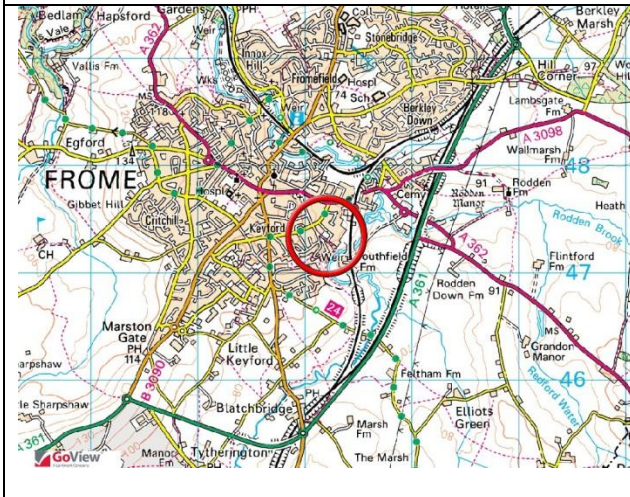
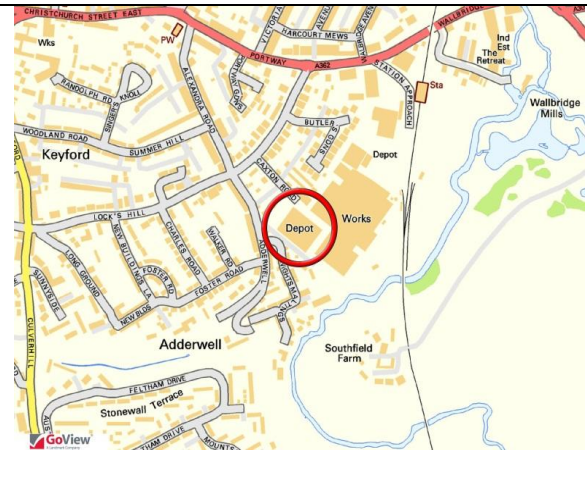


Site No 15 The Depot Caxton Road



Location

The site adjoins the Butler Tanner & Dennis complex with access from Caxton Road to the north and Adderwell Road from the south, in a predominantly residential locality south east of Frome town centre. This site is located approximately 1 mile to the Town Centre and 0.4 miles to Frome train station.



Site No 15 The Depot Caxton Road



Description

The site comprises a roughly rectangular site that slopes downwards North West – South East and extends to 0.67 hectare (1.66 acres). The site is accessed on both sides from two no through roads in a residential locality.



Site No 15 The Depot Caxton Road



Ownership

We understand that the site is owned by Persimmon Homes.

Planning

Subject Site History

The site was previously part of a large industrial and warehouse complex occupied by Cuprinol, the majority of which has been redeveloped as housing, however the planning consent requires this land to be retained for employment uses.

There have been pre-application discussions for residential development.

Subject Site Policy

This site has no specific allocation in the current Local Plan and had established employment use until the closure of the Cuprinol operations. It is not within any conservation area or AHAP.

The Cuprinol site has been redeveloped for housing but *as part of that consented scheme) this site (and the former warehouse building) was subject to a planning condition requiring it to be retained for employment purposes.

Nearby Sites

Applications 071625/000 – 071625/029 concerning the former Cuprinol Works for the residential development of 116 dwellings on land adjacent to the subject site, infrastructure and landscaping and retention of the warehouse building that was on the subject site. This warehouse has since been demolished.

Highway access and services

The site has frontage to two adopted roads and we understand that services are available in the vicinity.

Ground conditions or contamination issues

The site is now cleared of the original depot buildings and we understand that remediation works have been undertaken.

Employment Suitability Comments

The site has an historic employment use and is now cleared of all buildings and being marketed by Carter Jonas for sale freehold on behalf of Persimmon.

There may be merit in considering the redevelopment of this site in conjunction with the adjoining Butler Tanner and Dennis premises, should the latter come forward for redevelopment.

Site No 15 The Depot Caxton Road



Access is constrained through a residential locality and the site may be more suitable for mixed use alternative uses such as affordable housing which could help to cross subsidise some starter employment units.

SWOT Analysis	
Strengths	Weaknesses
<ul style="list-style-type: none"> • Cleared site • Serviced • Centrally located 	<ul style="list-style-type: none"> • Poor site access • Residential locality • Backwater location
Opportunities	Threats
<ul style="list-style-type: none"> • Adjoining a wider regeneration opportunity • Potential mixed use to include affordable housing subject to implementing some starter B1 units. 	<ul style="list-style-type: none"> • Potential blight due to viability • Potential conflict with adjoining housing

Conclusions regarding site employment potential

The site is cleared, serviced and currently being marketed for employment development. However it is in a residential locality with constrained access making it a challenging site for most employment uses.

We recommend that mixed use is considered such as affordable housing which could help to cross subsidise some small scale employment development.

Assessment **

