**Appendix B – Assessment of Conformity with the emerging Local Plan (where the policy is relevant to Frome)**

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| **Emerging Local Plan Policy** | **In accordance?** | **Justification** |
| Core Policy 1 – Mendip Spatial Strategy | Yes | The Frome Neighbourhood Development Plan (NDP) policies do not seek to alter the town’s functional role within the District and reinforce Frome’s role as an important market town, there is some conflict however with the proposal under Policy H6: Community Housing, to allow a development outside of, but adjacent to, the settlement boundary for Frome provided that a range of requirements can be met. This has a potential conflict with CP1 which states that development outside of settlement boundaries will be strictly controlled and only permitted where it benefits economic activity or extends the range of facilities available to local communities. However the CP1 states that *“In identifying land for development the Local Plan’s emphasis is on maximising the re-use of appropriate previously developed sites and other land within existing settlement limits as defined on the Policies Map, and then at the most sustainable locations on the edge of the identified settlements”.*The Plan also says that the plan supports self build and is supported in this by the NPPF. When this is combined with the desire for self build, the identified lack of supply and that CP1 says that development can take place where appropriate at “*most sustainable locations on the edge of the identified settlements”* then there is compliance with this policy. |
| Core Policy 2 – Supporting the Provision of New Housing | Yes | The Frome NDP does not seek to alter the number of homes proposed for the town in the Local Plan. The proposed policies are not considered to adversely impact upon the delivery of the target of 2,300 new homes for Frome by 2028. |
| Core Policy 3 – Supporting Business Development and Growth | Yes | Encouraging economic growth is one of the key aims of the NDP. The proposed policies seek to retain valuable employment sites where possible through Policy BE2: Protection of Employment Land, whilst seeking to allocate a further 5 ha of employment land through Policy BE1 in conjunction with Mendip Council. The proposed policies are not considered to adversely impact upon the delivery of the jobs and floorspace targets set out in the emerging Local Plan. The policies will support these aims and create scope for additional growth through the allocation of a further 5 ha of employment land.  |
| Core Policy 5 – Encouraging Community Leadership | Yes | The proposed policy describes how Community led guidance will be treated within the planning application process. The Neighbourhood Plan forms the development plan policy which will provide the community led guidance for Frome. |
| Core Policy 6 – Frome Town Strategy | Yes | The NDP does not seek to allocate sites for housing, but does set out a requirement for a further 5 ha of employment land under Policy BE1. The proposed polices are not considered to adversely impact upon the delivery of the emerging Local Plan targets. Policy H7: Future Growth Area, relating to the proposed urban extension at The Mount seeks to ensure that the site is brought forward in accordance with the principles of the NDP. |
| Development Policy 1 – Local Identity and Distinctiveness | Yes | The NDP seeks to ensure that the quality of design of development is a key consideration for residential development and seeks refusal of applications that fail to comply with the Town Design Statement, or Conservation Area Character Appraisal through Policy D1: Design in Urban Landscape, fail to improve gateway sites through Policy D2: Gateway Site Improvements, of have a detrimental impact upon the skyline through Policy D3: Visual Impact on Skyline. |
| Development Policy 2 – Open Areas of Local Significance. | Yes | Locally Protected Sites are identified through NDP figure 31 with proposed policy POS2 preventing development of public open space unless to promote access, use and enjoyment. |
| Development Policy 3 – Heritage Conservation | Yes | The NDP seeks to ensure that the quality of design of development is a key consideration for residential development and seeks refusal of applications failing to comply with the Town Design Statement or Conservation Area Character Appraisal through Policy D1: Design in Urban Landscape. |
| Development Policy 4 – Mendip’s Landscapes | Yes | The proposed policy D3: Visual Impact on Skyline seeks to ensure that consideration is given to the impact of development on the views of Frome both from within the town and from the countryside. |
| Development Policy 5 – Biodiversity and Ecological | Yes | Proposed policy D4: Tree Protection, seeks to protect trees of ecological value and promotes opportunities to improve the River Corridor environment subject to ecological assessment.  |
| Development Policy 6 – Bat Protection | Yes | The proposed policies POS1, H6 and D4 contain provisions to ensure that development proposals do not have a detrimental impact on the foraging areas for bats, with development with the potential to have impacts being subject to ecological assessment |
| Development Policy 7 – Design and Amenity of New Development | Yes | The NDP seeks to ensure that the quality of design of development is a key consideration for residential development through Policy D1: Design in Urban Landscape, and seeks refusal of applications failing to comply with the Town Design Statement. The plan has also been subject to a Screening Report under the HRA Regulations.  |
| Development Policy 8 – Environmental Protection | Yes | The proposed policies of the Frome NDP have been assessed through a Screening Report to ensure that they do not impact upon the implementation of Environmental Community legislation. The SEA Scoping Report Concludes that an SEA should be undertaken on the Frome NDP. |
| Development Policy 9 – Transport Impact of New Development | Yes | Integrated sustainable transport options are a key aim of the NDP with proposed policies T1: Integrated Transport Strategy and T2: Travel Plans, setting out a number of projects to enhance sustainable transport options in the town and provide travel plans for applications of more than 10 dwellings.  |
| Development Policy 10 – Parking Standards | Yes | The NDP contains two polices relevant to car paring. Policy TC4: The Cattle Market Car Park seeks short term management and long term development options for the site, whilst Policy TC3: Westway Centre seeks the redevelopment of the site whilst ensuring sufficient parking provision is made. |
| Development Policy 11 – Affordable Housing | Yes | Provision is made for an exception to normal policy through Policy H6 which allows for development of ‘community housing’ outside of the settlement boundary subject to a number of criteria, including housing costs being made affordable by reference to capital costs or rent being no more than 80% of open market value with such discount protected through succession. The proposed policy is broadly compliant with the principles of emerging Local Plan Development Policy 11 in terms of the provision of affordable housing reflecting local needs.  |
| Development Policy 12 – Affordable Housing Rural Exception Sites | Yes | The exceptions policy within the emerging Local Plan applies to locations adjoining existing rural settlements and allows for cross subsidy. Frome is one of the main centres in the district and is therefore too large to be considered to be a village to which the rural exception policy may apply. Policy H6: Community Housing, allows for collective or community-led development to be brought forward as ‘exception sites’ outside of the defined settlement boundary. |
| Development Policy 14 – Housing Mix and Type | Yes | Policy H2: Building a Balanced Community requires development to maintain, provide or contribute to a mix of housing tenures, types and sizes with applications for 10 or more dwellings to contribute to diversity of housing and help address any housing imbalance. Broad design brief parameters are set out through Policy TC5: Saxonvale for the redevelopment of this area. |
| Development Policy 16 – Open Space and Green Infrastructure | Yes | The NDP seeks the protection of public open space through Policy POS2: Public Open Space. This policy also sets out a requirement to produce an SPD on Green Infrastructure to identify and address deficiencies in the Frome NDP area. |
| Development Policy 18 – Safeguarding Corridors for Sustainable Travel | Yes | The sustainable transport policy T1 within the NDP seeks to assist the implementation of some of the identified schemes for which land is safeguarded within the emerging Local Plan. |
| Development Policy 19 – Developer Contributions | Yes | Policy H5: Energy Efficient Homes, of the NDP states that where it can be verified that development exceeds the requirements of Part L (conservation of heat and power) the Town Council will refund an appropriate level of CIL. A Town Council would be free to spend any funds it receives from CIL in this way. |
| Development Policy 20 – Reuse of Employment Sites | Yes | The NDP seeks to all a local dimension to this policy by setting out which sites are worthy of protection through Policy BE2. The policies complement one another as the Local Plan policy seeks to ensure an element of employment provision is provided on employment sites when they are developed for non ‘B’ use class development. |
| Development Policy 21: Managing Town Centres | Yes | The emerging Local Plan includes policies on the protection of Primary and Secondary Shopping Frontages which consequently cover part of the St Catherine’s and Badcox Opportunity Areas set out under Policy TC2. This only affects a small part of the emerging Local Plan though and the plans are still in broad conformity. |