

Site No 18 TH White Site, Frome.



Description

The site is currently occupied by TH White who use the site to sell their agricultural machinery and equipment. The site includes a mixture of concrete blockwork industrial sheds, partly with corrugated metal elevations. The site contains sizeable area for external displays, parking and is suitable for Heavy Goods Vehicles. Site area **1.4ha (3.46acres)** The approximate site cover is 38603 sqft (<40%).



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Ownership

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

Planning

Subject Site History

The site does not have any planning restrictions and is not affected by any Tree Preservation Orders.

There are no live applications on or near to subject site. However, we have been advised that pre-app discussions have taken place for housing development.

Subject Site Policy

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

The site has been allocated in the local plan for redevelopment

Nearby Sites

Application 118094/003 concerning Boundary Bungalow (adjacent land to the West of subject site) for the alteration and extension of the existing dwelling (Approved May 2012).

Application 2009/1430 concerning Old Vallis House, requesting a change of use from holiday lets to two separate dwelling units (Refused October 2009). Refused because the applicants had failed to prove every attempt had been made to secure alternative use. And the planners felt the loss of tourism facilities would have a detrimental effect to the local economy.

Highway access and services

The site is accessible from the A362 Vallis Road. The access road slopes down from West to East.

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.

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Employment Suitability Comments

This is an isolated employment site at the extreme north-west of the town with limited transport access which appears to fulfil an existing function within the local economy. We are unaware of the existing occupiers intentions but in their absence it may be difficult

Assessment **

SWOT Analysis	
Strengths	Weaknesses
<ul style="list-style-type: none"> • Currently occupied. • Good site access, although junction could be improved. • Copious amounts of car parking with current layout 	<ul style="list-style-type: none"> • Been allocated for residential in the local plan. • Sloping site. • Transport links are limited
Opportunities	Threats
<ul style="list-style-type: none"> • Current site cover allows for further density development of site 	<ul style="list-style-type: none"> • Allocation in Local Plan and pre-application discussions suggest that this site will be lost to employment use at some stage during the plan period.

