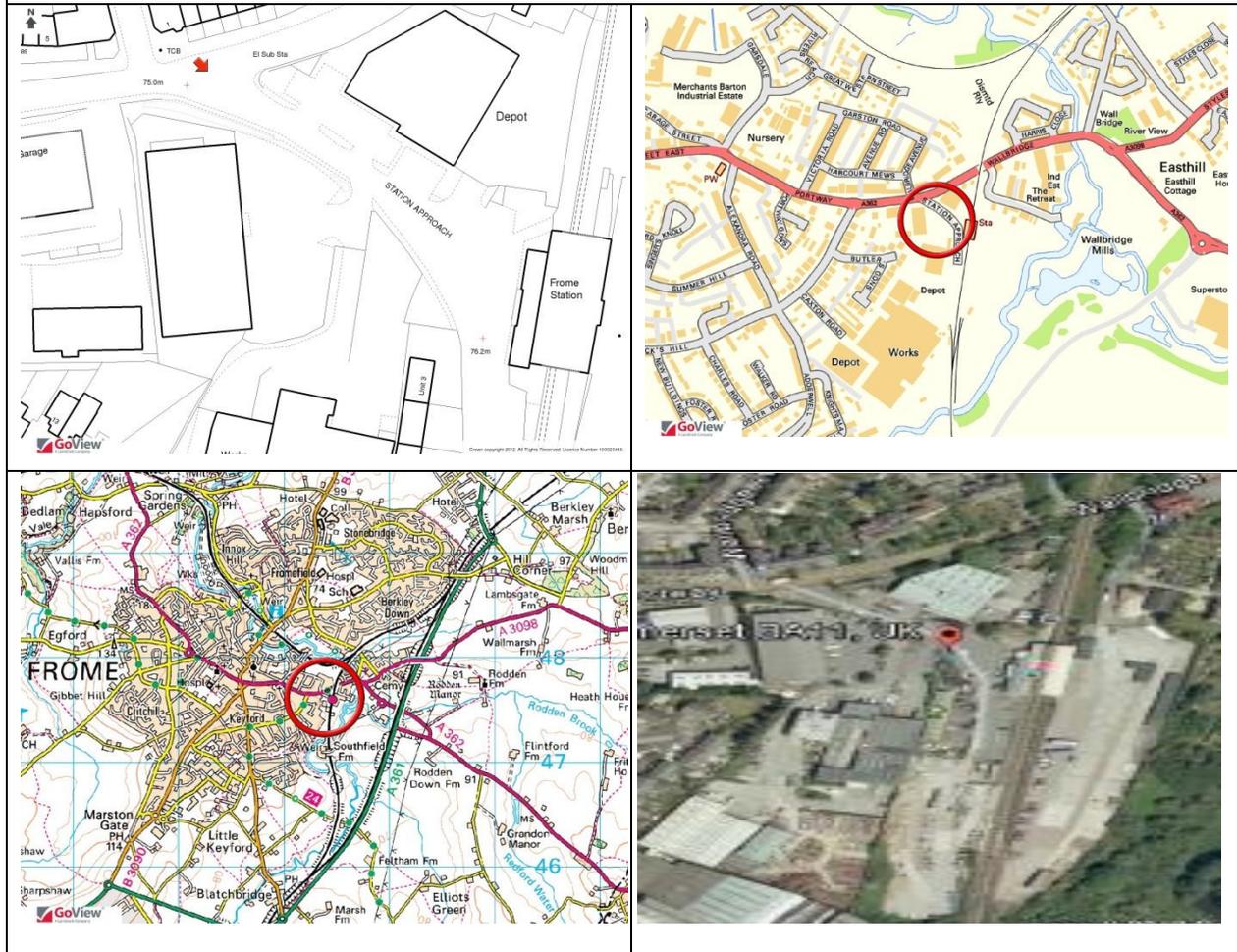


# Site No 13 Station Approach Frome



**Location**

Station Approach is located off the A362 Wallbridge Road and provides access to the railway station and a mix of employment and leisure units. Opposite a new housing development is under construction. This site is located approximately 0.8 miles to the Town Centre and the train station is located adjacent to the industrial units.



## Site No 13 Station Approach Frome



### Description

Station Approach is a small industrial estate with a range of business units including trade counter and leisure a range of local businesses the majority of which are in poor quality buildings with poor on site signage. There is a private road off Station Approach opposite Jewson which provides access to several units and provides delivery access to Butler Tanner and Dennis Printing works. The site area is circa 0.87 hectare of which circa 0.37 hectare remains available for development on former railway land.



### Ownership

No investigation into ownership of the subject site has been made.

### Planning

#### Subject Site History

Application 2012/1086 requesting a change of use from B8 Open Storage Yard to Groundworks and Traffic Management Company, including storage yard and the siting of office portacabin, workshop and storage containers with associated alterations and parking. (Approved August 2012).

Application 2012/1531 Repairs and maintenance work/strengthening/repairs works and renewal of the existing electrical services and lighting to the train shed/station building. (Approved October 2012).

Application 2012/1569 concerning Unit D, mixed storage display use (with ancillary retail trading) and internal alterations to enlarge the storage and display area. (Approved August 2012).

Application 2011/0829 concerning the Focus building, requesting a certificate of lawful use for

## Site No 13 Station Approach Frome



unrestricted Class A1 retail use. (Awarded as lawful use June 2011).

Application 101408/006 requesting the demolition of Railway Station shed to provide additional car parking. (Approved May 2004).

Application 115651/000 concerning Keyford Carpet Mills, requesting a change of use from carpet warehouse to a gym. (Approved May 2002).

Application 115381/000 concerning Graphic House, requesting the change of use of a vacant industrial building to a soft play centre for children. (Approved October 2001).

### **Subject Site Policy**

The Station building is Grade II listed.

This is an established employment site and does not have any site specific policy. It is not in any Conservation area nor is it an area with high archaeological potential.

### **Nearby Sites**

See 'Site 5' for previous applications relating to nearby sites.

### **Highway access and services**

Station Approach has good access from the A362 but part of the estate is served by a private road which is constrained. We understand that all main services are available.

### **Ground conditions or contamination issues**

The undeveloped land is former railway land which is a potentially contaminative use.

### **Employment Suitability Comments**

The site is well located next to the Station with access off the A362. Whilst part of the site has congested access and most of the buildings are older style, it is well occupied and includes Jewson at its entrance. There is scope for some expansion on former railway land adjoining the railway station.

**Site No 13 Station Approach Frome**



<b>SWOT Analysis</b>	
<b>Strengths</b>	<b>Weaknesses</b>
<ul style="list-style-type: none"> <li>• Established employment location</li> <li>• Good accessibility from the A362</li> <li>• Close to public transport</li> <li>• Good occupancy</li> <li>• Includes trade counter</li> </ul>	<ul style="list-style-type: none"> <li>• Congested on site</li> <li>• Poor on site signage</li> <li>• Potential contamination on former railway land</li> <li>• Includes some poor buildings</li> </ul>
<b>Opportunities</b>	<b>Threats</b>
<ul style="list-style-type: none"> <li>• Investment and improved on site signage</li> </ul>	<ul style="list-style-type: none"> <li>• Quality will deteriorate without investment/redevelopment</li> </ul>

**Conclusions regarding site employment potential**

Station Approach has some development potential on the former railway land adjoining the station. The existing units are of mixed quality and there are signs of part of the estate becoming run down due to lack of investment. The access is constrained over part of the estate.

**Assessment \*\*\***

