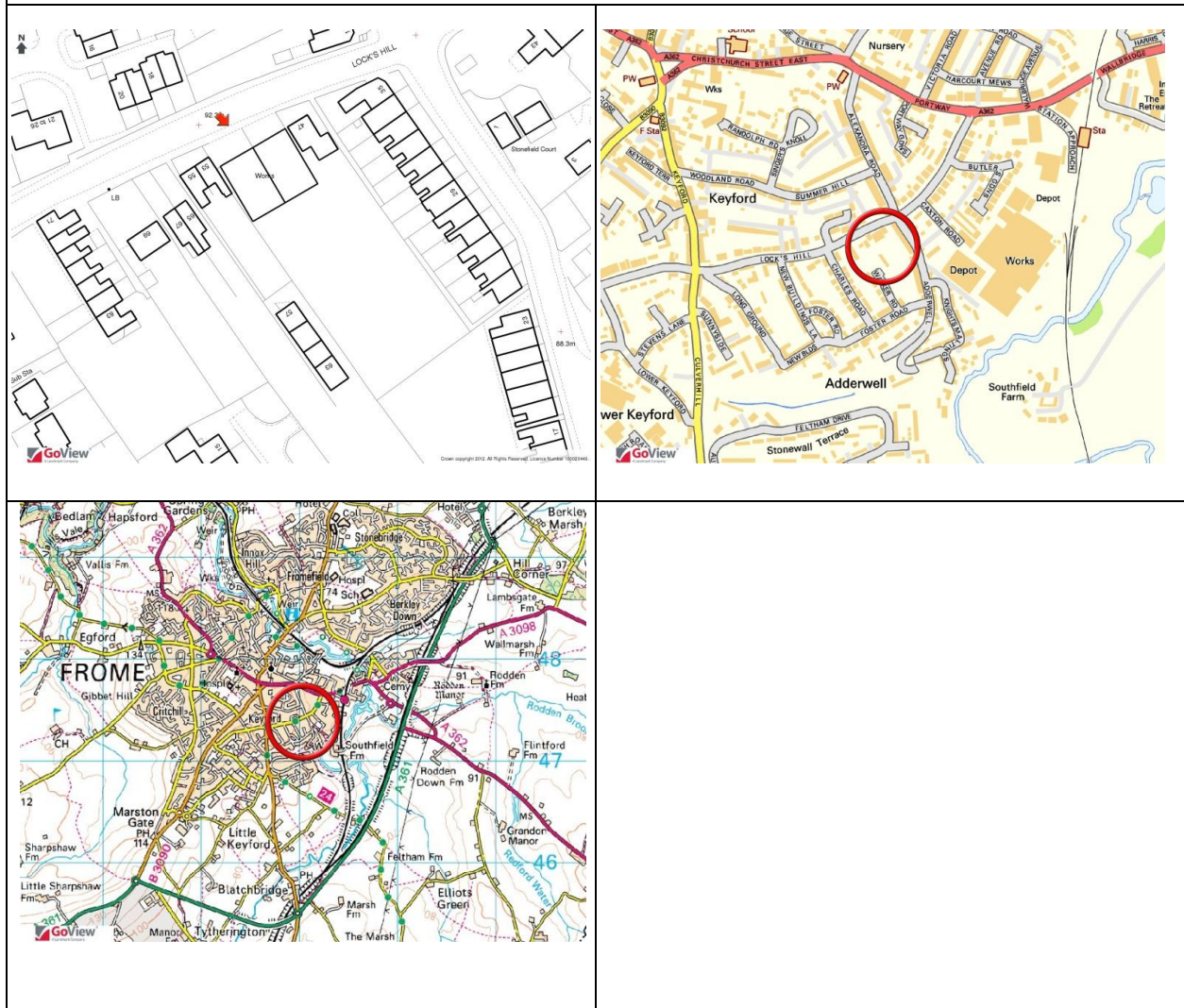


Site No 19 T Bos Site, Locks Hill, Frome



Location

The site is situated on Locks Hill off the A362 Portway, on the South Eastern Part of Frome. The surrounding uses are all residential. The site is still fairly central being approximately 0.6 miles away from Frome Town Centre, and 0.3 miles away from Frome train station.



November 2012



Site No 19 T Bos Site, Locks Hill, Frome



Description

The premises comprise two sheds, constructed of a mixture of stone and concrete blockwork s with corrugated metal fronts. The site has two occupiers T.Bos Welding & Fabrication and N.W Vehicle Repair. There is a shallow slope on site, sloping up from East to West. The site is approximately 0.70 acres/ 0.28 hectares (30493 sqft). Approximate site cover is 5162 sqft (16.93%). For these measurements we have assumed the adjacent house is in the same ownership.



Ownership

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

Planning

Subject Site History

The site does not have any planning restrictions or Tree Preservation Orders.

The site currently has no live applications or any noteworthy applications within the last 5 years.

Application 029895/002 Outline residential Development consented subject to conditions (Approved July 2001). Site visit suggests this has not been implemented.

Site No 19 T Bos Site, Locks Hill, Frome



Subject Site Policy

The site does not have any listed buildings and is not within any conservation area and is shown as white land in the Local Plan and thus subject to general development policies. The previous outline consent suggests that the principle of residential redevelopment of this site may be feasible in the future

Nearby Site

Application 112048/000 concerning 47 Locks Hill (adjacent to subject site) requesting permission for the erection of a two storey extension to side elevation.

Highway access and services

The site has frontage to and is accessible from Locks Hill.

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

Although this is a relatively large site the main buildings are located close to the main road frontage with a significant tail of back-land overlooked by housing. In the absence of the current occupier we would expect good demand for a unit in this location from similar occupiers due to its prominent roadside location.

Assessment **

SWOT Analysis	
Strengths	Weaknesses
<ul style="list-style-type: none"> Proximity to transport links and Town Centre. Currently occupied and serving a 	<ul style="list-style-type: none"> Surrounded by residential. Slightly sloping site. Current buildings are of basic

Site No 19 T Bos Site, Locks Hill, Frome



<p>purpose</p> <ul style="list-style-type: none"> • Affordable space • Prominence to a busy road 	<p>specification and in fairly poor condition</p> <ul style="list-style-type: none"> • Limitations of on street parking • Under-utilisation of overall site capacity (<17% site cover)
<p>Opportunities</p>	<p>Threats</p>
<ul style="list-style-type: none"> • Low site coverage, opportunity to expand beyond current layout. 	<ul style="list-style-type: none"> • Increased intensity of current uses may be regarded as un-neighbourly

