

THE PLANNING FRAMEWORK

“Sustainable means ensuring that better lives for us doesn’t mean worse lives for future generations.”

Greg Clarke MP Minister for Planning

The Localism Act

The 2011 Localism Act gives local communities the power to produce their own neighbourhood plans which will influence future development in their local area.

Such Plans are focused on shaping the built environment and can:

- Identify a shared vision and common goals for a neighbourhood.
- Define where new homes, shops, offices and other development should be built.
- Identify and protect local green space.
- Influence what new buildings should look like and set design standards.



National Policy - DCLG

NATIONAL PLANNING POLICY FRAMEWORK

The Government’s planning policy for England is set out in the National Planning Policy Framework (NPPF). The focus of this policy is to achieve the right balance between **sustainability** and **growth** to ensure that development is carried out in a way that makes a positive contribution to our lives but also leaves a lasting legacy for our children.

District Policy - Mendip District Council

LOCAL PLAN

Mendip District Council holds responsibility for setting policy local and determining most local applications. The district-wide planning policy for the period 2006-2028 is set out in their emerging ‘Local Plan’ which may be subject to change throughout the forthcoming public examination.

A Neighbourhood Plan must be in compliance with both the strategic policies set out in the NPPF and the district-wide policies of the Local Plan.

Local Policy - Frome Town Council

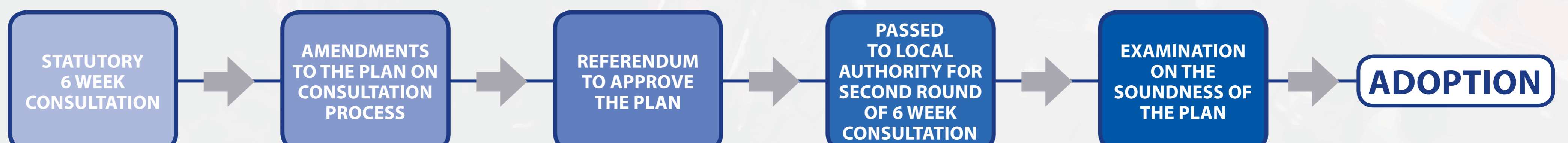
NEIGHBOURHOOD PLAN

Frome will be one of the first Towns in the UK to produce a Neighbourhood Plan. It will enable local residents and businesses to have a greater say in the strategic planning and development of the Town and will set out a vision for Frome until 2028.

The development of the Plan is being led by your local Town Council who have been consulting with the local community and asking their views on why they chose to live, work or visit Frome and what they consider should be the key aims and objectives over the next fifteen years.



The Steps We Now Need To Take



VISION AND CORE OBJECTIVES

To build a community that is resilient in its capacity to support the needs of residents in the face of global shocks such as economic downturns, rising energy prices and climate change.

	OBJECTIVES	POLICY
PARTICIPATION	<p>To respect the underlying principle that the community has the right to participate in the process of development.</p> <p>The Neighbourhood Plan seeks to offer a mandate for local people to be fully engaged and represented (as opposed to being simply consulted) on future development and encourage people to play an active part in their communities and life of the town.</p>	<p><i>Planning applications for development should be supported by appropriate evidence of local community consultation.</i></p>
VITALITY	<p>To recognise that land and buildings provide the supporting infrastructure within which a range of interconnected activities take place; work, play, eating, sleeping, shopping, socialising, etc.</p> <p>Vitality is a sign of health and wellbeing and it is recognised that optimum conditions exist when there is balance: a balanced community of people of different ages, aspirations and circumstances; a balance between the security of wealth and employment on the one hand and the time and opportunity to relax and enjoy life on the other.</p> <p>The Neighbourhood Plan seeks to create opportunities for people to make choices as to how they live, work and spend their leisure time.</p>	<p><i>Planning applications for major development should identify the impact of such development in terms of social integration and economic benefit to the Town.</i></p>
SUSTAINABILITY	<p>To provide the framework for a town-wide transition to a low carbon economy.</p> <p>It is recognised that the term sustainability extends well beyond the energy efficiency of buildings. The UK Sustainable Development Strategy Securing the Future sets out five features of sustainable development: living within the earth's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.</p> <p>In order to provide clarity and policy guidance on future development the Council is proposing to adopt an overarching sustainable development objective based on One Planet Living as defined by Bioregional and Worldwide Fund for Nature (WWF).</p> <p>One Planet Living (OPL) is a simple concept. We have only one planet and collectively we have a responsibility to live within its capacity. At present, within the UK we are consuming natural resources at a rate that would require the equivalent of three planets if everyone shared our lifestyle.</p>	<p><i>Ten clear principles have been developed to promote happy healthy and sustainable communities and these have been translated into a management model for development.</i></p>



MUSIC ON CHEAP STREET



VITALITY

HOUSING

“Good quality homes in desirable and sustainable neighbourhoods have a major impact on the health, educational achievement and welfare of the people who live in them and the social, economic and environmental wellbeing of the communities in which they are located.” Mendip District Council Housing Strategy 2010-2015

	OBJECTIVES	POLICY
H1 - PLANNING FOR GROWTH	To support the delivery of housing to meet the demand of a growing population.	The Council will support proposals that address current and future housing need within the plan period .
H2 - BUILDING A BALANCED COMMUNITY	To ensure new housing is available, appropriate and accessible to people of all ages and circumstances to maintain a balanced and diverse population.	All new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities in the Frome Neighbourhood Plan area. Planning applications for 10 or more homes should explain in their submission how they meet this objective. (See Neighbourhood Plan for criteria.)
H3 - BUILDING BY DESIGN	To encourage good urban design that contributes positively to the fabric of the Town and to prevent further proliferation of estate housing.	Quality of design is a key consideration for residential development. Proposals which fail to take the opportunities available to enhance the local character and quality of the area and the way it functions or fail to comply with the Town Design Statement will be refused.
H4 - DELIVERING MAJOR PROJECTS	To support the development of Southfield Farm (Wallbridge) and Saxonvale within the plan period.	Any development which as a whole or by the sum of parts provides over 100 houses shall be regarded as a community development and as such developers will be required to set out a management plan detailing how members of that community will interact with each other and the wider Frome population. (See Neighbourhood Plan for criteria.)
H5 - ENERGY EFFICIENT AND LOW CARBON HOMES	To require the highest sustainable standards in housing design and construction and to ensure all new development meets the general design guidelines as set out in the Frome Town Design Statement.	The Town Council encourages the development of homes that exceed the minimum Code for Sustainable Homes requirements. Where it can be verified that new residential developments will exceed the requirements of part L (conservation of heat and power) Frome Town Council is willing to negotiate an appropriate reduction in Community Infrastructure Levy.
H6 - SUPPORTING SELF BUILD AND COMMUNITY HOUSING	To permit cohousing and community development to take place on suitable exception sites providing long term affordability is secured.	As an exception to normal policy for the provision of housing set out in Core Policies 1 and 2 of the Mendip District draft local plan, Community Housing may be permitted adjoining the existing development boundary of the town on sites where development would not otherwise be permitted subject to certain criteria. (See Neighbourhood Plan.)
H7 - FUTURE GROWTH AREA		Land at The Mount is identified in the Draft Mendip Local Plan as a future growth area. When this site is required, Frome Town Council will work to ensure the site is brought forward in accordance with the principles of this plan.

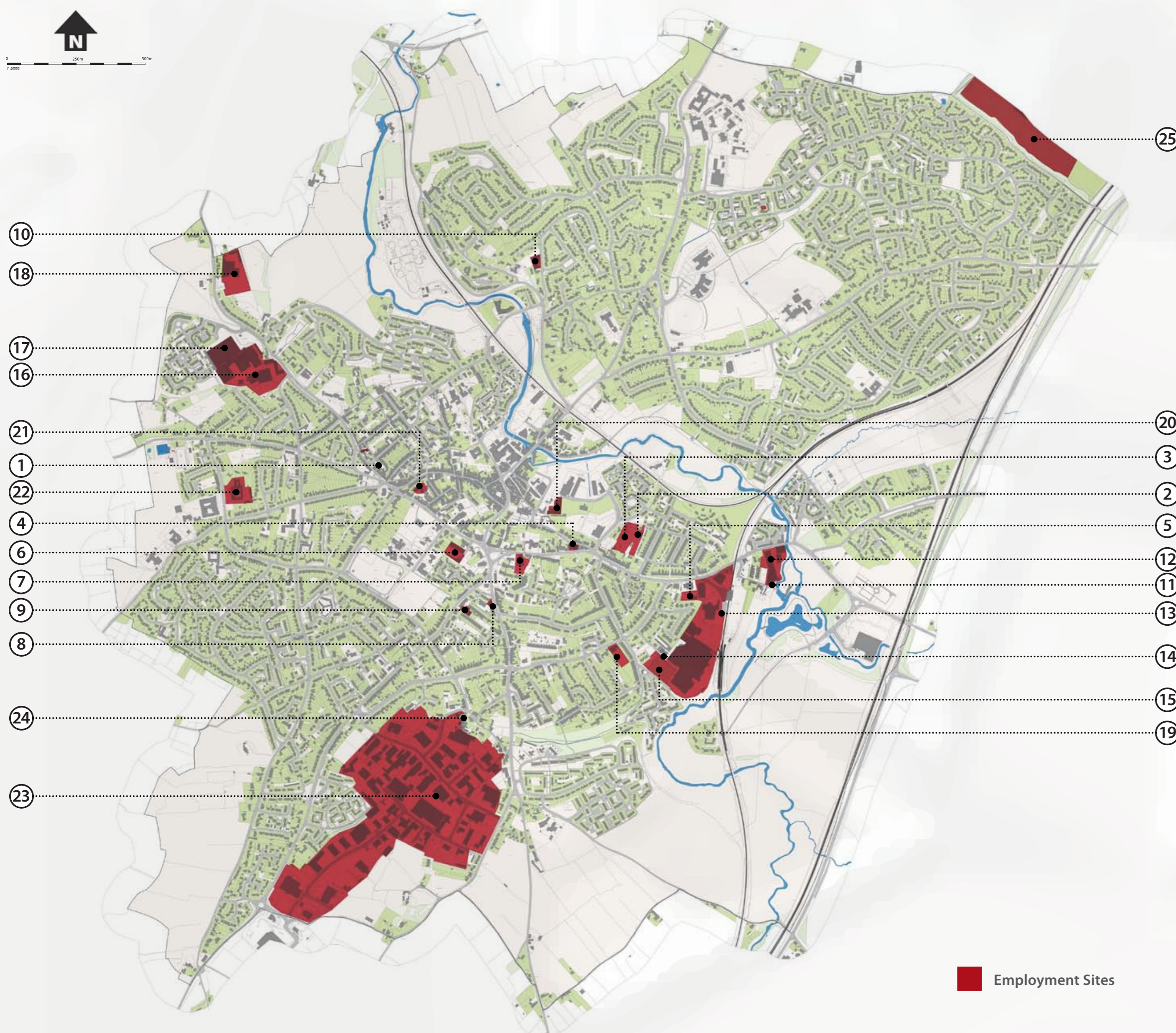


RECENT HOUSING DEVELOPMENT IN SHEPTON MALLET

BUSINESS AND EMPLOYMENT

Our aim is to ensure that the right premises, sites and other infrastructure is in place to support the start-up and growth of local businesses and employment.

	OBJECTIVES	POLICY
BE1 - SUPPLY OF SUITABLE LAND AND BUILDINGS	To provide a range of land, buildings and employment facilities for start-up and grow on businesses.	In collaboration with Mendip District Council to allocate an additional 5ha of Employment land over the plan period.
BE2 - PROTECTION OF 'VALUABLE EMPLOYMENT LAND'	To protect 'valuable employment sites' from redevelopment other than for employment uses.	In addition to Local Plan Policy DP20, the redevelopment of 'Valuable Employment Sites' shown on map on pg 21 for non-employment uses will be resisted. Such development would only be granted in the exceptional circumstances where it can be clearly demonstrated that no demand exists within this area for B1, B2 or B8 uses and an alternative and equal provision is made elsewhere in Frome.
BE3 - SUSTAINABLE DEVELOPMENT	<p>To promote Frome as a Town that supports enterprise, innovation, and new ideas.</p> <p>To promote energy efficiency and renewable energy generation and encourage compliance with BREEAM excellent rating.</p> <p>To reduce the environmental impact of travel to work by identifying options for getting to work other than by car.</p>	Development plans for over 1000m ² of gross employment floorspace shall demonstrate that they comply with the principles of One Planet Living.



KEY

Location	Acres	HA	Grading
① Baker Street	0.07	0.03	*
② Snelgroves	0.68	0.28	**
③ Minty's Nursery	1.32	0.53	**
④ H&B Tyres	0.14	0.06	**
⑤ Rear of Petrol Filling Station	0.48	0.19	***
⑥ Wesley Close	1.04	0.42	**
⑦ Eastgate Buildings	0.67	0.27	**
⑧ Linwood Motors	0.09	0.04	**
⑨ Rear of Highpoint	0.19	0.08	**
⑩ The Welsh Mill	0.52	0.21	**
⑪ Wallbridge Mill	3.01	1.22	**
⑫ Wallbridge	1.96	0.79	***
⑬ Station Approach	5.44	2.20	***
⑭ Butler Tanner Dennis	6.05	2.45	**
⑮ BTD Depot	4.10	1.66	**
⑯ Vallis Trading Estate	8.08	3.27	***
⑰ Weston Vinyls	4.13	1.67	**
⑱ TH White (Estimated)	1.95	0.79	**
⑲ T Bos	0.70	0.28	**
⑳ Silk Mill	0.20	0.08	**
㉑ Somerset Smithy	0.26	0.11	**
㉒ Police Station	2.22	0.90	**
㉓ Marston	84.17	34.06	****
㉔ 37 Lower Keyford	0.08	0.03	**
㉕ Commerce Park	64.00	25.90	****
TOTAL	191.5	77.5	

All sites graded ** and above will be regarded as valuable employment sites, which are outlined on the map below.

MAP SHOWING IDENTIFIED EMPLOYMENT SITES

THE TOWN CENTRE

Our aim is to develop an attractive centre that is pedestrian and cyclist friendly and encourages people to visit, shop, invest, live and work there.

	OBJECTIVES	POLICY
TTC1 - REMODELLING	To make the town centre a more pedestrian friendly environment whilst allowing traffic to continue to flow through it.	<p>The Town Council, in collaboration with Mendip District Council and Somerset County Council, will, as a priority, seek to implement the recommended option 3 of the Frome Town Centre Remodelling Feasibility Study subject to funding</p> <p>Remodelling the Town Centre should provide improvements to the public realm. Proposals should be based on significant levels of community involvement which will contribute to the final design. Remodelling of the Town Centre within the area shown on the map which accords with the following principles will be supported:</p> <ul style="list-style-type: none"> • Improve the town centre environment for pedestrians. • Reduce the impact of traffic movement from vehicles and re-order the priorities between motorised vehicles, cycles and pedestrians. • Enhance the character and appearance of the town centre, taking into account the principles of the Town Design Statement relating to this area. • Provide an improved setting and location for the markets. • Are proven to cause no deterioration in air quality.
TC2 - ST CATHERINE'S & BADCOX AREA	To support independent retailing (including the successful street markets) to enable people to source local produce and to encourage visitors to the Town.	To protect retail frontages the Town Council will apply for an Article 4 direction to restrict the permitted change to uses falling within Use Class A2 as defined by The Town and Country Planning (Use Classes) Order 1987 (as amended) to no more than 4% of the total retail units within identified.
TC3 - THE WESTWAY CENTRE	To broaden the comparison retail offer of the town centre through sensitive new development that complements the existing offer.	<p>Redevelopment or expansion of Westway shopping centre will be supported subject to;</p> <ul style="list-style-type: none"> • Public realm improvements including access to the Frome River and tree planting. • Sufficient car parking and space for buses being included within the redevelopment to ensure there is no detrimental impact on the vitality of the town centre. • The design reflects the aims and objectives of the Town Design Statement and policy BE3 relating to any scheme in excess of 1000m² • There will be no harmful or adverse impact on the biodiversity or protected species.

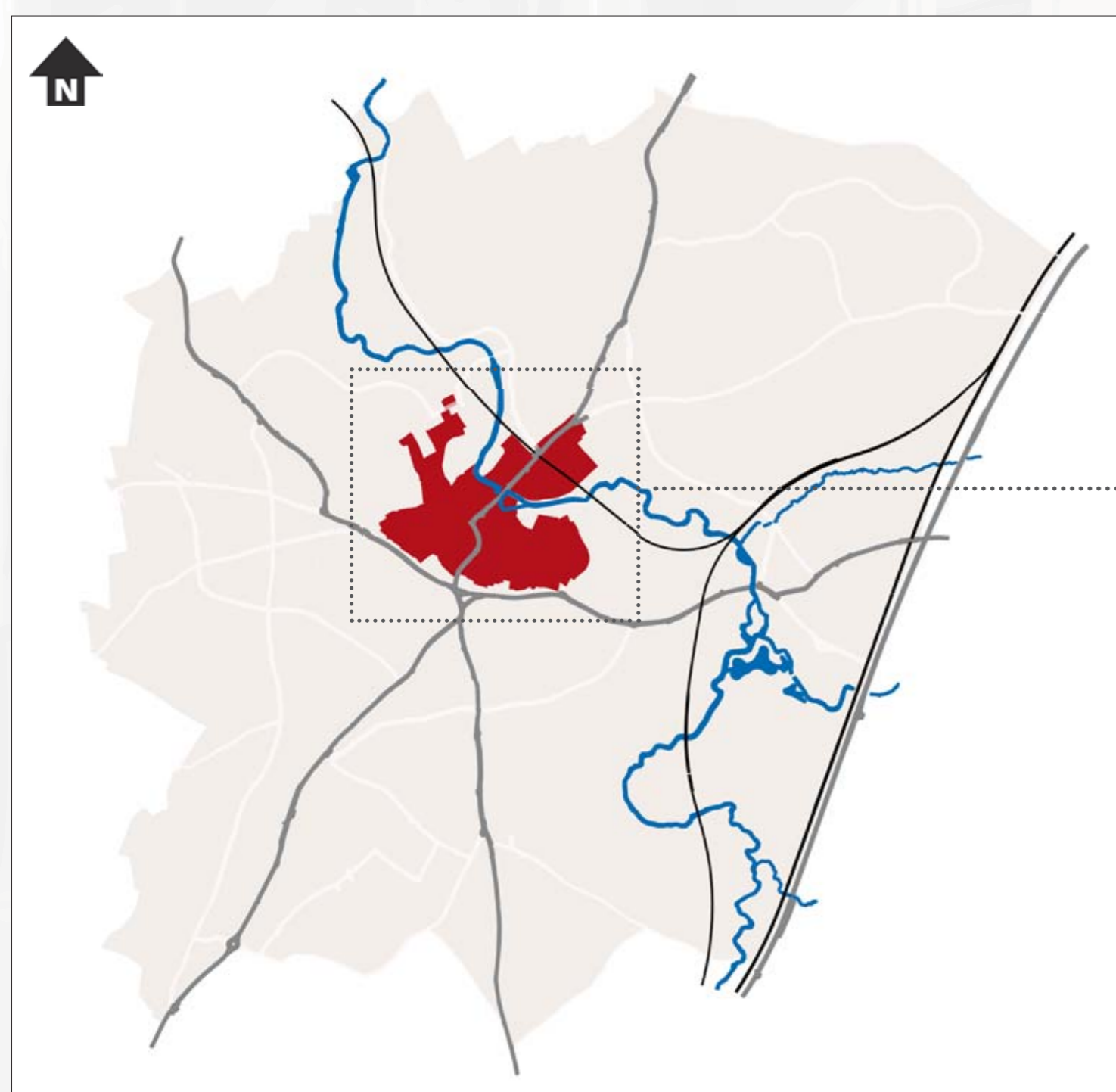


ARTIST'S IMPRESSION OF OPTION 3, REMODELLING OF THE MARKET PLACE

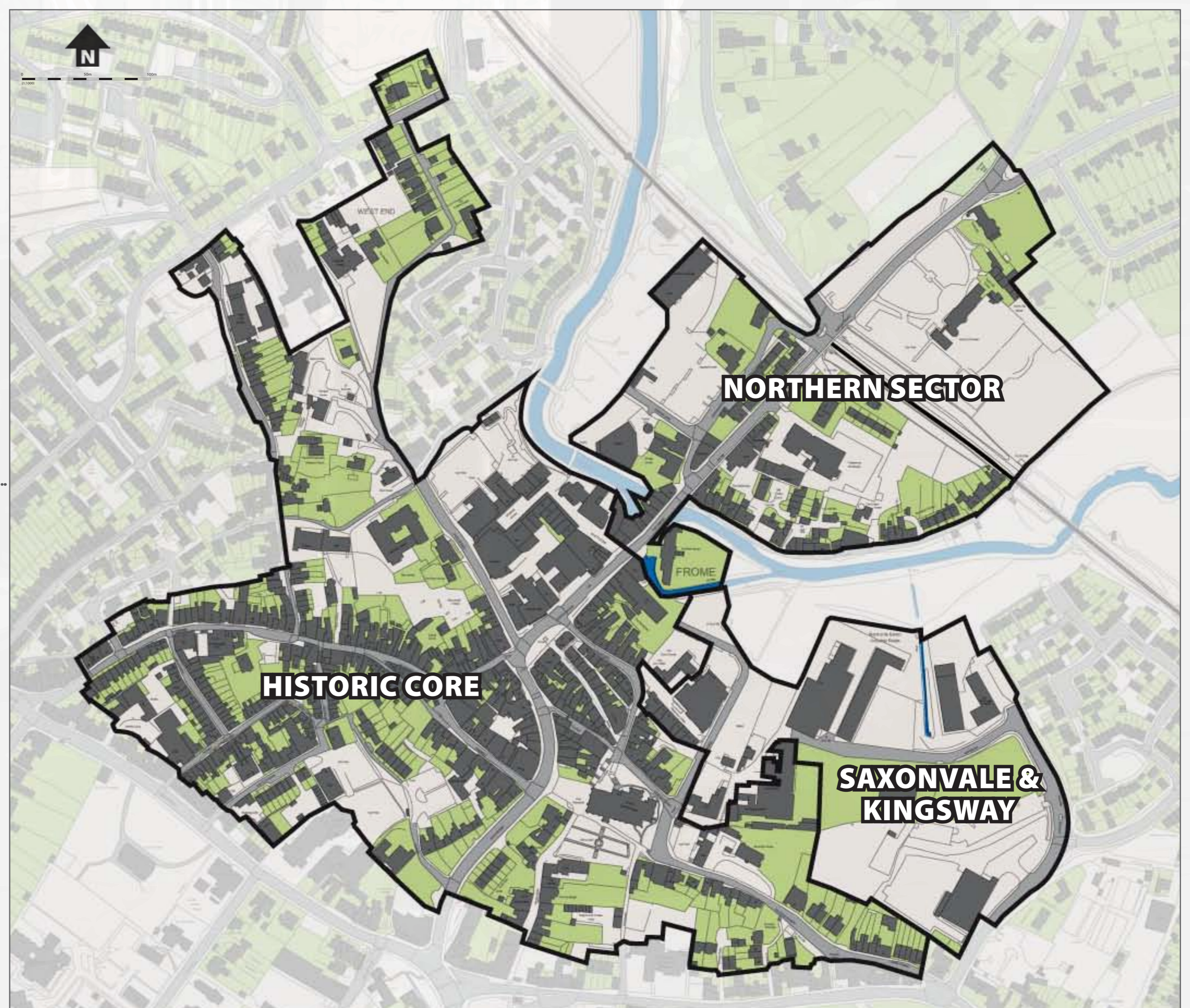
THE TOWN CENTRE

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	OBJECTIVES	POLICY
TC4 - IMPROVEMENT TO TOWN CENTRE CAR PARKS	<p>To make the main visitor car parks more attractive in terms of tree planting, public realm improvements and the ability for drivers to pay on departure.</p>	<p>Landscape and infrastructure improvements to the Cattle Market Car Park that improve this arrival point and enable this area to develop as a cultural destination will be supported.</p> <p>The Town Council, in collaboration with Mendip District Council will seek to scope out a plan for the short term management and longer term development options for the Cattle Market site.</p>
TC5 - SAXONDALE	<p>To promote a comprehensive and sustainable regeneration plan for Saxonvale.</p> <p>To encourage greater evening activity including restaurants, clubs, and hotel accommodation.</p> <p>To provide suitable facilities for new businesses to be incubated and grown in the town centre to encourage greater local job creation and grow creative industries such as art, media, technology, design, etc.</p> <p>To support sustainable living with opportunities for homeworking, cycle storage and showers and access to local shops, cafés, public services and public transport.</p> <p>To be achieved by reviewing the Garsdale planning brief February 2005.</p>	<p>Plans for the redevelopment of Saxonvale should seek to achieve the overall vision for the redevelopment of the site based on the 2005 planning brief</p> <p>The Town Council, in collaboration with Mendip District Council, and other landowners and the local community, will seek to refresh and redefine the Brief and consider the commercial viability and delivery mechanisms to facilitate the development of this site within the plan period</p> <p>The development of Saxonvale is expected to deliver:</p> <ul style="list-style-type: none"> • An exemplar model of low impact and low carbon living. • 300+ new energy efficient homes of mixed price and tenure. • New incubator and grow on space for small and medium sized businesses. • Integrated retail, hotel and leisure facilities. • Replacement training facilities for Somerset Skills and Learning. • Artisan workshops and creative studio space. • An urban park alongside the River. • Improved traffic management in Vicarage street, Christchurch Street East and the surrounding road network. <p>Plans for the development of this site will meet the requirements of the Neighbourhood Plan policy for major development.</p>



KEY PLAN

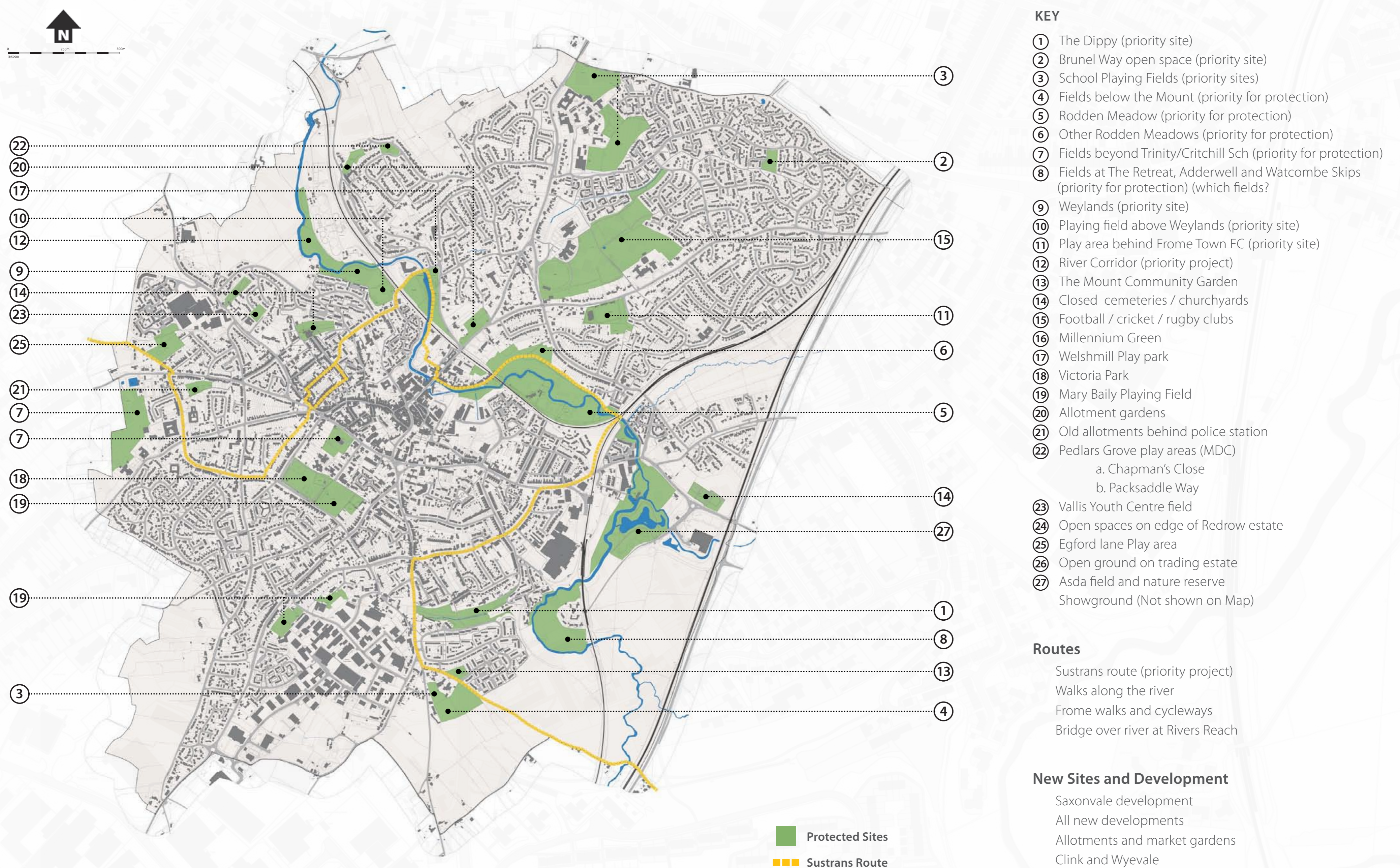


MAP OF TOWN CENTRE

RIVER CORRIDOR & PUBLIC OPEN SPACE

The river corridor will be seen as the central open space in the town's network of green infrastructure with a string of inter-connected open spaces for visitors and residents to enjoy.

	OBJECTIVES	POLICY
POS1 - THE RIVER CORRIDOR	<p>To open up the Frome River Corridor to create a wildlife corridor through the Town that will enable residents to walk or cycle in relative peace and safety through the Town.</p> <p>To improve the access and amenity value of the river.</p>	<p>Otherwise acceptable planning applications that are closely related to the River Corridor environment and approaches to it will be supported where they take advantage of opportunities to improve the River Corridor environment, including access, subject to suitable ecological assessment.</p> <p>Development proposals that fail to take advantage of opportunities to improve the River Corridor environment, including access, will be refused.</p>
POS2 - PUBLIC OPEN SPACE	<p>To protect natural landscapes and prevent development of public open space.</p> <p>To provide informal recreation areas.</p> <p>To provide additional sports and leisure facilities to meet local needs.</p> <p>To promote use of parks, open spaces and allotments.</p> <p>To manage public open space in a sustainable manner to protect and enhance wildlife habitats and biodiversity.</p>	<p>Development of public open space will not be permitted unless it is to promote access, use and enjoyment of public land and buildings.</p> <p>Development that would materially harm the contribution of the distinctive local character or accessibility of identified areas of open space/areas of visual significance or cause the loss of such areas will be refused.</p> <p>Plans for Major Developments (over 100 homes or 1000m² of commercial floorspace) will be required to include details of plans to safeguard the future management and maintenance of open space and the protection of wildlife habitats within and adjoining the development site.</p> <p>Frome Town Council will work with Mendip District Council and other partners to produce a Supplementary Planning Document on Green Infrastructure that will identify and address deficiencies in Neighbourhood Park, sports, leisure and open space provision that will be a significant material consideration in the determination of planning applications and the funding raised from development.</p>



MAP SHOWING LOCALLY PROTECTED SITES

TRANSPORT

Our aim is to make the town more pedestrian and cyclist friendly and encourage other sustainable transport.

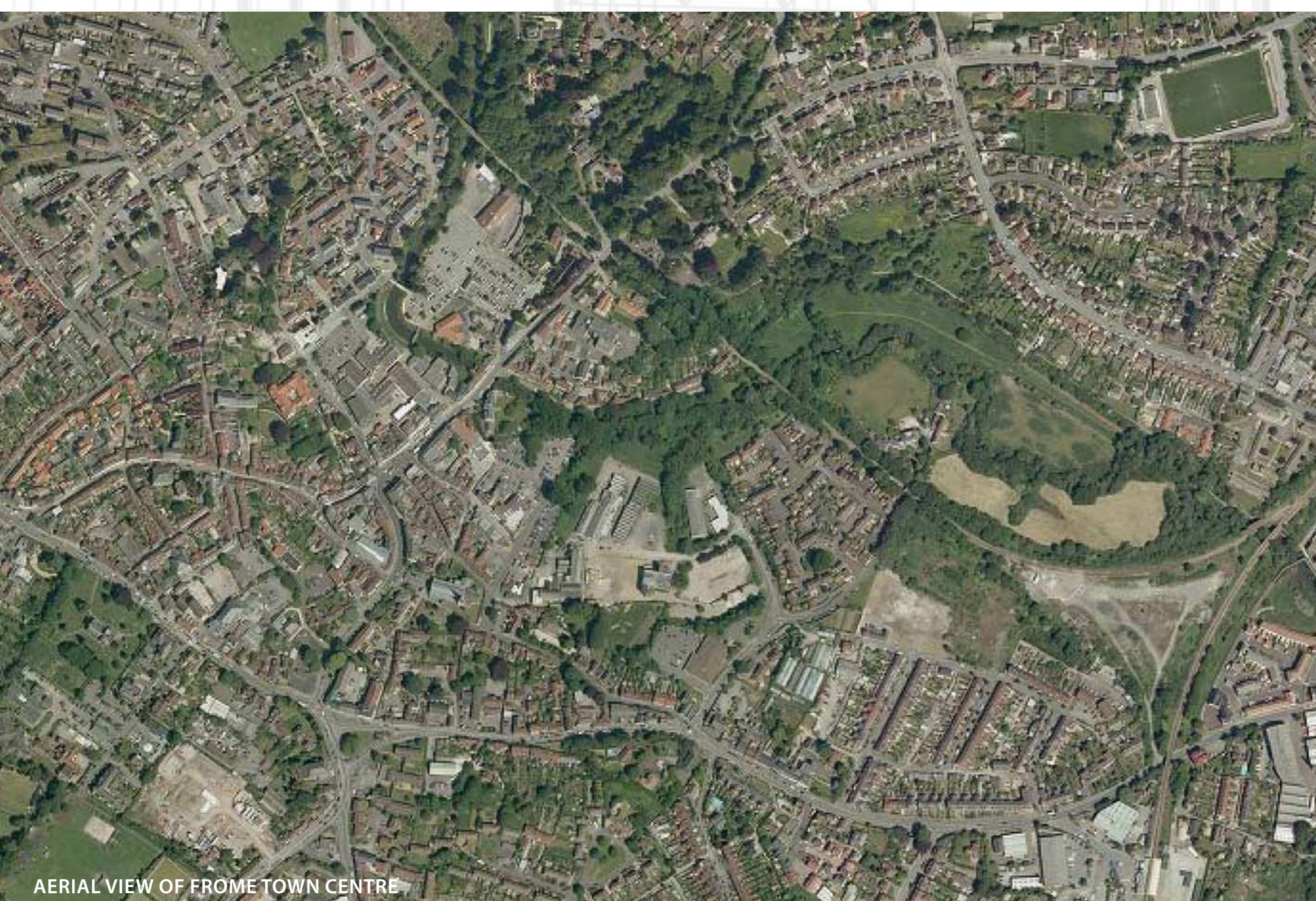
	OBJECTIVES	POLICY
T1 - INTEGRATED TRANSPORT STRATEGY	<p>To give priority in the Town Centre to pedestrians and cyclists.</p> <p>To improve air quality in the Town Centre.</p> <p>To open up the River Corridor for cross-town cycle and pedestrian access.</p> <p>To improve the environment around Frome rail station and access to the Town Centre, as identified in policy MT8 of the Town Design Statement.</p> <p>To provide better information for visitors.</p> <p>To promote an effective transport hub with bus, train, coach, cycle, and taxi links.</p> <p>To identify a safe area for coaches to drop off and collect passengers.</p> <p>To complete the Cycle network providing links to Bradford on Avon, Bath and Bristol.</p>	<p>The delivery of integrated sustainable transport options is a key aim of the Frome Neighbourhood Development Plan. The priorities for delivering these are:</p> <ul style="list-style-type: none"> • Completing Frome's Missing Links in the National Cycle Network 24. • Improving access to and along the River Corridor, in line with the Frome River Strategy. • Enhancing the environment around and access to Frome Railway Station • Providing safe and accessible bus and coach stops. • Identifying clear and safe routes for pedestrians and cycling as part of the remodelling of Frome Town Centre and residential developments over 10 units.
POLICY T2 - TRAVEL PLANS		<p>Residential schemes of more than 10 units, new employment and mixed use developments over 1 hectare, schools and colleges, health centres, leisure centres and public buildings will be expected to provide a travel plan with their application explaining how their developments will encourage the use of integrated sustainable transport options and (where appropriate) safe routes to schools.</p>



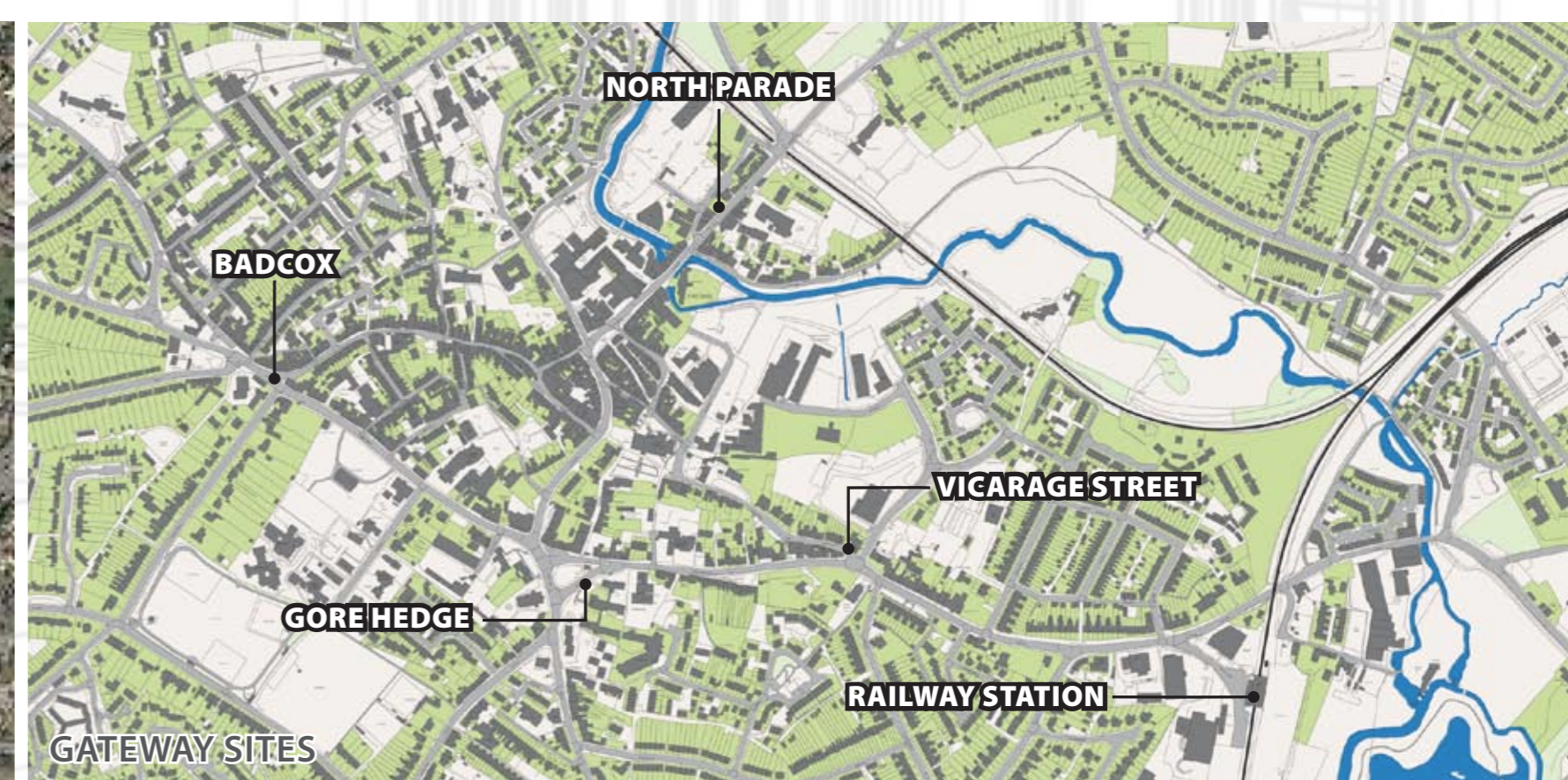
DESIGN

Our aim is to protect the historic architecture of the town, and to encourage high quality, contemporary and innovative design for new development

	OBJECTIVES	POLICY
D1-CONSERVATION	The historic architecture and urban design of the town is considered by the local community to be an asset of considerable value that should be protected.	<i>Development that fails to take account of the design recommendation of the Town Design Statement or Conservation Area Character Appraisal will be refused.</i>
D2 - GATEWAY SITES	The Town Design Statement (TDS) identifies five important gateway sites to the Centre that are of poor quality. <ul style="list-style-type: none"> • Top of Vicarage Street • Gorehedge • Badcox • North Parade • Railway Station These important 'town centre gateway sites' create a poor first impression of Frome for visitors. In some cases they include eyesore buildings; in others the layout is confusing and unwelcoming.	<i>Developments that fail to take account of the recommendations of the Town Design Statement or do not take advantage of opportunities to improve these Gateway sites will be refused.</i>
D3 -SKYLINE DEVELOPMENT	The urban edge of the town is visible from a number of locations in the surrounding countryside. Following the Chris Blandford Associates Study (1996) the Community Strategy and Citizens panel agreed that a series of 'Skyline Sites' are worthy of protection.	<i>Applications for new buildings and highly visible extensions to existing properties in the identified area will be required to demonstrate there will be no detrimental impact on the skyline in this location. It is expected this will be achieved through the production of photomontages or elevations of any proposed building or tree works within the context of the skyline. (See Neighbourhood Plan for full list.)</i>
D4 - TREE PLANTING AND LANDSCAPE PROTECTION	There is a clear intention to protect natural landscapes, both within and surrounding the town, and also to increase the number of trees that will not only increase the visual attractiveness of the Town but will also offer natural habitats and food for wildlife; offer cool shade in the summer and absorb carbon dioxide emissions.	<i>Permission for development will be only be granted providing that there is no unacceptable loss of, or damage to, existing trees or woodlands, that are assessed as having landscape, street scene or ecological value. For each new dwelling 3 new trees shall be planted (or in the case of non residential development 1 tree for each car parking space or 1 tree per 50m² of gross floorspace). Such tree planting should take place on site or if impractical on a site close to the subject development (in consultation with the Town Council).</i>



AERIAL VIEW OF FROME TOWN CENTRE



SKYLINE SITE