

5: FROME DEVELOPMENT ALLOCATIONS (FR1 - FR8) (Excludes specific reps to FR6)									
Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
259	2097	13	Rick Swan	Frome Civic Society	FR1	Saxonvale	Refer to development brief and design codes. Additional policy is suggested throughout FR1.	Redraft policy FR1.	The Council proposes some changes to the policy to clarify the bullet points and amend the site boundary. Development of a masterplan for the site is anticipated and detailed design issues are better dealt with at that stage.
259	2097	14	Rick Swan	Frome Civic Society	FR1	Saxonvale	A riverside park was proposed as part of the development brief and should be allowed for.	Enlarge Local Green Space.	The area proposed as LGS safeguards the visually significant area alongside the river, which is important to views from the north bank, along Willow Vale. It may be appropriate to provide a larger area within the context of a development scheme for Saxonvale and this can be specified within a development proposal.
453	6415	1	Jennifer Newbury and Simon Keyte	N/A	FR1	Saxonvale	The policy wording should emphasise the need for good design and consider ways of achieving this at Saxonvale.	Rewrite policy FR1.	Some changes to the policy are proposed to clarify the bullet points and amend the site boundary. Development of a masterplan for the site is anticipated and detailed design issues will be dealt with at that stage. A change to the policy is proposed, to read "A high quality of design will be expected, complementing Frome's distinctive character and drawing on previous briefs and codes for the site."
453	6415	2	Jennifer Newbury and Simon Keyte	N/A	FR1	Saxonvale	The policys should make clear the need for open space within the Saxonvale development.	Rewrite policy FR1.	Some changes to the policy are proposed to clarify the bullet points and amend the site boundary. Development of a masterplan for the site is anticipated and detailed design issues will be dealt with at that stage. A change to the policy is proposed, to read "The scheme should enhance and optimise the use of the Frome River Corridor including the designated Local Green Space and provide a new footbridge on the northern boundary to Willow Vale".
453	6415	3	Jennifer Newbury and Simon Keyte	N/A	FR1	Saxonvale	The policy should require a higher proportion of the site to be used for employment than housing. It should make clear that the majority of the site should not be housing.	Rewrite policy FR1.	Some changes to the policy are proposed to clarify the bullet points and amend the site boundary. A change to the policy is proposed to read "The site is allocated for a mixed use neighbourhood including flexible commercial/employment space, high quality public realm, homes for all ages and parking. The mix of uses will be determined through masterplanning work but could be expected to deliver at least 250 homes."
539	6478	5	Steve Hellier	Highways England	FR1	Saxonvale	Due to the size of the site and the number of residential trips likely to be generated, this site has the potential to impact on the strategic road network namely the A36/A361 junction.	Further evidence on the strategic road network needed.	Policy FR1 is a revision of an existing adopted allocation and located in Frome Town Centre. Any proposal will require a highway impact assessment.
543	6482	5	Liz Payne	CPRE	FR1	Saxonvale	Support the allocations, but suggest a more proactive approach including consideration of CPO powers as parts of the area have fallen into dereliction.	More proactive approach to Saxonvale.	Support is noted.
588	6512	1	Trustees of Notts Industries	agent, Dale Evans, Alder King Planning	FR1	Saxonvale	Policy should acknowledge the large area TPO at the northern end of the site. The area designation should be reassessed as area TPOs are only intended as a temporary measure.	Acknowledge area TPO on the site in the policy.	The presence of protected trees is acknowledged in point 19 of policy FR1. The reassessment of TPOs is outside the scope of the Local Plan.
588	6512	2	Trustees of Notts Industries	agent, Dale Evans, Alder King Planning	FR1	Saxonvale	Policy comprises support text and policy within the "grey box". Some new wording is suggested.	Remove the supporting text from the policy box.	The policy is clearly set out and structured. Changes are proposed to the policy to reflect changed circumstances.

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588	6512	3	Trustees of Notts Industries	agent, Dale Evans, Alder King Planning	FR1	Saxonvale	Re-word policy to reflect the multi-ownership position on the site and clarify criteria. Policy must be flexible and robust enough to allow development to come forward. Allow for choice and flexibility to ensure the market can work effectively and efficiently.	Re-word policy FR1.	It is proposed to make changes to the policy to reflect changed circumstances, to read "The development area has been revised based on land now in public ownership and the Council will be working to secure early redevelopment."
588	6512	4	Trustees of Notts Industries	agent, Dale Evans, Alder King Planning	FR1	Saxonvale	Break the site down into manageable project phases, recognising land ownership.	Introduce phasing to policy FR1	It is proposed make changes to the policy to reflect changed circumstances, to read "The development area has been revised based on land now in public ownership and the Council will be working to secure early redevelopment."
588	6512	5	Trustees of Notts Industries	agent, Dale Evans, Alder King Planning	FR1	Saxonvale	Policy does not provide a framework which gives a reasonable prospect of delivery. Policy must recognise and encourage phasing to account for delivery of major utilities, transport links, parking and brownfield clean up. Policy is insufficiently positive or realistic and does not therefore present a clear framework for delivery.	Introduce phasing to policy FR1.	It is proposed to make changes to the policy to reflect changed circumstances, to read "The development area has been revised based on land now in public ownership and the Council will be working to secure early redevelopment."
603	6524	5	Catherine Brabner-Evans	Woodland Trust	FR1	Saxonvale	There is a considerable population of trees within the site which should be protected.	Protect trees within site FR1.	Protected trees are acknowledged at point 19 of the policy and the policy requires that the sites ecological value should be enhanced.
616	1474	1	Terramond ltd	agent, Peter Roberts, Barton Willmore	FR1	Saxonvale	Support allocation for mixed use, but have some concerns about the policy wording.	Reassess the policy wording. The requirement for comprehensive development of the whole site is not deliverable.	It is proposed to make changes to the policy to reflect changed circumstances, to read "The development area has been revised based on land now in public ownership and the Council will be working to secure early redevelopment."
616	1474	2	Terramond ltd	agent, Peter Roberts, Barton Willmore	FR1	Saxonvale	1.6ha of the site has planning permission for housing granted on appeal in Sept 2016 and has been permitted to come forward in isolation. The comprehensive redevelopment of the site has only served to prevent development coming forward. The policy requirement for comprehensive development of the whole site is unsound and not deliverable.	Remove requirement for comprehensive development.	It is proposed to make changes to the policy to reflect changed circumstances, to read "The development area has been revised based on land now in public ownership and the Council will be working to secure early redevelopment."
616	1474	3	Terramond ltd	agent, Peter Roberts, Barton Willmore	FR1	Saxonvale	Table does not include the number of homes to be allocated on the site. This conflicts with FR1 which allocated the site for, among other uses, housing.	Include numbers for Saxonvale in the housing table at table 1, section 3.	Some changes to the policy are proposed to clarify the bullet points and amend the site boundary. A change to the policy is proposed to read "The site is allocated for a mixed use neighbourhood including flexible commercial/employment space, high quality public realm, homes for all ages and parking. The mix of uses will be determined through masterplanning work but could be expected to deliver at least 250 homes." A consequential change to Table 1 to update the housing numbers is also proposed.

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687	6574	3	Richard Bull	EA	FR1	Saxonvale	An exceptions test will be required. Agency's preference is for areas of designated floodplain to be used as green open spaces. An 8m wide easement from the bank top of the watercourse will be required for access.	Additional text regarding flooding.	Some changes to the policy are proposed to clarify the bullet points and amend the site boundary. A change to the policy is proposed to read "The scheme should enhance and optimise the use of the Frome River Corridor including the designated Local Green Space and provide a new footbridge on the northern boundary to Willow Vale". Bullet point 18, which reads "18. Sustainable and creative means of flood alleviation and surface water management should be provided to satisfy Environment Agency requirements" is not proposed to be changed.
687	6574	4	Richard Bull	EA	FR1	Saxonvale	Site presents opportunities for redevelopment of the river corridor and enhancement for wildlife.	Additional text regarding wildlife and the river corridor.	Some changes to the policy are proposed to clarify the bullet points and amend the site boundary. A change to the policy is proposed to read "The scheme should enhance and optimise the use of the Frome River Corridor including the designated Local Green Space and provide a new footbridge on the northern boundary to Willow Vale".
687	6574	5	Richard Bull	EA	FR1	Saxonvale	Stated intention to remove the Japanese Knotweed it too simplistic. A programme of regular treatment will be required to eradicate it completely.	Additional text regarding Japanese Knotweed.	The detail of the removal of Japanese Knotweed should be included at a later stage in the development process. No change to the plan.
710	3092	1	Jane Llewellyn	Frome Town Council	FR1	Saxonvale	A new masterplan is needed, but LPP2 should include policies to set out % of land for housing, employment and retail, identify the need for car parking and take pre-application advice from the design Panel.	Introduce new policy requirements for Saxonvale and draft new masterplan.	Some changes to the policy are proposed to clarify the bullet points and amend the site boundary. A change to the policy is proposed to read "The development area has been revised based on land now in public ownership and the Council will be working to secure early redevelopment. The site is allocated for a mixed use neighbourhood including flexible commercial/employment space, high quality public realm, homes for all ages and parking. The mix of uses will be determined through masterplanning work but could be expected to deliver at least 250 homes. The masterplan should draw on the Planning Brief and Design Code adopted by the Council in 2005."
110	1992	1	Des Dunlop	Silverwood Partnership	FR2	mixed use allocation	Support the overall principle of allocation of this site for mixed use.	None.	Support for the principle of allocation is noted.
110	1992	2	Des Dunlop	Silverwood Partnership	FR2	mixed use allocation	Policy should specify a minimum of 200 dwellings, not a maximum.	Change criteria 1 to read minimum of 200 dwellings.	A maximum number is specified, which allows for the issues set out in the policy to be addressed and allows for the provision of employment space. The policy allows for more flexibility in the amount of employment space provided. No change to the plan.
110	1992	3	Des Dunlop	Silverwood Partnership	FR2	mixed use allocation	The policy should include flexibility as to what may be regarded as an employment use. This should include retail and associated uses as well as use class B.	Change criteria to include a wider range of employment generating uses, including A1 food and non-food retail and D2 gyms.	Policy FR2 refers to provision of "employment land". LPP1 policy CP3 sets out the strategic approach to employment land. It defines different types of employment uses, including traditional employment land, town centre uses and commercial uses. The exact mix of uses that is appropriate to this site is better determined at the detailed design stage. However, policy CP3 excludes retail uses from its calculations of land requirements. No change to the plan.

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110	1992	4	Des Dunlop	Silverwood Partnership	FR2	mixed use allocation	Specify which listed building should be taken into account and safeguarded in preparation of a masterplan.	Change criteria to specify which listed buildings should be taken into account.	A change to the policy is proposed, to clarify the requirement to safeguard heritage assets, to read "Proposals should be designed sensitively to preserve and enhance the significance and setting of heritage assets". More detailed consideration is appropriate to the design stage.
110	1992	5	Des Dunlop	Silverwood Partnership	FR2	mixed use allocation	Further clarification is needed on the style and type of materials required.	Specify local style and materials to make the criteria less vague.	This is more appropriate to the design stage. No change to the plan.
110	1992	6	Des Dunlop	Silverwood Partnership	FR2	mixed use allocation	Criteria specifying replacement habitat is overly prescriptive as to the amount of replacement habitat required as this will depend on the amount of development.	Amend the criteria specifying replacement habitat to be less prescriptive.	Replacement habitat is specified in the HRA and the area required is necessary in order to mitigate the impact of development. A change to the wording of the requirement is proposed, to clarify the requirements, to read "The site should provide 1.27 Ha of replacement habitat on the land north of Sandys Hill Lane and 0.55 Ha on land south of the lane".
110	1992	7	Des Dunlop	Silverwood Partnership	FR2	mixed use allocation	Further guidance is needed on what a "satisfactory relationship" between employment uses and housing uses would be.	Provide further guidance on what a "satisfactory relationship" between employment uses and housing uses would be.	This is more appropriate to the design stage. No change to the plan.
110	1992	8	Des Dunlop	Silverwood Partnership	FR2	mixed use allocation	Further guidance is needed on the extent of improvement needed to the cycle and pedestrian network.	Provide further guidance on the improvements needed to the pedestrian and cycle network.	A change to the policy is proposed, to clarify the requirement to read "The development should facilitate links and improvements to the surrounding pedestrian and cycleway network and have regard to vehicular links to maximise opportunities for sustainable travel."
110	1992	9	Des Dunlop	Silverwood Partnership	FR2	mixed use allocation	This land is not part of any wider proposals for the south of Frome and the developers have not been in discussion regarding a wider area.	Consider this site as a free standing proposal not related to any wider proposals for the south of Frome.	Policy FR2 does not link the policy to any other site, and no change is proposed to do so. No change to the plan.
259	2097	15	Rick Swan	Frome Civic Society	FR2	mixed use allocation	Policy should require a masterplan or development brief setting out zoning, access, density etc. and protecting the setting of Keyford House, and linking to sites FR7 and FR8.	Require master plan or development brief.	Site FR2 is self contained with access expected to be taken from the Marston Gate/Sandys Lane roundabout and the B3090. Site FR8 is allocated for employment use and it is self contained. It is not therefore necessary to combine it with FR2. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation, but would still be expected to participate in a masterplanned approach with sites FR3, FR4 and FR5 which have been combined. No change to the plan.

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359	510	2	Mark and Deborah Fox	N/A	FR2	mixed use allocation	Allocate the section of the site north of Sandy's Lane for employment only. Employment land is in short supply and should not be lost to mixed use or housing. The site is distant from schools.	Allocate northern part of site for employment only.	The policy specifies a minimum requirement for employment land, to ensure that employment land is part of the mixture of uses. The exact location of uses on the site is best dealt with at the design stage. No change to the plan.
518	3086	17	David, Maureen and Thom Brill	N/A	FR2	mixed use allocation	Previous permission which was not implemented is being quoted as justification for the allocation now proposed.	Delete FR2.	The policy is fully justified within the Local Plan documents. No change to the plan.
539	6478	6	Steve Hellier	Highways England	FR2	mixed use allocation	Due to the size of the site and the number of residential trips likely to be generated, this site has the potential to impact on the strategic road network namely the A36/A361 junction. There is also potential for trips generated by employees commuting into the site from north of Frome to impact on the junction.	Further evidence on the strategic road network needed.	This is not a strategic site and is located to the west of Frome with the most direct access onto the A361 and not the A36. Any proposal will require a highway impact assessment. The impact of this scheme is difficult to assess as there are no specific proposals and no established traffic model for Mendip area. Development of a model is being explored as part of the evidence base to test options for the Single Plan Review to follow LP2.
710	3092	2	Jane Llewellyn	Frome Town Council	FR2	mixed use allocation	Ensure that the maximum viable amount of employment land is provided. Restrict uses to B1 and B2. Require a masterplan approach alongside other south Frome sites.	Ensure maximum employment land provided and restrict land uses to B1 and B2.	The policy sets out a balanced approach to housing and employment that will allow a satisfactory relationship between uses. The policy allows for some flexibility at the design stage.
097	6162	10	Roger Saunders	Fair Housing For Frome	FR3, FR4, FR5	site allocations	Concerns regarding access, amenities such as shops and infrastructure, quality of design, integration with town and loss of access to the countryside.	Address concerns in the plan.	Policies FR3, FR4 and FR5 address the concerns raised and detailed design issues will be considered at planning application stage.
125	2078	1	Lynne Angel	N/A	FR3, FR4, FR7	housing allocation	Keyford Lane is narrow and unsuitable for the traffic that would be generated.	Delete FR3, FR4, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as roads. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation, but would still be expected to participate in a masterplanned approach.
125	2078	2	Lynne Angel	N/A	FR3, FR4, FR7	housing allocation	Brownfield sites within the town should be developed before green field. The sites will set a precedent for green field development as far as the bypass.	Delete FR3, FR4, FR7.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.
125	2078	3	Lynne Angel	N/A	FR3, FR4, FR7	housing allocation	Little Keyford Lane is used for leisure such as dog walking horse riding, jogging and cycling.	Delete FR3, FR4, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.
125	2078	5	Lynne Angel	N/A	FR3, FR4, FR7	housing allocation	The plan process has not been sufficiently publicised.	Delete FR3, FR4, FR7.	Extensive consultation was carried out at both Issues and Options stage and Pre-Submission stage and this is set out in the Consultation Statement. No change to the plan.

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125	2078	6	Lynne Angel	N/A	FR3, FR4, FR7	housing allocation	Building uphill from Blatchbridge will increase the amount of runoff increasing flood risk further along the river at Wallbridge and Willow Vale. Flood alleviation measures at Asda have not been effective.	Delete FR3, FR4, FR7.	Environment Agency maps do not show major surface water flows from these sites. However, sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as surface water drainage. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.
125	2078	7	Lynne Angel	N/A	FR3, FR4, FR7	housing allocation	The area has previously been recognised as one of the few places in Frome where the contrast between urban and rural is so marked.	Delete FR3, FR4, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach and have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this edge of town location. The much smaller site FR7 will also be expected to have regard to its edge of town location and minimise visual impact.
162	6208	1	Andrew Walsh Waring	N/A	FR2, FR8, FR5, FR4	housing allocation	All brownfield sites should be developed before these greenfield sites.	Develop all brownfield before allocating new housing sites.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.
162	6208	2	Andrew Walsh Waring	N/A	FR2, FR8, FR5, FR4	housing allocation	There are insufficient facilities such as schools and medical facilities to support the 3-4000 new inhabitants of these new homes.	Ensure all facilities in places before allocating new housing sites.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. The policies set out a requirement for infrastructure to be masterplanned for these sites. An assessment has been made within the SA process of the availability and accessibility of facilities and services and all of the sites except FR8 scored positively. FR8 is allocated for employment use and will not therefore create additional demand for some types of facility.
182	6224	1	Mark Brooks	N/A	FR2, FR4, FR5	housing allocation	Building will increase the risk of flooding and homes along the river Frome which are currently outside the floodplain and will be put at risk.	Delete FR2, FR4, FR5.	Environment Agency maps do not show major surface water flows from these sites. However, sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as surface water drainage.
182	6224	2	Mark Brooks	N/A	FR2, FR4, FR5	housing allocation	The B3092 is narrow and dangerous. The new estate at the Mount has not provided a pavement. The road and the bridge at Blatchbridge cannot cope with this amount of traffic.	Delete FR2, FR4, FR5.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as roads.
182	6224	3	Mark Brooks	N/A	FR2, FR4, FR5	housing allocation	The plan cannot be sound when residents are not contacted individually by post.	Delete FR2, FR4, FR5.	Extensive consultation was carried out at both Issues and Options stage and Pre-Submission stage and this is set out in the Consultation Statement. No change to the plan.

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182	6224	4	Mark Brooks	N/A	FR2, FR4, FR5	housing allocation	Development will destroy the skyline and affect wildlife and create a blot on the landscape.	Delete FR2, FR4, FR5.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy acknowledges that on parts of these sites there is potential for development to impact on the skyline as it extends marginally onto the southern slopes. Development would be seen in the context of housing under construction on the east side of the B3092 at The Mount. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location. Any design should take account and utilise long range views and provide an appropriate setting for the town. The policy also makes provision to protect and enhance biodiversity.
187	6228	1	Caroline Walsh-Waring	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Fields are used for recreation and exercise is important in combating obesity and ill health.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure. At FR2 a requirement is included to improve pedestrian and cycle access from the surrounding network.
187	6228	2	Caroline Walsh-Waring	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	The B3092 is overused and narrow. Development would increase traffic and the danger of this road.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as roads. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation, but would still be expected to participate in a masterplanned approach. Sites FR2 and FR8 would be expected to take access from the Marston Gate/Sandys Lane roundabout and the B3090.
187	6228	3	Caroline Walsh-Waring	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Sites are not within easy walking distance of the town centre shops, so traffic and need for town centre parking will be increased.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Overall the sites score positively for SAO13 which assesses access to facilities and services.
187	6228	4	Caroline Walsh-Waring	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	There are few schools on the south side of Frome. Housing should be built within walking distance of schools.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Somerset County Council's "School Place Planning Infrastructure Growth Plan" for 2017 shows that Christchurch First School is under capacity. The school is within easy walking distance of these sites. The SA acknowledges that secondary schools (including middle schools) are at some distance from the sites but this is balanced against accessibility to other services and facilities to produce an overall positive SA score for SAO13.
187	6228	5	Caroline Walsh-Waring	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	There is insufficient infrastructure such as doctors, leisure centre, activities for young people, shopping.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Overall the sites score positively for SAO13 which assesses access to facilities and services.
187	6228	6	Caroline Walsh-Waring	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	There is insufficient employment for new residents.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	SA shows the site to be poorly related to the urban form, including being distant from employment opportunities. The site was put forward as an exemplar self build and custom build scheme which was judged to outweigh the poor sustainability assessment of the location. However it is proposed to delete the site from LPP2 for other reasons.
187	6228	7	Caroline Walsh-Waring	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Small houses will become redundant as families grow and become run down and unappealing.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	LPP1 policy DP14 requires that proposals for residential development should provide an appropriate mix of dwelling types. The Council's Housing Needs Assessment provides further information. It is unlikely that smaller dwellings will cease to be needed.

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187	6228	8	Caroline Walsh-Waring	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Flood risk will be increased, and the risk of subsidence.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Environment Agency maps do not show major surface water flows from these sites. However, sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as surface water drainage. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure. Sites FR2 and FR8 will be expected to make provision for surface water drainage. All sites will need to comply with policy DP23, managing flood risk.
187	6228	9	Caroline Walsh-Waring	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Good agricultural land will be lost.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
187	6228	10	Caroline Walsh-Waring	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Housing should be built elsewhere in more affordable locations.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process.
187	6228	11	Caroline Walsh-Waring	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Brownfield sites should be built on first.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.
187	6228	12	Caroline Walsh-Waring	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Traffic on Locks Hill and around Keyford will be increased and this will affect historic buildings.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	SCC Highways Team have been consulted and no concerns were raised regarding capacity on the wider road network.
205	6236	1	Hayley Southgate	N/A	FR2, FR3, FR4, FR5, FR8	housing allocation	If development is allowed on greenfields, it could end up with Frome and Beckington becoming one large town.	Delete FR2, FR3, FR4, FR5, FR8.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development. The overall approach set out in LPP1 does not form part of this plan making process. LPP2 sets out non-strategic policies to deliver the strategy. Sites FR2, FR3, FR4, FR5, FR8 would not result in the coalescence of Frome with any other settlement.
205	6236	2	Hayley Southgate	N/A	FR2, FR3, FR4, FR5, FR8	housing allocation	It is important to keep good farmland for food production to reduce future food dependency.	Delete FR2, FR3, FR4, FR5, FR8.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
205	6236	3	Hayley Southgate	N/A	FR2, FR3, FR4, FR5, FR8	housing allocation	Brownfield is available and should be used instead.	Delete FR2, FR3, FR4, FR5, FR8.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.
239	6255	1	V Hughes and B Westlake	N/A	FR2, FR3, FR4	housing allocation	The roads are not able to accommodate the extra traffic and parking.	Delete FR2, FR3 and FR4.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of road infrastructure. Site FR2 would be expected to take access from the Marston Lane / Sandy's Lane roundabout, to upgrade these roads as necessary and to assess the impact on the surrounding road network. No change to the plan.

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239	6255	2	V Hughes and B Westlake	N/A	FR2, FR3, FR4	housing allocation	Keep greenfield for agriculture and use brownfield instead.	Delete FR2, FR3 and FR4.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
239	6255	3	V Hughes and B Westlake	N/A	FR2, FR3, FR4	housing allocation	Site is used for recreation and wildlife will be lost if developed. There are ancient hedgerows.	Delete FR2, FR3 and FR4.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of highway infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network and have regard to vehicular links to maximise opportunities for sustainable travel. At FR2 a requirement is included to improve pedestrian and cycle access from the surrounding network. HRA has been carried out on the site to identify any impacts on biodiversity and suitable mitigation measures are specified in the policy.
247	6263	1	Richard Angel	N/A	FR2, FR7, FR8	housing allocation	Development sites will encourage urban sprawl, eventually all the way down to the by-pass.	Delete FR2, FR7, FR8.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development. The overall approach set out in LPP1 does not form part of this plan making process. LPP2 sets out non-strategic policies to deliver the strategy. Sites FR2, FR7 and FR8 would not result in development as far as the by-pass. No change to the plan.
247	6263	2	Richard Angel	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Greenfield sites are being allocated before brownfield is developed.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.
247	6263	3	Richard Angel	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Keyford sites will be occupied by commuters who will use facilities and work in other towns. This does not comply with the Frome Neighbourhood Plan's aspiration to reduce the impact of travel to work.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. Frome neighbourhood Plan is in broad conformity with the policies of LPP1. No change to the plan.
259	2097	17	Rick Swan	Frome Civic Society	FR4	site allocations	A masterplan is needed to link with other sites. This is not adequately conveyed.	Require master plan or development brief.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach.
262	6271	1	Dianne Penny	N/A	FR2, FR3, FR4	site allocation	Object to loss of wildlife, recreational value and agricultural value of area south of Frome.	Delete FR2, FR3, FR4.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of highway infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network and have regard to vehicular links to maximise opportunities for sustainable travel. At FR2 a requirement is included to improve pedestrian and cycle access from the surrounding network. HRA has been carried out on the site to identify any impacts on biodiversity and suitable mitigation measures are specified in the policy.
262	6271	2	Dianne Penny	N/A	FR2, FR3, FR4	site allocation	Use brownfield sites first.	Delete FR2, FR3, FR4.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.

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274	359	1	John Payne	N/A	FR2, FR3, FR4, FR5, FR7, FR8	site allocations	Loss of high quality agricultural land that will be needed for food growing. The allotments at Birchill Lane demonstrate the potential.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
280	6279	1	Kathryn Smith and Emily Morgan	N/A	FR3, FR4, FR5	site allocations	Roads are too narrow in this area for additional traffic.	Delete FR3, FR4, FR5.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of highway infrastructure.
280	6279	2	Kathryn Smith and Emily Morgan	N/A	FR3, FR4, FR5	site allocations	Wildlife will be lost.	Delete FR3, FR4, FR5.	HRA has been carried out on the site to identify any impacts on biodiversity and suitable mitigation measures are specified in the policy.
280	6279	3	Kathryn Smith and Emily Morgan	N/A	FR3, FR4, FR5	site allocations	Light pollution will be created.	Delete FR3, FR4, FR5.	Planning Practice Guidance provides guidance on light pollution and design requirements for lighting schemes. This is sufficient to control light pollution from the allocated sites. No change to the plan.
280	6279	4	Kathryn Smith and Emily Morgan	N/A	FR3, FR4, FR5	site allocations	Flood risk will be increased.	Delete FR3, FR4, FR5	Environment Agency maps do not show major surface water flows from these sites. However, sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as surface water drainage.
288	6286	1	Denise Webb	N/A	FR3, FR4, FR5, FR7	site allocation	Increased traffic on these narrow lanes would put walkers and cyclists at risk and impede these health promoting activities.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of highway infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network and have regard to vehicular links to maximise opportunities for sustainable travel. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation. This site will be expected to participate in developing a masterplanned approach to the provision of infrastructure.
288	6286	2	Denise Webb	N/A	FR3, FR7	site allocation	Loss of wildlife would result including protected species such as barn owl and greater horseshoe bat.	Delete F3, FR7.	HRA has been carried out on the site to identify any impacts on biodiversity and suitable mitigation measures are specified in the policy.
288	6286	3	Denise Webb	N/A	FR3, FR4, FR5, FR7	site allocation	Good quality agricultural land would be lost at a time when it may be needed. Use low grade agricultural land and brownfield instead.	Delete FR3, FR4, FR5, FR7.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
289	6287	1	Alan Hirst	N/A	FR3, FR4, FR5, FR7	site allocation	Sites are outside development limits of Frome.	Delete FR3, FR4, FR5, FR7.	LPP2 provides the opportunity to review the development limits. No change to the plan.
289	6287	2	Alan Hirst	N/A	FR3, FR4, FR5, FR7	site allocation	Use brownfield sites in Frome instead.	Delete FR3, FR4, FR5, FR7.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.

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289	6287	3	Alan Hirst	N/A	FR3, FR4, FR5, FR7	site allocation	Increased traffic will ruin Frome.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as roads. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation, but would still be expected to participate in a masterplanned approach.
319	6314	1	Lynda Pelly	N/A	FR3, FR4, FR7	site allocation	Site will result in loss of agricultural land.	Delete FR3, FR4, FR7.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
319	6314	2	Lynda Pelly	N/A	FR3, FR4, FR7	site allocation	Will increase traffic on narrow country lanes.	Delete FR3, FR4, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as roads. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation, but would still be expected to participate in a masterplanned approach.
319	6314	3	Lynda Pelly	N/A	FR3, FR4, FR7	site allocation	Loss of wildlife.	Delete FR3, FR4, FR7.	HRA has been carried out on the site to identify any impacts on biodiversity and suitable mitigation measures are specified in the policy.
319	6314	4	Lynda Pelly	N/A	FR3, FR4, FR7	site allocation	Will cause light pollution.	Delete FR3, FR4, FR7.	Planning Practice Guidance provides guidance on light pollution and design requirements for lighting schemes. This is sufficient to control light pollution from the allocated sites. No change to the plan.
319	6314	5	Lynda Pelly	N/A	FR3, FR4, FR7	site allocation	There are smaller sites within the town which could provide housing.	Delete FR3, FR4, FR7.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.
335	6326	1	Susan Cove	N/A	FR2, FR3, FR4, FR5, FR7, FR8	site allocations	Brownfield land should be used up first before using greenfield.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.
335	6326	2	Susan Cove	N/A	FR2, FR3, FR4, FR5, FR7, FR8	site allocations	Good agricultural land needs to be preserved for future food growing and will be lost.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
335	6326	3	Susan Cove	N/A	FR2, FR3, FR4, FR5, FR7, FR8	site allocations	Sites will set a precedent and developers will then develop as far as the bypass.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development. The overall approach set out in LPP1 does not form part of this plan making process. LPP2 sets out non-strategic policies to deliver the strategy. Sites FR2, FR3, FR4, FR5, FR7, FR8 would not result in development as far as the by-pass. No change to the plan.
340	6330	1	Christopher Cove	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Wildlife habitat will be lost.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	HRA has been carried out on the site to identify any impacts on biodiversity and suitable mitigation measures are specified in the policy.

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340	6330	2	Christopher Cove	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Increased risk of flooding at Blatchbridge and Wallbridge.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Environment Agency maps do not show major surface water flows from these sites. However, sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as surface water drainage. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure. Sites FR2 and FR8 will be expected to make provision for surface water drainage. All sites will need to comply with policy DP23, managing flood risk.
340	6330	3	Christopher Cove	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Affordable houses will most likely not be provided on the site. Also sceptical that houses for older people and homes for single people will be provided.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Policy DP11 of Part 1 sets out the Council's requirements for affordable housing. National guidance is provided in the NPPF. Requirements for affordable housing are set out for each housing allocation where this is appropriate. No change to the plan is needed.
359	510	1	Mark and Deborah Fox	N/A	FR3, FR4, FR5,	housing allocations	There is not a housing land supply justification for allocation of these sites for housing. Only one site should be released when needed. FR4 is on south facing slopes and will set a precedent for development towards the by-pass. Sites are all distant from schools. Only 1 of FR3 and FR5 should be released if it is the best to be found in Frome.	Delete FR4, and retain one of FR3 and FR5.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. The policies set out a requirement for infrastructure to be masterplanned for these sites. An assessment has been made within the SA process of the availability and accessibility of facilities and services and all of the sites except FR8 scored positively. FR8 is allocated for employment use and will not therefore create additional demand for some types of facility.
369	6350	1	Margaret Beacham	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Development south of Frome will introduce street lighting, which will affect bats, owls and other species found in the Little Keyford area.	Ensure street lighting on development sites is well designed to prevent light pollution.	NPPF requires good design principles to be followed and National Planning Practice Guidance gives a steer on good design as it relates to lighting. There is no need to repeat this guidance in LPP2. LPP1 also includes policies DP5, biodiversity and DP6 Bat protection to safeguard wildlife value. LPP2 includes a Habitat Regulations Assessment to assess the likely impact on wildlife. No change to the plan.
375	6356	1	Hazel Wilde	N/A	FR2, FR3, FR4, FR5 FR7, FR8	housing allocations	Brownfield should be used instead of land at Little Keyford.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.
375	6356	2	Hazel Wilde	N/A	FR2, FR3, FR4, FR5 FR7, FR8	housing allocations	Adjacent houses have not been written to.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Extensive consultation was carried out at both Issues and Options stage and Pre-Submission stage and this is set out in the Consultation Statement. No change to the plan.
375	6356	3	Hazel Wilde	N/A	FR2, FR3, FR4, FR5 FR7, FR8	housing allocations	Prime agricultural land will be lost and is needed for food production. Use lower grade land and brownfield instead.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.

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375	6356	4	Hazel Wilde	N/A	FR2, FR3, FR4, FR5 FR7, FR8	housing allocations	Area is used for recreation and outdoor recreation is increasingly important to promote healthy lifestyles and prevent obesity.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure. At FR2 a requirement is included to improve pedestrian and cycle access from the surrounding network.
375	6356	5	Hazel Wilde	N/A	FR2, FR3, FR4, FR5 FR7, FR8	housing allocations	Object to increased traffic on the lanes.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as roads. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation, but would still be expected to participate in a masterplanned approach. Sites FR2 and FR8 would be expected to take access from the Marston Gate/Sandys Lane roundabout and the B3090.
379	1798	2	Ross Simmonds	Historic England	FR3, FR4, FR5, FR7	housing allocations	These allocations are on high ground, so may affect distant views of highly grades heritage assets within Frome town centre and surroundings. Reference should be made in criteria 2 to the careful consideration of harm to the registered park and garden at Marston House and Scheduled Ancient Monument Sw of Tytherington Bridge. Appropriate mitigation measures should be included in the masterplanning approach.	Assess any impacts on heritage assets	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy acknowledges that on parts of these sites there is potential for development to impact on the skyline as it extends onto the southern slopes. Development would be seen in the context of housing under construction on the east side of the B3092 at The Mount. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location. Any design should take account and utilise long range views and provide an appropriate setting for the town. It will be expected that proposals respect heritage interests. Policy FR7 requires that proposals respect the site's sensitive location.
385	6363	1	Julian Watson	N/A	FR2, FR3, FR4, FR5 FR7, FR8	housing allocations	Links to the centre of Frome are insufficient for the volume of traffic that would be generated, in particular commuter traffic to Bath. This route would run through the centre of Frome and the road is already congested.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	SCC Highways Team have been consulted and no concerns were raised regarding capacity on the wider road network.
385	6363	2	Julian Watson	N/A	FR2, FR3, FR4, FR5 FR7, FR8	housing allocations	A larger development on the southern edge of Frome should be considered instead, to include infrastructure including shopping, schools and it could be seen as a separate unit.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	An objection has been submitted promoting proposals for a substantial extension of the town but are considered premature. There has been limited consultation and engagement on this proposal to date, no detailed sustainability appraisal or discussion of infrastructure implications. Other proposals have been put forward for extensions to Frome and these should form part of future engagement on options for Frome after Local Plan Part II.
398	2012	1	Sara Edwards	N/A	FR3, FR4, FR5, FR7	housing allocations	Consider brownfield sites first and object to building on irreplaceable farmland.	Delete FR3, FR4, FR5, FR7.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.
398	2012	2	Sara Edwards	N/A	FR3, FR4, FR5, FR7	housing allocations	Houses are not needed in Frome, Consider other areas.	Delete FR3, FR4, FR5, FR7.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process.

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398	2012	3	Sara Edwards	N/A	FR3, FR4, FR5, FR7	housing allocations	Increased risk of flooding in Willow Vale, Blatchbridge and Wallbridge.	Delete FR3, FR4, FR5, FR7.	Environment Agency maps do not show major surface water flows from these sites. However, sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as surface water drainage. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure. All sites will need to comply with policy DP23, managing flood risk.
398	2012	4	Sara Edwards	N/A	FR3, FR4, FR5, FR7	housing allocations	Site does not fit with sustainable transport objectives as site will be car centred.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.
399	6373	1	Amerillies Edwards	N/A	FR3, FR4, FR5, FR7	housing allocations	Fast traffic will be increased in the lanes and will be dangerous.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as roads. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation, but would still be expected to participate in a masterplanned approach.
399	6373	2	Amerillies Edwards	N/A	FR3, FR4, FR5, FR7	housing allocations	Loss of wildlife.	Delete FR3, FR4, FR5, FR7.	HRA has been carried out on the site to identify any impacts on biodiversity and suitable mitigation measures are specified in the policy.
400	5080	1	Kiernan Edwards	N/A	FR3, FR4, FR5, FR7	housing allocations	Object to the format of the response form and advice given and worry that it may have put people off commenting.	Delete FR3, FR4, FR5, FR7.	Extensive consultation was carried out at both Issues and Options stage and Pre-Submission stage and this is set out in the Consultation Statement. No change to the plan.
400	5080	2	Kiernan Edwards	N/A	FR3, FR4, FR5, FR7	housing allocations	The proposals will detract from the attractiveness of Frome particularly on the approach on the B3092 or along Little Keyford Lane and appear as urban sprawl.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy acknowledges that on parts of these sites there is potential for development to impact on the skyline as it extends onto the southern slopes. Development would be seen in the context of housing under construction on the east side of the B3092 at The Mount. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location. Any design should take account and utilise long range views and provide an appropriate setting for the town. Policy FR7 requires that proposals respect the site's sensitive location.
400	5080	3	Kiernan Edwards	N/A	FR3, FR4, FR5, FR7	housing allocations	Increased traffic will deter use of the lanes by cyclists and runners.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.
400	5080	4	Kiernan Edwards	N/A	FR3, FR4, FR5, FR7	housing allocations	The lanes are used for leisure and the development would damage the health and happiness of the local community.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.

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400	5080	5	Kiernan Edwards	N/A	FR2, FR3, FR4, FR5, FR7	housing allocations	Loss of farmland for food production. The best agricultural land should be retained and there are other fields that are of lower value.	Delete FR2, FR3, FR4, FR5, FR7.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
400	5080	6	Kiernan Edwards	N/A	FR3, FR4, FR5, FR7	housing allocations	These would not be the right houses in the right place but are isolated form employment, facilities and leisure. It would become a commuter settlement. It is unsuitable to meet the needs of Frome.	Delete FR3, FR4, FR5, FR7.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. The policies set out a requirement for infrastructure to be masterplanned for these sites. An assessment has been made within the SA process of the availability and accessibility of facilities and services and all of the sites scored positively.
400	5080	7	Kiernan Edwards	N/A	FR3, FR4, FR5, FR7	housing allocations	Other towns in Mendip are more suitable and this level of housing is not needed or supported by employment in Frome.	Delete FR3, FR4, FR5, FR7.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process.
400	5080	8	Kiernan Edwards	N/A	FR3, FR4, FR5, FR7	housing allocations	Loss of wildlife.	Delete FR3, FR4, FR5, FR7.	HRA has been carried out on the site to identify any impacts on biodiversity and suitable mitigation measures are specified in the policy.
401	6374	1	Jeanette Lovell	N/A	FR3, FR4, FR5, FR7	housing allocations	This area is popular for recreation and development will deter people from using it for leisure and increased traffic will make the lanes dangerous. Widening of the lanes will impact the character of the area.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.
402	6375	1	P Davis	N/A	FR3, FR4, FR5, FR7	housing allocations	This area is popular for recreation and development will deter people from using it for leisure and increased traffic will make the lanes dangerous. Widening of the lanes will impact the character of the area.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.
402	6375	2	P Davis	N/A	FR3, FR4, FR5, FR7	housing allocations	Dr surgery was closed down.	Delete FR3, FR4, FR5, FR7.	The doctor's surgery at Locks Hill was closed in favour of providing services at the Enos Way surgery. Overall the sites score positively for SAO13 which assesses access to facilities and services.
403	6376	1	Clare Cornish	N/A	FR3, FR4, FR5, FR7	housing allocations	This area is popular for recreation and development will deter people from using it for leisure and increased traffic will make the lanes dangerous. Widening of the lanes will impact the character of the area.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
403	6376	2	Clare Cornish	N/A	FR3, FR4, FR5, FR7	housing allocations	Outdoor recreation is known to improve emotional and mental health and the health of residents will be affected if the countryside is lost.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.
403	6376	3	Clare Cornish	N/A	FR3, FR4, FR5, FR7	housing allocations	The B3092 is not wide enough or suitable for the additional traffic. It is already dangerous for pedestrians and cyclists.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as roads. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation, but would still be expected to participate in a masterplanned approach.
403	6376	4	Clare Cornish	N/A	FR3, FR4, FR5, FR7	housing allocations	The area has views across to Cley Hill and Longleat Forest and is a rural location. Views have been protected elsewhere in Frome at Critchill and Packsaddle.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy acknowledges that on parts of these sites there is potential for development to impact on the skyline as it extends onto the southern slopes. Development would be seen in the context of housing under construction on the east side of the B3092 at The Mount. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location. Any design should take account and utilise long range views and provide an appropriate setting for the town. Policy FR7 requires that proposals respect the site's sensitive location.
404	6377	1	C Colyer	N/A	FR3, FR4, FR5, FR7	housing allocations	This area is popular for recreation and development will deter people from using it for leisure and increased traffic will make the lanes dangerous. Widening of the lanes will impact the character of the area.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.
405	6378	1	Nick Graves	N/A	FR3, FR4, FR5, FR7	housing allocations	This area is popular for recreation and development will deter people from using it for leisure and increased traffic will make the lanes dangerous. Widening of the lanes will impact the character of the area.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.
406	6379	1	Colin Heath	N/A	FR3, FR4, FR5, FR7	housing allocations	This area is popular for recreation and development will deter people from using it for leisure and increased traffic will make the lanes dangerous. Widening of the lanes will impact the character of the area.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.
407	6380	1	Julia Clark	N/A	FR3, FR4, FR5, FR7	housing allocations	This are is popular for recreation and development will deter people from using it for leisure and increased traffic will make the lanes dangerous. Widening of the lanes will impact the character of the area.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
408	6000	1	Margaret Truscott	N/A	FR3, FR4, FR5, FR7	housing allocations	Loss of good agricultural land. Lower grade land should be used instead.	Delete FR3, FR4, FR5, FR7.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
408	6000	2	Margaret Truscott	N/A	FR3, FR4, FR5, FR7	housing allocations	The area is used for recreation, which is good for health and wellbeing.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.
408	6000	3	Margaret Truscott	N/A	FR3, FR4, FR5, FR7	housing allocations	Area has an abundance of wildlife.	Delete FR3, FR4, FR5, FR7.	HRA has been carried out on the site to identify any impacts on biodiversity and suitable mitigation measures are specified in the policy.
408	6000	4	Margaret Truscott	N/A	FR3, FR4, FR5, FR7	housing allocations	This area is popular for recreation and development will deter people from using it for leisure and increased traffic will make the lanes dangerous. Widening of the lanes will impact the character of the area.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.
409	6381	1	R Palmer	N/A	FR3, FR4, FR5, FR7	housing allocations	This area is popular for recreation and development will deter people from using it for leisure and increased traffic will make the lanes dangerous. Widening of the lanes will impact the character of the area.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.
410	6382	1	Charlotte Bird	N/A	FR3, FR4, FR5, FR7	housing allocations	This area is popular for recreation and development will deter people from using it for leisure and increased traffic will make the lanes dangerous. Widening of the lanes will impact the character of the area.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.
411	6383	1	Rob Edgell	N/A	FR3, FR4, FR5, FR7	housing allocations	This area is popular for recreation and development will deter people from using it for leisure and increased traffic will make the lanes dangerous. Widening of the lanes will impact the character of the area.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.
412	5088	1	David Miller	N/A	FR3, FR4, FR5, FR7	housing allocations	This area is popular for recreation and development will deter people from using it for leisure and increased traffic will make the lanes dangerous. Widening of the lanes will impact the character of the area.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.

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413	6384	1	L Parsons	N/A	FR3, FR4, FR5, FR7	housing allocations	This area is popular for recreation and development will deter people from using it for leisure and increased traffic will make the lanes dangerous. Widening of the lanes will impact the character of the area. HGVs use the lanes illegally.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.
414	6385	1	Claire Nolsone	N/A	FR3, FR4, FR5, FR7	housing allocations	This area is popular for recreation and development will deter people from using it for leisure and increased traffic will make the lanes dangerous. Widening of the lanes will impact the character of the area. Hedgerows have been destroyed already.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.
415	6386	1	Colin Taylor	N/A	FR3, FR4, FR5, FR7	housing allocations	This area is popular for recreation and development will deter people from using it for leisure and increased traffic will make the lanes dangerous. Widening of the lanes will impact the character of the area. Love the agricultural land.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.
416	6387	1	Mr and Mrs Scott	N/A	FR3, FR4, FR5, FR7	housing allocations	This area is popular for recreation and development will deter people from using it for leisure and increased traffic will make the lanes dangerous. Widening of the lanes will impact the character of the area.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.
417	6388	1	Margaret and Ray Nicholls	N/A	FR3, FR4, FR5, FR7	housing allocations	This area is popular for recreation and development will deter people from using it for leisure and increased traffic will make the lanes dangerous. Widening of the lanes will impact the character of the area.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.
418	6389	1	J Pearson	N/A	FR3, FR4, FR5, FR7	housing allocations	This area is popular for recreation and development will deter people from using it for leisure and increased traffic will make the lanes dangerous. Widening of the lanes will impact the character of the area. Feel it is important for Frome to have access to the countryside.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.
419	9	1	Carol Ward	N/A	FR3, FR4, FR5, FR7	housing allocations	The lanes are very narrow and could not cope with additional traffic. More lorries would try to use the lanes, particularly for construction. The lanes would become dangerous for walkers.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.
419	9	2	Carol Ward	N/A	FR3, FR4, FR5, FR7	housing allocations	Brownfield land in the town should be used first.	Delete FR3, FR4, FR5, FR7.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
419	9	3	Carol Ward	N/A	FR3, FR4, FR5, FR7	housing allocations	The lanes are used for recreation and this is important for health and happiness.	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.
419	9	4	Carol Ward	N/A	FR3, FR4, FR5, FR7	housing allocations	Wildlife will be lost.	Delete FR3, FR4, FR5, FR7.	HRA has been carried out on the site to identify any impacts on biodiversity and suitable mitigation measures are specified in the policy.
419	9	5	Carol Ward	N/A	FR3, FR4, FR5, FR7	housing allocations	The land is needed for food production. Lower grade agricultural land is available.	Delete FR3, FR4, FR5, FR7.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
419	9	6	Carol Ward	N/A	FR3, FR4, FR5, FR7	housing allocations	The sites will be "a blot on the landscape".	Delete FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy acknowledges that on parts of these sites there is potential for development to impact on the skyline as it extends onto the southern slopes. Development would be seen in the context of housing under construction on the east side of the B3092 at The Mount. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location. Any design should take account and utilise long range views and provide an appropriate setting for the town. Policy FR7 requires that proposals respect the site's sensitive location.
419	9	7	Carol Ward	N/A	FR3, FR4, FR5, FR7	housing allocations	The area is not suitable for affordable housing, which should be near jobs, leisure facilities pubs etc.	Delete FR3, FR4, FR5, FR7.	The policies set out a requirement for infrastructure to be masterplanned for these sites. An assessment has been made within the SA process of the availability and accessibility of facilities and services and all of the sites scored positively.
419	9	8	Carol Ward	N/A	FR3, FR4, FR5, FR7	housing allocations	Development will lead to more commuting contrary to policies on sustainable transport.	Delete FR3, FR4, FR5, FR7.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. No change to the plan.
419	9	9	Carol Ward	N/A	FR3, FR4, FR5, FR7	housing allocations	Housing being built is not affordable to many people and the prices have risen considerably. This development will encourage more commuters.	Delete FR3, FR4, FR5, FR7.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. No change to the plan.
419	9	10	Carol Ward	N/A	FR3, FR4, FR5, FR7	housing allocations	Housing is not needed by Frome, but is to meet Mendip's housing requirements.	Delete FR3, FR4, FR5, FR7.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process.

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419	9	11	Carol Ward	N/A	FR3, FR4, FR5, FR7	housing allocations	Development will increase the risk of flooding in areas that are already vulnerable.	delete FR3, FR4, FR5, FR7	Environment Agency maps do not show major surface water flows from these sites. However, sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as surface water drainage. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure. All sites will need to comply with policy DP23, managing flood risk.
419	9	12	Carol Ward	N/A	FR3, FR4, FR5, FR7	housing allocations	Loss of countryside.	Delete FR3, FR4, FR5, FR7	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. The total of appropriate available brownfield land is insufficient to meet the identified need in Frome.
443	6406	1	Rupert Drury	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Document does not conform with the Frome Neighbourhood Plan, which set out to protect the character of Frome and the local landscape setting. These allocations will change this rural area into a suburb.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. LPP2 sets out non-strategic policies to deliver the strategy. LPP2 therefore identifies non strategic sites not identified in LPP1. The Frome Neighbourhood Plan is in general conformity with the Local Plan and includes objectives in section 4.2 to "support the delivery of housing to meet the demands of a growing population".
443	6406	2	Rupert Drury	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	The houses are not needed by Frome but will be for commuters using the by-pass. Too much growth will harm the character and community of Frome.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process.
443	6406	3	Rupert Drury	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Development will harm local wildlife in contravention of the aims of the Frome NP.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	HRA has been carried out on the site to identify any impacts on biodiversity and suitable mitigation measures are specified in the policy.
443	6406	4	Rupert Drury	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Consultation process has been too short and residents should have been personally contacted.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Extensive consultation was carried out at both Issues and Options stage and Pre-Submission stage and this is set out in the Consultation Statement. No change to the plan.
443	6406	5	Rupert Drury	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	The B3092 is not adequate for the amount of traffic that will be generated and the heavy construction traffic. Bridges have been affected by recent construction. The road will become dangerous for pedestrians.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as roads. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation, but would still be expected to participate in a masterplanned approach. Sites FR2 and FR8 would be expected to take access from the Marston Gate/Sandys Lane roundabout and the B3090.
443	6406	6	Rupert Drury	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	New housing will not be genuinely affordable to local people and few will be housing association affordable homes. The site will be developed for commuters, with quick access to the by-pass.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. No change to the plan.

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443	6406	7	Rupert Drury	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Use brownfield sites within the town first.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.
443	6406	8	Rupert Drury	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Some of these sites are on the skyline and should not be permitted to spill over, as they are not permitted in other parts of the town.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy acknowledges that on parts of these sites there is potential for development to impact on the skyline as it extends onto the southern slopes. Development would be seen in the context of housing under construction on the east side of the B3092 at The Mount. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location. Any design should take account and utilise long range views and provide an appropriate setting for the town. Policy FR7 requires that proposals respect the site's sensitive location.
443	6406	9	Rupert Drury	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Increased risk of flooding at Blatchbridge and Wallbridge.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Environment Agency maps do not show major surface water flows from these sites. However, sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as surface water drainage. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure. Sites FR2 and FR8 will be expected to make provision for surface water drainage. All sites will need to comply with policy DP23, managing flood risk.
443	6406	10	Rupert Drury	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	The area will be lost for recreational activities that promote health contradicting the health objectives in the Frome NP.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure. At FR2 a requirement is included to improve pedestrian and cycle access from the surrounding network.
447	6409	1	Hannah Drury	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Document does not conform with the Frome Neighbourhood Plan, which set out to protect the character of the Frome area and the local landscape setting. These allocations will change this rural area into a suburb.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. LPP2 sets out non-strategic policies to deliver the strategy. LPP2 therefore identifies non strategic sites not identified in LPP1. The Frome Neighbourhood Plan is in general conformity with the Local Plan and includes objectives in section 4.2 to "support the delivery of housing to meet the demands of a growing population".
447	6409	2	Hannah Drury	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	The houses are not needed by Frome but will be for commuters using the by-pass. Too much growth will harm the character and community of Frome.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth balancing a range of issues. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process.
447	6409	3	Hannah Drury	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Development will harm local wildlife in contravention of the aims of the Frome NP.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	HRA has been carried out on the site to identify any impacts on biodiversity and suitable mitigation measures are specified in the policy.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
447	6409	4	Hannah Drury	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Consultation process has been too short and residents should have been personally contacted.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Extensive consultation was carried out at both Issues and Options stage and Pre-Submission stage and this is set out in the Consultation Statement. No change to the plan.
447	6409	5	Hannah Drury	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	The B3092 is not adequate for the amount of traffic that will be generated and the heavy construction traffic. Bridges have been affected by recent construction. The road will become dangerous for pedestrians.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as roads. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation, but would still be expected to participate in a masterplanned approach. Sites FR2 and FR8 would be expected to take access from the Marston Gate/Sandys Lane roundabout and the B3090.
447	6409	6	Hannah Drury	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	New housing will not be genuinely affordable to local people and few will be housing association affordable homes. The site will be developed for commuters, with quick access to the by-pass.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth balancing a range of issues. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process.
447	6409	7	Hannah Drury	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Use brownfield sites within the town first.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.
447	6409	8	Hannah Drury	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Some of these sites are on the skyline and should not be permitted to spill over, as they are not permitted in other parts of the town.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy acknowledges that on parts of these sites there is potential for development to impact on the skyline as it extends onto the southern slopes. Development would be seen in the context of housing under construction on the east side of the B3092 at The Mount. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location. Any design should take account and utilise long range views and provide an appropriate setting for the town. Policy FR7 requires that proposals respect the site's sensitive location. Sites FR2 and FR8 are relatively well contained and the policies include requirements that no harm is caused to the setting.
447	6409	9	Hannah Drury	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Increased risk of flooding at Blatchbridge and Wallbridge.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Environment Agency maps do not show major surface water flows from these sites. However, sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as surface water drainage. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure. Sites FR2 and FR8 will be expected to make provision for surface water drainage. All sites will need to comply with policy DP23, managing flood risk.
447	6409	10	Hannah Drury	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	The area will be lost for recreational activities that promote health contradicting the health objectives in the Frome NP.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure. At FR2 a requirement is included to improve pedestrian and cycle access from the surrounding network.

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448	6410	1	Kerry Munden-Starr	N/A	FR2, FR3, FR4, FR5, FR7, FR8, FGA	housing allocations	Protect good agricultural land. These sites are grade 3a. Good land should be protected for future generations.	Delete FR2, FR3, FR4, FR5, FR7, FR8, FGA.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
448	6410	2	Kerry Munden-Starr	N/A	FR2, FR3, FR4, FR5, FR7, FR8, FGA	housing allocations	Develop and regenerate brownfield land instead.	Delete FR2, FR3, FR4, FR5, FR7, FR8, FGA.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.
448	6410	3	Kerry Munden-Starr	N/A	FR2, FR3, FR4, FR5, FR7, FR8, FGA	housing allocations	Light pollution will be created and will affect wildlife including bats. Wildlife will be lost.	Delete FR2, FR3, FR4, FR5, FR7, FR8, FGA.	HRA has been carried out on the site to identify any impacts on biodiversity and suitable mitigation measures are specified in the policy.
448	6410	4	Kerry Munden-Starr	N/A	FR2, FR3, FR4, FR5, FR7, FR8, FGA	housing allocations	Further development will impact on the community and the cultural activities and the up and coming feel of the town, with independent shops and community activities.	Delete FR2, FR3, FR4, FR5, FR7, FR8, FGA.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. The policies set out a requirement for infrastructure to be masterplanned for these sites. An assessment has been made within the SA process of the availability and accessibility of facilities and services and all of the sites except FR8 scored positively. FR8 is allocated for employment use and will not therefore create additional demand for some types of facility.
448	6410	5	Kerry Munden-Starr	N/A	FR2, FR3, FR4, FR5, FR7, FR8, FGA	housing allocations	Housing should not be built in Frome when there is more demand for it elsewhere in the District.	Delete FR2, FR3, FR4, FR5, FR7, FR8, FGA.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process.
452	6414	5	S and J Golding	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	B3092 and Little Keyford Lane are not adequate for the traffic that will be generated. Both roads are narrow and both flood by the river.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as roads. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation, but would still be expected to participate in a masterplanned approach. Sites FR2 and FR8 would be expected to take access from the Marston Gate/Sandys Lane roundabout and the B3090.
452	6414	6	S and J Golding	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Loss of farm land will affect the sustainability of Frome.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
452	6414	7	S and J Golding	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Brownfield land should be used first.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.

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452	6414	8	S and J Golding	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Amenities and the town will be overcrowded.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Overall the sites score positively for SAO13 which assesses access to facilities and services.
452	6414	9	S and J Golding	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Residents have not been notified and the plan was opposed in 2015.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Extensive consultation was carried out at both Issues and Options stage and Pre-Submission stage and this is set out in the Consultation Statement. No change to the plan.
466	6423	1	Katherine Fisher	N/A	FR4, FR5, FR7, FR8	housing allocation	The unique identity of Frome is being eroded by this type of development, which will put pressure on services, increase traffic and pollution and take countryside. If allocation of farmland is needed, then low grade land should be chosen. Some land to the north of Frome would be preferable.	Delete FR4, FR5, FR7, FR8.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth, taking into account a number of factors. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. Sites elsewhere in Frome have been assessed through the plan preparation process and the preferred sites include FR2, FR3, FR4, FR5, FR7 and FR8.
466	6423	2	Katherine Fisher	N/A	FR4	housing allocation	This is good agricultural land which is ideal for fruit and veg production in future. Use for housing is unacceptable.	Delete FR4.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
466	6423	6	Katherine Fisher	N/A	FR4, FR5, FR7, FR8	housing allocation	Use small sites within the built up area to provide for housing needs. Development on these sites will result in development up to the by-pass.	Delete FR4, FR5, FR7, FR8.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development. The overall approach set out in LPP1 does not form part of this plan making process. LPP2 sets out non-strategic policies to deliver the strategy. Sites FR4, FR5, FR7, FR8 would not result in development as far as the by-pass. No change to the plan.
466	6423	7	Katherine Fisher	N/A	FR4, FR5, FR7, FR8	housing allocation	The allocations are not compatible with Neighbourhood Plan objectives.	Delete FR4, FR5, FR7, FR8.	LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. LPP2 sets out non-strategic policies to deliver the strategy. LPP2 therefore identifies non strategic sites not identified in LPP1. The Frome Neighbourhood Plan is in general conformity with the Local Plan and includes objectives in section 4.2 to "support the delivery of housing to meet the demands of a growing population".
473	1111	1	Joe and Susie Hannam Maggs	N/A	FR2, FR3, FR4, FR5	housing allocations	Use brownfield sites instead of agricultural land, and protect best and most versatile land. This land is grade 3a. Land is needed for food growing.	Delete FR2, FR3, FR4, FR5.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome. The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of a small area of grade 3a land must be balanced against other considerations in the plan making process. No change to the plan.
473	1111	2	Joe and Susie Hannam Maggs	N/A	FR2, FR3, FR4, FR5	housing allocations	Loss of wildlife, including greater horseshoe bats.	Delete FR2, FR3, FR4, FR5.	HRA has been carried out on the site to identify any impacts on biodiversity and suitable mitigation measures are specified in the policy.

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473	1111	3	Joe and Susie Hannam Maggs	N/A	FR2, FR3, FR4, FR5	housing allocations	Adverse impact on the landscape setting of the town as development will spill over the ridgeline into the valley.	Delete FR2, FR3, FR4, FR5.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy acknowledges that on parts of these sites there is potential for development to impact on the skyline as it extends onto the southern slopes. Development would be seen in the context of housing under construction on the east side of the B3092 at The Mount. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location. Any design should take account and utilise long range views and provide an appropriate setting for the town. Site FR2 is relatively well contained and the policies include requirements that no harm is caused to the setting.
473	1111	4	Joe and Susie Hannam Maggs	N/A	FR2, FR3, FR4, FR5	housing allocations	Sites set a precedent for a much larger development which is already being suggested, but not consulted on.	Delete FR2, FR3, FR4, FR5.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development. The overall approach set out in LPP1 does not form part of this plan making process. LPP2 sets out non-strategic policies to deliver the strategy. Sites FR2, FR3, FR4, FR5 would not result in allocation of a much larger development site and any further proposals will be considered through the planning process. No change to the plan.
473	1111	5	Joe and Susie Hannam Maggs	N/A	FR2, FR3, FR4, FR5	housing allocations	The area is well used for recreation and the same experience cannot be found elsewhere in Frome. The wider community has a need for the provision of "natural community facilities".	Delete FR2, FR3, FR4, FR5.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. At FR2 a requirement is included to improve pedestrian and cycle access from the surrounding network.
473	1111	6	Joe and Susie Hannam Maggs	N/A	FR2, FR3, FR4, FR5	housing allocations	SA reports are inconsistent and inaccurate. Other sites have been removed from the process due to landscape impact, but these have not.	Delete FR2, FR3, FR4, FR5.	Landscape impact has been assessed for all sites as part of the SA process. The policy acknowledges that on parts of these sites there is potential for development to impact on the skyline as it extends onto the southern slopes. Development would be seen in the context of housing under construction on the east side of the B3092 at The Mount. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location. Any design should take account and utilise long range views and provide an appropriate setting for the town. Site FR2 is relatively well contained and the policies include requirements that no harm is caused to the setting.
473	1111	7	Joe and Susie Hannam Maggs	N/A	FR2, FR3, FR4, FR5	housing allocations	Not all the sites are deliverable as not all landowners are willing to participate.	Delete FR2, FR3, FR4, FR5.	Landowners have put these sites forward and indicated that they are available through the Councils' Housing and Employment Land Availability Assessment.
473	1111	8	Joe and Susie Hannam Maggs	N/A	FR2, FR3, FR4, FR5	housing allocations	Site is distant from facilities such as the secondary school and this is not helping to mitigate climate change.	Delete FR2, FR3, FR4, FR5.	Somerset County Council's "School Place Planning Infrastructure Growth Plan" for 2017 shows that Christchurch First School is under capacity. The school is within easy walking distance of these sites. The SA acknowledges that secondary schools (including middle schools) are at some distance from the sites but this is balanced against accessibility to other services and facilities to produce an overall positive SA score for SAO13.

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473	1111	9	Joe and Susie Hannam Maggs	N/A	FR2, FR3, FR4, FR5	housing allocations	Local residents have not been fully consulted and local residents have not been written to.	Delete FR2, FR3, FR4, FR5.	Extensive consultation was carried out at both Issues and Options stage and Pre-Submission stage and this is set out in the Consultation Statement. No change to the plan.
474	519	1	Stuart and Annie Arguile	N/A	FR2, FR3, FR4, FR5,	housing allocations	The site is best and most versatile agricultural land. Areas of poorer land should be prioritised.	Delete FR2, FR3, FR4, FR5.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
474	519	2	Stuart and Annie Arguile	N/A	FR2, FR3, FR4, FR5, FR7	housing allocations	The allocation of houses to Frome is disproportionate. Street is an importer of jobs and should have more allocations. Also West Wiltshire has built more than required. There is a duty to co-operate that has not been fulfilled.	Delete FR2, FR3, FR4, FR5, FR7.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. The duty to co-operate is the subject of a separate Duty to Co-operate statement.
492	6442	1	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	Site is best and most versatile agricultural land which will be lost, contrary to advice in the NPPF.	Delete FR2, FR3, FR4, FR5.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
492	6442	2	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	SA does not distinguish between Grade 3a (best and most versatile) and grade 3b (not best and most versatile). There is other land around Frome that is not best and most versatile and this land has not been considered as a reasonable alternative location.	Delete FR2, FR3, FR4, FR5.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
492	6442	3	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	The allocation does not follow the core principle in the NPPF of preferring land of lower environmental value.	Delete FR2, FR3, FR4, FR5.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
492	6442	4	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	Allocation not support the sustainability principle of supporting an economic role as it will destroy the economic potential for agriculture on this land.	Delete FR2, FR3, FR4, FR5.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
492	6442	5	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	Allocation would not support the sustainability principle of supporting a social role as it will destroy a popular amenity area on the edge of Frome used by residents for outdoor activities.	Delete FR2, FR3, FR4, FR5.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. At FR2 a requirement is included to improve pedestrian and cycle access from the surrounding network.

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492	6442	6	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	Allocation does not support the sustainability principle of protecting and enhancing the natural environment, improving biodiversity, using natural resources prudently or mitigating climate change.	Delete FR2, FR3, FR4, FR5.	SA has been carried out to assess the sustainability of all the sites allocated. HRA has been carried out on the site to identify any impacts on biodiversity and suitable mitigation measures are specified in the policy.
492	6442	7	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	Allocations will affect biodiversity, including loss of bats within the bat consideration zone and other protected species such as great crested newts, slow worms, badgers and wild birds. Light pollution will affect wildlife and rural character.	Delete FR2, FR3, FR4, FR5.	HRA has been carried out on the site to identify any impacts on biodiversity and suitable mitigation measures are specified in the policy.
492	6442	8	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	Allocations will not help to mitigate climate change as it will encourage commuting, the secondary school is too far away to walk and will increase traffic and congestion due to its location on the far edge of Frome.	Delete FR2, FR3, FR4, FR5.	Somerset County Council's "School Place Planning Infrastructure Growth Plan" for 2017 shows that Christchurch First School is under capacity. The school is within easy walking distance of these sites. The SA acknowledges that secondary schools (including middle schools) are at some distance from the sites but this is balanced against accessibility to other services and facilities to produce an overall positive SA score for SAO13.
492	6442	9	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	Allocation will not protect or enhance the landscape.	Delete FR2, FR3, FR4, FR5.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy acknowledges that on parts of these sites there is potential for development to impact on the skyline as it extends onto the southern slopes. Development would be seen in the context of housing under construction on the east side of the B3092 at The Mount. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location. Any design should take account and utilise long range views and provide an appropriate setting for the town. Site FR2 is relatively well contained and the policies include requirements that no harm is caused to the setting.
492	6442	10	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	Brownfield land is not being prioritised.	Delete FR2, FR3, FR4, FR5.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.
492	6442	11	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	Allocation does not comply with advice provided to Government by the "Natural Capital Committee" in its 4th State of Natural Capital Report in planning for food, farming and fishing.	Delete FR2, FR3, FR4, FR5.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
492	6442	12	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	Do not believe the allocation will be effective, as some areas of land are not being made available by landowners.	Delete FR2, FR3, FR4, FR5.	Landowners have put these sites forward and indicated that they are available through the Councils' Housing and Employment Land Availability Assessment.
492	6442	13	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	Strategic cross boundary working has not been effective, including consideration of impacts on bats in West Wiltshire.	Delete FR2, FR3, FR4, FR5.	A separate Duty to Co-operate statement addresses cross boundary working. The HRA has considered the impact on bats.

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492	6442	14	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	Allocation of this land for housing does not follow the most appropriate strategy when considered against reasonable alternatives. It does not adequately consider the evidence base and does not proportionately allocate land where it is needed. The number of homes allocated in Frome is disproportionate.	Delete FR2, FR3, FR4, FR5	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process.
492	6442	15	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	Frome is an exporter of commuters, whereas Street is an importer of commuters. Distribution of housing within Mendip has not been properly considered. Frome is within a different housing market area to the rest of Mendip District.	Delete FR2, FR3, FR4, FR5.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process.
492	6442	16	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	Cross boundary issues relating to Hinkley Point have not been adequately considered in distributing housing.	Delete FR2, FR3, FR4, FR5.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. Cross boundary issues are the subject of a separate Duty to Co-operate statement.
492	6442	17	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	Wiltshire Council publications confirm that housing numbers have been exceeded in west Wiltshire. Needs of the housing market are being served in West Wilts with housing delivery 10% above the requirement 2014-2019. Frome is in the same housing market area as Trowbridge and Warminster and other Wilts towns. Growth in Frome is not to serve need in Frome. Cross boundary issues have not been properly considered. Development in Frome will result in Frome being a dormitory town for Bath and West Wilts. Housing needs are already being met in part in Wiltshire, and better alternative sites are available.	Delete FR2, FR3, FR4, FR5.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. Cross boundary issues are the subject of a separate Duty to Co-operate statement.
492	6442	18	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	The plan is not in accordance with the Frome Neighbourhood Plan or the Frome Town Strategy (core policy 6), which do not reference the land allocated.	Delete FR2, FR3, FR4, FR5.	LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. LPP2 sets out non-strategic policies to deliver the strategy. LPP2 therefore identifies non strategic sites not identified in LPP1. The Frome Neighbourhood Plan is in general conformity with the Local Plan and includes objectives in section 4.2 to "support the delivery of housing to meet the demands of a growing population".
492	6442	19	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	There is no justification for the FGA in LPP2 and it is not obvious on the maps.	Delete FR2, FR3, FR4, FR5.	The FGA is identified in LPP1 and does not form part of this plan, although part of the area is proposed for allocation.

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492	6442	20	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	Frome is in a different Employment Market Area to much of the rest of Mendip. It more closely aligns with Trowbridge and this has not been fully considered in drafting LLP2.	Delete FR2, FR3, FR4, FR5.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. Cross boundary issues are the subject of a separate Duty to Co-operate statement.
492	6442	21	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	The allocations do not take account of the intrinsic character and beauty of the countryside. The landscape assessment identifies the area as having significant amenity potential. It is described as prominent and important in the setting of the town. The sites are on the skyline or extend onto the southern slopes around Frome which contribute to the town's setting.	Delete FR2, FR3, FR4, FR5.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy acknowledges that on parts of these sites there is potential for development to impact on the skyline as it extends onto the southern slopes. Development would be seen in the context of housing under construction on the east side of the B3092 at The Mount. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location. Any design should take account and utilise long range views and provide an appropriate setting for the town. Site FR2 is relatively well contained and the policies include requirements that no harm is caused to the setting.
492	6442	22	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	LPP2 does not set out a positive vision for the future of the area or attempt to find ways to enhance and improve the places that people live their lives.	Delete FR2, FR3, FR4, FR5.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome and balancing a range of needs and issues. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process.
492	6442	23	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	No further amenities are planned for the extra housing and the scheme is unlikely to provide for affordable housing for local people. Local infrastructure is inadequate for the housing proposed.	Delete FR2, FR3, FR4, FR5.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy sets out a range of requirements for infrastructure and for the provision of affordable housing in accordance with relevant policy. Site FR2 also sets out a range of requirements for infrastructure and affordable housing.
492	6442	24	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	Allocations will increase flood risks as it drains to the river Frome and runoff speeds will be increased, making flooding downstream worse.	Delete FR2, FR3, FR4, FR5.	Environment Agency maps do not show major surface water flows from these sites. However, sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as surface water drainage. Site FR2 will be expected to make provision for surface water drainage. All sites will need to comply with policy DP23, managing flood risk.
492	6442	25	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	Heritage assets should be conserved. There are listed buildings, a deer park and archaeological interest in the vicinity of the sites.	Delete FR2, FR3, FR4, FR5.	Site FR2 includes a requirement for the site to be designed sensitively to ensure no harm to the setting, with particular regard to the listed buildings and the open countryside to the east. Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. However, none of the sites is likely to particularly impact a heritage site, but the policies include a requirement to respect the local context of the site.
492	6442	26	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	Plan does not enable the delivery of sustainable development.	Delete FR2, FR3, FR4, FR5.	NPPF sets out a need for the planning system to seek sustainable solutions, delivering economic, social and environmental gains simultaneously. An SA of LPP2 has been prepared, assessing the effects of proposals and these sites are acceptable. LPP2 has been prepared in accordance with the NPPF.

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492	6442	27	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	Housing affordability in Frome is worsening, and developers do their best to avoid providing affordable housing. Sites in town would provide the most suitable locations for affordable housing, but are blocked by landowners. CPO should be used to develop brownfield sites.	Delete FR2, FR3, FR4, FR5.	Brownfield land and sites within the town that have been put forward have been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land and sites within the town is insufficient to meet needs in Frome.
492	6442	28	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	Housing for elderly people is needed and the sites are too far from the doctors and community hospital.	Delete FR2, FR3, FR4, FR5.	LPP1 sets out policy in DP14 for a mix of dwelling sizes and types, including accommodation for older people. SA has assessed accessibility to a range of facilities and services for these sites.
492	6442	29	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	Sites at Packsaddle, Whatcombe Fields and Manor Road could be further examined as alternatives.	Delete FR2, FR3, FR4, FR5.	These sites have been assessed through the plan preparation process and the preferred sites include FR2, FR3, FR4, FR5.
492	6442	30	Friends of Little Keyford	Friends of Little Keyford	FR2, FR3, FR4, FR5,	housing allocations	SA assessment is flawed, it does not use all the available information and it does not present a balanced and objective assessment.	Delete FR2, FR3, FR4, FR5.	SA follows a transparent and structured process to assess the impact on 13 Sustainability objectives and the methodology can be regarded as good practice.
515	6461	1	Sheila Wilson	N/A	FR2, FR3,FR4, FR5, FR7	housing allocations	Majority of schools are at some distance, which would encourage use of cars and affect air quality.	Delete FR2, FR3, FR4, FR5, FR7.	Somerset County Council's "School Place Planning Infrastructure Growth Plan" for 2017 shows that Christchurch First School is under capacity. The school is within easy walking distance of these sites. The SA acknowledges that secondary schools (including middle schools) are at some distance from the sites but this is balanced against accessibility to other services and facilities to produce an overall positive SA score for SAO13.
515	6461	2	Sheila Wilson	N/A	FR2, FR3,FR4, FR5, FR7	housing allocations	Development would affect the character of Frome as a rural market town.	Delete FR2, FR3, FR4, FR5, FR7.	These policies include safeguards for the character of the area and neighbouring residential properties as necessary. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. The overall approach set out in LPP1 does not form part of this plan making process.
515	6461	3	Sheila Wilson	N/A	FR2, FR3,FR4, FR5, FR7	housing allocations	Wildlife will be affected, including loss of greater horseshoe bats and barn owls.	Delete FR2, FR3, FR4, FR5, FR7.	HRA has been carried out on the site to identify any impacts on biodiversity and suitable mitigation measures are specified in the policy.
515	6461	4	Sheila Wilson	N/A	FR2, FR3,FR4, FR5, FR7	housing allocations	Area is used for outdoor activities and access to the countryside. Its loss would affect the health and wellbeing of residents.	Delete FR2, FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation. This site will be expected to participate in developing a masterplanned approach to the provision of infrastructure. At FR2 a requirement is included to improve pedestrian and cycle access from the surrounding network.

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515	6461	5	Sheila Wilson	N/A	FR2, FR3,FR4, FR5, FR7	housing allocations	Traffic would be increased on narrow lanes that could not cope.	Delete FR2, FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as roads. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation, but would still be expected to participate in a masterplanned approach. Site FR2 would be expected to take access from the Marston Gate/Sandys Lane roundabout and the B3090.
515	6461	6	Sheila Wilson	N/A	FR2, FR3,FR4, FR5, FR7	housing allocations	Sites are on the skyline, which is an important feature, and views out into the countryside add to the character of Frome.	Delete FR2, FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy acknowledges that on parts of these sites there is potential for development to impact on the skyline as it extends onto the southern slopes. Development would be seen in the context of housing under construction on the east side of the B3092 at The Mount. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location. Any design should take account and utilise long range views and provide an appropriate setting for the town. Policy FR7 requires that proposals respect the site's sensitive location. Site FR2 is relatively well contained and the policies include requirements that no harm is caused to the setting.
518	3086	1	David, Maureen and Thom Brill	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	There has been insufficient public consultation and a lack of information. Previous consultations and opposition have not been addressed.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Extensive consultation was carried out at both Issues and Options stage and Pre-Submission stage and this is set out in the Consultation Statement. No change to the plan.
518	3086	2	David, Maureen and Thom Brill	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Brownfield development such as Saxonvale should be developed instead. This is prime agricultural land.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.
518	3086	3	David, Maureen and Thom Brill	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	A precedent for development as far as the bypass will be set.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development. The overall approach set out in LPP1 does not form part of this plan making process. LPP2 sets out non-strategic policies to deliver the strategy. Sites FR2, FR3, FR4, FR5, FR7, FR8 would not result in development as far as the by-pass. Any further proposals would be subject to the planning process. No change to the plan.
518	3086	4	David, Maureen and Thom Brill	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	The developers will not provide for the whole community or sufficient affordable housing. The site is located in an area that will encourage rising house prices.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy sets out a range of requirements for infrastructure and for the provision of affordable housing in accordance with relevant policy. Site FR2 also sets out a range of requirements for infrastructure and affordable housing.

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518	3086	5	David, Maureen and Thom Brill	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	The sites are on hilltops and on the skyline with many near and distant views. This has been quoted as a reason for preventing development in other parts of Frome, but not here.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy acknowledges that on parts of these sites there is potential for development to impact on the skyline as it extends onto the southern slopes. Development would be seen in the context of housing under construction on the east side of the B3092 at The Mount. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location. Any design should take account and utilise long range views and provide an appropriate setting for the town. Policy FR7 requires that proposals respect the site's sensitive location. Sites FR2 and FR8 are relatively well contained and the policies include requirements that no harm is caused to the setting.
518	3086	6	David, Maureen and Thom Brill	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	This site which is close to the bypass and other major roads will attract commuters, who do not engage with their home communities. This is contrary to the principles set out in the Frome Neighbourhood Plan, of encouraging low carbon transport.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation. This site will be expected to participate in developing a masterplanned approach to the provision of infrastructure. At FR2 a requirement is included to improve pedestrian and cycle access from the surrounding network.
518	3086	7	David, Maureen and Thom Brill	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Wildlife including barn owls and Greater Horseshoe Bats will be affected.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	HRA has been carried out on the site to identify any impacts on biodiversity and suitable mitigation measures are specified in the policy.
518	3086	8	David, Maureen and Thom Brill	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Light pollution will be caused, affecting dark night skies and the tranquillity of the rural environment.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Planning Practice Guidance provides guidance on light pollution and design requirements for lighting schemes. This is sufficient to control light pollution from the allocated sites. No change to the plan.
518	3086	9	David, Maureen and Thom Brill	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Flood risk will be increased as runoff travels more quickly into the river Frome, threatening Blatchbridge, Wallbridge and Willow Vale.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Environment Agency maps do not show major surface water flows from these sites. However, sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as surface water drainage. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure. Sites FR2 and FR8 will be expected to make provision for surface water drainage. All sites will need to comply with policy DP23, managing flood risk.
518	3086	10	David, Maureen and Thom Brill	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	The lanes are a valuable amenity to Frome residents and are used for leisure. The health and wellbeing of residents will be affected by increased traffic on the lanes.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation. This site will be expected to participate in developing a masterplanned approach to the provision of infrastructure. At FR2 a requirement is included to improve pedestrian and cycle access from the surrounding network.

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518	3086	11	David, Maureen and Thom Brill	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	The land is best and most versatile agricultural land and should be retained for food production. There are other sites that are lower grade agricultural land and brownfield, that should be developed instead.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
518	3086	12	David, Maureen and Thom Brill	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	The B3092 is narrow and dangerous. The new estate at the Mount has not provided a pavement. The road is not appropriate for the amount of traffic that will be generated.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as roads. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation, but would still be expected to participate in a masterplanned approach. Sites FR2 and FR8 would be expected to take access from the Marston Gate/Sandys Lane roundabout and the B3090.
518	3086	13	David, Maureen and Thom Brill	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Saxonvale is a more appropriate location to provide the smaller and affordable houses needed, closer to amenities. It should be developed instead.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.
518	3086	14	David, Maureen and Thom Brill	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	The boundary between town and countryside is very clear at Little Keyford and should be maintained.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location. Any design should take account and utilise long range views and provide an appropriate setting for the town. Policy FR7 requires that proposals respect the site's sensitive location. Sites FR2 and FR8 are relatively well contained and the policies include requirements that no harm is caused to the setting.
518	3086	15	David, Maureen and Thom Brill	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Both middle schools and the secondary school are at some distance. This will encourage driving contrary to FTCs green policies and the Frome Neighbourhood Plan.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Somerset County Council's "School Place Planning Infrastructure Growth Plan" for 2017 shows that Christchurch First School is under capacity. The school is within easy walking distance of these sites. The SA acknowledges that secondary schools (including middle schools) are at some distance from the sites but this is balanced against accessibility to other services and facilities to produce an overall positive SA score for SAO13.
518	3086	18	David, Maureen and Thom Brill	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Developers are not held to account for implementation of planning conditions.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	This is not a local plan matter.
518	3086	19	David, Maureen and Thom Brill	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Saxonvale should be brought forward for development using CPO.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.

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521	6465	1	James Wilson	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Traffic volumes on the B3092 are already too high and there is significant danger. Drivers will need to use roads through Keyford and The Butts, and Marston Estate. These roads are already congested by parking.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as roads. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation, but would still be expected to participate in a masterplanned approach. Sites FR2 and FR8 would be expected to take access from the Marston Gate/Sandys Lane roundabout and the B3090.
521	6465	2	James Wilson	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Residents are likely to commute from these sites.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. The overall approach set out in LPP1 does not form part of this plan making process but does include a balanced approach to housing and economic growth. Site allocations make provision for links to the local cycle and footpath networks and access to a range of facilities has been considered as part of the site selection process, encouraging sustainable travel choices.
521	6465	3	James Wilson	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	There is no pathway form the current David Wilson development so future sites may not have footpath access.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation. This site will be expected to participate in developing a masterplanned approach to the provision of infrastructure. At FR2 a requirement is included to improve pedestrian and cycle access from the surrounding network
521	6465	4	James Wilson	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Sites will ruin the unique setting of Frome, its rural setting and historic character.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy acknowledges that on parts of these sites there is potential for development to impact on the skyline as it extends onto the southern slopes. Development would be seen in the context of housing under construction on the east side of the B3092 at The Mount. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location. Any design should take account and utilise long range views and provide an appropriate setting for the town. Policy FR7 requires that proposals respect the site's sensitive location. Sites FR2 and FR8 are relatively well contained and the policies include requirements that no harm is caused to the setting.
521	6465	5	James Wilson	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Wildlife including protected species will be affected.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	HRA has been carried out on the site to identify any impacts on biodiversity and suitable mitigation measures are specified in the policy.
521	6465	6	James Wilson	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Light pollution will be caused.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Planning Practice Guidance provides guidance on light pollution and design requirements for lighting schemes. This is sufficient to control light pollution from the allocated sites. No change to the plan.
528	2099	1	Laurence Munden	N/A	FR2, FR3, FR4, FR5, FR7, FGA	housing allocations	Previous consultation responses have not been properly considered and due process may not have been followed.	Delete FR2, FR3, FR4, FR5, FR7, FGA.	Extensive consultation was carried out at both Issues and Options stage and Pre-Submission stage and this is set out in the Consultation Statement. Comments at Issues and Options stage and Pre-Submission stage have been carefully considered as appropriate in the plan preparation process.

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528	2099	2	Laurence Munden	N/A	FR2, FR3, FR4, FR5, FR7, FGA	housing allocations	Allocations would not help conserve and enhance the natural environment or reduce pollution as set out in NPPF as the area is rich in wildlife, including protected species, pollution from cars and buildings would increase, light pollution would increase, impact on surface water runoff and impact on a secondary aquifer.	Delete FR2, FR3, FR4, FR5, FR7 FGA.	HRA has been carried out on the site to identify any impacts on biodiversity and suitable mitigation measures are specified in the policy. Planning Practice Guidance provides guidance on light pollution and design requirements for lighting schemes. This is sufficient to control light pollution from the allocated sites. Environment Agency maps do not show major surface water flows from these sites. However, sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as surface water drainage. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure. Site FR2 will be expected to make provision for surface water drainage. All sites will need to comply with policy DP23, managing flood risk. No change to the plan.
528	2099	3	Laurence Munden	N/A	FR2, FR3, FR4, FR5, FR7, FGA	housing allocations	Congestion will be caused in Frome due to the relationship of the sites with the doctor's surgery and secondary schools.	Delete FR2, FR3, FR4, FR5, FR7, FGA.	Somerset County Council's "School Place Planning Infrastructure Growth Plan" for 2017 shows that Christchurch First School is under capacity. The school is within easy walking distance of these sites. The SA acknowledges that secondary schools (including middle schools) are at some distance from the sites but this is balanced against accessibility to other services and facilities to produce an overall positive SA score for SA013. The Doctors surgery is also at some distance from the site, since the surgery at Locks Hill was closed.
528	2099	4	Laurence Munden	N/A	FR2, FR3, FR4, FR5, FR7, FGA	housing allocations	Allocation would not be in accordance with numerous environmental plans, policies, directives, acts and conventions listed in the representation.	Delete FR2, FR3, FR4, FR5, FR7, FGA.	The plan has been subject to SA, which meets the requirements of the planning system and follows a transparent and structured process to assess the impact on 13 Sustainability objectives and the methodology can be regarded as good practice.
528	2099	5	Laurence Munden	N/A	FR2, FR3, FR4, FR5, FR7, FGA	housing allocations	Allocation of land should prefer land of lesser environmental value. This has not been considered. Land is grade 3a agricultural land. MDC has not sought to allocate land of lesser environmental value.	Delete FR2, FR3, FR4, FR5, FR7, FGA.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
528	2099	6	Laurence Munden	N/A	FR2, FR3, FR4, FR5, FR7, FGA	housing allocations	Brownfield site in the centre of Frome should be developed before greenfields are considered.	Delete FR2, FR3, FR4, FR5, FR7, FGA.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.
528	2099	7	Laurence Munden	N/A	FR2, FR3, FR4, FR5, FR7, FGA	housing allocations	There are brownfield sites elsewhere in Mendip District where there is a net inflow of commuters. These should be used instead.	Delete FR2, FR3, FR4, FR5, FR7, FGA.	LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome. The overall approach set out in LPP1 does not form part of this plan making process.

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528	2099	8	Laurence Munden	N/A	FR2, FR3, FR4, FR5, FR7, FGA	housing allocations	Recreation land would be lost and this would not enhance and improve the places that people live their lives as suggested by NPPF.	Delete FR2, FR3, FR4, FR5, FR7, FGA.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation. This site will be expected to participate in developing a masterplanned approach to the provision of infrastructure. At FR2 a requirement is included to improve pedestrian and cycle access from the surrounding network.
528	2099	9	Laurence Munden	N/A	FR2, FR3, FR4, FR5, FR7, FGA	housing allocations	The landscape is identified as attractive and further expansion will intrude into the rural character of the area.	Delete FR2, FR3, FR4, FR5, FR7, FGA.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy acknowledges that on parts of these sites there is potential for development to impact on the skyline as it extends onto the southern slopes. Development would be seen in the context of housing under construction on the east side of the B3092 at The Mount. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location. Any design should take account and utilise long range views and provide an appropriate setting for the town. Policy FR7 requires that proposals respect the site's sensitive location. Sites FR2 and FR8 are relatively well contained and the policies include requirements that no harm is caused to the setting.
528	2099	10	Laurence Munden	N/A	FR2, FR3, FR4, FR5, FR7, FGA	housing allocations	Frome is part of the functional economic market area that includes Bath and Trowbridge. Development in Frome will meet needs in other towns and encourage commuting to principle towns. These cross boundary issues have not been addressed.	Delete FR2, FR3, FR4, FR5, FR7, FGA.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome and balancing a range of needs and issues. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. Cross boundary working is addressed in a separate duty to co-operate statement.
528	2099	11	Laurence Munden	N/A	FR2, FR3, FR4, FR5, FR7, FGA	housing allocations	Street and Glastonbury are net importers of commuters. Frome is a net exporter. Housing in Street and Glastonbury is below the part 1 requirement, whereas in Frome it has been exceeded by 10%. There are better locations for house building elsewhere in Mendip. Housing pressures in the Street and Glastonbury area will be increased further by Hinkley Point.	Delete FR2, FR3, FR4, FR5, FR7, FGA.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome and balancing a range of needs and issues. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process.
528	2099	12	Laurence Munden	N/A	FR2, FR3, FR4, FR5, FR7, FGA	housing allocations	The allocation does not protect the green belt.	Delete FR2, FR3, FR4, FR5, FR7, FGA.	There is no designated green belt in this part of Mendip.

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528	2099	13	Laurence Munden	N/A	FR2, FR3, FR4, FR5, FR7, FGA	housing allocations	The site is not well served by facilities and there are no nearby secondary schools or doctors or good public transport links. Traffic through Frome will be increased as cars are used to access services.	Delete FR2, FR3, FR4, FR5, FR7, FGA.	Somerset County Council's "School Place Planning Infrastructure Growth Plan" for 2017 shows that Christchurch First School is under capacity. The school is within easy walking distance of these sites. The SA acknowledges that secondary schools (including middle schools) are at some distance from the sites but this is balanced against accessibility to other services and facilities to produce an overall positive SA score for SA013. The doctor's surgery is also at some distance. Public transport is available close to the sites.
528	2099	14	Laurence Munden	N/A	FR2, FR3, FR4, FR5, FR7, FGA	housing allocations	The intrinsic character and beauty of the countryside will not be protected.	Delete FR2, FR3, FR4, FR5, FR7, FGA.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy acknowledges that on parts of these sites there is potential for development to impact on the skyline as it extends onto the southern slopes. Development would be seen in the context of housing under construction on the east side of the B3092 at The Mount. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location. Any design should take account and utilise long range views and provide an appropriate setting for the town. Policy FR7 requires that proposals respect the site's sensitive location. Sites FR2 and FR8 are relatively well contained and the policies include requirements that no harm is caused to the setting.
528	2099	15	Laurence Munden	N/A	FR2, FR3, FR4, FR5, FR7, FGA	housing allocations	These sites were not included in the Part 1 plan and are not within the FGA.	Delete FR2, FR3, FR4, FR5, FR7, FGA.	The FGA is identified in LPP1 and does not form part of this plan, although part of the area is proposed for allocation. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome and balancing a range of needs and issues. LPP2 sets out non-strategic policies to deliver the strategy. It is therefore to be expected that LPP2 will allocate land not identified in LPP1 which help deliver the overall strategy.
528	2099	16	Laurence Munden	N/A	FR2, FR3, FR4, FR5, FR7, FGA	housing allocations	Allocation is not in accordance with the objectives set out in the SA, particularly SA03, landscapes, SA4 flood risk, SA05 biodiversity, SA09 sustainable travel patterns and SA12 meeting housing need in sustainable locations.	Delete FR2, FR3, FR4, FR5, FR7, FGA.	SA follows a transparent and structured process to assess the impact on 13 Sustainability objectives and the methodology can be regarded as good practice. Where negative impacts are identified mitigation measures are identified as appropriate.
528	2099	17	Laurence Munden	N/A	FR2, FR3, FR4, FR5, FR7, FGA	housing allocations	Flood risk will be increased downstream on the River Frome, and there is an area of surface water flooding already.	Delete FR2, FR3, FR4, FR5, FR7, FGA.	Environment Agency maps do not show major surface water flows from these sites. However, sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as surface water drainage. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure. Site FR2 will be expected to make provision for surface water drainage. All sites will need to comply with policy DP23, managing flood risk.
530	1498	1	Duncan Skene	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Half the 2015 residual requirement of 348 homes for Frome has come forward in the 2 years up to 2017. At least some will come forward in the next 11 years as windfall.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth including Frome and balancing a range of needs and issues. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process.

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530	1498	2	Duncan Skene	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Deadlock at Saxonvale may soon be broken, releasing the site for development. This is where the emphasis should be put.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated, including Saxonvale. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.
530	1498	3	Duncan Skene	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Due to pressure from Government and increased national housing targets, MDC is changing the goal post mid-way through the local plan process. The figure consulted on at Issues and Options was 2300, not the increased numbers now being suggested. If all the sites put forward, and Saxonvale are developed, Frome part 1 minimum figure will have been exceeded by 37.2%. This is not justified by the assessment of need.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The Council's approach is to meet the requirements in Local Plan Part 1 and identify additional sustainable housing sites in the main towns. These allocations will help maintain supply over the plan period and uplift planned growth to reflect evidence studies of housing need. No change to the plan.
530	1498	4	Duncan Skene	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Frome needs a mix of house types and tenures including rented. These sites will deliver a predominance of 3 and 4 bedroom houses in the £200 - £400k price bracket. This is not what the community needs.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The overall approach set out in LPP1 does not form part of this plan making process. Guidance on the mix and type of new housing is provided by LPP1 policy DP14. No change to the plan.
530	1498	5	Duncan Skene	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Excess capacity in West Wilts should be taken into account when determining housing need in Frome. Frome does not need a massive uplift in numbers.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Although there are strong links between Frome and towns in Wiltshire, this could only be considered in future discussions to review the respective Mendip and Wiltshire Core Strategy documents. This is outside the scope of Local Plan Part II.
530	1498	6	Duncan Skene	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	These sites will set a precedent for a larger scheme extending as far as the by-pass. These sites are effectively phase 1. The LPP2 sites should be looked at on their own merits and not as the leading edge of a larger development.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development. The overall approach set out in LPP1 does not form part of this plan making process. LPP2 sets out non-strategic policies to deliver the strategy. Sites FR2, FR3, FR4, FR5, FR7, FR8 would not result in development as far as the by-pass. Any further proposals would be considered through the planning process. No change to the plan.
530	1498	7	Duncan Skene	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	There is no need to allocate sites in the Little Keyford area and the plan is not sound.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. Sites in the Little Keyford area have been identified as the preferred options to deliver the strategy set out in LPP1.

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530	1498	8	Duncan Skene	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Landscape has been identified in the SA as an important factor. The SA has not drawn the correct conclusions regarding landscape impact of the outskirts of Frome. The surrounding villages and hamlets between Thytherington and Chapmanslade have the most uninterrupted views of the town. The tourist viewpoints of Cley Hill and Heavens Gate also have uninterrupted views of the southern slopes. many other views of Frome eg from the north are more intimate. The sites will affect large swathes of countryside and alternatives should be sought where the views of the town are less intrusive and less extensive. Site FR4 is particularly intrusive, with its boundary ending on the edge of the escarpment. The criteria of hilltop visibility is being applied inconsistently across sites in the town. Site to the west and north of Frome are less visually intrusive and the impact on the southern slopes is underplayed.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy acknowledges that on parts of these sites there is potential for development to impact on the skyline as it extends onto the southern slopes. Development would be seen in the context of housing under construction on the east side of the B3092 at The Mount. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location. Any design should take account and utilise long range views and provide an appropriate setting for the town. Policy FR7 requires that proposals respect the site's sensitive location. Sites FR2 and FR8 are relatively well contained and the policies include requirements that no harm is caused to the setting.
530	1498	9	Duncan Skene	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	The objections made during the Issues and Options consultation have been under-represented. The use of the word "preferred" may also have deterred people from commenting at all and created an impression that decision had already been made. The delay between I&O and Pre-Submission draft has further discouraged participation. Consultation in 2017 was inadequate to reach people and the forms have been difficult to use. The consultation process has not been sound.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Extensive consultation was carried out at both Issues and Options stage and Pre-Submission stage and this is set out in the Consultation Statement. Comments at Issues and Options stage and Pre-Submission stage have been carefully considered as appropriate in the plan preparation process.
530	1498	10	Duncan Skene		FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	The area is best and most versatile agricultural land and greenfield on the margins of Frome. As such is should be cherished and expansion of the town should be avoided while alternatives exist, which they do.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
535	6474	1	David Burns	N/A	FR3, FR4, FR5	housing allocations	The B3092 is narrow and dangerous for pedestrians and cyclists. HGVs use it despite advisory signs and it is too narrow. There is no footpath and none has been provided by recent development.	Delete FR3, FR4, FR5.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as roads.

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535	6474	2	David Burns	N/A	FR2, FR3, FR4, FR7	housing allocations	Little Keyford Lane is well used for recreation and outside activities, which are incompatible with increased traffic on these lanes. This would be contrary to the Frome Neighbourhood Plan that aims to promote health and happiness and encourage active lives.	Delete FR2, FR3, FR4, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure.
535	6474	4	David Burns	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	These are hilltop sites identified as such in the SA. Elsewhere hilltop sites are protected. This is inconsistent. Site to the north and west of the town could equally well be allocated if development is to be permitted to spill over the ridgeline.	Delete FR2, FR3, FR4, FR5, FR7, FR8	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy acknowledges that on parts of these sites there is potential for development to impact on the skyline as it extends onto the southern slopes. Development would be seen in the context of housing under construction on the east side of the B3092 at The Mount. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location. Any design should take account and utilise long range views and provide an appropriate setting for the town. Policy FR7 requires that proposals respect the site's sensitive location. Sites FR2 and FR8 are relatively well contained and the policies include requirements that no harm is caused to the setting.
537	6476	1	Angela Upshall	N/A	FR2, FR3, FR4, FR5	housing allocations	Flood risk at Blatchbridge and Wallbridge will be increased. Fields at Blatchbridge already flood, including the B3092, preventing access to the sites.	Delete FR2, FR3, FR4, FR5.	Environment Agency maps do not show major surface water flows from these sites. However, sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as surface water drainage. Site FR2 will be expected to make provision for surface water drainage. All sites will need to comply with policy DP23, managing flood risk.
537	6476	2	Angela Upshall	N/A	FR2, FR3, FR4, FR5	housing allocations	B3092 is narrow, making it difficult for vehicles to pass and there is no pavement making it very dangerous for pedestrians.	Delete FR2, FR3, FR4, FR5.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as roads. Site FR2 would be expected to take access from the Marston Gate/Sandys Lane roundabout and the B3090.
537	6476	3	Angela Upshall	N/A	FR2, FR3, FR4, FR5	housing allocations	Land is best and most versatile agricultural land and should be retained for food production.	Delete FR2, FR3, FR4, FR5.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
537	6476	4	Angela Upshall	N/A	FR2, FR3, FR4, FR5	housing allocations	Sites are a haven for wildlife.	Delete FR2, FR3, FR4, FR5.	HRA has been carried out on the site to identify any impacts on biodiversity and suitable mitigation measures are specified in the policy.
537	6476	5	Angela Upshall	N/A	FR2, FR3, FR4, FR5	housing allocations	Brownfield sites such as Saxonvale should be used instead.	Delete FR2, FR3, FR4, FR5	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.

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539	6478	7	Steve Hellier	Highways England	FR3, FR4, FR5	housing allocation	Due to the size of these 3 sites taken cumulatively and the number of residential trips likely to be generated, this site has the potential to impact on the strategic road network namely the A36/A361 junction.	Further evidence on the strategic road network needed	This is not a strategic site and is located to the west of Frome with the most direct access onto the A361 and not the A36. Any proposal will require a highway impact assessment. The impact of this scheme is difficult to assess as there are no specific proposals and no established traffic model for Mendip area. Development of a model is being explored as part of the evidence base to test options for the Single Plan Review to follow LP2.
546	6485	3	Lisa Bullock	Network Rail	FR3, FR4, FR5, FR7	Rail Infrastructure	Development that would result in increased traffic or change in the nature of traffic using a level crossing should be refused unless it can be shown there is not impact on safety or the impact can be mitigated. There are 2 level crossing in the vicinity of these sites. Blatchbridge junction level crossing is a public footpath, with a line speed of 100mph and 99 trains per day. River Frome level crossing is a public footpath crossing with a line speed of 40mph and 27 trains per day. Any increase in use will increase risk at these crossings and network Rail is extremely concerned by the impact of the site allocations. Risk at level crossing should be eliminated by the use of bridges or diversions.	Work with Network Rail to ensure there is no increased risk at the level crossings.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. Mitigation measures to ensure no increased risk at these level crossings could be included in the masterplan process. Site FR7 is much smaller and more self contained but will also be required to participate in a masterplanning approach to provide infrastructure. The issue is better dealt with at a later stage in the planning process. No change to the plan.
548	6486	1	Iain Bellamy	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Consultation process has been inadequate and residents should have been personally contacted. Consultation in 2015 was ignored.	Delete FR2, FR3, FR4, FR5, FR7, FR8	Extensive consultation was carried out at both Issues and Options stage and Pre-Submission stage and this is set out in the Consultation Statement. No change to the plan.
548	6486	2	Iain Bellamy	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Site is too far from schools and this will cause additional traffic	Delete FR2, FR3, FR4, FR5, FR7, FR8	Somerset County Council's "School Place Planning Infrastructure Growth Plan" for 2017 shows that Christchurch First School is under capacity. The school is within easy walking distance of these sites. The SA acknowledges that secondary schools (including middle schools) are at some distance from the sites but this is balanced against accessibility to other services and facilities to produce an overall positive SA score for SA013.
548	6486	3	Iain Bellamy	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Sites will have landscape impacts, cause light pollution and mean the loss of unspoilt farmland and wildlife.	Delete FR2, FR3, FR4, FR5, FR7, FR8	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy acknowledges that on parts of these sites there is potential for development to impact on the skyline as it extends onto the southern slopes. Development would be seen in the context of housing under construction on the east side of the B3092 at The Mount. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location. Any design should take account and utilise long range views and provide an appropriate setting for the town. Policy FR7 requires that proposals respect the site's sensitive location. Sites FR2 and FR8 are relatively well contained and the policies include requirements that no harm is caused to the setting.

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548	6486	4	Iain Bellamy	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Traffic congestion will be caused.	Delete FR2, FR3, FR4, FR5, FR7, FR8	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as roads. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation, but would still be expected to participate in a masterplanned approach. Sites FR2 and FR8 would be expected to take access from the Marston Gate/Sandys Lane roundabout and the B3090.
548	6486	5	Iain Bellamy	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Affordable homes will not be provided.	Delete FR2, FR3, FR4, FR5, FR7, FR8	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy sets out a range of requirements for infrastructure and for the provision of affordable housing in accordance with relevant policy. Site FR2 also sets out a range of requirements for infrastructure and affordable housing. Site FR8 is an employment site and would not therefore provide affordable housing.
548	6486	6	Iain Bellamy	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Sites will set a precedent for development as far as the bypass.	Delete FR2, FR3, FR4, FR5, FR7, FR8	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development. The overall approach set out in LPP1 does not form part of this plan making process. LPP2 sets out non-strategic policies to deliver the strategy. Sites FR2, FR3, FR4, FR5, FR7, FR8 would not result in development as far as the by-pass. Any further proposals would be considered through the planning process. No change to the plan.
548	6486	7	Iain Bellamy	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Other parts of Frome are more suitable and already have more modern houses. This area is ancient and should be protected.	Delete FR2, FR3, FR4, FR5, FR7, FR8	Sites elsewhere in Frome have been assessed through the plan preparation process and the preferred sites include FR2, FR3, FR4, FR5, FR7 and FR8.
548	6486	8	Iain Bellamy	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	This development will be for commuters and not the local community. Adding the necessary infrastructure will cause more damage to the environment.	Delete FR2, FR3, FR4, FR5, FR7, FR8	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth balancing a range of issues. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process.
548	6486	9	Iain Bellamy	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Brownfield site at Saxonvale should be developed first.	Delete FR2, FR3, FR4, FR5, FR7, FR8	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.
548	6486	10	Iain Bellamy	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Has propriety been observed?	Delete FR2, FR3, FR4, FR5, FR7, FR8	Extensive consultation was carried out at both Issues and Options stage and Pre-Submission stage and this is set out in the Consultation Statement. No change to the plan.
581	1797	6	Amanda Grundy	n/a	FR2, FR3, FR4, FR5, FR7, FR8, FR6	SA, soils and ALC	Where sites are guided by masterplans Natural England would expect these to be underpinned by evidence on soils which is likely to require detailed site surveys and assessments.	Add reference to assessment of ALC and soils to masterplanning.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth. LPP2 sets out non-strategic policies to deliver the strategy. NPPF para 112 sets out the weight to be given to preserving best and most versatile agricultural land. This guidance has been fully considered in putting forward housing allocations, and there is no need to repeat the guidance in LPP2. No change to the plan.
604	6525	4	David Wilson Homes	agent, Colin Danks, Peter Brett Associates	FR3, FR4, FR5, FR7	housing allocations	Support development on land south of Frome, which will allow early delivery of sites and bolster the Council's 5 year land supply.	None.	Support is noted.

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604	6525	5	David Wilson Homes	agent, Colin Danks, Peter Brett Associates	FR3, FR4, FR5, FR7	housing numbers	Remove "up to" figure which acts as an artificial limit to the number of homes and does not allow for flexibility in meeting market demand for different house types and designs.	Remove "up to" figures and replace with approximately to give flexibility in the numbers of homes that can be accommodated.	The site allocations policies reflect the environmental constraints on the sites.
604	6525	6	David Wilson Homes	agent, Colin Danks, Peter Brett Associates	FR3, FR4, FR5, FR7	landscape impact	Supporting text and policy on the skyline and hilltop location of the sites and the degree of sensitivity of the location are contradictory. NPPF guidance is that townscape concerns should not lead to refusal of sites and can be mitigated with good design. Reference to the sensitivity of the hilltop location and the skyline should be removed as impacts on the setting can be mitigated through good design.	Remove reference to sensitive hilltop location, long range views, the skyline and the setting of the town.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy acknowledges that on parts of these sites there is potential for development to impact on the skyline as it extends onto the southern slopes. Development would be seen in the context of housing under construction on the east side of the B3092 at The Mount. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location. Any design should take account and utilise long range views and provide an appropriate setting for the town. Policy FR7 requires that proposals respect the site's sensitive location.
604	6525	8	David Wilson Homes	agent, Colin Danks, Peter Brett Associates	FR3, FR4, FR5, FR7	design	Object to phrase "minimise visual impact" which does not give sufficient flexibility to the design process and assumes that impact will be negative. Policy should be positively worded to enable development to come forward in an appropriate manner through the design process.	Alter wording to "have regard to the layout, building height and soft landscaping in respect of the landscape and townscape setting of this edge of settlement site".	This wording is included to ensure that the landscape and townscape setting of these sites is respected and is appropriate in this sensitive location.
604	6525	9	David Wilson Homes	agent, Colin Danks, Peter Brett Associates	FR3, FR4, FR5	Housing	Acknowledge that safeguarding amenity of neighbouring property is a matter to come forward through detailed design.	Acknowledge that safeguarding amenity of neighbouring property is a matter to come forward through detailed design.	This wording is included to ensure that the amenity of neighbouring properties is safeguarded and is appropriate in this location. It allows flexibility within the design process.
604	6525	10	David Wilson Homes	agent, Colin Danks, Peter Brett Associates	FR3, FR4, FR5	housing allocation	Replacement habitat is required for each site. This should be part of the detailed design process to find the most appropriate method of addressing the HRA requirements.	Replace specified amounts of habitat replacement with wording referring to compliance with the HRA. (wording suggested)	HRA has been carried out on the site to identify any impacts on biodiversity and it is appropriate to specify suitable mitigation measures in the policy.

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604	6525	11	David Wilson Homes	agent, Colin Danks, Peter Brett Associates	FR3, FR4, FR5, FR7	infrastructure	Policy should specify infrastructure requirements for each site and not rely on a masterplanning approach which is unclear on the level and type of infrastructure required on each site.	Specify infrastructure required for each site within an overarching masterplanned approach.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach and matters of concern are highlighted in the policy. Additional onsite work will be required to establish the masterplan.
604	6525	12	David Wilson Homes	agent, Colin Danks, Peter Brett Associates	FR4	masterplanning	Acknowledge that sites can come forward independently and remove reference to need for FR3 to come forward first. There should be no need for this phasing as a masterplan sets out clear requirements.	Remove reference to FR4 not coming forward before FR3.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach.
604	6525	13	David Wilson Homes	agent, Colin Danks, Peter Brett Associates	FR4, FR5	drainage and flooding	Unclear what drainage infrastructure will be needed and a masterplanned approach to drainage is unnecessary. This should be assessed on a site by site basis to avoid delay in delivery.	Remove reference to masterplanning of drainage.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as surface water and foul drainage. As it is likely foul flows will need to be pumped to the existing sewer network a masterplanned approach is necessary. All sites will need to comply with policy DP23, managing flood risk.
604	6525	14	David Wilson Homes	agent, Colin Danks, Peter Brett Associates	FR3, FR4, FR5	heritage	There are no designated heritage assets in the vicinity of these sites and reference to sensitivities is unnecessary. There is no requirement to discuss heritage assets.	Remove reference to heritage.	Policies acknowledge that the site does not lie within a Conservation Area or close to any designated heritage assets, but is expected that any development should respect the local context and be sensitive to the location. The policy wording is appropriate to the sites.
622	768	1	Karen Burnett	n/a	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	600 homes is too large scale and object to the adverse impact on wildlife through air, light and noise pollution. There are no facilities within reasonable walking distance.	Delete FR2, FR3, FR4, FR5, FR7, FR8	HRA has been carried out on the site to identify any impacts on biodiversity and it is appropriate to specify suitable mitigation measures in the policy. The SA acknowledges that secondary schools (including middle schools) are at some distance from the sites but this is balanced against accessibility to other services and facilities to produce an overall positive SA score for SA013. The doctor's surgery is also at some distance. Public transport is available close to the sites.
623	6534	1	James Hughes Davies	n/a	FR3, FR4, FR5	housing allocations	The David Wilson Homes development at The Mount has only provided 4 affordable homes out of 64. The rest are way beyond prices that can be afforded on local wages. They are being built for commuters.	Ensure homes built on FR3, FR4, FR5 are affordable.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy sets out a range of requirements for infrastructure and for the provision of affordable housing in accordance with relevant policy.
623	6534	2	James Hughes Davies	n/a	FR3, FR4, FR5	housing allocations	Recent developments set a precedent for future poor design. Frome should seek more innovative and intelligent designs led by progressive architects. Council should seek more open spaces for a better community.	Ensure homes built on FR3, FR4 and FR5 are well designed for a better community.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach including the provision of infrastructure. Policies set out a number of requirements to be met within the design process. No change to the policy wording is needed.

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633	6540	1	Mr and Mrs Bennett	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Development should not spill over the hilltop.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy acknowledges that on parts of these sites there is potential for development to impact on the skyline as it extends onto the southern slopes. Development would be seen in the context of housing under construction on the east side of the B3092 at The Mount. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location. Any design should take account and utilise long range views and provide an appropriate setting for the town. Policy FR7 requires that proposals respect the site's sensitive location. Sites FR2 and FR8 are relatively well contained and the policies include requirements that no harm is caused to the setting.
633	6540	2	Mr and Mrs Bennett	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	These homes will only attract commuters.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth balancing a range of issues. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process.
633	6540	3	Mr and Mrs Bennett	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Dark night skies and the countryside should be preserved.	Delete FR2, FR3, FR4, FR5, FR7, FR8	Planning Practice Guidance provides guidance on light pollution and design requirements for lighting schemes. This is sufficient to control light pollution from the allocated sites. No change to the plan.
633	6540	4	Mr and Mrs Bennett	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Site will set a precedent for further expansion as far as the by-pass.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development. The overall approach set out in LPP1 does not form part of this plan making process. LPP2 sets out non-strategic policies to deliver the strategy. Sites FR2, FR3, FR4, FR5, FR7, FR8 would not result in development as far as the by-pass. Any further proposals would be considered through the planning process. No change to the plan.
633	6540	5	Mr and Mrs Bennett	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	B3092 is narrow.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as roads. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation, but would still be expected to participate in a masterplanned approach. Sites FR2 and FR8 would be expected to take access from the Marston Gate/Sandys Lane roundabout and the B3090.
633	6540	6	Mr and Mrs Bennett	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Land should remain farmland.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
633	6540	7	Mr and Mrs Bennett	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Massive opposition on 2015 has not been recognised.	Delete FR2, FR3, FR4, FR5, FR7, FR8	Extensive consultation was carried out at both Issues and Options stage and Pre-Submission stage and this is set out in the Consultation Statement. No change to the plan.
635	6541	1	Alison Bellamy	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Local people have not been contacted by post and communication has been inadequate.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Extensive consultation was carried out at both Issues and Options stage and Pre-Submission stage and this is set out in the Consultation Statement. No change to the plan.

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635	6541	2	Alison Bellamy	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Massive opposition on 2015 has not been recognised.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Extensive consultation was carried out at both Issues and Options stage and Pre-Submission stage and this is set out in the Consultation Statement. No change to the plan.
635	6541	3	Alison Bellamy	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	B3092 is narrow and dangerous and will be dangerous for pedestrians.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as roads. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation, but would still be expected to participate in a masterplanned approach. Sites FR2 and FR8 would be expected to take access from the Marston Gate/Sandys Lane roundabout and the B3090.
635	6541	4	Alison Bellamy	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Current development only has 4 affordable homes and affordable homes will not be delivered. No public spaces or services are included.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy sets out a range of requirements for infrastructure and for the provision of affordable housing in accordance with relevant policy.
635	6541	5	Alison Bellamy	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	School traffic will add to congestion as children are taken by car.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Somerset County Council's "School Place Planning Infrastructure Growth Plan" for 2017 shows that Christchurch First School is under capacity. The school is within easy walking distance of these sites. The SA acknowledges that secondary schools (including middle schools) are at some distance from the sites but this is balanced against accessibility to other services and facilities to produce an overall positive SA score for SAO13.
635	6541	6	Alison Bellamy	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Visibility of development and loss of unspoilt farmland will be a great loss.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy acknowledges that on parts of these sites there is potential for development to impact on the skyline as it extends onto the southern slopes. Development would be seen in the context of housing under construction on the east side of the B3092 at The Mount. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location. Any design should take account and utilise long range views and provide an appropriate setting for the town. Policy FR7 requires that proposals respect the site's sensitive location. Sites FR2 and FR8 are relatively well contained and the policies include requirements that no harm is caused to the setting.
635	6541	7	Alison Bellamy	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Wildlife will be lost.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	HRA has been carried out on the site to identify any impacts on biodiversity and suitable mitigation measures are specified in the policy.
635	6541	8	Alison Bellamy	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	A precedent for development as far as the by-pass will be set.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development. The overall approach set out in LPP1 does not form part of this plan making process. LPP2 sets out non-strategic policies to deliver the strategy. Site FR2, FR4, FR8 would not result in building as far as the by-pass. Any further proposals would be considered through the planning process. No change to the plan.

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635	6541	9	Alison Bellamy	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Sites will have an impact on views from the AONB at Alfreds Tower and Longleat, and will cause light pollution.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy acknowledges that on parts of these sites there is potential for development to impact on the skyline as it extends onto the southern slopes. Development would be seen in the context of housing under construction on the east side of the B3092 at The Mount. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views, given the site's sensitive hilltop location and any design should take account and utilise long range views and provide an appropriate setting for the town. Policy FR7 requires that proposals respect the site's sensitive location. Sites FR2 and FR8 are relatively well contained and the policies include requirements that no harm is caused to the setting.
635	6541	10	Alison Bellamy	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Land to the north of Frome is more suitable.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites elsewhere in Frome have been assessed through the plan preparation process and the preferred sites include FR2, FR3, FR4, FR5, FR7 and FR8.
635	6541	11	Alison Bellamy	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Houses will be for commuters, not local community and this is incompatible with the Frome neighbourhood Plan.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth balancing a range of issues. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process Frome Neighbourhood Plan is in conformity with LPP1.
635	6541	12	Alison Bellamy	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Brownfield land should be developed instead.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.
635	6541	13	Alison Bellamy	N/A	FR2, FR3, FR4, FR5, FR7, FR8	housing allocation	Fairness of the process is called into question.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Extensive consultation was carried out at both Issues and Options stage and Pre-Submission stage and this is set out in the Consultation Statement. No change to the plan.
657	436	1	Hilary Gilmore	n/a	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Use brownfield land in the centre at Saxonvale instead.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.
657	436	2	Hilary Gilmore	n/a	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Primary school would need to be expanded but there is no space left on the plans for this. A school bus would need to be funded to middle and upper schools.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Somerset County Council's "School Place Planning Infrastructure Growth Plan" for 2017 shows that Christchurch First School is under capacity. The school is within easy walking distance of these sites. The SA acknowledges that secondary schools (including middle schools) are at some distance from the sites but this is balanced against accessibility to other services and facilities to produce an overall positive SA score for SAO13.
657	436	3	Hilary Gilmore	n/a	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	The lanes in Little Keyford are too narrow for the number of cars generated and will cause congestion and danger.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as roads. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation, but would still be expected to participate in a masterplanned approach. Sites FR2 and FR8 would be expected to take access from the Marston Gate/Sandys Lane roundabout and the B3090.

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657	436	4	Hilary Gilmore	n/a	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Flooding will be made worse elsewhere in Frome. The town centre already has a flood problem.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Environment Agency maps do not show major surface water flows from these sites. However, sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as surface water drainage. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure. Sites FR2 and FR8 will be expected to make provision for surface water drainage. All sites will need to comply with policy DP23, managing flood risk.
657	436	5	Hilary Gilmore	n/a	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Any new building must provide truly affordable houses to rent and be environmentally self-sufficient.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy sets out a range of requirements for infrastructure and for the provision of affordable housing in accordance with relevant policy.
657	436	6	Hilary Gilmore	n/a	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Houses will be taken by commuters. Jobs should be provided first in the town.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth balancing a range of issues. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process.
657	436	7	Hilary Gilmore	n/a	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Sites are good agricultural land, used for recreation and a haven for wildlife.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of highway infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network and have regard to vehicular links to maximise opportunities for sustainable travel. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation, but would still be expected to participate in a masterplanned approach. At FR2 a requirement is included to improve pedestrian and cycle access from the surrounding network. HRA has been carried out on the sites to identify any impacts on biodiversity and suitable mitigation measures are specified in the policy. The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
259	2097	18	Rick Swan	Frome Civic Society	FR5	site allocations	A masterplan is needed to link with other sites. This is not adequately conveyed. Mention of a road to the east of the site is not correct. The playing fields are not mentioned.	Require master plan or development brief.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach.
466	6423	3	Katherine Fisher	N/A	FR5	housing allocation	Site is good quality agricultural land and brownfield sites should be used before it is considered.	Delete FR5.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.
39	30	1	Roger Kelley	N/A	FR3	Housing Allocation	The site is not in isolated countryside and can be considered infilling, as there are houses on 4 sides already.	None.	Support is noted.

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039	30	2	Roger Kelley	N/A	FR3	Housing Allocation	The site is close to a range of facilities including a convenience store, school and bus route, and water and telecoms infrastructure is already in place. Access to the site would be acceptable.	None.	Support is noted.
039	30	3	Roger Kelley	N/A	FR3	Housing Allocation	No wildlife issues have been highlighted on the site.	None.	Support is noted.
259	2097	5	Rick Swan	Frome Civic Society	FR3	site allocations	There is a discrepancy in the housing figures.	Only allow for 70 homes on this site in the tables.	This has been corrected in Proposed Changes.
259	2097	16	Rick Swan	Frome Civic Society	FR3	site allocations	A masterplan is needed to link with other sites. This is not adequately conveyed.	Require master plan or development brief.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach.
452	6414	1	S and J Golding	N/A	FR3	housing allocations	Object to loss of wildlife. The site has protected birds on the RSPB Red List.	Delete FR3.	HRA has been carried out on the site to identify any impacts on biodiversity and suitable mitigation measures are specified in the policy.
452	6414	2	S and J Golding	N/A	FR3	housing allocations	Land is of good agricultural quality and should be retained for food growing.	Delete FR3.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
452	6414	3	S and J Golding	N/A	FR3	housing allocations	Light pollution will be caused.	Delete FR3.	Planning Practice Guidance provides guidance on light pollution and design requirements for lighting schemes. This is sufficient to control light pollution from the allocated sites. No change to the plan.
452	6414	4	S and J Golding	N/A	FR3	housing allocations	Flood risk will be increased.	Delete FR3.	Environment Agency maps do not show major surface water flows from these sites. However, sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as surface water drainage. All sites will need to comply with policy DP23, managing flood risk.
604	6525	7	David Wilson Homes	agent, Colin Danks, Peter Brett Associates	FR3	policy wording	Remove reference to site "put forward" and replace with "allocated".	Remove reference to site "put forward" and replace with "allocated".	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. A revised policy is suggested which refers to development allocations.
125	2078	4	Lynne Angel	N/A	FR7	housing allocation	Site would have a significant adverse impact on the character of the area and a harmful impact on protected species of wildlife. The site is also lined with protected trees. There is no mains sewerage at the site.	Delete FR7.	The policy includes mitigation measures to ensure no harm to its sensitive location and that an access is found that does not harm the protected trees. No change to the plan.
211	1366	1	A P Webb	N/A	FR7	housing allocation	Site would result in loss of wildlife.	Delete FR7.	HRA has been carried out on the site to identify any impacts on biodiversity and suitable mitigation measures are specified in the policy.

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211	1366	2	A P Webb	N/A	FR7	housing allocation	There is no natural access from Little Keyford Lane and no footway, and no potential to construct one. Pedestrians would be put at risk.	Delete FR7.	Policy FR7 requires that a suitable access is found for the site before any development can commence. It also requires a masterplanning approach to provision of infrastructure for this and adjoining sites, including those east of the B3092, providing the opportunity to improve pedestrian links. No change to the plan.
211	1366	3	A P Webb	N/A	FR7	housing allocation	Site would have a significant negative impact on the character of the area.	Delete FR7.	Policy FR7 requires that the site should be designed sensitively to ensure no harm to its sensitive location. SA has been carried out to assess the overall sustainability of the site and the assessment found that the site is visually well contained, but that the row of protected trees is a significant feature of the landscape. These trees are safeguarded within the policy. No change to the plan.
211	1366	4	A P Webb	N/A	FR7	housing allocation	Other better sites are available for self build.	Delete FR7.	This is one of only 2 sites in Frome put forward for self build. Site FR6 was also put forward for self build but it is proposed to delete it from LPP2. No change to the plan.
259	2097	20	Rick Swan	Frome Civic Society	FR7	site allocation self build	Reference to local vernacular design will constrain development of innovative housing required for this type of development.	Remove reference to local materials and design.	The site is close to 3 listed buildings and the entrance driveway with its low stone walls and pollarded trees is highlighted as important to the setting of the site. The requirement for local materials and style is included to ensure the setting of the site is respected. No change to the plan.
259	2097	21	Rick Swan	Frome Civic Society	FR7	site allocations	A masterplan is needed to link with other sites. This is not adequately conveyed.	Require masterplan or development brief.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as roads. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation, but would still be expected to participate in a masterplanned approach.
466	6423	4	Katherine Fisher	N/A	FR7	housing allocation	Site does not have vehicle access and is bordered by a row of protected trees. Any increased vehicle access is unacceptable.	Delete FR7.	Policy FR7 requires that a suitable access is found for the site before any development can commence. It also requires a masterplanning approach to provision of infrastructure for this and adjoining sites, including those east of the B3092, providing the opportunity to improve pedestrian links. No change to the plan.

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518	3086	16	David, Maureen and Thom Brill	N/A	FR7	self build site	Site is outside development limits, is very rural in character. A previous appeal was dismissed and the reasons for dismissal still stand. There is no safe and convenient access to local amenities. Little Keyford Lane is not speed restricted, is narrow, and would be made more dangerous by increased traffic. There is no mains sewerage. Drainage of the site is poor and there are a number of small streams. Properties just downhill of the site will be affected by surface water flooding and potentially foul water flooding. These properties already suffer with surface water flooding. Access could only be achieved by felling trees with a TPO, which are very prominent and visibility on the lane would be difficult to achieve in any case. Development would overlook and affect 2 listed buildings.	Delete FR7.	Policy FR7 requires that a suitable access is found for the site before any development can commence. It also requires a masterplanning approach to provision of infrastructure for this and adjoining sites, including those east of the B3092, providing the opportunity to improve pedestrian links. The policy requires that the site should be designed sensitively to ensure no harm to its sensitive location. SA has been carried out to assess the overall sustainability of the site and the assessment found that the site is visually well contained, but that the row of protected trees is a significant feature of the landscape. These trees are safeguarded within the policy. No change to the plan.
530	1498	11	Duncan Skene	N/A	FR7	self build allocation	This site cannot be delivered within the plan period so its allocation is not sound. Access cannot be achieved without affecting the protected trees as stated in the policy. The owner of the driveway has stated that she does not intend to sell access. An appeal inspector has previously identified removal of any of the protected trees as harmful. The site should not be allocated as it is not deliverable.	Delete FR7.	Policy FR7 requires that a suitable access is found for the site before any development can commence. No change to the plan.
535	6474	3	David Burns	N/A	FR7	self build allocation	This site will have a significant adverse impact on the character of the area and affect protected wildlife species, and as an exception site, this would not be in accordance with the Frome Neighbourhood Plan. Frome Town Council have proposed 20-26 houses of urban design and this would not be appropriate to the site.	Delete FR7.	Policy FR7 requires that a suitable access is found for the site before any development can commence. It also requires a masterplanning approach to provision of infrastructure for this and adjoining sites, including those east of the B3092, providing the opportunity to improve pedestrian links. The policy requires that the site should be designed sensitively to ensure no harm to its sensitive location. SA has been carried out to assess the overall sustainability of the site and the assessment found that the site is visually well contained, but that the row of protected trees is a significant feature of the landscape. These trees are safeguarded within the policy. Frome Neighbourhood Plan supports self build and community housing in plan objective 6. No change to the plan.
658	6556	6	Sarah Truscott	n/a	FR7	housing allocations	This site has been turned down several times already and access will be difficult. The site creates a clear distinction between urban and rural and development would have a massive impact on the character of the area.	Delete FR7.	The policy requires that the site should be designed sensitively to ensure no harm to its sensitive location. SA has been carried out to assess the overall sustainability of the site and the assessment found that the site is visually well contained, but that the row of protected trees is a significant feature of the landscape. These trees are safeguarded within the policy. No change to the plan.

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710	3092	5	Jane Llewellyn	Frome Town Council	FR8	employment allocation	Site should not be accessed via the Sainsbury's roundabout due to the extra traffic generated by FR2.	Reconsider access arrangements.	The policy indicates that a satisfactory access can be achieved. No change to the plan.
259	2097	22	Rick Swan	Frome Civic Society	FR8	employment site allocation	Site is contiguous with FR2 and this gives the potential for alternative access for both sites	Require masterplan or development brief.	Site FR2 would be expected to take access from the Marston Gate/Sandys Lane roundabout and the B3090. Site FR8 is allocated for employment use and it is self contained. It is not therefore necessary to combine it with FR2.
259	2097	23	Rick Swan	Frome Civic Society	FR8	employment site allocation	There is no mention of the veteran oak on the site, which should be preserved.	Identify and preserve veteran oak.	The trees are not subject to a TPO or noted in the HRA. Policy DP8 of LPP1 sets out a requirement to demonstrate that proposals do not result in unacceptable environmental impacts, including on biodiversity. No change to the plan.
466	6423	5	Katherine Fisher	N/A	FR8	housing allocation	Site is productive farmland which would be urban sprawl once lost.	Delete FR8	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
603	6524	6	Catherine Brabner-Evans	Woodland Trust	FR8	trees	There are 2 veteran oak trees within the site that should be protected.	Protect 2 veteran oak trees within the allocated site.	The policy requires that biodiversity is maintained or enhanced.
658	6556	1	Sarah Truscott	n/a	FR3, FR4 FR5	housing allocations	Brownfield land should be used instead.	Delete FR3, FR4, FR5.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.
658	6556	2	Sarah Truscott	n/a	FR3, FR4 FR5	housing allocations	The sites are good agricultural land and actively farmed.	Delete FR3, FR4, FR5.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
658	6556	3	Sarah Truscott	n/a	FR3, FR4 FR5	housing allocations	Sites are used by walkers, cyclists and horseriders.	Delete FR3, FR4, FR5.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network.
658	6556	4	Sarah Truscott	n/a	FR3, FR4 FR5	housing allocations	The clear distinction between urban and rural would disappear with a sprawl.	Delete FR3, FR4, FR5.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location and any design should take account and utilise long range views and provide an appropriate setting for the town.

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658	6556	5	Sarah Truscott	n/a	FR3, FR4 FR5	housing allocations	Countryside should be preserved.	Delete FR3, FR4, FR5.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy acknowledges that on parts of these sites there is potential for development to impact on the skyline as it extends onto the southern slopes. Development would be seen in the context of housing under construction on the east side of the B3092 at The Mount. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location. Any design should take account and utilise long range views and provide an appropriate setting for the town.
662	6559	1	Rosalind Corner	n/a	FR3, FR4, FR5	housing allocations	House adjacent to B3092 will be put at risk as the road is too narrow for lorries. The road is not safe for pedestrians and this will become worse. The junction with Vinney Lane is very difficult.	Delete FR3, FR4, FR5.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as roads.
662	6559	2	Rosalind Corner	n/a	FR3, FR4, FR5	housing allocations	Consultation has been inadequate.	Delete FR3, FR4, FR5.	Extensive consultation was carried out at both Issues and Options stage and Pre-Submission stage and this is set out in the Consultation Statement. No change to the plan.
663	6560	1	Jonathan Corner	n/a	FR2, FR3, FR4, FR5, FR7	housing allocations	The B3092 is narrow and 2 HGVs cannot pass. There is a weight restriction on the bridges and houses are built very close to the road. HGVs accessing the David Wilson site have caused problems already. The danger to pedestrians, cyclists and horse riders is extreme.	Delete FR2, FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as roads. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation, but would still be expected to participate in a masterplanned approach. Site FR2 would be expected to take access from the Marston Gate/Sandys Lane roundabout and the B3090.
663	6560	2	Jonathan Corner	n/a	FR2, FR3, FR4, FR5, FR7	housing allocations	There is a potential archaeological site at the junction of Vinney Lane with the B3092 and further north west. There has been no archaeological survey in this area.	Delete FR2, FR3, FR4, FR5, FR7.	The site is not within an Area of High Archaeological Potential, which are defined where SCC consider there is reason to believe that archaeological remains exist but limited or no investigations have yet taken place. AHAPs are defined in LPP1. LPP1 also includes policy DP3 which protects the significance of heritage assets. There is no justification to include further safeguards in policies FR2, FR3, FR4, FR5 or FR7.
663	6560	3	Jonathan Corner	n/a	FR2, FR3, FR4, FR5, FR7	housing allocations	The site is on the hilltop and views in this area are visible to more people on the south side of Frome than the skyline to the north of Frome, which has been protected. The sites are visible in distant views form Cley Hill, Heavens Gate, Alfreds Tower etc. South of Frome is not the only location suitable for development.	Delete FR2, FR3, FR4, FR5, FR7.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy acknowledges that on parts of these sites there is potential for development to impact on the skyline as it extends onto the southern slopes. Development would be seen in the context of housing under construction on the east side of the B3092 at The Mount. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location. Any design should take account and utilise long range views and provide an appropriate setting for the town. Policy FR7 requires that proposals respect the site's sensitive location. Site FR2 is relatively well contained and the policies include requirements that no harm is caused to the setting.
663	6560	4	Jonathan Corner	n/a	FR2, FR3, FR4, FR5, FR7	housing allocations	Consultation has been inadequate.	Delete FR2, FR3, FR4, FR5, FR7.	Extensive consultation was carried out at both Issues and Options stage and Pre-Submission stage and this is set out in the Consultation Statement. No change to the plan.

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663	6560	5	Jonathan Corner	n/a	FR2, FR3, FR4, FR5, FR7	housing allocations	Traffic congestion will be increased throughout Frome, with routes to Radstock and into the town centre passing through already congested areas. The by-pass is not an option for all routes.	Delete FR2, FR3, FR4, FR5, FR7.	SCC Highways Team have been consulted and no concerns were raised regarding capacity on the wider road network.
663	6560	6	Jonathan Corner	n/a	FR2, FR3, FR4, FR5, FR7	housing allocations	The risk of flooding will be increased as water will drain more quickly into the river, increasing problems that already occur along the river valley and closing roads on a more regular basis.	Delete FR2, FR3, FR4, FR5, FR7.	Environment Agency maps do not show major surface water flows from these sites. However, sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as surface water drainage. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure. Site FR2 will be expected to make provision for surface water drainage. All sites will need to comply with policy DP23, managing flood risk.
672	2069	1	Pat Scott	n/a	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Sites are best and most versatile agricultural land and should be retained for food growing. Land north of Frome is lower grade and would be more suitable.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	The NPPF recognises the value of best and most versatile agricultural land and the wider benefits from natural capital and ecosystem services, including economic and other benefits. The extent of best and most versatile agricultural land within these sites has been assessed in the SA. However the loss of an area of grade 3a land must be balanced against other considerations in the plan making process.
672	2069	2	Pat Scott	n/a	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Sites are distant from middle and upper schools and children would likely be driven to school adding to congestion and air quality issues.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Somerset County Council's "School Place Planning Infrastructure Growth Plan" for 2017 shows that Christchurch First School is under capacity. The school is within easy walking distance of these sites. The SA acknowledges that secondary schools (including middle schools) are at some distance from the sites but this is balanced against accessibility to other services and facilities to produce an overall positive SA score for SAO13.
672	2069	3	Pat Scott	n/a	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Brownfield land at Saxonvale should be developed first.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.
672	2069	4	Pat Scott	n/a	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Employment in Frome has declined encouraging out commuting. These sites will attract commuters who do not engage with their home community. This is contrary to Frome Neighbourhood Plan objectives to encourage sustainable transport.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy sets out a range of requirements for infrastructure and for the provision of affordable housing in accordance with relevant policy. Frome Neighbourhood Plan is in conformity with LPP1.
672	2069	5	Pat Scott	n/a	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Flood risk will be increased as water drains more quickly to the river. Flooding already occurs at Blatchbridge and Wallbridge and homes in Willow Vale will be put at risk.	Delete FR2, FR3, FR4, FR5, FR7, FR8.	Environment Agency maps do not show major surface water flows from these sites. However, sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as surface water drainage. The much smaller site FR7 will also be required to participate in a masterplanning approach to provide infrastructure. Sites FR2 and FR8 will be expected to make provision for surface water drainage. All sites will need to comply with policy DP23, managing flood risk.

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682	6571	1	David Yelland	N/A	FR2, FR4, FR8	housing allocation	The proposals would mean building right up to the by-pass, meaning that a green corridor will be lost.	Delete FR2, FR4, FR8.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development. The overall approach set out in LPP1 does not form part of this plan making process. LPP2 sets out non-strategic policies to deliver the strategy. Site FR2, FR4, FR8 would not result in building as far as the by-pass. Any further proposals would be considered through the planning process. No change to the plan.
682	6571	2	David Yelland	N/A	FR2, FR4, FR8	housing allocation	Brownfield land should be used first.	Delete FR2, FR4, FR8.	Brownfield land put forward has been assessed within the site selection process and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome.
682	6571	3	David Yelland	N/A	FR2, FR4, FR8	housing allocation	Frome is taking a disproportionate amount of development compared to other Mendip towns.	Delete FR2, FR4, FR8.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth balancing a range of issues. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process.
683	6572	1	Judith Mistral	N/A	FR3, FR4, FR5	housing allocations	B3092 is inadequate to cope with the additional traffic. It is very narrow and used by heavy lorries. The road does not allow for footpaths and pedestrians, cyclists and horse riders are in danger.	Delete FR3, FR4, FR5.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as roads.
684	6009	1	Diana Dudden	N/A	FR3, FR4	housing allocations	B3092 would be unsuitable for the increase in traffic. There is no footpath and no way of providing one.	Delete FR3, FR4.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure such as roads.
684	6009	2	Diana Dudden	N/A	FR3, FR4	housing allocations	Secondary school is not within walking distance, and children would be driven to school creating congestion.	Delete FR3, FR4.	Somerset County Council's "School Place Planning Infrastructure Growth Plan" for 2017 shows that Christchurch First School is under capacity. The school is within easy walking distance of these sites. The SA acknowledges that secondary schools (including middle schools) are at some distance from the sites but this is balanced against accessibility to other services and facilities to produce an overall positive SA score for SAO13.
684	6009	3	Diana Dudden	N/A	FR3, FR4	housing allocations	The rural feel of this part of Frome would be lost.	Delete FR3, FR4.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach. The policy requires that the site should be designed and landscaped sensitively to ensure no significant harm occurs to important views given the site's sensitive hilltop location and any design should take account and utilise long range views and provide an appropriate setting for the town. Policy FR7 requires that proposals respect the site's sensitive location. Site FR2 is relatively well contained and the policies include requirements that no harm is caused to the setting.
684	6009	4	Diana Dudden	N/A	FR3, FR4	housing allocations	Rural lanes are used for recreation and their loss would affect the health and wellbeing of those that use them.	Delete FR3, FR4.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. The development should facilitate links and improvements to the surrounding pedestrian and cycleway network.

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710	3092	3	Jane Llewellyn	Frome Town Council	FR2, FR3, FR4, FR5, FR7, FR8	housing allocations	Comprehensive masterplan needed including local design guidance. Sites are not included in the Frome Town Design Statement.	Adopt local design guidance.	Sites FR3, FR4 and FR5 should be combined to support a masterplanned approach, including the provision of infrastructure. Site FR7 is small and exclusively for self build plots and it is therefore appropriate to retain the separate allocation, but would still be expected to participate in a masterplanned approach. Sites FR2 and FR8 are more self contained. All the policies include requirements relating to design and sites are required to have regard to their surroundings. A design guide is unnecessary.