



Frome Town Council

5 Palmer Street, Frome

Somerset BA11 1DS

Phone: 01373 465 757

Fax: 01373 453 704

Email: info@frometowncouncil.gov.uk

www.frometowncouncil.gov.uk

www.discoverfrome.co.uk

making Frome a better place

James U'Dell
Planning Department
Mendip District Council
Cannards Grave road
Shepton Mallet
Somerset
BA4 5BT

23 July 2015

Dear James

2015/1392/OTS - Demolition of factory buildings, design studio, former social club and garages to facilitate mixed use redevelopment of housing, neighbourhood centre, open space and associated works, Caxton Road, Frome BA11 1NF

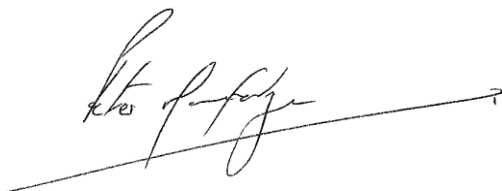
Following a meeting of the Frome Town Council Planning Advisory Group and Council, it was agreed that

This application should be refused for the following reasons:

1. There has been no public consultation on this proposal
2. Policy DP7 of the Local Plan requires a development brief to be prepared; no such brief has been prepared
3. It makes no provision for employment space on an important existing employment site and so is contrary to Policy BE2 of the submitted Neighbourhood Plan
4. The loss of employment land would compromise the creation of new jobs and meeting the objective of self-containment as set out in CP6 of the adopted Local Plan in Frome; CP6 encourages the redevelopment of underutilised employment sites to help meet these objectives

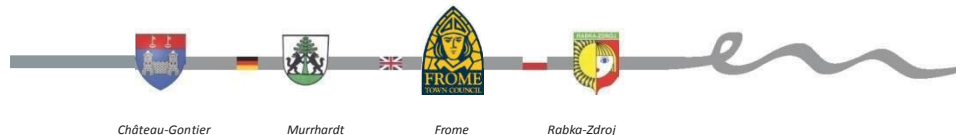
5. It does not comply with Policy H4 of the Neighbourhood Plan in that:
 - a) there is no community management plan submitted
 - b) there is no provision made for affordable housing (this is also contrary to DP11 in the Local Plan)
6. The applicant claims that Vacant Building Credit applies in this case and therefore normal policies on affordable housing provision should not apply but this is disputed; the site became vacant because of the actions of the landowner and applicant in evicting the previous tenant after planning consent was granted
7. There are poor pedestrian and cycling connections with other parts of the town notably Southfield Farm and the railway station. Some of the proposed housing to the north east and south west of the site is too close to existing employment uses; this may jeopardise the future use of the adjacent sites for future employment purposes
8. At present the plans state that Caxton Road will be the main access route to the development. Caxton Road is very narrow and not an appropriate road for large vehicles or a large volume of traffic that the scale of the development would involve.
9. This application should be subject to a formal Design Review

Yours sincerely



CLlr Peter Macfadyen

Leader, Frome Town Council



Château-Gontier

Murrhardt

Frome

Rabka-Zdroj