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.
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.

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**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**

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**SWOT Analysis**

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Currently occupied and serving an important role within the local community.</td>
<td>• Opposite a school may restrict redevelopment possibilities.</td>
</tr>
<tr>
<td>• Large regular shaped site.</td>
<td>• Dated specification.</td>
</tr>
<tr>
<td>• Good site access, easily adaptable</td>
<td>• Nearby uses are primarily residential.</td>
</tr>
</tbody>
</table>

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November 2012
### Site No 22 Police Station Site, Frome

Current buildings appear to be in good condition
Current layout allows for onsite car parking.

<table>
<thead>
<tr>
<th>Opportunities</th>
<th>Threats</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refurbish and modernise existing buildings and reuse as offices.</td>
<td>Limited demand in absence of current occupiers</td>
</tr>
<tr>
<td>Generous site cover would allow expansion without impacting on surrounding uses</td>
<td></td>
</tr>
</tbody>
</table>

November 2012