

Agenda item 4

For information – Submission of the Mendip Local Plan Part II: Sites and Policies

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Summary

This report sets out the progress of the Mendip Local Plan Part II and details of land allocations and planning policies relevant to Frome.

Background

The purpose of Mendip District Local Plan Part II (Sites and Policies) is to identify and allocate additional sites for housing, employment and local green spaces and to update local policies where relevant. The first round of consultations took place between September and December 2015, followed by a consultation on the pre-submission draft in February 2018.

Amendments were made to the pre-submission draft in response to representations received. The plan was then submitted to the Planning Inspectorate for independent examination on 23rd January. This process will involve a public hearing which is anticipated to start in Summer 2019.

Frome allocations summary

All of the sites referred to below can be viewed on the map at [appendix 4.1](#).

Development sites

In total 21 sites were put forward by land owners for allocation for residential, mixed and employment uses. Of these, the following 6 sites have been allocated -

- FR1 - Saxonvale – Mixed use
- FR2 - Land at Sandys Hill Lane (adjoining Marston Trading Estate) – Mixed Use
- FR3a - Land South of Little Keyford and the Mount, now a single allocation comprising FR3, FR4 & FR5 so that a master planned approach can be taken – Residential
- FR7 - Land at Little Keyford – Self-build affordable
- FR8 – Land at Marston Gate – Employment use

The amount of housing delivery required from 2006 – 2029 (plan period) has increased from 2300 to 2810, an increase of 22%. The above site allocations provide for 760 dwellings.

Employment

A new designation/policy has been introduced - DP25 (Established Employment sites & Future Employment Growth Areas); 9 sites in and around Frome have been designated.

- Marston Trading Estate
- Commerce Park – Existing site allocated, and a future area allocated
- Welshmill Hub
- Wallbridge Industrial Estate
- Land off Adderwell

- Frome Station
- Vallis Way Trading Estate
- Former T H White site, Vallis Road
- Staplemead

Part 1 of the Local Plan proposes a need for 20.2 hectares of addition employment land over the plan period. At this point in time there is a minimum residual amount of 4 hectares of employment land required. The Commerce Park future allocation provides 7.02 hectares.

Open space

The existing allocation/policy Open Areas of Local Significance (OALS) has changed to Local Green Space (LGS) to bring the allocations in line with the National Planning Policy Framework (NPPF). All the existing OALS will be re-allocated as LGS. The following sites have had changes to their boundaries. Some of these sites are also covered by Policy DP16 (Designated Recreation Space).

- Land at Welshmill Road, now excludes a garage block
- Land at Trinity Churchyard, now excludes an area of domestic garden
- Land at the Dippy, land in the south east corner excluded
- Frome Showfield, Medical Centre now excluded
- St John's Churchyard is now included as an LGS (not previously allocated)

The Town Council made several recommendations for allocation in the formal consultation response. Of these, the items listed below were not subsequently included in the submission plan.

- Request to allocate land adjoining Egford Playing Fields as an LGS
- Request to allocate Broadway Allotments as an LGS
- Request to allocate land between Wallbridge and Adderwell as an LGS

Examination Process

Examination is a continuous process running from the date of submission through to receipt of the appointed Planning Inspector's Report. Preliminary work on the examination will include whether the Plan meets the legal and procedural requirements.

The Inspector will then draw up a list of main matters and questions based on the representations made to the Pre-submission Plan and this will form the basis of public hearings. Those parties who made representations to the Pre-submission plan will, if the Inspector deems it appropriate, be offered the opportunity to submit further material or take part in specific Hearing Sessions.

As a result, there may be an opportunity to give representations to the Planning Inspector and this can be considered at the time.

Recommendation

Note the above report for information.