



# PRIME ROADSIDE, DRIVE THRU & EV SITE

Land adj. A303, Lower Farm, Fosse Way, Podimore Roundabout, Near Yeovil, BA22 8JG

Leasehold and Freehold Expressions of Interest Invited



## Development Summary

- Site Area of 10.97 Acres (4.44 ha)
- Prime roadside location: Positioned on A303 adjacent to Podimore Roundabout
- High traffic exposure: c.38,000 vehicle movements daily
- Suitable for a variety of uses including retail, drive thru, truck stops & electric vehicle charging.

## Location

The site is located north of Podimore Roundabout, a key junction where the A303 (east and west), A37, and A372 converge. Currently, the area includes a roadside service facility with a Travelodge, Burger King, car wash, and a PFS. The surrounding area is predominantly open countryside, with Podimore village situated approximately 900m east, and the Royal Naval Air Station, Yeovilton, about 1.5km to the south.

The A303 east of Podimore Roundabout is currently undergoing a £135 million improvement scheme, which includes dualling to enhance capacity and improve journey times. These upgrades aim to alleviate traffic congestion and boost connectivity along this strategic route, further enhancing the site's accessibility and potential appeal for development.

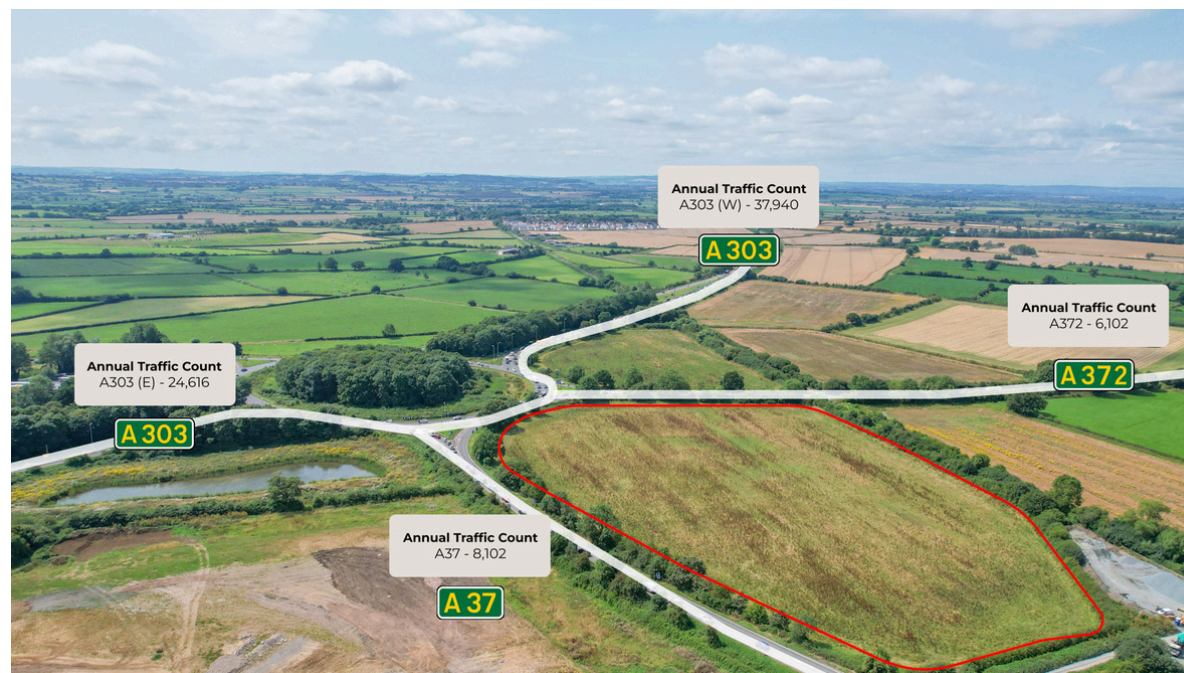
## Traffic Count

Department for Transport Daily Traffic Counts are provided below for the most recent year:-

A303 (e) -	24,616
A303 (w) -	37,940
A372 -	6,102
A37 -	8,102

We would therefore assume c.38,000 daily vehicle movements through the Podimore roundabout and directly past the subject site.

- Location Map
- Streetview
- What3words
- 360 Drone Video



## Site Description

The site comprises an approximate 10.97 acres (4.44 ha), mainly grassed site bounded by low level hedgerow.

The site is on relatively flat land in a generally flat landscape punctuated by distinct but gently undulating topographic features typical of the area. The area is in a landscape that is predominantly agricultural, albeit heavily modified (main roads, large roundabout, recycling facility, nearby military airfield, etc.) without any statutory designations.

It is envisaged that highway's access would come in from the A37. The initial scheme drawn below shows the current proposed access location and a potential scheme design for a roadside and EV scheme. All uses will be considered on their merits and a scheme can be tailored to an ingoing occupiers / purchasers requirements.



## Planning

The National Planning Policy Framework (NPPF), most recently revised 2023, sets out the Government's national objectives and policies. Paragraph 11 of the NPPF sets out a presumption in favour of granting planning permission for sustainable development. Paragraph 8 sets out the three objectives to sustainable development. As follows, the proposed development clearly accords with each dimension of sustainable development:

"An economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure".

"A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high- quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being".

"An environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy".

The proposed development is clearly in line with the objectives of sustainable development and the NPPF supports the proposed plans.

The South Somerset Local Plan was adopted in March 2015 and sets out policies and vision for the district until 2028.

The Site itself has been in agricultural use for a significant period of time. The site also has very low ecological value at present. The Site is in Flood Zone 2.



## Tenure & Opportunity

Expressions of interest are invited on both a freehold serviced site basis subject to planning and vacant possession. In addition to this offers are invited on a leasehold basis. If the latter we require details from each occupier in respect of their proposed use and timescales, along with site requirements including; site size, site location, building(s) size, Number of car parking spaces and whether the occupier would look to build the building(s) themselves or take a unit in a shell and core condition with capped services subject to AFL.

## EPC

No buildings are present on site. The EPC's will be assessed upon completion of the development.

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the preferred purchaser will be required to provide identification and proof of address, prior to exchange.

## Viewing

For a formal viewing strictly by appointment with Savills.

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