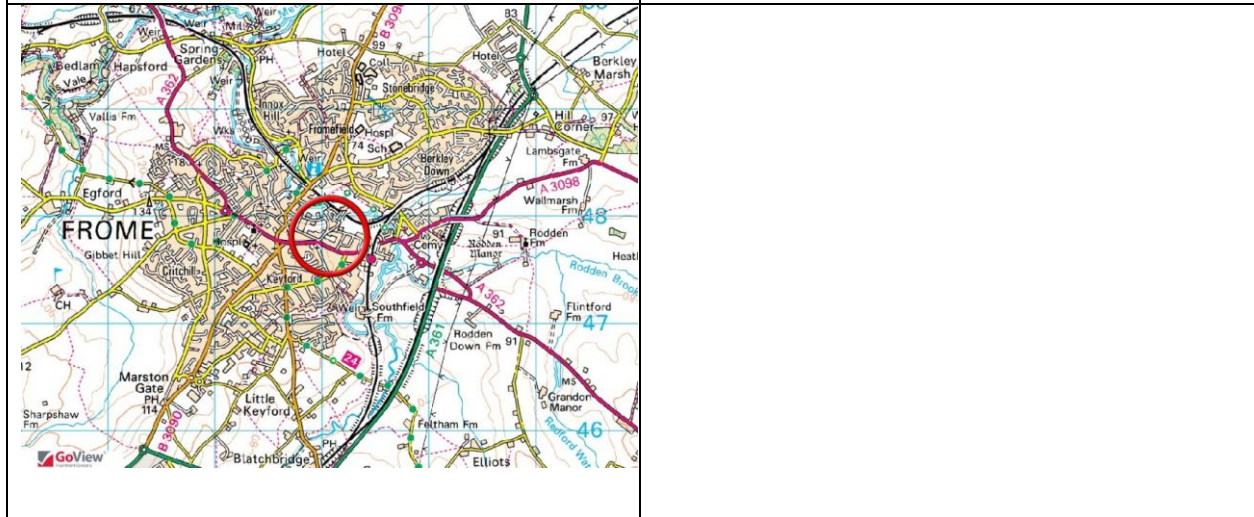
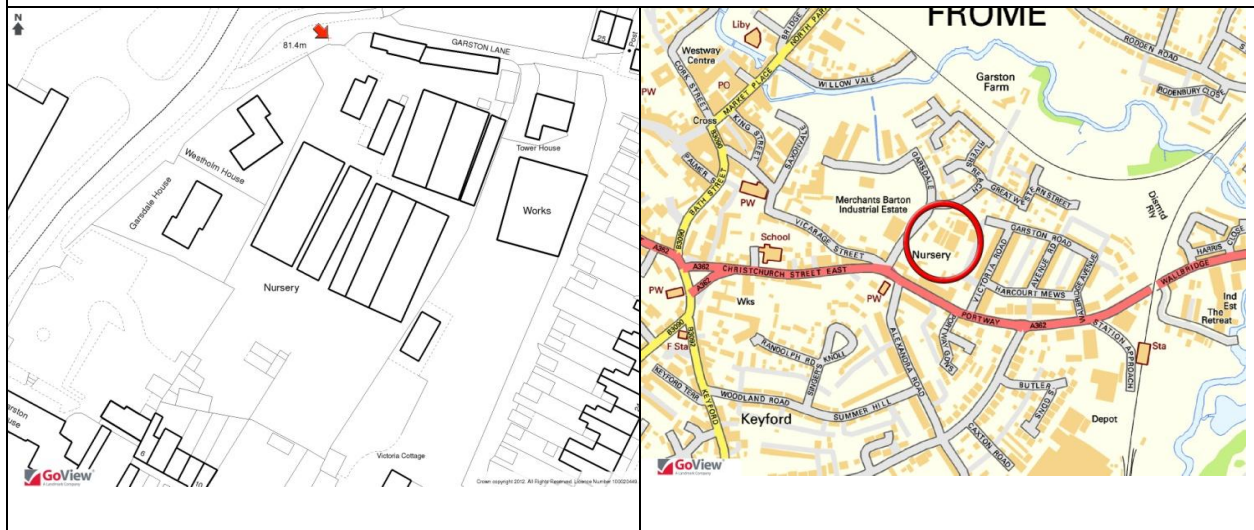


Site No 3 Minty's Nursery, Frome



Location

Minty's Nursery is located East of Garsdale Road, which is linked to the A362 Christchurch Street East. The surrounding uses are mixed with residential North of the site, Garston Veterinary Group to the South, John Snelgrove Ltd to the East. Beyond the two houses visible on the plan is a Lidl Supermarket. The site is close to Merchants Barton Industrial Estate. This site is located approx 0.4 miles to the Town Centre and 0.3 miles to Frome train station.



Site No 3 Minty's Nursery, Frome



Description

The site is currently occupied by Minty's Nursery and comprises three large glasshouses and some dilapidated sheds. The owner declined access to inspect the site and as a result only limited information could be obtained.

The site is approximately 1.32 acres (0.53 ha) (57650 sqft). Approximate site cover is 23434 sqft (40.65%).



Ownership

Ownership has not been verified but understood to be owned by the Minty Family

Planning

Subject Site History

The subject site currently has no live applications.

There are no planning restrictions, but there are two areas protected by Tree Preservation Order M223 located within close proximity to the North West of subject site.

In 1994, Application 026574/008 was made for the erection of a single storey office block on the subject site. It would appear this has been implemented.

Subject Site Policy

Currently allocated for mixed use development under policy F5.

This site is within the Area of High Archaeological Potential and also within the Conservation

Site No 3 Minty's Nursery, Frome



Area. Policies EN13, EN19, EN20, EN21 and EN22.

Under Policy F5 the property (in conjunction with adjacent land) is allocated for a mix of uses including:

- Housing - a minimum of 110 houses;
- Food retailing - around 4,600 - 5,600m²;
- Non-food retailing - around 900-1,400m²;
- Business and General Industrial - 3ha.

Nearby Sites

North-East of the site, Application 071064/007 concerning land off Garston Road for demolition of existing buildings and erection of 186 (As amended by plans received 25th February 2009) residential units and shop with new vehicular access from Wallbridge and Garsdale/Rivers Reach. (Approved February 2010). It appears this has been implemented.

Applications within the last five years include 2010/0329 at 15 Portway, requesting a change of use from residential to offices. A temporary consent for 5 years was approved April 2010.

Highway access and services

The site is accessed from a tarmac surfaced slope called Garston Lane, off Garsdale. The lane narrows to what is assumed is a public footpath.

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.

Employment Suitability Comments

This site is currently in employment use and falls within a wider redevelopment area which is allocated for mixed use redevelopment. The site cover is relatively low and in the absence of nearby dwellings could accommodate greater density of development.

It is possible this site could be merged with the adjacent Snelgroves site and then developed as a whole to provide a more holistic mixed use solution.

Assessment **

Site No 3 Minty's Nursery, Frome



SWOT Analysis	
Strengths	Weaknesses
<ul style="list-style-type: none"> • Central Location • Proximity to transport links and Town Centre • Affordability • Reasonable existing site density • Last remaining Nursery in Frome 	<ul style="list-style-type: none"> • Poor (Sloped) Site Access. • Existing Sheds/Greenhouses in fairly poor condition
Opportunities	Threats
<ul style="list-style-type: none"> • Opportunity to redevelop in conjunction with Snelgroves Garage (site 2) 	<ul style="list-style-type: none"> • Buildings may become dilapidated without investment • Continued viability of nursery operations of this scale

