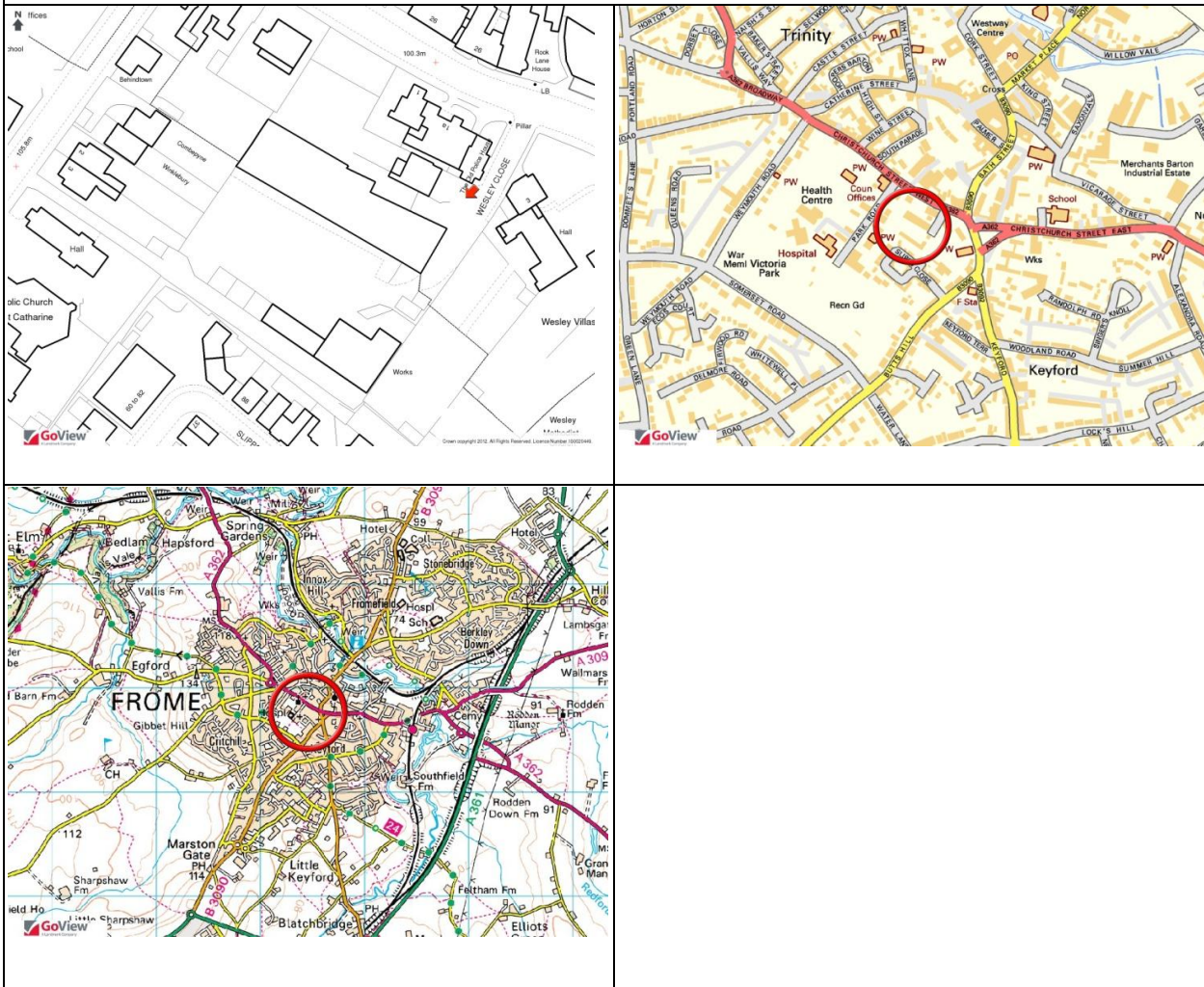


Site No 6 Land off Wesley Close, Frome.



Location

The site is located West of Wesley Close, which is linked to A362 Christchurch Street West. The surrounding uses are mixed with Frome Dance Centre between the subject site and the A362 to the North, Residential in the form of the recent Slipps Nurseries housing development South of the site, St Catherine's Church and Residential to the West, the boxing club* to the South East and Wesley Methodist Church and Forward First Serviced offices to the East. This site is located approx 0.2 miles to the Town Centre and 0.6 miles to Frome train station.



November 2012



Site No 6 Land off Wesley Close, Frome.



Description

The premises are currently divided into two smaller sites and believed to be in separate ownerships. One is known as Braeside Works, occupied by Hornbeam Ivy Ltd (Top two images below). The other is a car dismantling repair and workshop units and derelict buildings (Bottom two images).

The two sites provide a combined approximate area of 1.04 acres/0.42ha (45318 sqft).

The approximate site cover is 16237 sqft (35.83%).

It should be noted that Carter Jonas is currently advertising the availability of the Freehold of Braeside Works on the open market.

Braeside Works comprises a range of light industrial accommodation with office and storage facilities. The majority of which is two storey. There is a single storey detached garage/lockup, and space for approximately 10 cars.

The balance of the site is used as car dismantling workshops, two occupiers with two units each. The former Frome Model Bakery (2 storey red brick Victorian construction) is currently vacant and in a poor state of repair. The Yard has a number of scrap cars.

Site No 6 Land off Wesley Close, Frome.



Ownership

We have not researched ownerships at this stage but it is known that the site is in more than one ownership.

Planning

Subject Site History

There are no live applications on the subject site.

An application on the Hornbeam part of the site (Application 093640/007) was made requesting permission for the erection of 12 dwellings, including installation of a new estate

Site No 6 Land off Wesley Close, Frome.



road and pedestrian access. (Refused October 2005).

Application for the demolition of storage building and ground floor compressor room to erect two storey extension on north elevation and create some additional car parking spaces 093640/004 (Approved January 2006). This has been implemented.

There are no recorded planning restrictions affecting this site.

Subject Site Policy

Currently shown as "white land" within the Local Plan and (apart from a small section fronting Christchurch Street West) is outside of the Conservation Area and also beyond the Area of High Archaeological Potential. As the land is within the Development Limits Policies S1, E1, E3 and SN1 will automatically apply.

There is a Tree Preservation Order protecting Trees to the North of the site.

Nearby Sites

Within the last month a notable application concerning the former *Boxing Club site, Butts Hill application 2012/0741 for a new two storey development to provide additional space for existing Workhub building. (Approved October 2012).

Applications within the last five years include Application 030138/019, for the erection of 74 dwellings on the former Slipps Nurseries (Approved February 2009). This has since been implemented.

The adjoining land known as Holly Bank 2, (north of subject site) Application 108698/009 involved a change of use from an office to single dwelling. (Approved August 2008).

3 Wesley Villas Application 2009/1843 saw a change of use from office to residential. (Approved January 2010).

Highway access and services

The access to the site is restricted due to the upwards slope and width. Access is unsuitable for Heavy Goods Vehicles. Alternative access is possible from Park Road, although poses some problems with width.

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 the current occupier of part has plans to relocate

Site No 6 Land off Wesley Close, Frome.



to modern accommodation at Commerce Park.

The poor site access and lack of turning space for HGVs will limit its potential for anything other than light industrial uses. The existing buildings have been developed on a piecemeal basis over many years and are of differing specifications.

Although previous applications on part of the site for residential development have been refused in the past it is conceivable that a merged site could be developed for residential purposes during the plan period. There is a relatively high risk that this site might be lost to employment use during the plan period.

Assessment **

SWOT Analysis	
Strengths	Weaknesses
<ul style="list-style-type: none"> • Central Location • Proximity to transport links and Town Centre • Affordability 	<ul style="list-style-type: none"> • Poor Site Access • Sloping site • Fragmented ownerships • Adjacencies • Some buildings appear almost derelict • Congested layout • Basic Specification
Opportunities	Threats
<ul style="list-style-type: none"> • New commercial occupier(s) • Merge ownerships for more holistic solution 	<ul style="list-style-type: none"> • Obsolescence when EPC thresholds are introduced • Neighbour issues due to proximity to dwellings and community uses

