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**Sellwood  
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Matter 24 / 6350

**Bath and North East Somerset Placemaking Plan  
Public Examination**

**Rural Areas Matter 24  
Economic Development**

**Submitted by**

**Sellwood Planning**

**on behalf of**

**Hallatrow Business Park Ltd**

**August 2016**

Regulated by RICS

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## **1.0 Introduction**

- 1.1 These responses to the Inspectors Questions on Matter 24 ‘Rural Areas – Economic Development’ have been prepared on behalf of Hallatrow Business Park Ltd (HBPL). The Business Park is located at the junction of the A39 and the A37 (see plan).
- 1.2 This submission should be read in conjunction with the HBPL response to Matter 6, Question 2 relating to the Hallatrow Business Park.

## **2.0 (Issue 1) : Whether the policies contained in the Placemaking Plan would secure the delivery of 500 jobs in the rural area?**

### **(Q1) “Is sufficient land identified to secure the delivery of 500 jobs?”**

- 2.1 The HBPL submission on Matter 6 argued that proposed Policy ED.2A was not sound since it was not justified by the industrial land evidence base provided by Lambert Smith Hampton (LSH), not effective since it did not identify any strategic sites in the rural area and contrary to both the NPPF and the Core Strategy since it did not positively support the rural economy.
- 2.2 Due to the absence of any ‘Strategic or Other Primary Industrial Areas’ in the rural area, it is unclear where 500 jobs will be provided. In this context, it is assumed that this figure means that at the end of the plan period there should be a net gain of 500 jobs compared to the situation in 2011. Whilst it is accepted that many rural area jobs will be provided in small scale, former agricultural buildings, many of these will come under increasing pressure to have their uses changed to residential due to both the new and proposed changes to the GPDO.
- 2.3 It is a matter of particular concern that whilst the Plan proposes a number of allocations for housing in the rural area, there is only one employment allocation. This is SR14 “Wheelers Manufacturing Block Works” in Timsbury. This is a previously developed site of around 1 hectare which is proposed for 25 homes and employment. Clearly, the 25 houses will occupy the majority of the site and is the highest value use in the context

of a site which is believed to be contaminated. As such, the single employment allocation in the rural area is very small and could only accommodate a very small part of the desired increase of 500 jobs.

- 2.4 In the context of a plan which seeks a net gain in the number of rural jobs and a GPDO squeeze on the supply of existing small premises, the Placemaking Plan should make provision for additional new employment allocations in the rural area if the target of 500 jobs is to be met.
- 2.5 The Hallatrow Business Park extends to an area of 3.85 hectares as shown in red on the plan at **Appendix 1**. It is not within the Green Belt or the AONB and the site is largely on previously development land having previously been a Ministry of Agriculture, Fisheries and Food depot. It is occupied by the Bookbarn, Concept Finishing Ltd and Andy Loos Ltd. In addition, planning permission was granted for the erection of a Garden Centre in October 2006 (No. 05/00316/FUL). A start was made on this development and the site has been prepared with a layer of hardcore. Therefore, it remains a 'live' commitment.
- 2.6 Since the site is at the junction of the A39 and the A37, it has excellent strategic vehicle accessibility and the access into the Business Park can accommodate the largest HGVs. The site also benefits from public transport links via the 376 route. This runs from Bristol via Bristol Temple Meads Station, past the site and on to Wells, Glastonbury and Street. The service runs every half hour from around 8.00 am in the morning to around 8.00 pm at night and then hourly to 11.00 pm.
- 2.7 As noted in the LSH report, the developed part of the Hallatrow Business Park is fully let and the current tenants have all been on site for at least five years.
- 2.8 There has been significant market interest in the area with the Garden Centre site. Recent enquiries have included
- Bugler Coaches for use as a workshop and yard
  - Jane Clayton Designs (5,000 to 10,000 ft<sup>2</sup> building)

- Paul Belton for storage of double decker buses
- Leilai Immel for a building for wholesale food packaging.

2.9 None of these could be accommodated on the site since the land does not have an allocation or permission for a wider range of employment uses. The attractiveness of the Garden Centre site was recognised in the Lambert Smith Hampton report which commented on the Garden Centre site as follows

**“The parcel of land to the east of the subject site, at the junction of Wells Road and the A37, is very well suited as additional expansion space. It is believed that this land has received consent for a garden centre but this is yet to be built, although ground works are beginning to take place”.**

(Note : This is not quite accurate, since works have commenced).

2.10 **Conclusion** : Paragraph 28 of the NPF states that “*planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development*”. The Placemaking Plan articulates this further in the ‘vision’ for the rural areas by stating that “*the rural economy will evolve and new types of jobs and ways of working will provide more locally based employment opportunities*”. This is quantified at around 500 new jobs.

2.11 Against this policy context

- the supply of small employment premises is being eroded by changes of use to more valuable residential use
- the Placemaking Plan only allocates one employment site and this will be the residue of one hectare of land once 25 homes are constructed.

2.12 Unless new sources of employment land are found, the rural area will not have the land and buildings to accommodate the net increase of 500 jobs and the wider squeeze on existing space may mean that many jobs are lost.

- 2.13 The remedy in order to make the Plan sound is to allocate additional employment sites including the whole 3.85 hectare Hallatrow Business Park, including the Garden Centre site noted so favourably by LSH. The suggested employment allocation is shown in red on the plan in **Appendix 1**.


# Appendix 1



Station House

103.9m

**BANES Placemaking Plan**  
**Land at the Hallatrow Business Park**

 **ED.2A Site**

January 2016

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