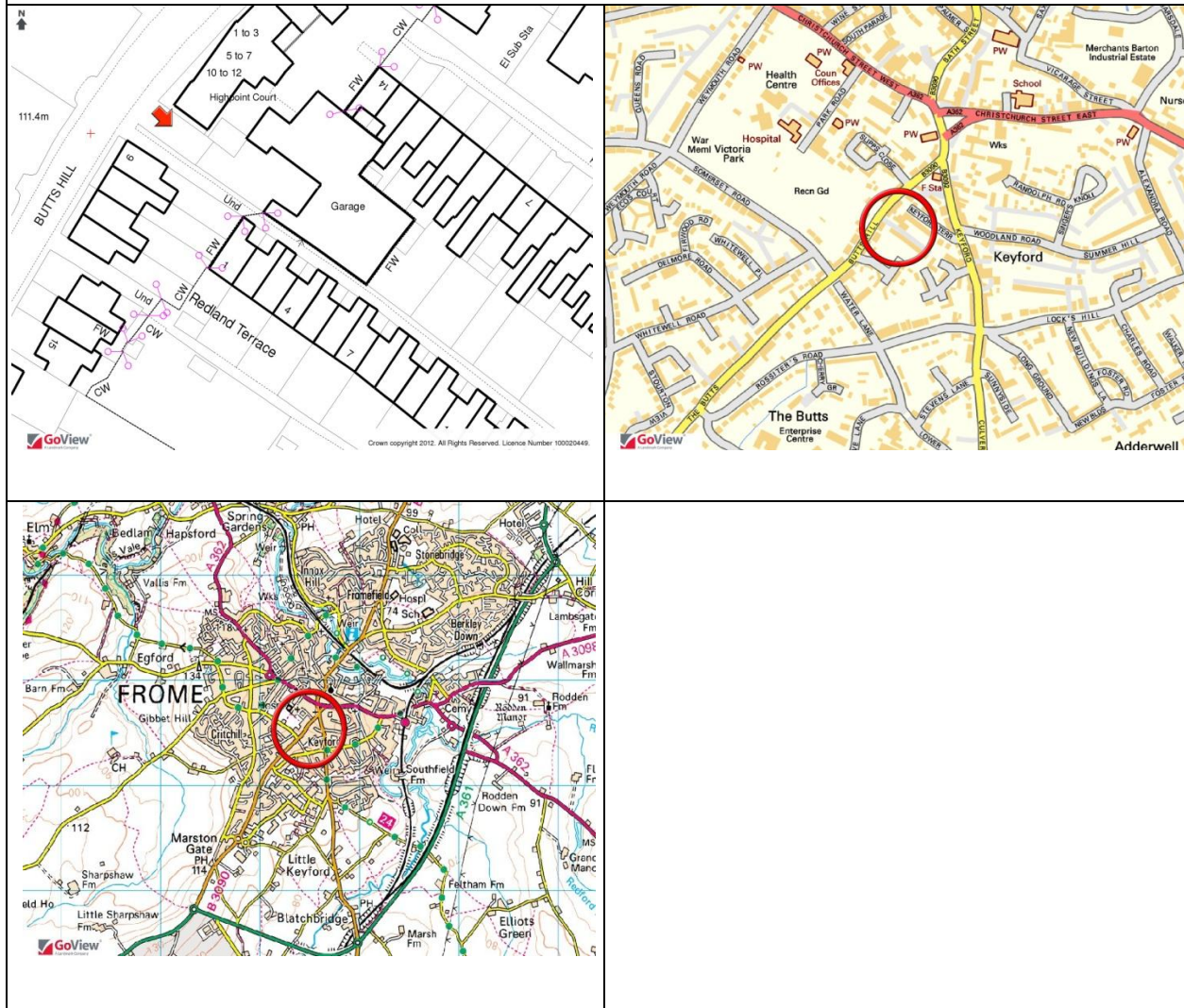


Site No 9 Rear of Highpoint Court, Butts Hill, Frome.



Location

This site is situated behind Highpoint Court on Butts Hill B3090. The immediate surrounding uses are all residential. This site is a fairly central location, approximately 0.4 miles away from Frome Town Centre and approximately 0.7 miles away from Frome Train Station.



Site No 9 Rear of Highpoint Court, Butts Hill, Frome.



Description

The site is known as Butts Hill Motor Works, consisting of 4 workshop units and external yard area (used for parking). The main occupier is Nappier Edge Ltd.

The site is approximately 0.19 acres/ 0.08ha (8290 sqft). Approximate site cover is 5833 sqft (70.36%).



Ownership

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

Planning

Subject Site History

There are no live applications on or immediately adjacent to the subject site.

There have been no applications relating to the subject site post 1991.

Subject Site Policy

This site does not contain any listed buildings, but Keyford Terrace 1 – 14 inclusive (adjacent to the South East of site) is Grade II listed.

This site is not within any conservation area nor is it in an area of high archaeological potential.

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

Nearby Sites

Application 04803/008 concerning land at Highpoint Court (adjacent to North West of subject site) requesting consent for the erection of 13 dwellings and associated parking. (Approved

Site No 9 Rear of Highpoint Court, Butts Hill, Frome.



May 2007). Some amendments to the original consent given (Applications 2011/1023 & 2011/2646) This has since been implemented.

Highway access and services

The site is accessed via a private road alongside the South Western side of Highpoint Court, off Butts Hill B3090. Access unsuitable for Heavy Goods Vehicles.

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 although current/previous uses may have resulted in spillages and would need investigation in the event of redevelopment.

Employment Suitability Comments

Whilst the current use appears viable the restricted access and challenging layout/site density would mean that there would be inadequate turning space for HGVs which would limit its appeal for alternative employment uses.

Assessment **

SWOT Analysis	
Strengths	Weaknesses
<ul style="list-style-type: none"> • Proximity to transport links and Town Centre. • Currently occupied • Property appears to be in good condition • High site coverage %. 	<ul style="list-style-type: none"> • Basic specification. • Surrounded by residential • Access off busy section of road • Congested parking nearby • Restricted access will limit alternative employment uses
Opportunities	Threats
<ul style="list-style-type: none"> • Reduce site cover to improve on site parking and turning spaces 	<ul style="list-style-type: none"> • Competition from others within sector