade counter operation).

## Site No 12 Wallbridge Industrial Estate



### Subject Site Policy

The property has an established employment use and has no site specific policy in the Mendip District Local Plan 2002 other than identification that part of the site falls within Policy EN15 Floodplains where development will not be permitted where it would be at risk of flooding.

### Nearby Sites

Application 029953/016 concerning land North of subject site (known as Former Coloroll Factory) requesting permission for the demolition of single storey building and conversion of 'Block B' into 4 flats, erection of 129 dwellings (79 houses and 50 flats) and to include employment accommodation, shop and leisure unit and associated works. (Approved March 2005). This has since been implemented.

### Highway access and services

The Estate is accessed directly from the A361 and the estate road is private. The industrial estate has all main services available.

### Ground conditions or contamination issues

The sites fall within the floodplain and there has been periodic flooding.

### Employment Suitability Comments

This small industrial estate has good access off the A362 and offers a range of units, the majority of which are let. The site is well served by public transport and is close to the railway station and bus routes. Other than the flood risk this is a good quality industrial estate.

Superficially, the low site cover (21% suggests that there is untapped potential at this site but the majority of the undeveloped land is in the flood risk area and any significant development would not be viable without a comprehensive flood alleviation scheme.

**Site No 12 Wallbridge Industrial Estate**



<b>SWOT Analysis</b>	
<b>Strengths</b>	<b>Weaknesses</b>
<ul style="list-style-type: none"> <li>• <b>Established Industrial Estate</b></li> <li>• <b>Good accessibility from the A362</b></li> <li>• <b>Close to public transport</b></li> <li>• <b>Good occupancy</b></li> <li>• <b>Mix of different standards and quality buildings</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood risk</b></li> <li>• <b>Specification of historic buildings might not suit all occupiers</b></li> </ul>
<b>Opportunities</b>	<b>Threats</b>
<ul style="list-style-type: none"> <li>• <b>More trade counter use</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Lack of investment/modernisation</b></li> <li>• <b>Potential obsolescence of older buildings</b></li> </ul>

**Conclusions regarding site employment potential**

Wallbridge Industrial Estate is well located on the eastern side of Frome comprising eight units of varying size most of which are occupied with a range of occupiers. It is fully developed and other than a flooding risk represents a good quality estate.

The flood risk means that obtaining third party funding to extend or modernise/regenerate the site will be a challenge.

Assessment \*\*\*

