

Mendip District:

Employment Land and Premises Monitoring Report - December 2018

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Development Monitor

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Employment land and Premises – Monitoring Report – December 2018

Introduction

This report provides an overview of planning and development activity in employment/commercial sites in the District

Table 1 provides an overview of progress and available land on key employment sites and local plan allocations.

- Data is provided on the overall area of the site or allocation (Ha), and extent to which the site has been built out (including roads, and infrastructure), (gross Ha) and proportion of non B1/B2/B8 uses.
- Land available indicates land with planning consent (full or outline) or subject to application under consideration.
- Details of applications and consents are set out in Table 2.

Table 2 provides a 'snapshot' of development gains and losses on employment land and premises in Mendip. The monitor lists:

- Applications and extant permissions over 100 sq m
- Recent completions/ closures over the last 1-3 years
- Other important proposals which impact on economic development in the district

Table 3 covers significant gains and losses to retail floorspace.

Sources of Information

LP1 = Local Plan Part 1 , LP2 Local Plan Part 2

Job figures are from published sources (in the application) or other publicity

+00 indicates estimated no of jobs estimated to result from the proposal

(00) indicates existing no of employees (if a relocation)

This schedule was last updated on 19.01.2019

Table 1 : Mendip – Overview of key employment sites and Local Plan allocations							
Location	Planning Status	Current Developments/ Progress (Dec 2018)	Total (Ha)	Developed (Ha)		Land Available (Ha)	
			Gross	Built Out	Non B uses	With/In Planning	Not in Planning
Frome							
Commerce Park	Outline consent for whole site. LP1 Plan allocation	Around 4.75 Ha remains available for Design and Build. (1.15 in serviced plots) 2 speculative light industrial schemes under construction	26	20.5	2.0	5.5	0
Land E of Commerce Park	LP2 -Future Emp. Growth Area -DP25	B1/B2/B8 – subject to confirmation through LP2 examination.	7.0	0	0	0	
Saxonvale, Frome	LP1/LP2 Plan allocation	Town Centre redevelopment of vacant industrial land. Mixed use housing and commercial scheme. Masterplanning in early 2019. Extent of retail , office and commercial elements dependent on masterplanning,	tbc				
Land E & W of Sandys Hill Lane, Frome	LP2 Plan Allocation	Mixed use allocation alongside 200 homes including retail/industrial space. – Subject to confirmation through LP2 examination.	4.5	0	0	0	
Land fronting Marston Road	LP2 Plan Allocation	Extant consent for industrial scheme (1.4 Ha) with pub/restaurant (0.5 Ha) on road frontage	1.4		0	1.4	
Glastonbury							
Morlands Enterprise Area	LP1 Plan allocation	Mix of cleared sites derelict buildings. Vacant plots on original enterprise area now built out or subject to planning applications. Mix of uses – retail, car showroom, hotel and distribution.	tbc				

	LP2 Plan allocation GL5	Additional land allocated within development limits. Currently subject to ongoing legal action to make site available (gypsies)	1.4				
Shepton Mallet							
Land off Fosse Lane	LP2 Plan allocation – SM1	B1/B2/B8 – subject to confirmation through LP2 examination. No immediate proposals for development	7.5				
Enterprise Area Royal Bath and West Showground	Local Development Order adopted (18.04.2018.(to 2023) LP1 Plan .	Streamlined planning under LDO consent Area (a) (2.73 Ha) - B1 – up to 18,000 sqm Area (b) (5.41 Ha) B1/B2/B8 – up to 9,000 sqm Area (c) (1.87 Ha) Allocated land outside LDO Extant consent for new brewery on 1.6 Ha in area B.	10	0	0	8.3	1.9
	Wider planning framework adopted Feb 2012	Opportunities for conference, tourism. leisure, specialist rural retail within and around showground site					
Street							
Street Business Park Phase 1	LP1/ LP2 Plan allocation (Policy ST4)	10.1 Ha in permitted/allocated sites. 1.7 Ha retail park built, 1.5 Ha with permission for retail/industrial. Initial extension of Gravenchon Way supported by Retail Park – completed.	4.0	1.7	1.7	1.5	0.8
Phase 2	LP2 Plan allocation – ST4	Extension onto southern land with possible link to A39	4.3	0	0	0	4.3
Land N of Westway	LP2 Future Emp. Growth Area -DP25	B1/B2/B8 – subject to confirmation through LP2 examination.	2.2				
Wells							
Cathedral Park, Wells	Outline consent for whole site LP1 Plan allocation	7.2 Ha - 4ha built out. 3.2 Ha with permission	7.2	3.3	0.7	3.2	0
Land S of St Cuthberts Mill Haybridge	Future Emp. Growth Area -DP25	B1/B2/B8 – subject to confirmation through LP2 examination.	7.0	0	0	0	7.0
Dulcote Quarry	LP1 Plan allocation	Acquired by Bighams for food production campus to be developed over 5-10 years	10.5				

		Initial phase in operation.					
Rural							
Land at Nunney Catch	Future Emp. Growth Area -DP25	B8– subject to confirmation through LP2 examination.	1.3	0	0	0	1.3

Table 2a: Owner-Occupier and Company sites						
Company	Employment Area or Address	Approx No Jobs	Planning Details	Floorspace	Site (Ha)	Background and Progress
Bighams	Dulcote Quarry, Dulcote Near Wells	Phase 1 +100 Phase 2 +200	2016/1155/FUL - Food production facility (B2) Approved 31.10.2016.	+6874		Food Production Campus Phase 1 Complete and operational- 2017. Phase 2 will follow landscaping work on the site to provide 3 additional 'kitchen' buildings over 15 years
C & J Clark Head Office	40 High Street, Street, BA16 0EQ		2017/1818/FUL Part conversion and extension to create production building	+3200		Manufacturing facility to trial shoe production on Street HQ site. Completed but will not be scaled-up and due to close (Jan 2019)
Barbers	Maryland Farm, Smiths Lane Ditcheat BA4 6PR		2016/0982/FUL - Two storey extension to main office. Approved 25/07/2016	+519 sq m	0.09	Completed 2018
Date Palm Developments	Ham Street Baltonsborough BA6 8QG		2016/1304/FUL- Erection of Research and Development Laboratory and Office and Glasshouse. Approved 23/01/2017	+3502 sq m	0.79	Under Construction
J F Pearce and Sons	Leighton Bus Park, Haygrove Lane	+20 (77)				Relocation from existing depot site in Leighton - completed 2015
	Extension to Leighton Business Park	+25	2017/3195/FUL 2 buildings and yard for concrete product manufacture ,HGV workshop on existing Approved 30/04/2018	+7230	3.0	Integrated site for concrete products 2x 2355 sq m production buildings

Framptons	76 Charlton Road, Shepton Mallet		2011/0131 Office and warehouse building to replace petrol station	+3125		Potential expansion land for Framptons. Not implemented and permission now expired
Greencore	Evercreech	-400	Food Production factory closed early 2018 and site vacated.			Closure announced mid 2017 Site sold and being cleared for equipment. Council not yet approached on future use of site. Retained as an employment site in Local Plan Part II.

Table 2b. Key Employment Sites / Established employment sites						
Developer or Occupier	Employment Area or Address	Approx No Jobs	Planning Details	B1/B2/B8 Floorspace	Site (Ha)	Background and Progress
Commerce Park, Frome						
	Plot B2 Marshall Way		2017/1105/FUL B1/B8 unit.	+1858 sq m	0.51	Complete 2018. Let to Jewellery distribution business (Hot Tomato) B1-651 sq m/ B8 1,207
Watsons Gym Equipment	Area J6a, Imperial Way		2015/1604/FUL - Factory (B2) and associated access and landscaping works.	+1732 sq m	0.45	Complete 2018
Acheson & Acheson	Area J2, Phase 4 Extension, Commerce Park, Frome		2015/2871/FUL - Extension for use as Classes B1/B2/B8	+5023.1	0.68	Complete 2017 Production Facility (beauty products)
Area A1 & 2	Area A1 & 2 Jenson Avenue Commerce Park Frome BA14 2LD		2015/2859/FUL - Erection of 4 industrial buildings (B1, B2 and B8) 21 units	+3902	0.61	Development of 4 industrial buildings divided into 21 individual units. Under construction 2018
Western Airducts	Plot J6c Commerce Park		2016/1158/FUL - Erection of commercial building (B1/B2)	+1242	0.31	Office, warehouse and fabrication space Completed 2017

Catley Chilled foods	Imperial Way Commerce Park		2016/0701/FUL – B8 with ancillary offices for the storage of chilled and ambient foods	+1858	0.72	Completed 2017
Ricky Fenby Ltd	Frontage		2017/3193/FUL MOT Garage and warehouse unit Approved 25.07.2018	+573	1.35	Garage for MOT (618 sq m) and spec warehousing of 573 sq m,)
Petrol Station	Plot A6 Commerce Park		2017/1119/FUL – Petrol/ HGV station, incl. Budgens retail store, sandwich bar , jetwash Approved 06/09/2017		0.42	Roadside use part of original consent Under construction
Trade Units	Plot B5a Commerce Park, Marshall Way, Frome		2017/3345/FUL 5 No. industrial units (B1, B2, B8) Under consideration	+1045.2	0.17	
	Area J1c		Reported as sold			Detailed planning application yet to be submitted
Frome – Other Employment Sites						
Frome Business Park	Former Tool & Gauge Building, Marston Trading Estate	Initial +250 Final +625	2018/1172/FUL Change of Use to B1 offices and café (from B1c/B2 and offices) Approved 22/08/2018			Local Business & tech hub Offices for DNA Worldwide Group
Land to r/o Frome Auto Electrical	Marston Trading Estate, Frome		2015/2027/FUL B1/B8 permission Approved 01/12/2015	+778 sq m	0.06	Renewal of 2011/2067
Land fronting Marston Road	Marston Gate site Frome		2016/0256/OTS Family food-PH (A4) and light industrial/ business park (B1) (601 sq m of A4) Approved 16.1.2017	+2300 sq m	1.50	Marstons Not started – unclear if proceeding.
Create Frome	Frome Town Centre		Mendip Economic Development project to deliver small scale office accommodation using containers			Plans under revision
Royal Bath and West Showground						

Enterprise Area LDO	Prestleigh, Near Shepton Mallet		2014/2250/LDO - Local Development Order Approved 18.04.2018.		6.33	LDO covers 8.56 Ha less land for Wild Beer (see below)
Enterprise Area (non LDO)			Allocated in Local Plan Part 1	-	1.54	
Wild Beer Company	Royal Bath and West Showground –	+26 (30)	2017/1513/FUL New brewery , production, storage, office and staff facilities & visitor centre (shop/restaurant) Approved 25.10.17	+5066	2.23	A1/A3 -970 sqm
Rural Enterprise Centre	Royal Bath and West Showground		Refurbishment of B&W society offices for Agri-Tech & Food Innovation & Training			Completed March 18
Glastonbury						
Premier Inn Extension	Morlands Enterprise Park Area	+6 (29)	2018/1961/FUL 3 storey, 39 bed extension to Premier Inn + car parking. Pending approval			Proposals would take-up last 'serviced vacant plot) in Morlands Enterprise area for car parking
Avalon Plastics	Unit 1 , Genesis 3 Morlands Enterprise Park	(50)	2017/3123/FUL Approved 24.05.18 B2 factory extension	+353		Extension to Increase production space
Avalon Motor Co	Plot E, Morlands Enterprise Park Beckery New Road BA6 9FZ	(50)	2015/1331/FUL Foodstore and Motor Dealership Approved 10/2/2016			Permission implemented No details on when dealership will be built. Relocation from within town
Beckery Enterprise Park	Morlands, Glastonbury		2015/0142/FUL 11 Light Industrial Units Approved 14.05.2015	+737 sq m	0.28	Phase 1 of 6 units under construction to shell, 2 units already let
Bartlett Industrial Estate	Godney Road, Glastonbury		2015/2160/FUL, 2015/0873/FUL. Also 2016/1836/FUL Approved 15.03.2017. B1 offices on the first floor and four B2 general industrial units on the ground floor.	+622 sq m	0.44	Implemented, but unoccupied 09/10/2018.

Howdens Joinery	Morlands Enterprise Park		2012/523/FUL Approved 2012	+744		Distribution Unit and Trade Counter Completed 2013 (let to Screwfix)
Premier Inn	Morlands Enterprise Park		2011/2633 & 2014/0938/FUL		0.7	60 bed hotel and Brewers Fayre restaurant & 18 bed extension. Completed 2013/2015
Morlands - Heritage and Community Projects						
Baily's Tannery	Beckery Old Road Morlands (within enterprise area)		2014/0270/FUL - Mixed use conversion of listed buildings to include B1/B2 office and workshop with studio space, restaurant/bar, D2 community space, micro brewery. Revised application 2018/2837/FUL	2560 sq m	0.68	Land acquired from SW Devt agency by Beckery Island Regeneration Trust (charity) Conservation-led regeneration project . New application for brewery/ sales outlet under consideration
Red Brick Building	Morlands, Glastonbury		2015/0577/FUL Approved Sept 2015	+2253 (net gain) sq m	0.56	Conv from industrial (c 500sqm) To provide offices, workshops, mtg and leisure space.
'Zig-Zag' Building	Morlands		Prominent factory building. Applications pending to regularise uses on the site.			Community-focused refurbishment for studios, workshops, storage and community meeting space.
Street						
Land S. of Gravenchon Way	Street Business Park Phases 5 & 6		2014/2561/OTS 2018/0313/REM Phase 5 - 1 st Southern Extension of Gravenchon Way, Phase 6A -Retail / Trade Counter Unit, Phase Part 6B 4 industrial units (B1,B2,B8), Phase Part 6B (not in reserved matters) for D&B/ serviced land etc, Approved 03.10.18	+1440		B1/B2/B8 units 1,440 sqm Class A1 retail unit (1,116 qm) Linked with 2016/1108/VRC which increases retail floorspace on Park

Land S. of Gravenchon Way	Street Business Park Phases 5 & 6		2014/2561/OTS Part of Phase not in reserved matters) for D&B/ serviced land etc	+1720		Serviced plot for approx. 1500-2000 sq m B1/B2/B8 development.
N of Gravenchon Way / W of Bullmead Ditch	Expansion Land Street Business Park (The Ear)		Expansion Land (not currently with permission but part of LP1 allocation)		0.8	Ground conditions may be a constraint on built development.
Southern Expansion Land	Street Business Park Phases 7+		Land south of phase 6, Allocated in LP2		4.3	Pre-application discussion on infrastructure requirements
Create Street	Strode College		Provision of serviced space for small start-ups and grow on space for expanding small businesses Small-scale 'container development'	Approx. +200		Council economic development project to provide business space making use of strong links with Strode College students. Agreed in principle at Cabinet 10.12.18 and to be progressed through 2019
Cathedral Park, Wells						
Premier Inn	Plot J Cathedral Park		2015/2800	-		Plot J reserved for roadside uses in masterplan. 69 bed hotel Opened Autumn 2017
TePe AB	Cathedral Park,		2015/0754	+1169		UK HQ for oral hygiene company D&B office/warehouse unit Relocation from Wedmore & Cheddar Opened January 2017
Shepton Vets	3 Cathedral Avenue	+10	2017/2085/FUL 13.11.2017		0.06	Branch surgery of Shepton vet practice Opened October 2018
Trade Counter Units	Plot 4 (E and F) Cathedral Park, Wells		2016/2623/REM 12 Light Industrial Units with Trade Counters . Approved 29/12/2016	+2600		Not started
Technology	Cathedral Park, Wells		2016/3042/REM Business centre (B1,B2) B1 office 300 sqm, B1c industrial 250 sq m	+550		Economic Development Project Land purchased by Somerset CC (6/18)

Enterprise Centre			Approved 23.01.2017.			12 offices, meeting rooms, mixed use space & 5 industrial units. Estimated completion Autumn 2019
Light Industrial Units	Plot 7 (was 'G') Cathedral Park		2018/1752/REM 22 units in 4 blocks	+2699		B1/B2/B8 22 units of (37 – 186 sq m GIA)
	Unit C , The Firs Underwood Business Park		2018/0030/PAO Prior Approval – loss of B1a office to residential. Agreed on appeal 2.11.18	-444		Potential Conversion to 6 apartments Not started
Evercreech Junction & Southwood						
Southern Extension	Evercreech Junction, Southwood		2014/0965/FUL – Open Storage area Approved 12.10.2016. See also 2016/0828/VRC			In use
Qila Energy	Evercreech Junction, Southwood		2013/2083 - Anaerobic Digestion Plant/ power station - County Matter application			3MW AD plant . Gas pipeline to site in progres. Construction not yet started https://www.qilaenergy.com/
Commercial Recycling Ltd	Southwood Waste Management site		2015/2222/OTS Erection of two buildings for B1b, B1c & B2, Approved 01,93.16			Outline pp for market units within the recycling site
Andrew Hopkins Concrete.	Evercreech Junction, Estate		2013/1750/OUT, 2015/1307/REM Approved Oct 2015			Open concrete plant – relocation from within estate
Dunfords Builders	Southwood, Evercreech, Shepton Mallet, BA4 6LX		2013/1750/OUT, 2018/0008/FUL Industrial building for Builder's merchant use plus storage and retail trade counter (sui generis)	+1182	0.79	New premises for builders merchant relocating within estate
Land Adj. To Dunford Builders Ltd	Southwood, Evercreech, Shepton Mallet, BA4 6LX		2013/1750/OUT, 2018/1933/FUL B2 Industrial estate in 4 buildings Pending approval	+3087.5	1.03	B2 (2923 sq m), B1 (164.5 sqm)

Table 2c. Rural Employment Sites						
Bridge Park Industrial Estate (PBIE) Fosse Lane, Pylle			2015/0349/FUL Industrial Park on 1.58 Ha Approved 08.02.2017	+6801		Not started
Quarry Way Business Park	Quarry Way Business Park, Waterlip		2015/0691/FUL - Change of use and construction of one B2 industrial unit. 2015/2589/FUL - Erection of replacement B1 industrial/office – alternative scheme to previous permission for 467sq m now rather than 604 previously approved - approved 23.12.2015. Also 2016/1787/FUL - Erection of two industrial units for B2 use. Approved 15.02.2017.	+674		Phases 1 and 2, Conversion of Transport Depot to industrial buildings Not started as at Dec 2016 Total of 674 sq m in two applications - application 1667-Units 7 and 8 (450 sqm in single building). Application 2014/1668 - 224 sqm
Car Dealership	Land N of Bath Road Beckington	+30	2018/0846/FUL Refused. Appeal pending			+1000 (sui generis)

Table 3. Retail and Tourism related development						
Developments with Permission /Pending decision						
Shepton Mallet Town Centre	Shepton Mallet Motors, Townsend		2018/2177/FUL Change of use of showroom to Police Response Centre, front office and 3x A1 units Approved 12.11.2018	+395		Gain from showroom (+395 sq m) 615 sq m in other uses.
Phase 6A Street Business Park	Street Business Park Gravenchon Way		2014/2561/OTS, 2018/0313/REM Phase 6A (SE Plot) Retail (A1) Trade Counter Approved 03.10.18	+1116		Linked with 2016/1108/VRC which increases retail floorspace allowed on Park

Bathroom Engineering Ltd	The Boat House Wirral Park Road	+5	2018/2176/FUL COU retail country store to offices, training and warehouse space Pending decision	Loss		Vacant premises (Countryside Farmer Ltd). Relocation from Chewton Mendip
Marks and Spencers	Oaklands Nursery Street		2017/2661/FUL Foodstore 1486sqm gross (836sqm net) pending decision/ withdrawal Redevelopment of plant nursery	+836	0.78	Press reports indicate M&S no longer proceeding. Application yet be formally withdrawn
Westway Shopping Centre	Cork Street, Frome, BA11 1BS		2015/2027/FUL Permission Approved for reconfiguration of Westway Shopping Centre which would provide an extra 1313m2 of A1 floorspace. Approved 25.02.2016.	+1313 sq m	0.06	Not started October 2018. There are conditions on the permission to be discharged for which haven't happened yet. The permission is due to expire 25/02/2019.
Completed developments						
Former Tyre Garage/ Car Wash	Princes Road, Wells		2017/0767/FUL Redevelopment to provide retail unit (235 sqm) and A5 unit	+375		Completed 2018 and part occupied (Pets Corner) Includes 140 sqm A5 unit
Street Retail Park	Street Business Park Phases 2,3 and 4		2014/2561/OTS, 2015/2022/REM Extension to Link Road and access over Bullmead ditch (2a), Northern access road (3) NE Plot (4b) and NW plot (4a) Retail Park of 4 units , 2x 743 sqm , 1x 557 sq m and 1x 1486. Approved	+3529		Approved as enabling development for support infrastructure (link road, flood relief channel and bridges) and part replacement of previously agreed supertstore extension. Completed 2017 Iceland Food Warehouse, Home Bargains, Pets at Home,

Aldi	Morlands Enterprise Park Beckery New Road BA6 9FZ	+20	2015/1331/FUL Foodstore and Motor Dealership Approved 10/2/2016	+1758		Aldi -completed and open 2017
Vacant units/ other						
B&Q	Wirral Park Road Glastonbury		2015/1362/FUL Subdivision of existing store to 3 units, new drive through restaurant and new store Approved 23.09.15	+900		Not implemented and expired
Former Tesco Metro	Crispin Centre, Street		2016/0446/FUL - External works in connection with subdivision of premises into 4 no. units with flexibility for uses falling A1, A3, A3, A4, D2	0		Not implemented
TOURIST-RELATED DEVELOPMENT						
Marshall Elm Farm	Street		2015/2360/FUL - Farm Shop	+250		Officer discussions with applicant about starting work soon - 09/10/2018.
Cookwood Quarry	Holiday Retreat, Bector Lane		067818/010 - holiday retreat comprising 143 timber lodges, a swimming pool and spa, sports facilities, restaurant, activity lake, land train, biodiversity centre, nature conservation trails, ecological and play areas		34.18	Groundworks underway (Spring 2017) Anticipated occupation in 2019/20