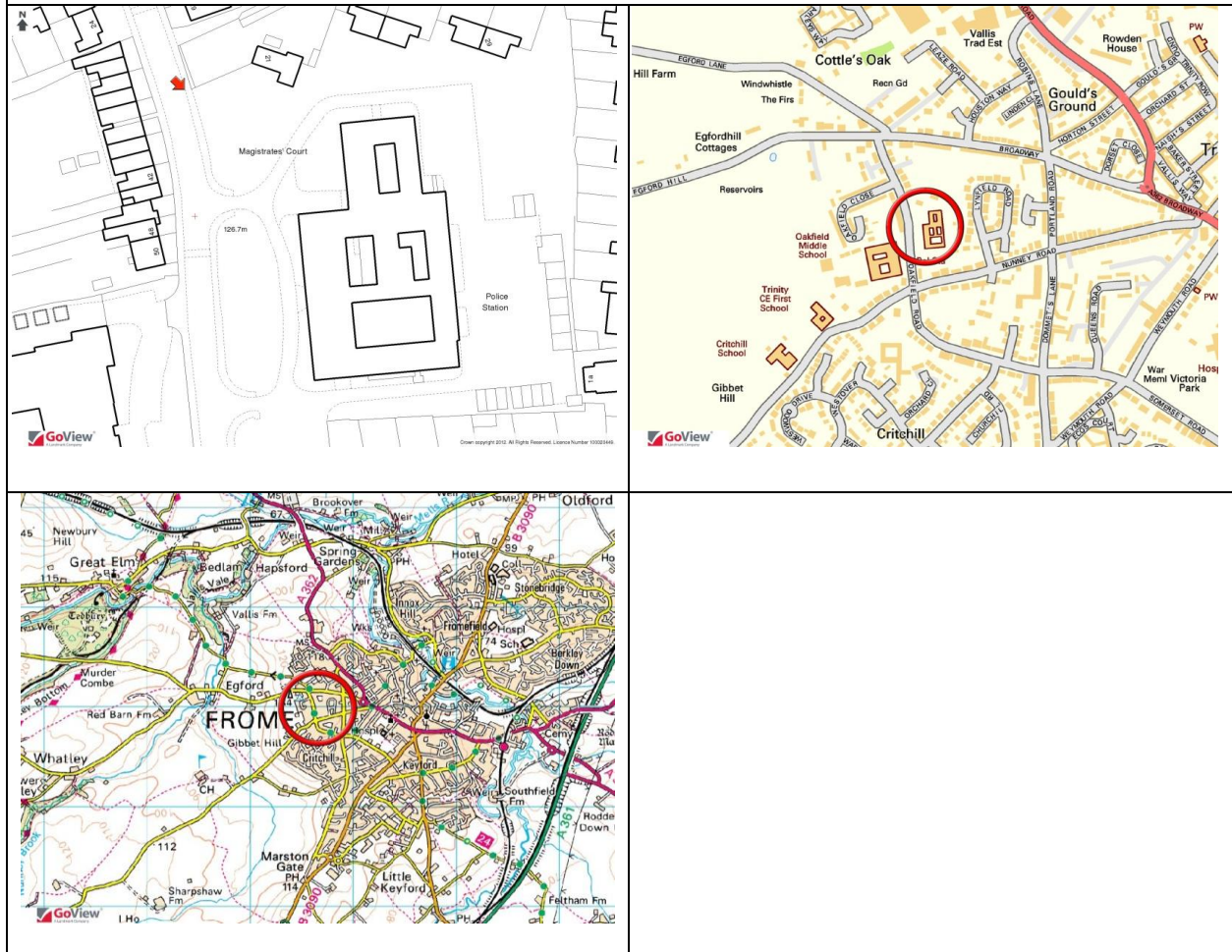


Site No 22 Police Station Site, Frome



Location

The site is situated on Oakfield Road in the Western part of Frome. Oakfield Road is linked to Broadway, which is linked to the A362 Christchurch Street West. The surrounding uses are primarily residential, with the exception of Oakfield Academy situated to the West of the subject site. This site is located approx 0.7 miles to the Town Centre and 1.3 miles to Frome train station.



November 2012



Site No 22 Police Station Site, Frome



Description

The site comprises a two storey brick built L-Shape building. The Police station does have a basement level. There are a number of Police Houses on site, as well as car parks on the Southern and Eastern part of the site. Unable to carry out detailed site inspection due to restricted access in place to non-authorised personnel.

Unable to measure all of site. Approximate site cover is 33780 sqft. With the landscaping, car parking space and perimeter road it is estimated that there is approximately 35% site cover.



Ownership

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

Planning

Subject Site History

There are no live applications on or near the subject site.

Only recent application is Application 004170/003 requesting permission for alterations to flat roof on Magistrates Court, to include an increase in the height of the parapet wall. (Approved December 2008)

Subject Site Policy

The subject site is not within any conservation area.

Site No 22 Police Station Site, Frome



There are no listed buildings on the subject site.

There are no planning restrictions or Tree Preservation Orders affecting this site.

This is "white land" in the prevailing Local Plan and therefore subject to the general development policies only.

Nearby Sites

Application 119402/003 concerning 3 Lynfield Road (adjacent the South East part of site) the erection of a dormer bungalow (Approved January 2008).

Highway access and services

The site has frontage to and is accessed via Oakfield Road.

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

In the absence of the current occupiers (Police and Magistrates Court) this site is unlikely to provide a strong employment location due to its proximity to the local school and residential property. It might be suitable as a location to a single large space office occupier (possibly public sector) or as Educational accommodation, but unlikely to suit multi occupied office environment as demand would be weak for such an isolated location.

Assessment **

SWOT Analysis	
Strengths	Weaknesses
<ul style="list-style-type: none"> • Currently occupied and serving an important role within the local community. • Large regular shaped site. • Good site access, easily adaptable 	<ul style="list-style-type: none"> • Opposite a school may restrict redevelopment possibilities. • Dated specification. • Nearby uses are primarily residential.



Site No 22 Police Station Site, Frome



<p>to suit future uses.</p> <ul style="list-style-type: none">• Current buildings appear to be in good condition• Current layout allows for onsite car parking.	
Opportunities	Threats
<ul style="list-style-type: none">• Refurbish and modernise existing buildings and reuse as offices.• Generous site cover would allow expansion without impacting on surrounding uses	<ul style="list-style-type: none">• Limited demand in absence of current occupiers

