

DW/DM/P19-0557

18th September 2019

Invitation to Public Consultation Event
Proposed residential development at Land at Keyford Field, Frome

I am writing on behalf of Wainhomes (Severn Valley) Ltd to inform you about a public consultation event in relation to proposed residential development at the above address to be held on:

Thursday 3rd October 2019
between 4:00pm and 8:00pm
At Frome Town Hall

As an important local stakeholder, we would be happy to discuss the proposals prior to opening the event up to the public. We will, therefore, make ourselves available to discuss the proposals between **3:15pm and 4:00pm** prior to the main event, if you would prefer to attend during this time.

Background

As you may be aware, the Mendip Local Plan Part II: Sites and Policies ('the Part 2 Plan') identifies a number of sites for residential development to help ensure that the Council delivers its required housing up to 2029. One such site identified to meet this housing requirement is that at Keyford Field, Frome (referred to within the plan as FR3a) which is expected to deliver approximately 325 dwellings. This wider allocation is controlled by our client Wainhomes (Severn Valley) Ltd and David Wilson Homes. The site under Wainhomes' control is shown on the site location plan which accompanies this letter.

APPENDIX 1: SITE LOCATION PLAN

The plan has been examined by the Planning Inspectorate at hearing sessions in July/August this year and they have confirmed that the plan is likely to be found sound, subject to some minor modifications. Importantly, they have not found any issues with the Keyford Field allocation (FR3a) and so it is expected that this allocation will be included within the adopted version of the plan.

In light of the positive outcome for the Part 2 Plan, Wainhomes are now preparing a planning application for their part of the allocation. This will deliver around 70no. dwellings of the 325 dwellings that will be allocated. The remaining sites in the allocation will be delivered by David Wilson Homes.

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

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The Site Context

The site is made up of a single triangular field of approximately 2.4 hectares in size. The site is bounded by open fields to the south, the existing roads to the east (B3092) and west (Little Keyford Lane), and residential properties to the north.

There are no known constraints affecting the site in respect of drainage, ecology, heritage or landscape terms:

- The site is located in Flood Zone 1, the area at least risk of flooding;
- It is not within a Conservation Area. The nearest heritage asset is a series of Grade II Listed buildings known as 'The Mount' and 'Mount Pleasant' to the north, which is separated from the site by the existing residential properties off Little Keyford Lane;
- There are no ecological designations affecting site; and
- There are no landscape designations affecting the site.

The site's location on the southern edge of Frome means that from both Little Keyford Lane and the B3092 it provides direct access to the centre of Frome which is located approximately 1.3km to the north of the development site.

The development site is located within 350m, a 4-minute walk, of the nearest bus stops which are located on Culverhill providing services to Frome and Keyford on a frequent basis. Frome railway station is located approximately 1.6km/a 19-minute walk and 7-minute cycle ride from the proposed development site. Services are provided by Great Western Rail and South Western Railway.

The proposed development site is considered to be accessible to/from a number of facilities within 800m of the site which include the Christ Church C of E School, The Key Centre (Recreation Centre), Co-op Food convenience store, and an employment/business park.

In addition to this the site enjoys convenient access to the A361 to the south, which in turn provides access to the A39 and the M5 beyond. The development site is well connected via road to Shepton Mallet, Glastonbury, Bridgwater and Weston Super Mare.

The Proposed Development

The proposed development is for residential development of 70no. dwellings, together with highways, drainage and public open space provision.

The dwellings would be a mix of sizes, types and tenures, including a policy compliant affordable housing provision, predominantly delivered as 2-2.5 storey houses.

The principal vehicular access is proposed via a new priority 'T' junction at Little Keyford Lane to serve the site. There are no existing public rights of way dissecting the site.

We hope that the above provides some useful information and we would be happy to discuss the proposals further with you at the consultation event mentioned above, where further information will be available. The consultation event will be run on a 'drop in' basis and the development team will be available to answer questions and listen to your thoughts and suggestions. You will also be able to leave feedback on forms that will be provided.

A website has been set up that will include all the information available at the consultation event and also provide an opportunity for individuals to submit responses electronically. The website will go live the day of the consultation event, in order to encourage people to attend the event and engage with the consultant team.

www.keyfordfieldconsultation.co.uk

Should you have any queries I can be reached via the contact details set out in the footer of this letter.

Yours faithfully



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