

Schedule of Proposed Minor Modifications to the Pre-Submission Frome Neighbourhood Plan

June 2014



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The changes are put forward in light of the representations received on the pre-submission version of the document, as well as new guidance and information arising since Publication (carried out between 28th October 2013 and 31st December 2013).

The suggested amendments are listed in the order they appear in the pre-submission version of the plan. For each amendment, information on the proposed change and the reason for the change is given. Where new text is proposed it has been underlined. Where text is proposed for removal it has been ~~crossed-out~~.

Proposed Minor Modifications

COVER PAGE

Page / Paragraph	Proposed change	Reason for Change
Front Cover	Add new text under "in consultation with" as follows: <u>Vision4Frome</u>	Omission
Front Cover	A NEIGHBOURHOOD PLAN FOR FROME 2008 - 2028	For Clarification

CONTENTS PAGE

Page / Paragraph	Proposed change	Reason for Change

1.0 FOREWORD

Page / Paragraph	Proposed change	Reason for Change
3 Para.2	Frome Community Energy Company CO-Op	Correction
3	<u>Add at end of last Para</u> <u>The town's character is influenced strongly by its geography of hills leading down to a river, the town has been built around this in different ways through the ages. The town's history, and associated past</u>	In response to consultation comments

	<u>development in many of its locations, now places significant constraints and challenges on such things as building and design options, road and car parking layout, and traffic management not least public transport options</u>	

2.0 PLANNING FRAMEWORK

Page / Paragraph	Proposed change	Reason for Change

2.1 THE LOCALISM ACT

Page / Paragraph	Proposed change	Reason for Change

2.2 NATIONAL POLICY – DCLG

Page / Paragraph	Proposed change	Reason for Change

2.3 DISTRICT POLICY – MENDIP DISTRICT COUNCIL

Page / Paragraph	Proposed change	Reason for Change
7	Mendip District Council <u>is the Local Planning Authority and</u> holds responsibility for setting local policy and determining most local applications, <u>with the exception of County Matter applications, i.e. those relating to minerals and waste.</u>	For clarity

2.4 LOCAL POLICY – FROME TOWN COUNCIL

Page / Paragraph	Proposed change	Reason for Change
7	Insert after 1 st para. <u>A neighbourhood plan attains the same legal status as the Local Plan once it has been agreed at a referendum and is made (brought into legal force) by the local planning authority. At this point it becomes part of the statutory development plan. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise</u>	For clarity

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2.5 STEPS WE NOW NEED TO TAKE

Page / Paragraph	Proposed change	Reason for Change
8/Evidence base	G. Vision For Frome Community Plan (2008 - 2028)	Correction

2.6 EVIDENCE BASE

Page / Paragraph	Proposed change	Reason for Change
8	<u>Add</u> <u>O. Mendip District Council Strategic Flood Risk Assessment (Level 1)</u>	On advice from Environment Agency

3.3 VISION AND CORE OBJECTIVES

Page / Paragraph	Proposed change	Reason for Change

3.1 CONTEXT

Page / Paragraph	Proposed change	Reason for Change
10/Para. 1	Frome has a rich heritage as a thriving Mill Town and yet, rather than identifying itself by past achievements, the town today is forward-looking with a reputation for innovation, industry and self-reliance. It has an independent. <u>The</u> Town Council and supports many independent shops and businesses, along with a thriving twice-weekly market that highlights the diversity and ingenuity of local traders and crafts people.	To reflect the life span of the plan
10/Para.3	Frome's population was recorded at 26,203 in January 2013 of 25,710 and is forecast to grow by 25% by 2028.	Factual update
10	<u>Add after last Para</u> <u>The basis for the Visions & Objectives for the Neighbourhood Plan have been taken from the Frome Community Plan 2008 -2028, produce by Vision for Frome. The Community Plan is recognised as a valuable document and has contributed greatly to the Neighbourhood Plan.</u>	For clarity

3.2 THREE GOLDEN THREADS

Page / Paragraph	Proposed change	Reason for Change
Page 11	Three overriding themes frame the policies of the Neighbourhood Plan <u>with the aim of achieving sustainable development</u>	

3.2 VC01 – PARTICIPATION

Page / Paragraph	Proposed change	Reason for Change
Page 11- VC01	Change location of text to follow VC02 & VC03 <u>Renumber VC01 to VC03</u>	On advice from District Council
Current page 11	Planning applications for development should be supported by appropriate evidence of local community consultation <u>and engagement. See Appendix 3 for supplementary guidance on Community Consultation and Engagement</u>	

3.2 VC02 – VITALITY

Page / Paragraph	Proposed change	Reason for Change
Page 11 para. 3	The Neighbourhood Plan seeks to create opportunities for people to make choices as to how they live, work and spend their leisure time. <u>To strengthen the community by providing opportunities for individuals and communities to participate.</u>	For clarity
Page 11	VC02 & VC03 to be amalgamated, removed as a policies but retained as aspirations	On advice from District Council
Page 11- VC02	<u>Remove Policy box Renumber VC02 to VC01</u> Planning applications for major development should identify the impact of such development in terms of social integration and economic benefit to the Town <u>using the 10 Principles of One Planet Living as a guide</u>	

3.2 VC03 – SUSTAINABILITY

Page / Paragraph	Proposed change	Reason for Change
Page 12	VC02 & VC03 to be amalgamated, removed as a policies but retained as aspirations <u>Renumber VC03 to VC02</u>	On advice from District Council
Page 12 - VC03	Update existing principles to the current principles of one planet living http://www.oneplanetliving.net/what-is-one-planet-living/the-ten-principles/	Update

zero carbon	Use of green infrastructure and renewable technology to generate and maximise use of energy and heat in buildings.
zero waste	Recycling waste, reusing where possible and reducing landfill. Use of shared resources
sustainable transport	Encouraging use of low carbon alternatives to a private car and reducing the need to travel
local and sustainable food	Local and sustainable food can be grown
natural habitats and wildlife	Promoting biodiversity through appropriate land use. Planting trees and edible landscapes in public areas
culture and heritage	Respect for local heritage through reuse of buildings and landscapes of cultural or historic significance.
equity and fair trade	Supporting diversity of trade and employment. Independent local shops
health and happiness	Encouraging active lifestyles to promote good health and wellbeing with access to education and health facilities

FIGURE 6. MANAGEMENT MODEL FOR DEVELOPMENT

REPLACE WITH

The ten principles

The ten One Planet principles provide a framework that allows us to examine the sustainability challenges we face and develop action plans to live and work within a fair share of the earth's resources.

Zero carbon

Making buildings more energy efficient and delivering all energy with renewable technologies.

Zero waste

Reducing waste, reusing where possible, and ultimately sending zero waste to landfill.

Sustainable transport

Encouraging low carbon modes of transport to reduce emissions, reducing the need to travel.

Culture and community

Reviving local identity and wisdom; supporting and participating in the arts.

Equity and local economy

Creating bioregional economies that support fair employment, inclusive communities and international fair trade.

Health and happiness

Encouraging active, sociable, meaningful lives to promote good health and well being.

Sustainable materials

Using sustainable healthy products, with low embodied energy, sourced locally, made from renewable or waste resources.

Local and sustainable food

Choosing low impact, local, seasonal and organic diets and reducing food waste.

Sustainable water

Using water more efficiently in buildings and in the products we buy; tackling local flooding and water course pollution.

Land use and wildlife

Protecting and restoring biodiversity and natural habitats through appropriate land use and integration into the built environment.

12	<u>Remove policy box</u> The principles of One Planet Living <u>and the definition of sustainable development, as set out in the National Planning Policy Framework</u> should inform all future development in Frome	
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4.0 HOUSING

Page / Paragraph	Proposed change	Reason for Change
13 & 14 Photograph	Replace background photographs for one of Frome	Generic photograph

4.1 HOUSING – CONTEXT

Page / Paragraph	Proposed change	Reason for Change
14 3 rd Para	The importance of providing affordable housing and particularly homes for the young and the elderly as well as family houses and accommodation for <u>rural workers</u> is also recognised.	Omission

4.2 HOUSING KEY OBJECTIVES

Page / Paragraph	Proposed change	Reason for Change
14	<u>Add objective</u> <ul style="list-style-type: none"> <u>To recognise and manage development in light of emerging climate change impacts with particular regard to the location of new development away from areas of flood risk and developments that would increase the risk of flooding elsewhere, in line with the Mendip District Council Strategic Flood Risk Assessment (Level 1) and encourage the use of sustainable drainage systems (SuDS)</u> 	

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4.3 HOUSING ACHIEVED BY

Page / Paragraph	Proposed change	Reason for Change

4.4 HOUSING AND DEVELOPMENT POLICIES – H1: PLANNING FOR GROWTH

Page / Paragraph	Proposed change	Reason for Change
15 Policy H1	<u>Remove policy box</u>	On advice from District

	POLICY H1 – PLANNING FOR GROWTH The Council will support proposals that address current and future housing need within the plan period, <u>providing housing in line with MENDIP DISTRICT LOCAL PLAN - Core Policy 2: Supporting the Provision of New Housing</u>	Council

4.4 HOUSING AND DEVELOPMENT POLICIES – H2: BUILDING A BALANCED COMMUNITY

Page / Paragraph	Proposed change	Reason for Change
15 / Objective 2	<u>Add extra Para after para 3.</u> <u>Central to the strategy to support a healthy and balanced population will be the need to provide accommodation suitable for the whole community, from single young people, to families, to the retired and older people.</u>	In response to consultation comments
15 /Objective 2	<u>Add Bullet Point</u> <ul style="list-style-type: none"> <u>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.</u> 	On advice from District Council
15/Objective 2	<u>Add Bullet Point</u> <ul style="list-style-type: none"> <u>Encouraging the provision of live/work properties</u> 	In response to consultation comments
15/Objective 2	<u>Add at end of last para. Consideration should also be given to incorporating features into new build and retro fitted buildings which are beneficial to wildlife.</u>	In response to consultation comments
15/ Policy H2	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 providing linkages to the relevant infrastructure in the Frome Neighbourhood Plan area. Planning applications for 10 or more homes should explain in their submission how they: <ul style="list-style-type: none"> Address affordable housing need and housing demand <u>in line with Mendip District Local Plan 2006-2028 Policy DP11: Affordable Housing-</u> Contribute to the diversity of housing in the local area and help to redress any housing imbalance that exists. Employ design solutions that promote strong neighbourhoods. Enable future flexibility and adaptability <u>by meeting appropriate space standards.</u> 	On advice of District Council

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4.4 HOUSING AND DEVELOPMENT POLICIES – H3: BUILDING BY DESIGN

Page / Paragraph	Proposed change	Reason for Change
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16	Add to end of para. <u>To enhance the town, housing developments must have good pedestrian access to the town centre facilities.</u>	Consultation response

4.4 HOUSING AND DEVELOPMENT POLICES – H4: DELIVERING MAJOR PROJECTS

Page / Paragraph	Proposed change	Reason for Change
17/objective 4	A contingency site to the South of The Mount will be allocated if sites within the settlement boundaries do not deliver sufficient numbers to meet Frome's housing target of 2300 units by 2028. <u>requirement set out in the current Local Plan</u>	For consistency
17/ line 2	Provides over a 100 houses shall be regarded at a	Correction
17/Bullet Point 2	Clear and deliverable objectives in terms of meeting the Town's sustainable objectives of One Planet Living (as outlined in VCO 3 <u>2</u> of this Plan).	Correction
17/Policy H4	Any development which, as a whole or by the sum of parts provides over 100 houses <u>are essentially creating a new community and as such</u> shall be regarded at a community development,	For clarity

4.4 HOUSING AND DEVELOPMENT POLICIES – H5: ENERGY EFFICIENT AND LOW CARBON HOMES

Page / Paragraph	Proposed change	Reason for Change
18 / Objective 5 Para.1	Tackling housing affordability is not only about reducing the cost of rent or mortgage payments but also annual running costs. Domestic energy costs are expected to rise by an average of 8% per annum, well in excess of inflation, and this raises concerns that significantly more people will move into fuel poverty. <u>Not all new developments are connected to mains gas further increasing the household energy costs. Developers are encourage to connect to all mains services where possible.</u>	General comment
18 / Objective 5	Insert new paragraph before last paragraph of accompanying text <u>For areas with an adopted Neighbourhood Plan the Charging Authority (Mendip District Council) are required to provide the community with 25% of CIL receipts secured in the Neighbourhood Plan area, compared to 15% in areas without a Neighbourhood Plan. The way in which these funds are then spent is a matter for determination by Frome Town Council which provides scope for a proportion of this 25% to be returned to the developer for providing improved eco-standards.</u>	For clarity
18 / Objective 5	The aims identified in the Vision for Frome Community Plan are: to promote economy, resilience and self-reliance in the provision and use of energy locally.	Correction
18/policy box	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 <u>The Town Council encourages the development of homes that exceed the minimum Code for Sustainable</u>	Following advice from the District Council

	<u>Homes requirements from the development plan Where it can be verified that new residential developments have exceeded (verified post occupation) the requirements of Building Regulations part L1A (conservation of heat and power, new dwellings) Frome Town Council will provide an appropriate refund of Community Infrastructure Levy based on the funds it receives through that process from that development.</u>	
18/Supporting text	<u>Add Note:</u> <u>The policy approach to sustainable construction is currently under review by the Government and all or some elements of this policy may be superseded by the changes. In this eventuality the application of this policy would be assessed in accordance with the latest Government policy. But the aim of the policy will continue that proposals that exceed the minimum requirements will be eligible for the refund in line with the incentive scheme by the Town Council in response to the proposal</u>	

4.4 HOUSING AND DEVELOPMENT POLICIES – H6: SUPPORTING SELF BUILD AND COMMUNITY HOUSING

Page / Paragraph	Proposed change	Reason for Change
Page 18/ Policy H6	POLICY H6 <u>SELF BUILD AND</u> COMMUNITY HOUSING	For consistency
Page 18/bullet /Policy/point c	c) The development is energy efficient, and will not have an <u>significant</u> adverse impact on the character of the area and local landscape setting.	For clarity
Page 18/bullet /Policy/point f	f) The land is held in trust as a community asset <u>in perpetuity</u>	For clarification

4.4 HOUSING AND DEVELOPMENT POLICIES – H7: FUTURE GROWTH AREA

Page / Paragraph	Proposed change	Reason for Change
18	Remove policy box and text POLICY 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.	This is not a policy

5.0 BUSINESS AND EMPLOYEMENT

Page / Paragraph	Proposed change	Reason for Change

5.1 BUSINESS AND EMPLOYMENT – CONTEXT

Page / Paragraph	Proposed change	Reason for Change
20/Context para.1	The Draft Local Plan identifies the need to create <u>between 2700 and 2900</u> new jobs in Frome over the Plan period. This is the highest level of job creation to be achieved in all of the settlements in Mendip district. <u>To facilitate this the District Council has identified that 24,600sqm new net floorspace and 20.2 hectares of employment land will be required.</u>	For clarification
20/Context Para.2	Promoting resilience is in this context is about encouraging diversity and innovation, avoiding reliance on one single employer, sector or skill base.	Correction
20/Context Para.8 (column 2)	Marston Trading Estate and Commerce Park are the two key trading estates at <u>in</u> Frome with further industrial estates at Vallis, Wallbridge and Station Approach	Correction
20/Context (column 3) Para.1	and land further to the west <u>South</u> of this site would appear to	Correction
20/Context (column 3)	<u>Add after last Para.</u> <u>Since completing the Employment Land Study in 2012, four of the identified sites have gained planning permission for mostly residential re-development. These sites are No.7. Eastgate Buildings, No.14 Butler Tanner & Dennis, No.18 T H Whites and No. 19 T.Bos. An application for No.22 The Police Station is currently pending decision for residential development.</u>	To update the plan
21/Map	<u>Remove No:25 Commerce Park</u>	Included in error, not within Frome boundary
21/Map	<u>Add grading criteria</u> <u>Each location has also been assessed using the</u> <u>Assessment</u> <u>Definition</u> <u>Relevant action</u> <u>*****</u> <u>Best in Class, highest quality business areas that are regionally significant due to their scale, location and environment. Suitable for progressive/aspirational indigenous businesses as well as inward investors</u> <u>Rigorously protect and seek to expand</u> <u>****</u> <u>Good grade employments sites due to scale location and environment, that is capable of competing in the sub-regional marketplace. Will appeal to some inward investors</u> <u>Protect, support and expand</u> <u>***</u> <u>Key Employment sites within the District but primarily populated by local businesses</u> <u>Protect and Support</u> <u>**</u> <u>_____</u>	For clarity

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	<p><u>Poorer quality stock in inappropriate locations with poor access or environmental issues</u></p> <p><u>Protect but review during Plan period</u></p> <p>*</p> <p>–</p> <p><u>Poorest stock, one off sites in residential areas with high levels of vacancy and/or dereliction</u></p> <p><u>Regenerate or promote redevelopment for alternative uses</u></p>	
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5.2 BUSINESS AND EMPLOYMENT – KEY OBJECTIVES

Page / Paragraph	Proposed change	Reason for Change
22	<p>POLICY BE2 - PROTECTION OF EMPLOYMENT LAND</p> <p>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, <u>unless it can be clearly demonstrated that this is not possible or viable</u>.</p>	

5.3 BUSINESS AND EMPLOYMENT – ACHIEVED BY

Page / Paragraph	Proposed change	Reason for Change
22	<p><u>Add Bullet Point</u></p> <ul style="list-style-type: none"> <u>By identifying options for getting to work other than by car</u> 	Omission
22	<p>Establishing a Local Renewable Energy Company (Partnership between <u>supported by</u> Bath & West Community Energy, Frome Town Council and Sustainable Frome).</p>	correction

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5.4 BUSINESS AND EMPLOYMENT POLICIES - BE1: SUPPLY OF SUITABLE LAND AND BUILDINGS

Page / Paragraph	Proposed change	Reason for Change
22	<p>In collaboration with Mendip District Council, <u>through the Local Plan Part II - Site Allocations</u> to allocate an additional 5ha of Employment land over the Plan period.</p>	For clarity

5.4 BUSINESS AND EMPLOYMENT POLICIES – BE2: PROTECTION OF VALUABLE EMPLOYMENT LAND

Page / Paragraph	Proposed change	Reason for Change

5.4 BUSINESS AND EMPLOYMENT POLICIES – BE3: SUSTAINABLE DEVELOPMENT

Page / Paragraph	Proposed change	Reason for Change
22	<p>POLICY BE3</p> <p>Development plans for over 1000m² of gross employment floorspace shall demonstrate that they comply with the principles of One Planet Living.</p> <p><u>The Town Council encourages development that exceeds the BREEAM standards, where it can be verified that new development will exceed the requirements of Building Regulations part L2a (conservation of heat and power, new buildings other than dwellings) Frome Town Council is considering an incentive scheme, details of the scheme are available on the Town Council website http://www.frometowncouncil.gov.uk willing to negotiate an appropriate reduction in Community Infrastructure Levy</u></p> <p><u>Note: The policy approach to sustainable construction is currently under review by the Government and all or some elements of this policy may be superseded by the changes. In this eventuality the application of this policy would be assessed in accordance with the latest Government policy. But the aim of the policy will continue that proposals that exceed the minimum requirements will be eligible for the refund in line with the incentive scheme by the Town Council in response to the proposal</u></p>	For consistency

6.0 TOWN CENTRE

Page / Paragraph	Proposed change	Reason for Change

6.1 TOWN CENTRE – CONTEXT

Page / Paragraph	Proposed change	Reason for Change
24 Para 1	The Historic core of the Town Centre, characterised by areas of historic buildings connected by cobbled streets, <u>including Cheap Street and Catherine hill</u> , elevated walkways and alleys winding up and down the town's st	For identification
24 1st Bullet point	• Limited range of shops especially fashion and comparison goods <u>(goods that are likely to be subject to comparison between suppliers before purchase e.g. fridge's, TV's and clothes etc.)</u>	For clarification

6.2 TOWN CENTRE – KEY OBJECTIVES

Page / Paragraph	Proposed change	Reason for Change
24	<p><u>Add bullet points after 3rd bullet point</u></p> <ul style="list-style-type: none"> • <u>To increase the number of visitors, footfall and dwell time in the town centre</u> • <u>To safeguard community facilities in line with Local Plan Policy DP17</u> 	In response to consultation comments

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	<ul style="list-style-type: none"> To Encourage and support all kinds of local producers, by promoting the town to producers. Providing <u>business support, training, and business-to-business services</u> 	
24/ last bullet point	<ul style="list-style-type: none"> To support sustainable living with opportunities for homeworking, cycle storage, and showers and, access to local shops, cafés, public services and public transport. 	Amendment

6.3 TOWN CENTRE POLICIES – TOWN CENTRE ZONES

Page / Paragraph	Proposed change	Reason for Change
25 / text	<p>This plan identifies the following town centre zones: <u>these areas conform with those identified in the 2012 Town Design Statement :</u></p> <p>Area 1 - The Historic Core (<u>TDS Character Zone 1</u>) Area 2 - The Northern Sector <u>Historic Core (TDS Character Zone 2)</u> Area 3 - Saxonvale and Kingsway (<u>TDS Character Zone 4</u>) <u>These zones broadly conform with those identified in the 2012 Town Design Statement.</u></p>	Map amended to reflect the Town Design Statement zones

6.3 TOWN CENTRE POLICIES – TC1: REMODELLING

Page / Paragraph	Proposed change	Reason for Change
27/policy TC1 para 2.	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 <u>supported permitted:</u>	For clarity
27/ Policy TC1 Para. 1	The Town Council, in collaboration with Mendip District Council and Somerset County Council, will, as a priority, seek to implement the <u>scheme identified by recommended option 3 of</u> the Frome Town Centre Remodelling Feasibility Study subject to funding.	So as not to limit any future scheme
27/ Policy TC1	Add bullet point after 2 nd bullet point <ul style="list-style-type: none"> <u>Remodelling proposals that alter flows or speeds of traffic will be assessed for their impact on air quality</u> 	Highlighted by the SEA
27/ Policy TC1 Last bullet point	<ul style="list-style-type: none"> Are proven to Demonstrate that it will cause no deterioration in air quality 	Correction

6.3 TOWN CENTRE POLICIES – TC2: ST CATHERINE'S & BADCOX AREA

Page / Paragraph	Proposed change	Reason for Change
28/ 3 rd Para	This is Frome's independent shopping and restaurant quarter, a magnet for visitors and an 'incubator' for new businesses.	
28	<p>Add 4th Para:</p> <p>Mendip District Local Plan 2006-2028 Policy DP21 – Managing Town Centre Uses, identifies Stony Street and the row of shops, 3 – 23 as a Primary Frontages. Catherine Hill is identified as a Secondary Frontage.</p>	Following advice from the District Council

	<p>Primary and Secondary frontages are described as follows:</p> <ul style="list-style-type: none"> •Primary Frontages - those street frontages in town centres where there is a predominance of shopping premises. Typically these are the principal 'high streets' where there is a dense mixture of national and independent retailers, punctuated to a very limited degree by banks and some food establishments. •Secondary Frontages - those parts of town centres surrounding primary frontages described above where there is some shopping activity but the diversity of other commercial uses, like financial services, professional offices, pubs, bars, takeaways, is more apparent. 	
28	<p>Remove Policy Box</p> <p>POLICY TC2 – ST CATHERINE’S & BADCOX AREA</p> <p>To protect<u>further protect</u> retail frontages <u>in line with the existing uses in the St Catherine’s & Badcox Area</u>, 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%, <u>(except in exceptional circumstances where it can be demonstrated there is a need for additional A2 units)</u> of the total retail units within the area shown on the map opposite.</p>	On advice from District Council
28 Map	Make red line on Map outlining the St Catherine’s & Badcox Area more visible	For Clarity

6.3 TOWN CENTRE POLICIES – TC3: THE WESTWAY CENTRE

Page / Paragraph	Proposed change	Reason for Change
29/Para.2	In character terms, the Westway Centre is the exception in the Historic Core. Frome’s only purpose-built “shopping centre” was constructed in the 1970s and now looks dated .	Factual statement
29/policy TC3	Redevelopment or expansion of Westway shopping centre will be supported <u>permitted</u> subject to.	For clarity

6.3 TOWN CENTRE POLICIES – TC4: IMPROVEMENT TO TOWN CENTRE CAR PARKS

Page / Paragraph	Proposed change	Reason for Change
30 / para.1	AREA 2 - NORTHERN SECTOR <u>HISTORIC CORE</u>	For consistency
30/Area 2 Para.3	However, it lacks any significant soft landscaping or signage that might connect the various cultural attractions and facilities in this part of the town. The pay and display tariff in the car park has the effect of limiting people’s length of stay and pay on exit <u>or by mobile phone</u> would be a significant improvement.	In response to consultation comments
30/Para.3	Add after last Para. <u>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 .</u>	
30/Policy TC4	<p>POLICY TC4 – THE CATTLE MARKET CAR PARK</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><u>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 .</u></p>	Following advice from District Council

6.3 TOWN CENTRE POLICIES – TC5: SAXONVALE

Page / Paragraph	Proposed change	Reason for Change
31/para.1	AREA 3 - SAXONVALE AND KINGSWAY	For consistency
31/ Policy Box Para.2	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	Following advice from District Council
31/Fig.26	<u>Amend boundary on map to extend down to the river edge</u>	Correction

7.0 RIVER CORRIDOR AND PUBLIC OPEN SPACE

Page / Paragraph	Proposed change	Reason for Change
33 image text	The river corridor will be seen as the central open space in the town's network of green infrastructure with <u>providing</u> a string of interconnected open spaces for visitors and residents to enjoy.	

7.1 RIVER CORRIDOR AND PUBLIC OPEN SPACE – CONTEXT

Page / Paragraph	Proposed change	Reason for Change

7.2 THE RIVER CORRIDOR – POS1: THE RIVER CORRIDOR

Page / Paragraph	Proposed change	Reason for Change
35/Key objectives	<ul style="list-style-type: none"> • 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. • To improve the access and amenity value of the river. <u>• To ensure the green infrastructure associated with the Frome River Corridor is maintained and enhanced, for benefit of people and wildlife</u> <u>• To improve access in a way compatible with protecting the river environment, that will enable residents to walk or cycle in relative peace and safety through the town</u> 	In response to consultee comments
35 / POS1	Otherwise acceptable planning applications that are closely related to the River Corridor environment and approaches to it will be permitted where they take advantage of opportunities to improve the River Corridor environment, including access, subject to suitable ecological assessment. <u>Development proposals that fail to take advantage of opportunities to improve the River Corridor environment, including access, will be refused</u>	For clarity

7.3 PUBLIC OPEN SPACE – POS2: PUBLIC OPEN SPACE

Page / Paragraph	Proposed change	Reason for Change
35/ 4 th Bullet Point	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 Parks, sports, leisure and open space provision that will be a significant material consideration in the determination	For clarity
36 Map	Remove No.4 from the map and index – this area is allocated for housing in the draft Local Plan and is incorrectly plotted. The correct area in question is outside of the Neighbourhood Plans designated boundary	Correction
36 Map	Remove No.24 from the map and index , land is outside of the Neighbourhood Plans designated boundary	Correction
36 Map	Outline No.16 on the map shown on the index as Millennium Green	Correction
36 Map	Remove No.26 from the index – this area has not been sufficiently identified within the adopted Open Spaces Strategy	Correction
36 Map	Outline the Showground on the map and provide number in index	Correction
36 Map	Re-number map points and index in line with above amendments	Correction

8.0 TRANSPORT

Page / Paragraph	Proposed change	Reason for Change

8.1 TRANSPORT – CONTEXT

Page / Paragraph	Proposed change	Reason for Change
38/Context Para.3	The consultation feedback on the Vision4 Frome Community Plan stated :-	Correction

8.2 TRANSPORT – KEY OBJECTIVES

Page / Paragraph	Proposed change	Reason for Change

8.3 TRANSPORT - ACHIEVED BY – T1: INTERGRATED TRANSPORT STRATEGY

Page / Paragraph	Proposed change	Reason for Change
39 / 8.3 Achieved by	Add bullet point <ul style="list-style-type: none"> Producing a “Transport Plan” for Frome which will inform all new developments 	In response to consultee comments
39 / Policy T1	•Completing Frome’s Missing Links in the National Cycle Network 24 (shown on map). (Any detrimental impact through extension to Frome’s ‘Missing Links’ in the National Cycle Network will be appropriately	Highlighted by the SEA

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	<u>mitigated to prevent any impacts upon the Mells Valley EZI and foraging areas for bats.</u>	
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9.0 DESIGN

Page / Paragraph	Proposed change	Reason for Change
42 page heading	9.1 <u>CONSERVATION DESIGN</u>	For consistency
42 Para heading	D1 – CONSERVATION <u>& DESIGN</u>	For consistency

9.1 DESIGN – D1: CONSERVATION

Page / Paragraph	Proposed change	Reason for Change
42 3 rd para.	Pastiche architecture should however be avoided and high quality contemporary and innovative design encouraged. All major developments should be referred to a design Review Panel for advice and guidance <u>and assessed against Building for Life 12 (BfL 12)</u>	For clarity

9.2 DESIGN – D2: GATEWAY SITES

Page / Paragraph	Proposed change	Reason for Change

9.3 DESIGN – D3: SKYLINE DEVELOPMENT

Page / Paragraph	Proposed change	Reason for Change
43	Provide better photographs	photos are too dark

9.4 DESIGN – D4: TREE PLANTING AND LANSCAPE PROTECTION

Page / Paragraph	Proposed change	Reason for Change
44/Policy D4	<p>POLICY D4 TREE PROTECTION</p> <p>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.</p> <p>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)</p> <p>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).</p> <p>1. Permission for development will be granted providing that: a)there is no unacceptable loss of, or damage</p>	<p>Amended in line with Example policy supported by the Woodland Trust</p>

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	<p><u>to, existing trees or woodlands during or as a result of development;</u> <u>b)adequate tree survey information is provided as part of planning applications;</u> <u>c)trees not to be retained as a result of the development are replaced at a ratio of at least 2:1; and</u> <u>d)additional, new, trees shall be planted at a minimum of: i.3 trees for each dwelling for residential development to include street trees; or ii.for non-residential development, whichever is the greater of 1 tree for each parking space; or 1 tree per 50m2 of gross floorspace</u> <u>2. Where it is not possible to secure this new or replacement tree planting within the site, the trees should be planted at a suitable location outside the site unless a reasoned justification is made on why off site provision is not possible.</u> <u>3. Planning conditions or legal agreements will be used to secure the above</u></p>	
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APPENDICIES

Page / Paragraph	Proposed change	Reason for Change						
Insert after page 47	<p><u>VC02 - Planning applications for major development should identify the impact of such development in terms of social integration and economic benefit to the Town – Appendix 2</u></p> <p style="text-align: center;"><u>Definition of Major development</u></p> <table border="1" data-bbox="465 837 1594 1276"> <tr> <td><u>Dwellings 10 or more dwellings, or where the site exceeds 0.5ha if the number of dwellings is not specified.</u></td> </tr> <tr> <td><u>Offices / R&D / Light Industry (1,000 sqm or more, or where the site exceeds 1 hectare)</u></td> </tr> <tr> <td><u>General Industry / Storage / Warehousing (1,000 sqm or more, or where the site exceeds 1 hectare)</u></td> </tr> <tr> <td><u>Retail, Distribution and Servicing (1,000 sqm or more, or where the site exceeds 1 hectare)</u></td> </tr> <tr> <td><u>Gypsy and Traveller Pitches (10 or more pitches)</u></td> </tr> <tr> <td><u>Any other development which comprises 1,000 sqm or more, or where the site exceeds 1 hectare)</u></td> </tr> </table>	<u>Dwellings 10 or more dwellings, or where the site exceeds 0.5ha if the number of dwellings is not specified.</u>	<u>Offices / R&D / Light Industry (1,000 sqm or more, or where the site exceeds 1 hectare)</u>	<u>General Industry / Storage / Warehousing (1,000 sqm or more, or where the site exceeds 1 hectare)</u>	<u>Retail, Distribution and Servicing (1,000 sqm or more, or where the site exceeds 1 hectare)</u>	<u>Gypsy and Traveller Pitches (10 or more pitches)</u>	<u>Any other development which comprises 1,000 sqm or more, or where the site exceeds 1 hectare)</u>	
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<u>Offices / R&D / Light Industry (1,000 sqm or more, or where the site exceeds 1 hectare)</u>								
<u>General Industry / Storage / Warehousing (1,000 sqm or more, or where the site exceeds 1 hectare)</u>								
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<u>Gypsy and Traveller Pitches (10 or more pitches)</u>								
<u>Any other development which comprises 1,000 sqm or more, or where the site exceeds 1 hectare)</u>								
Insert after appendix 2	<p><u>VC03 - Planning applications for development should be supported by appropriate evidence of local community consultation and engagement – Appendix 3</u></p> <p><u>Approaches to community consultation and engagement</u> <u>Every development, no matter how large or small, can benefit from effective engagement. Talking to a neighbour before submitting an application for a house extension, listening to any views they may express</u></p>							

and responding to comments always helps. This applies equally to a new supermarket or major residential development. However, the approaches used, the time taken and the resources invested in consultation will be different, and should be in proportion to the size and impact of the development. A guide to what would be considered would be appropriate is given below.

Smaller/Householder Schemes

Smaller schemes such as a change of use or a householder application require community consultation. Neighbours are notified by the local authority once an application has been submitted. However, talking to neighbours and showing them the plans before an application is submitted will often save time, reduce risks and can result in a better scheme.

Major Schemes (10-199 dwellings, up to 9,999m² commercial, or larger majors where there is limited impact)

For major schemes as identified above, as standard, the town council expects at least:

- Town and Council involvement
- Frome Ward member consultation (Including, Town, District and County (Division) Councillors)
- Neighbourhood Forum and Community Groups involvement (where they exist)
- Public exhibition Questionnaire and feedback form
- Information sheets/leaflets
- Statement of community consultation and engagement

Developers should be mindful that whilst the standard requirements identified above are appropriate in the majority of cases, a proposal may warrant more or less community involvement depending on the development. Context is the key, a small development may have an impact on its immediate neighbours or community and therefore more engagement would be needed. Conversely, a large scale development may not have a significant impact and fewer consultation activities may be needed. Whatever community engagement takes place should be proportionate to the proposal and this decision will be reached in conjunction with the town council, the developer and the planning officer at the district council.

Additional engagement (very large or significant schemes)

Additional requirements and more demanding engagement is required on schemes where there is likely to be significant impact on local communities and the area and where development takes place over an extended period of time. This type of engagement involves in depth collaboration at the earliest stage on the design and development of the proposal. On very large or significant schemes, community forums may be set up which tap into local knowledge and networks and where a commitment to build up long lasting relationships with the community is made.

	<p><u>Developers could also give consideration to the creation of a bespoke website and the use of Social Media as this is an effective way of presenting information and reaching other parts of the community. High levels of commitment, time and resources are needed to make this approach meaningful, but the benefits are immeasurable in terms of community buy in, reduced risk of challenge and delays.</u></p> <p><u>The council promotes a collaborative approach to developing meaningful community engagement programmes, which utilises expertise and local knowledge about the area and local communities.</u></p> <p><u>Therefore, the starting point is to contact the town council and the district council planning officer, who will provide assistance and advice on the timing, level and amount of engagement required for particular schemes.</u></p> <p><u>The Statement of Community Consultation and Engagement</u></p> <p><u>Every application should be supported by a statement of community consultation and engagement, the statement should include:</u></p> <ul style="list-style-type: none"> <u>• Details of the consultation undertaken, including organisations/interest groups contacted</u> <u>• A commentary on the events held (format, location and duration)</u> <u>• Summary of all comments made</u> <u>• How the developer/applicant responded to community views including if, and to what extent, the proposals may have changed as a result of the consultation and if expressed views did not result in a change, the statement should explain why</u> <p><u>For smaller and householder schemes a written statement confirming that you have discussed the proposals with your neighbours, and the outcome of those discussion will be sufficient.</u></p> <p><u>In addition to the above developers should refer to the - Mendip District Council Statement of Community Involvement November 2013</u></p>	
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APPENDIX A – THE CASE FOR COMMUNITY HOUSING AND SELF BUILD

Page / Paragraph	Proposed change	Reason for Change

APPENDIX B - SUMMARY OF OBJECTIVES AND POLICY

Page / Paragraph	Proposed change	Reason for Change
48/ 4.0 Housing	To support plans for the development of a further 1000 new homes <u>required to meet the provision set out</u>	For clarity

Planning for growth/objective	<u>within the Mendip District Council Local Plan 2008-2028</u> within the Plan period (i.e by 2028)	
48 – 51 Summary of objectives and policy	All Policy reference numbers & policies to be updated in line with the amendments above	
48 – 51 Summary of objectives and policy	Map/Plan reference column to be changed to <u>page number</u> page numbers to be inserted	