

6: FROME - SPECIFIC RESPONSES TO ALLOCATION (FR6) Innox Hill									
Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
115	6176	1	Henry Kemp	N/A	FR6	housing allocation	Site is identified as unsuitable in the SA on landscape grounds and relationship to the settlement form.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
115	6176	2	Henry Kemp	N/A	FR6	housing allocation	The land is unsuitable and would require very deep footings, reducing the potential for planning gain.	Delete FR6.	Illustrative designs have been submitted with application 2018/0256/OTA, including levels. However this approach to designing a scheme which is viable on this site, responding to the landform conditions, has yet to be tested as the application was withdrawn. However, it is proposed to delete this site from LPP2 for other reasons.
115	6176	3	Henry Kemp	N/A	FR6	housing allocation	The site would increase flood risk down slope.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
115	6176	4	Henry Kemp	N/A	FR6	housing allocation	The sole access would be Packsaddle Way which is a cul de sac and unsuitable for more traffic. The terrain would prevent access via Innox Hill.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
115	6176	5	Henry Kemp	N/A	FR6	housing allocation	The development limit has moved out to include the site.	Delete FR6.	Development limits are being reviewed as part of the preparation of LPP2.
115	6176	6	Henry Kemp	N/A	FR6	housing allocation	Local place names indicate the rural character of the site.	Delete FR6.	The SA identified landscape constraints on the site. However, the site was put forward as an exemplar self build and custom build scheme. The sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
130	6187	1	Steven Small	N/A	FR6	housing allocation	Development will increase flood risk downslope.	Delete FR6	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
130	6187	2	Steven Small	N/A	FR6	housing allocation	Development will affect the rural character of this area and brown field sites should be used instead.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.

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130	6187	3	Steven Small	N/A	FR6	housing allocation	Traffic generation on Packsaddle Way would create congestion and danger and shops and schools are too far away to access on foot.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 home accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
130	6187	4	Steven Small	N/A	FR6	housing allocation	Wildlife including bats and owls would be lost.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
132	6189	1	P Mill	N/A	FR6	housing allocation	Sustainability Appraisals shows that land to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
132	6189	2	P Mill	N/A	FR6	housing allocation	The site would have a severe visual impact.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
132	6189	3	P Mill	N/A	FR6	housing allocation	Site is too steep.	Delete FR6.	Illustrative designs have been submitted with application 2018/0256/OTA, including levels. However this approach to designing a scheme which is viable on this site, responding to the landform conditions, has yet to be tested as the application was withdrawn. However, it is proposed to delete this site from LPP2 for other reasons.

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132	6189	4	P Mill	N/A	FR6	housing allocation	Development would cause danger and congestion on Packsaddle Way.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
132	6189	5	P Mill	N/A	FR6	housing allocation	Site will be affected by odour nuisance and flies from the sewage treatment works.	Delete FR6.	The site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. The site should be deleted.
132	6189	6	P Mill	N/A	FR6	housing allocation	Wildlife including falcons and owls would be lost.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
132	6189	7	P Mill	N/A	FR6	housing allocation	Site is away from the town's facilities such as schools, shops and transport.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
132	6189	8	P Mill	N/A	FR6	housing allocation	Development would be too dense.	Delete FR6.	The site is 2.98ha and is proposed for up to 100 homes. This would result in a density of around 35 per ha. However, it is proposed to delete this site from LPP2 for other reasons.
132	6189	9	P Mill	N/A	FR6	housing allocation	Site would join up with Spring Gardens.	Delete FR6.	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 FR6 would not result in the coalescence of Frome with Spring Gardens. However, it is proposed to delete the site from the plan for other reasons.
132	6189	10	P Mill	N/A	FR6	housing allocation	Site would make flooding problems worse down slope.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.

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134	544	1	David Francis and Denise Cush	N/A	FR6	housing allocation	Site is identified as unsuitable in sustainability appraisal.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
134	544	2	David Francis and Denise Cush	N/A	FR6	housing allocation	Does not take account of flooding downslope which will be made worse.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
134	544	3	David Francis and Denise Cush	N/A	FR6	housing allocation	Will affect wildlife including bats.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
134	544	4	David Francis and Denise Cush	N/A	FR6	housing allocation	Brownfield sites should be used first.	Delete FR6.	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.
134	544	5	David Francis and Denise Cush	N/A	FR6	housing allocation	Development would make traffic worse on Spring Gardens Lane and Innox Hill and access for emergency vehicles would be poor.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
138	6193	1	Mr and Mrs Sargent	N/A	FR6	housing allocation	Not suitable due to the slope.	Delete FR6.	Illustrative designs have been submitted with application 2018/0256/OTA, including levels. However this approach to designing a scheme which is viable on this site, responding to the landform conditions, has yet to be tested as the application was withdrawn. However, it is proposed to delete this site from LPP2 for other reasons.

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138	6193	2	Mr and Mrs Sargent	N/A	FR6	housing allocation	Congestion will increase.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
138	6193	3	Mr and Mrs Sargent	N/A	FR6	housing allocation	Too distant from schools, shops and doctors.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
138	6193	4	Mr and Mrs Sargent	N/A	FR6	housing allocation	Saxonvale should be developed instead.	Delete FR6.	Brownfield land put forward, including Saxonvale, 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.
143	4031	1	J A Pike	N/A	FR6	housing allocation	Road is too narrow and not suitable for more traffic.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
143	4031	2	J A Pike	N/A	FR6	housing allocation	Site is a long way from facilities such as school, shops, medical facilities and there is no public transport and no lighting.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
143	4031	3	J A Pike	N/A	FR6	housing allocation	Sewage works will not be able to cope.	Delete FR6.	The site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. The site should be deleted.
143	4031	4	J A Pike	N/A	FR6	housing allocation	There is no work in the area.	Delete FR6.	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.

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143	4031	5	J A Pike	N/A	FR6	housing allocation	Spring Gardens often floods.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
144	368	1	Farrell	N/A	FR6	housing allocation	Traffic congestion would be caused on Grange Road and the junctions to Bath Road and Park Hill Drive.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
144	368	2	Farrell	N/A	FR6	housing allocation	The site is a long distance from services and amenities.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
144	368	3	Farrell	N/A	FR6	housing allocation	Brownfield land should be developed first.	Delete FR6.	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.
146	5067	1	Margaret Donkin	N/A	FR6	housing allocation	The steepness of the site will cause worsened flooding downslope.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
146	5067	2	Margaret Donkin	N/A	FR6	housing allocation	Increased traffic will cause danger to elderly people and children.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
146	5067	3	Margaret Donkin	N/A	FR6	housing allocation	Use brownfield first.	Delete FR6.	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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146	5067	4	Margaret Donkin	N/A	FR6	housing allocation	All traffic will have to travel along Packsaddle way which is not adequate.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
146	5067	5	Margaret Donkin	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
147	6198	1	Moira Blakeston	N/A	FR6	housing allocation	Extra traffic will have an impact.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
147	6198	2	Moira Blakeston	N/A	FR6	housing allocation	Brownfield sites should be used.	Delete FR6.	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.
147	6198	3	Moira Blakeston	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.

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147	6198	4	Moira Blakeston	N/A	FR6	housing allocation	The distance to local facilities will impact the areas carbon footprint.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
147	6198	5	Moira Blakeston	N/A	FR6	housing allocation	The site will impact the landscape and wildlife on the site.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
148	6199	1	Mr and Mrs Howell	N/A	FR6	housing allocation	Unsuitable sloping terrain.	Delete FR6.	Illustrative designs have been submitted with application 2018/0256/OTA, including levels. However this approach to designing a scheme which is viable on this site, responding to the landform conditions, has yet to be tested as the application was withdrawn. However, it is proposed to delete this site from LPP2 for other reasons.
148	6199	2	Mr and Mrs Howell	N/A	FR6	housing allocation	Flood risk.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
148	6199	3	Mr and Mrs Howell	N/A	FR6	housing allocation	Increased traffic.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
148	6199	4	Mr and Mrs Howell	N/A	FR6	housing allocation	Degradation of the rural environment.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
148	6199	5	Mr and Mrs Howell	N/A	FR6	housing allocation	Inappropriate facility issues.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
148	6199	6	Mr and Mrs Howell	N/A	FR6	housing allocation	Brownfield land should be used.	Delete FR6.	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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148	6199	7	Mr and Mrs Howell	N/A	FR6	housing allocation	Council has previously considered that land unsuitable.	Delete FR6.	The Local Plan process affords an opportunity to reassess development limits and site allocation in the town. However, it is proposed to delete the site from LPP2 for other reasons.
151	6201	1	Louise Turner	N/A	FR6	housing allocation	Additional traffic will be a risk to children crossing the road to the play park at Pedlars Grove.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
151	6201	2	Louise Turner	N/A	FR6	housing allocation	The site is a corridor for wildlife travelling towards the River Frome.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
151	6201	3	Louise Turner	N/A	FR6	housing allocation	Brownfield sites should be used first.	Delete FR6.	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.
152	1916	1	Chris Lewis and Tina Lewis	N/A	FR6	housing allocation	The site is contrary to Mendip's SA.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
152	1916	2	Chris Lewis and Tina Lewis	N/A	FR6	housing allocation	The school site could be used instead. It has been held for education for over 20 years.	Delete FR6.	The school site is not being made available for housing development by the landowners.
152	1916	3	Chris Lewis and Tina Lewis	N/A	FR6	housing allocation	The site breaches the skyline and is steeply sloping.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.

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152	1916	4	Chris Lewis and Tina Lewis	N/A	FR6	housing allocation	There is no sensible vehicle access.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
152	1916	5	Chris Lewis and Tina Lewis	N/A	FR6	housing allocation	Brownfield land should be developed priority.	Delete FR6.	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.
154	411	1	N S Salisbury	N/A	FR6	housing allocation	Development will increase the flood risk at Jeffries Lane and Spring Gardens, which is already at risk from flooding.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
166	6211	1	Sylvia Alexandrova-Small	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable	delete FR6	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
166	6211	2	Sylvia Alexandrova-Small	N/A	FR6	housing allocation	Flood risk.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
166	6211	3	Sylvia Alexandrova-Small	N/A	FR6	housing allocation	Distance from other services - shops, schools, GP centres etc.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.

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166	6211	4	Sylvia Alexandrova-Small	N/A	FR6	housing allocation	Traffic issues in the area leading to air pollution, health issues etc.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
167	6212	1	A P Hancock	N/A	FR6	housing allocation	Runoff from this field causes flooding at Spring Gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
167	6212	2	A P Hancock	N/A	FR6	housing allocation	Road will be steep and difficult in icy conditions.	Delete FR6.	Extreme weather may cause inconvenience but is an unusual occurrence and should not prevent allocation of an otherwise suitable site. However, it is proposed to delete the site from LPP2 for other reasons.
167	6212	3	A P Hancock	N/A	FR6	housing allocation	Amount of traffic coming along Packsaddle Way and Grange Road will be dangerous.	Delete FR6	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
167	6212	4	A P Hancock	N/A	FR6	housing allocation	Wildlife will be lost.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
167	6212	5	A P Hancock	N/A	FR6	housing allocation	Not sustainable for building due to the steep slope and position.	Delete FR6.	Illustrative designs have been submitted with application 2018/0256/OTA, including levels. However this approach to designing a scheme which is viable on this site, responding to the landform conditions, has yet to be tested as the application was withdrawn. However, it is proposed to delete this site from LPP2 for other reasons.
168	6213	1	Jaqueline Leyton	N/A	FR6	housing allocation	Use brownfield sites instead.	Delete FR6.	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
168	6213	2	Jaqueline Leyton	N/A	FR6	housing allocation	Grange Road will become very busy and construction traffic will be a problem.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
168	6213	3	Jaqueline Leyton	N/A	FR6	housing allocation	Area not suitable for development proposed.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
169	6214	1	J Bushell	N/A	FR6	housing allocation	Traffic on Grange Road and Packsaddle way will increase. It already queues up when the school children are using the crossing at Bath Road junction.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
169	6214	2	J Bushell	N/A	FR6	housing allocation	Site is too far from the primary school at Milk Street to walk.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
169	6214	3	J Bushell	N/A	FR6	housing allocation	Employment units will generate industrial traffic which will use the residential roads, creating risk.	Delete FR6	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.

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170	6215	1	B Lavorgna	N/A	FR6	housing allocation	Increase in traffic.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
170	6215	2	B Lavorgna	N/A	FR6	housing allocation	Heavy traffic from the industrial units on roads which are unsuitable.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes, live work units and work units with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
170	6215	3	B Lavorgna	N/A	FR6	housing allocation	Areas close to the bypass are more suitable.	Delete FR6.	All sites put forward have been assessed within the site selection process and appropriate sites allocated. Several sites to the south of Frome, closer to the by-pass have been allocated. It is proposed to delete this site from LPP2 for other reasons.
171	363	1	Martin Lear	N/A	FR6	housing allocation	Access to the site is poor and it is some distance from the main roads and shops and a new bus service would be needed.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
171	363	2	Martin Lear	N/A	FR6	housing allocation	Additional traffic will be generated causing frustration to residents and danger to children. Access will be difficult in icy conditions.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.

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171	363	3	Martin Lear	N/A	FR6	housing allocation	The proposals will include a "refreshment facility" attracting leisure traffic adding to the danger.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
171	363	4	Martin Lear	N/A	FR6	housing allocation	Impact on landscape and wildlife. The site will affect the main Frome Valley as it moves down the escarpment slope.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
172	341	1	Valerie Payne	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
172	341	2	Valerie Payne	N/A	FR6	housing allocation	Landscape impact as the site goes beyond the ridgeline.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
172	341	3	Valerie Payne	N/A	FR6	housing allocation	Site is distant from facilities and services.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
172	341	4	Valerie Payne	N/A	FR6	housing allocation	Extra traffic would pose a danger to and create traffic jams.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
172	341	5	Valerie Payne	N/A	FR6	housing allocation	Increase flood risk at Spring Gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
172	341	6	Valerie Payne	N/A	FR6	housing allocation	Destruction of unique wildlife.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
173	6216	1	Raymond Payne	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
173	6216	2	Raymond Payne	N/A	FR6	housing allocation	Flood risk increased in Spring Gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
173	6216	3	Raymond Payne	N/A	FR6	housing allocation	Remote form facilities such as schools and shops.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
173	6216	4	Raymond Payne	N/A	FR6	housing allocation	Excess traffic past children's play area.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
173	6216	5	Raymond Payne	N/A	FR6	housing allocation	Breaking through the ridge line.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
174	1388	1	Bernard Wight	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
174	1388	2	Bernard Wight	N/A	FR6	housing allocation	Increased traffic on Packsaddle Way and congestion at the junction of Grange Road with Bath Road.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
174	1388	3	Bernard Wight	N/A	FR6	housing allocation	Increased risk of flooding at Spring Gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
174	1388	4	Bernard Wight	N/A	FR6	housing allocation	Too close to the sewage works.	Delete FR6.	The site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. The site should be deleted.
174	1388	5	Bernard Wight	N/A	FR6	housing allocation	Development would affect the rural character of the area, would come over the ridge line, and would impact wildlife.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
174	1388	6	Bernard Wight	N/A	FR6	housing allocation	Once the ridgeline is breached development will increase out towards Orchardleigh and Beckington.	Delete FR6.	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 FR6 would not result in the coalescence of Frome with any other settlement. However, it is proposed to delete the site from the plan for other reasons.
174	1388	7	Bernard Wight	N/A	FR6	housing allocation	Brownfield sites should be used first. Greenfields help to give Frome its distinctive character.	Delete FR6.	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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175	6217	1	David and Gillian Wilson	N/A	FR6	housing allocation	Traffic in Grange Road will be worsened and will affect the ageing population of the area and school traffic.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
176	6218	1	Sheila Batten	N/A	FR6	housing allocation	Too much traffic will be generated on Packsaddle.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
176	6218	2	Sheila Batten	N/A	FR6	housing allocation	More houses here will result in overcrowding.	Delete FR6.	The site is 2.98ha and is proposed for up to 100 homes. This would result in a density of around 35 per ha. However, it is proposed to delete this site from LPP2 for other reasons.
176	6218	3	Sheila Batten	N/A	FR6	housing allocation	Will affect the special character of Frome and its pull as a visitor destination.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location, including landscape impact. The extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
176	6218	4	Sheila Batten	N/A	FR6	housing allocation	Flooding will become a problem because builders don't take any notice beforehand.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
177	6219	1	Kath Wight	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
177	6219	2	Kath Wight	N/A	FR6	housing allocation	Traffic would be greatly increased on Packsaddle Way and access for emergency vehicles would be compromised.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
177	6219	3	Kath Wight	N/A	FR6	housing allocation	Flood risk at Spring Gardens will be worsened.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
177	6219	4	Kath Wight	N/A	FR6	housing allocation	The site is distant from facilities such as schools, doctors and shops and this will increase traffic.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
177	6219	5	Kath Wight	N/A	FR6	housing allocation	New homes could be affected by problems at the sewage works.	Delete FR6.	The site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. The site should be deleted.
177	6219	6	Kath Wight	N/A	FR6	housing allocation	Risk to children using the Packsaddle play area will be increased.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
177	6219	7	Kath Wight	N/A	FR6	housing allocation	There will be an impact on the distinctive rural character of the area, and it breaches the ridge line.	Delete FR6	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
177	6219	8	Kath Wight	N/A	FR6	housing allocation	Separation of this area from Spring Gardens will be lost and development will creep out to Orchardleigh and Beckington.	Delete FR6.	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 FR6 would not result in the coalescence of Frome with Spring Gardens. However, it is proposed to delete the site from the plan for other reasons.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
177	6219	9	Kath Wight	N/A	FR6	housing allocation	Brownfield sites should be used before building on greenfield.	Delete FR6.	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.
188	6229	1	Lynette Zalac	N/A	FR6	housing allocation	Site is too small for the number suggested.	Delete FR6.	The site is 2.98ha and is proposed for up to 100 homes. This would result in a density of around 35 per ha. However, it is proposed to delete this site from LPP2 for other reasons.
188	6229	2	Lynette Zalac	N/A	FR6	housing allocation	Access through Packsaddle Way would cause congestion.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
188	6229	3	Lynette Zalac	N/A	FR6	housing allocation	Site will be difficult to access in icy conditions.	Delete FR6.	Extreme weather may cause inconvenience but is an unusual occurrence and should not prevent allocation of an otherwise suitable site. However, it is proposed to delete the site from LPP2 for other reasons.
188	6229	4	Lynette Zalac	N/A	FR6	housing allocation	Site is very steep and the area floods.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
188	6229	5	Lynette Zalac	N/A	FR6	housing allocation	Pedestrians will try to see spring Gardens on foot and this will be dangerous.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
188	6229	6	Lynette Zalac	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
190	1834	1	Tim Rose	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
190	1834	2	Tim Rose	N/A	FR6	housing allocation	Area has been included in order to secure self build and small business units. These are marginal advantages and unlikely to be attractive to the market due to the access.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape, concerns about biodiversity and other site conditions compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
191	6231	1	Mr and Mrs Wells	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
191	6231	2	Mr and Mrs Wells	N/A	FR6	housing allocation	Flood risk will be worsened in Spring Gardens. It is already very bad and includes raw sewage on occasion.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
192	6232	1	John Meade	N/A	FR6	housing allocation	View of Frome from the West will be spoilt.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
192	6232	2	John Meade	N/A	FR6	housing allocation	Traffic and access will be difficult.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
192	6232	3	John Meade	N/A	FR6	housing allocation	There are other sites in Frome.	Delete FR6.	All sites put forward have been assessed within the site selection process, including brownfield, and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome. It is proposed to delete this site from LPP2 for other reasons.
192	6232	4	John Meade	N/A	FR6	housing allocation	Site was previously considered unsuitable.	Delete FR6.	The Local Plan process affords an opportunity to reassess development limits and site allocation in the town. However, it is proposed to delete the site from LPP2 for other reasons.
194	486	1	Martin Dimery	N/A	FR6	housing allocation	Site would increase traffic through Packsaddle Way.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
194	486	2	Martin Dimery	N/A	FR6	housing allocation	Spring Gardens and Lower Innox are narrow and would be dangerous if an access was created.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
194	486	3	Martin Dimery	N/A	FR6	housing allocation	The area by the bridge at the Coalash Lane junction is prone to high risk flooding.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
194	486	4	Martin Dimery	N/A	FR6	housing allocation	Setting the development on the ridge would impact the environment.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
194	486	5	Martin Dimery	N/A	FR6	housing allocation	Spring Gardens would become an urban extension of Frome.	Delete FR6.	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 FR6 would not result in the coalescence of Frome with Spring Gardens. However, it is proposed to delete the site from the plan for other reasons.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
196	531	1	R H Clarke	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
196	531	2	R H Clarke	N/A	FR6	housing allocation	Loss of rural character and landscape impact when viewed from the north and filling in the gap between Frome and Spring Gardens.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
196	531	3	R H Clarke	N/A	FR6	housing allocation	Loss of wildlife.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
196	531	4	R H Clarke	N/A	FR6	housing allocation	Increased flood risk at Spring Gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
196	531	5	R H Clarke	N/A	FR6	housing allocation	Site has already been rejected at planning appeal, twice.	Delete FR6.	The Local Plan process affords an opportunity to reassess development limits and site allocation in the town. However, it is proposed to delete the site from LPP2 for other reasons.
196	531	6	R H Clarke	N/A	FR6	housing allocation	Road access and traffic generated on Packsaddle Way and Grange Road, creating congestion and danger to elderly and children using the play area. Spring Gardens is unsuitable for access.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
196	531	7	R H Clarke	N/A	FR6	housing allocation	Site is steep and access will be difficult in icy conditions.	Delete FR6.	Extreme weather may cause inconvenience but is an unusual occurrence and should not prevent allocation of an otherwise suitable site. However, it is proposed to delete the site from LPP2 for other reasons.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
196	531	8	R H Clarke	N/A	FR6	housing allocation	Site is distant from facilities and services.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
196	531	9	R H Clarke	N/A	FR6	housing allocation	Three are other more suitable sites and brownfield sites should be used first.	Delete FR6.	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.
196	531	10	R H Clarke	N/A	FR6	housing allocation	Small business units, self build units, café and pond are not needed and should not override the unsuitability of the site. They will disappear in any case as cost of development increases.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
199	536	1	Gordon Bird	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
199	536	2	Gordon Bird	N/A	FR6	housing allocation	Surrounding roads are narrow and unsuitable for increased traffic.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
199	536	3	Gordon Bird	N/A	FR6	housing allocation	Flood risk will be increased at Spring Gardens. Spring Gardens already floods badly.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
201	6234	1	Gwen Francis	N/A	FR6	housing allocation	Traffic will increase on packsaddle Way causing pollution and increased danger to older people and children	delete FR6	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
203	4061	1	Mary Thick	N/A	FR6	housing allocation	Flood risk will be increased. There is already surface water flooding on roads at Packsaddle Way and in the field.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
203	4061	2	Mary Thick	N/A	FR6	housing allocation	Traffic will be increased, and will include works vans and small trucks, increasing congestion and danger.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes, live work units and work units with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
203	4061	3	Mary Thick	N/A	FR6	housing allocation	Emergency vehicle access will be difficult.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
203	4061	4	Mary Thick	N/A	FR6	housing allocation	Services and facilities are over stretched and distant from the site.	Delete FR6	SA shows the site to be distant from many services and facilities. 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.



Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
203	4061	5	Mary Thick	N/A	FR6	housing allocation	Wildlife will be lost.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
203	4061	6	Mary Thick	N/A	FR6	housing allocation	Better sites are available as an alternative.	Delete FR6.	All sites put forward have been assessed within the site selection process, including brownfield, and appropriate sites allocated. The total of appropriate, available brownfield land is insufficient to meet needs in Frome. It is proposed to delete this site from LPP2 for other reasons.
207	407	1	Wendy Gregory	N/A	FR6	housing allocation	Loss of greenfield.	Delete FR6.	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.
207	407	2	Wendy Gregory	N/A	FR6	housing allocation	Increased traffic causing congestion on Packsaddle Way and Grange Road.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
207	407	3	Wendy Gregory	N/A	FR6	housing allocation	Flooding already causes problems at the end of Packsaddle Way.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
207	407	4	Wendy Gregory	N/A	FR6	housing allocation	Ice already causes problems at the end of Packsaddle Way.	Delete FR6.	Extreme weather may cause inconvenience but is an unusual occurrence and should not prevent allocation of an otherwise suitable site. However, it is proposed to delete the site from LPP2 for other reasons.
207	407	5	Wendy Gregory	N/A	FR6	housing allocation	Brownfield should be developed instead.	Delete FR6.	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.
208	1843	1	JS Gale	N/A	FR6	housing allocation	Flood risk at Spring Gardens will be worsened.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
208	1843	2	JS Gale	N/A	FR6	housing allocation	Water flowing downstream will threaten the dairy at Oldford.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
208	1843	3	JS Gale	N/A	FR6	housing allocation	Wildlife will be lost.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
208	1843	4	JS Gale	N/A	FR6	housing allocation	Site is too close to the sewage works.	Delete FR6.	The site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. The site should be deleted.
209	64	1	James and heather penman	N/A	FR6	housing allocation	Increased traffic on Packsaddle Way.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
209	64	2	James and heather penman	N/A	FR6	housing allocation	Difficulty accessing the area for emergency vehicles.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
209	64	3	James and heather penman	N/A	FR6	housing allocation	Site is distant from facilities and services.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
209	64	4	James and heather penman	N/A	FR6	housing allocation	Flood risk will be worsened.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
209	64	5	James and heather penman	N/A	FR6	housing allocation	Green spaces are needed as well as houses.	Delete FR6.	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.
209	64	6	James and heather penman	N/A	FR6	housing allocation	Industrial space is available on the industrial estates which are built for the traffic.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
210	366	1	Marjorie Whitear	N/A	FR6	housing allocation	Site floods regularly and is unsuitable.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
210	366	2	Marjorie Whitear	N/A	FR6	housing allocation	Site is distant from facilities and services.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
210	366	3	Marjorie Whitear	N/A	FR6	housing allocation	Increased traffic on packsaddle way would cause danger to older residents and children.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
210	366	4	Marjorie Whitear	N/A	FR6	housing allocation	Greenfield should be kept to keep Frome's rural feel.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
210	366	5	Marjorie Whitear	N/A	FR6	housing allocation	Light industrial should go where there is already industrial space.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme with live work units. These would not be appropriate on an industrial site. However, the sensitivity of the landscape, biodiversity concerns and other site conditions compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
210	366	6	Marjorie Whitear	N/A	FR6	housing allocation	Site is full of wildlife and enjoyed for walking.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
210	366	7	Marjorie Whitear	N/A	FR6	housing allocation	Site is not sustainable and there are brownfield sites available.	Delete FR6.	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.
217	6241	1	John Webley	N/A	FR6	housing allocation	Increased traffic in Packsaddle Way.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
217	6241	2	John Webley	N/A	FR6	housing allocation	Access via Innox Hill would be dangerous due to parked cars.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
231	417	1	Tom Riggs	N/A	FR6	housing allocation	Increased traffic on Packsaddle Way, Leys Lane, Spring Road would have an impact on residential street and be dangerous for pedestrians, especially children.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.

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237	6253	1	H and DM Hillier	N/A	FR6	housing allocation	Increased traffic in residential area and near children's play area.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
237	6253	2	H and DM Hillier	N/A	FR6	housing allocation	Increased risk of flooding at Spring Gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
237	6253	3	H and DM Hillier	N/A	FR6	housing allocation	Steep slope in field.	Delete FR6.	Illustrative designs have been submitted with application 2018/0256/OTA, including levels. However this approach to designing a scheme which is viable on this site, responding to the landform conditions, has yet to be tested as the application was withdrawn. However, it is proposed to delete this site from LPP2 for other reasons.
237	6253	4	H and DM Hillier	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
237	6253	5	H and DM Hillier	N/A	FR6	housing allocation	Spoil character of rural area and loss of wildlife.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
237	6253	6	H and DM Hillier	N/A	FR6	housing allocation	Use brownfield sites first.	Delete FR6.	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.
240	6256	1	Phyllada Breedon	N/A	FR6	housing allocation	Increase flood risk at Spring Gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.

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240	6256	2	Phyllada Breedon	N/A	FR6	housing allocation	Lack of infrastructure in the immediate area would mean increased traffic.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
240	6256	3	Phyllada Breedon	N/A	FR6	housing allocation	Ruin the rural character of the area.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
241	6258	1	Gerald Molloy	N/A	FR6	housing allocation	Heavy traffic will impact on the residential area and its roads.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
241	6258	2	Gerald Molloy	N/A	FR6	housing allocation	Insufficient schools, shops and health centres to cater for development.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
241	6258	3	Gerald Molloy	N/A	FR6	housing allocation	There is flooding in the area of the site.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
242	6259	1	S A Clarke	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
242	6259	2	S A Clarke	N/A	FR6	housing allocation	Increased risk of flooding at Spring Gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.

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242	6259	3	S A Clarke	N/A	FR6	housing allocation	Increased traffic on Packsaddle Way and Grange Road causing congestion and danger by the children's play area.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
244	6261	1	Richard Churchward and Debbie Holmes	N/A	FR6	housing allocation	Too far out of town and too far from services.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
244	6261	2	Richard Churchward and Debbie Holmes	N/A	FR6	housing allocation	Poor road links.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
244	6261	3	Richard Churchward and Debbie Holmes	N/A	FR6	housing allocation	Better brownfield sites available.	Delete FR6.	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.
244	6261	4	Richard Churchward and Debbie Holmes	N/A	FR6	housing allocation	Liable to flooding.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
245	525	1	A Morath	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.

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245	525	2	A Morath	N/A	FR6	housing allocation	Only 1 road access via packsaddle Way will cause problems. There needs to be another road access onto Innox. Packsaddle Way would become busy and dangerous.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
245	525	3	A Morath	N/A	FR6	housing allocation	Difficulty accessing the area for emergency vehicles.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
245	525	4	A Morath	N/A	FR6	housing allocation	Distance to facilities such as schools and doctors.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
245	525	5	A Morath	N/A	FR6	housing allocation	The hill will be impassable in snow and ice.	Delete FR6.	Extreme weather may cause inconvenience but is an unusual occurrence and should not prevent allocation of an otherwise suitable site. However, it is proposed to delete the site from LPP2 for other reasons.
248	42	1	Sylvia Lyall	N/A	FR6	housing allocation	Object to building on greenfield.	Delete FR6.	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.
248	42	2	Sylvia Lyall	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.



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248	42	3	Sylvia Lyall	N/A	FR6	housing allocation	Danger and congestion from additional traffic on Grange Road and conflict between traffic and school children.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
259	2097	19	Rick Swan	Frome Civic Society	FR6	site allocation, self build	Co-housing pods need to have between 12 and 25 units to be viable. There are also inaccuracies in the description of the site.	Increase self build and co-housing requirement to 15% minimum.	The policy allows for 5% co-housing in addition to 15-30% self build, making a total of between 20 and 30% self build and co-housing. The site has been deleted for other reasons.
263	5002	1	Miriam Hare	N/A	FR6	site allocation	Develop Saxonvale instead of this site.	Delete FR6.	Brownfield land put forward, including Saxonvale, 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.
263	5002	2	Miriam Hare	N/A	FR6	site allocation	Increased traffic on Packsaddle Way will cause danger to children at the play park and congestion in grange Road at the junction.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
263	5002	3	Miriam Hare	N/A	FR6	site allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
263	5002	4	Miriam Hare	N/A	FR6	site allocation	Site is distant from facilities and services and there is no public transport.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.

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263	5002	5	Miriam Hare	N/A	FR6	site allocation	Site will worsen flood risk in Spring Gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
263	5002	6	Miriam Hare	N/A	FR6	site allocation	Wildlife will be lost.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
263	5002	7	Miriam Hare	N/A	FR6	site allocation	Loss of rural character and joining up of Frome with Spring Gardens.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
270	371	1	Geoffrey Pell	N/A	FR6	site allocation	Loss of wildlife.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
270	371	2	Geoffrey Pell	N/A	FR6	site allocation	Access from Innox Hill is unlikely to be suitable.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
270	371	3	Geoffrey Pell	N/A	FR6	site allocation	A pedestrian route to the town should be provided.	Delete FR6.	It is proposed to delete the site form LPP2 for other reasons.
278	1844	1	J E Hills	N/A	FR6	site allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.

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278	1844	2	J E Hills	N/A	FR6	site allocation	Site is not suitable for small business.	Delete FR6.	The site is proposed for live work units, with homes tied to business units. It would not be expected that conflict would arise between this use and residential use. However, it is proposed to delete the site from LPP2 for other reasons.
278	1844	3	J E Hills	N/A	FR6	site allocation	Traffic on Packsaddle Way will increase and emergency vehicles will be restricted.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
278	1844	4	J E Hills	N/A	FR6	site allocation	Increased risk of flooding in Spring Gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
278	1844	5	J E Hills	N/A	FR6	site allocation	Brownfield sites should be a priority not greenfield.	Delete FR6.	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.
282	6280	1	Wayne Pitts	N/A	FR6	site allocation	Increased traffic in a quiet area near a park.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
282	6280	2	Wayne Pitts	N/A	FR6	site allocation	Increased flood risk.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
282	6280	3	Wayne Pitts	N/A	FR6	site allocation	Land is unsuitable for housing.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
290	6288	1	R Knight	N/A	FR6	site allocation	Traffic issues.	Delete FR6	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
290	6288	2	R Knight	N/A	FR6	site allocation	Steep slope.	Delete FR6.	Illustrative designs have been submitted with application 2018/0256/OTA, including levels. However this approach to designing a scheme which is viable on this site, responding to the landform conditions, has yet to be tested as the application was withdrawn. However, it is proposed to delete this site from LPP2 for other reasons.
290	6288	3	R Knight	N/A	FR6	site allocation	Flooding.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
290	6288	4	R Knight	N/A	FR6	site allocation	Long way from shops, schools and hospital.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
299	6296	1	Rachel Hucker	N/A	FR6	site allocation	The site would increase the risk of flooding at Spring Gardens, which already suffers extensively. These fields act as a sponge to soak up excess water from the hillside.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
299	6296	2	Rachel Hucker	N/A	FR6	site allocation	Spring Gardens should remain separate from Frome. This site would set a precedent for the rest of the land at Packsaddle to the north, causing unprecedented flooding.	Delete FR6.	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 FR6 would not result in the coalescence of Frome with Spring Gardens. However, it is proposed to delete the site from the plan for other reasons.
299	6296	3	Rachel Hucker	N/A	FR6	site allocation	Site would cause traffic problems.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
299	6296	4	Rachel Hucker	N/A	FR6	site allocation	Site is too far from shops and schools etc increasing car usage.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
299	6296	5	Rachel Hucker	N/A	FR6	site allocation	The sewage works and sewerage pipework system is unable to cope, especially in times of high water.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
315	6310	1	Julie Lloyd	N/A	FR6	site allocation	Object to loss of greenfields and wildlife.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
315	6310	2	Julie Lloyd	N/A	FR6	site allocation	Proposal will affect the safety of the playground.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.

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317	6312	1	T M Salisbury	N/A	FR6	site allocation	Increased flooding at Spring Gardens, which is already affected. Potential to cause severe flooding.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
317	6312	2	T M Salisbury	N/A	FR6	site allocation	Lanes and narrow roads will not cope with increased traffic.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
318	6313	1	Philip Dutch	N/A	FR6	site allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
318	6313	2	Philip Dutch	N/A	FR6	site allocation	Impact of additional traffic.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
318	6313	3	Philip Dutch	N/A	FR6	site allocation	Long cul-de-sac.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.

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320	6315	1	Judith Cayford	N/A	FR6	site allocation	Spring Gardens would be joined to Frome.	Delete FR6.	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 FR6 would not result in the coalescence of Frome with Spring Gardens. However, it is proposed to delete the site from the plan for other reasons.
320	6315	2	Judith Cayford	N/A	FR6	site allocation	There are flooding and drainage issues.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
320	6315	3	Judith Cayford	N/A	FR6	site allocation	Drainage issues will cause problems with sewage flooding.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
320	6315	4	Judith Cayford	N/A	FR6	site allocation	Packsaddle Way and Mendip Drive are already overloaded with traffic.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
320	6315	5	Judith Cayford	N/A	FR6	site allocation	Loss of greenfield.	Delete FR6.	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.
320	6315	6	Judith Cayford	N/A	FR6	site allocation	Brownfield sites should be developed first.	Delete FR6.	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.
323	6318	1	Susan Holdway	N/A	FR6	site allocation	Need to keep green spaces as the impacts will include increased traffic loss of peace that people are used to and impact on the environment.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
336	6327	1	Richard Turner	N/A	FR6	site allocation	Increased risk of flooding due to runoff.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
336	6327	2	Richard Turner	N/A	FR6	site allocation	Significant wildlife will be lost and there will be an environmental impact.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
336	6327	3	Richard Turner	N/A	FR6	site allocation	Brownfield land at Saxonvale should be developed first.	Delete FR6.	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.
336	6327	4	Richard Turner	N/A	FR6	site allocation	There will be traffic impacts.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
336	6327	5	Richard Turner	N/A	FR6	site allocation	There will be aesthetic impacts.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
337	6328	1	Mr and Mrs White	N/A	FR6	site allocation	Increased flood risk to Spring Gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
337	6328	2	Mr and Mrs White	N/A	FR6	site allocation	Brownfield land at Saxonvale should be developed first.	Delete FR6.	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
337	6328	3	Mr and Mrs White	N/A	FR6	site allocation	Increased traffic on Packsaddle Way, Grange Road and surrounding roads which will be dangerous for families.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
337	6328	4	Mr and Mrs White	N/A	FR6	site allocation	Difficult to access in winter weather, resulting in parking of cars at the top of the hill and consequent congestion.	Delete FR6.	Extreme weather may cause inconvenience but is an unusual occurrence and should not prevent allocation of an otherwise suitable site. However, it is proposed to delete the site from LPP2 for other reasons.
337	6328	5	Mr and Mrs White	N/A	FR6	site allocation	No facilities in the immediate vicinity, which will increase traffic.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
359	510	4	Mark and Deborah Fox	N/A	FR6	housing allocation	Self build should not be used as a justification for an allocation. Self build units may not be taken up and an alternative use sought.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
359	510	5	Mark and Deborah Fox	N/A	FR6	housing allocation	Increased flood risk.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
359	510	6	Mark and Deborah Fox	N/A	FR6	housing allocation	Loss of ecology.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
364	474	1	Heather Mitchell	N/A	FR6	housing allocation	Traffic and congestion would increase on Parkhill Drive.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
364	474	2	Heather Mitchell	N/A	FR6	housing allocation	Site is too far from shops and facilities.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
364	474	3	Heather Mitchell	N/A	FR6	housing allocation	Loss of countryside.	Delete FR6.	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.
364	474	4	Heather Mitchell	N/A	FR6	housing allocation	Loss of wildlife.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
367	6348	1	M E and D M Coke	N/A	FR6	housing allocation	Lane are too narrow for extra traffic.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
367	6348	2	M E and D M Coke	N/A	FR6	housing allocation	Increased flood risk at Spring Gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
370	6351	1	Angela Scott	N/A	FR6	housing allocation	Extra traffic will cause congestion in Packsaddle Way and Grange Road.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
370	6351	2	Angela Scott	N/A	FR6	housing allocation	Extra pressure on infrastructure such as doctors.	Delete FR6.	Discussions have taken place with the Somerset CCG and NHS England through the development of local plan part II.
370	6351	3	Angela Scott	N/A	FR6	housing allocation	Lanes to Spring Gardens are too narrow for extra traffic.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
370	6351	4	Angela Scott	N/A	FR6	housing allocation	Increased flood risk to Spring Gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
370	6351	5	Angela Scott	N/A	FR6	housing allocation	Too far from schools.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
371	6352	1	Alec Castle	N/A	FR6	housing allocation	Infrastructure such as hospital and doctors is not adequate to accommodate more people.	Delete FR6.	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 including the capacity of a range of facilities. 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.
371	6352	2	Alec Castle	N/A	FR6	housing allocation	Schools are too far away for children.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
371	6352	3	Alec Castle	N/A	FR6	housing allocation	Jacks Lane, Spring Gardens and Innox Hill are unsuitable for more traffic.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
371	6352	4	Alec Castle	N/A	FR6	housing allocation	Too close to the sewage works.	Delete FR6.	The site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. The site should be deleted.
371	6352	5	Alec Castle	N/A	FR6	housing allocation	Increased risk of flooding on steeply sloping ground.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
374	6355	1	Robert Ashworth	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
374	6355	2	Robert Ashworth	N/A	FR6	housing allocation	Traffic is already dangerous on Parkhill Drive and increased traffic on Packsaddle Way and Grange Road will endanger children.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
374	6355	3	Robert Ashworth	N/A	FR6	housing allocation	Loss of greenfield area.	Delete FR6.	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. However, it is proposed to delete this site for other reasons.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
426	6394	1	James Evans	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
426	6394	2	James Evans	N/A	FR6	housing allocation	The slope makes the land unsuitable.	Delete FR6.	Illustrative designs have been submitted with application 2018/0256/OTA, including levels. However this approach to designing a scheme which is viable on this site, responding to the landform conditions, has yet to be tested as the application was withdrawn. However, it is proposed to delete this site from LPP2 for other reasons.
426	6394	3	James Evans	N/A	FR6	housing allocation	Site is too far from local amenities, particularly schools.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
426	6394	4	James Evans	N/A	FR6	housing allocation	Extra traffic on Packsaddle Way, Grange Road and Leys Lane would cause problems.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
426	6394	5	James Evans	N/A	FR6	housing allocation	Frome is losing its identity as a rural market town.	Delete FR6.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development and takes a balanced approach to growth. 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. However, it is proposed to delete the site from the plan for other reasons.
426	6394	6	James Evans	N/A	FR6	housing allocation	Brownfield sites should be used instead.	Delete FR6.	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.
430	339	1	Fiona Kennard	N/A	FR6	housing allocation	Site is too far from infrastructure such as school, doctors, shops and employment.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
430	339	2	Fiona Kennard	N/A	FR6	housing allocation	Traffic would cause congestion in Packsaddle Way and Grange Road and the junction with Bath Road. Access from Innox would not be possible. Traffic on Parkhill Drive would worsen further. The business units would generate heavy traffic.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
430	339	3	Fiona Kennard	N/A	FR6	housing allocation	Increased risk of flooding down slope, including flooding by sewage. The risk of pollution to the river will be increased.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
430	339	4	Fiona Kennard	N/A	FR6	housing allocation	Impact on wildlife.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
430	339	5	Fiona Kennard	N/A	FR6	housing allocation	Impact on landscape as it is beyond the ridgeline.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
430	339	6	Fiona Kennard	N/A	FR6	housing allocation	Loss of land from agricultural production.	Delete FR6.	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.
430	339	7	Fiona Kennard	N/A	FR6	housing allocation	Impact on the 6 listed buildings in the area.	Delete FR6.	There are no listed buildings in the vicinity of this site.
430	339	8	Fiona Kennard	N/A	FR6	housing allocation	There are brownfield sites that should be used first.	Delete FR6.	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.
441	5003	1	Christopher Hare	N/A	FR6	housing allocation	The site is distant from schools, particularly Oakfield School, and the use of cars would be encouraged.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
441	5003	2	Christopher Hare	N/A	FR6	housing allocation	Access to the site is congested and along a very long cul-de-sac.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
441	5003	3	Christopher Hare	N/A	FR6	housing allocation	The site will increase flood risk at Spring Gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
441	5003	4	Christopher Hare	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
441	5003	5	Christopher Hare	N/A	FR6	housing allocation	The site would have an impact on the landscape and setting of Frome and breaches the ridgeline.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
441	5003	6	Christopher Hare	N/A	FR6	housing allocation	I and O consultation results which indicated opposition to his site were not properly reported.	Delete FR6.	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.
441	5003	7	Christopher Hare	N/A	FR6	housing allocation	Build on brownfield sites closer to the town centre, like Saxonvale, first.	Delete FR6.	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.
441	5003	8	Christopher Hare	N/A	FR6	housing allocation	Self build should not be used as a justification for an allocation.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
441	5003	9	Christopher Hare	N/A	FR6	housing allocation	The site is unsuitable because of the steep slope, potential for radon, heavy clay and springs in the field.	Delete FR6.	Illustrative designs have been submitted with application 2018/0256/OTA, including levels. However this approach to designing a scheme which is viable on this site, responding to the landform conditions, has yet to be tested as the application was withdrawn. However, it is proposed to delete this site from LPP2 for other reasons.
442	5086	1	Paul and Christine Goodwin	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
442	5086	2	Paul and Christine Goodwin	N/A	FR6	housing allocation	Increased risk of flooding at Spring Gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
442	5086	3	Paul and Christine Goodwin	N/A	FR6	housing allocation	Distance from local shops, schools and bus stops.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
442	5086	4	Paul and Christine Goodwin	N/A	FR6	housing allocation	Increased traffic on Packsaddle Way, Grange Rod and Leys Lane, which are already congested.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
442	5086	5	Paul and Christine Goodwin	N/A	FR6	housing allocation	The rural character of Spring gardens would be affected.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
444	6407	1	Simon and Liz Gisborne	N/A	FR6	housing allocation	The site is outside development limits.	Delete FR6.	Development limits are being reviewed as part of the preparation of LPP2.



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444	6407	2	Simon and Liz Gisborne	N/A	FR6	housing allocation	The site would impact the rural valley setting and the environmental impacts would be substantial.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
444	6407	3	Simon and Liz Gisborne	N/A	FR6	housing allocation	Site is steeply sloping.	Delete FR6.	Illustrative designs have been submitted with application 2018/0256/OTA, including levels. However this approach to designing a scheme which is viable on this site, responding to the landform conditions, has yet to be tested as the application was withdrawn. However, it is proposed to delete this site from LPP2 for other reasons.
444	6407	4	Simon and Liz Gisborne	N/A	FR6	housing allocation	Increased risk of flooding at Spring Gardens and surface water on the site. Flooding causes traffic problems on Cuckoo Lane and Coalash Lane already.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
444	6407	5	Simon and Liz Gisborne	N/A	FR6	housing allocation	Increased traffic and congestion on Packsaddle Way, Grange Road and Leys lane, especially as the school run would be done in cars.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
444	6407	6	Simon and Liz Gisborne	N/A	FR6	housing allocation	Steep access road would be hazardous in icy conditions.	Delete FR6.	Extreme weather may cause inconvenience but is an unusual occurrence and should not prevent allocation of an otherwise suitable site. However, it is proposed to delete the site from LPP2 for other reasons.
456	4017	1	Mary Chesterfield	N/A	FR6	housing allocation	FTC consider the site unsuitable, unsustainable and unviable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
456	4017	2	Mary Chesterfield	N/A	FR6	housing allocation	Use mixed use sites for self build instead.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However it is proposed to delete the site for other reasons. Provision is made for self build at site FR7 and in policy DP24. There is no need for additional policy for self build.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
456	4017	3	Mary Chesterfield	N/A	FR6	housing allocation	The traffic system would be over capacity, especially at the bath Road, Grange Road junction, causing congestion and road safety issues.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
456	4017	4	Mary Chesterfield	N/A	FR6	housing allocation	Extra traffic would cause danger at the play area.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
456	4017	5	Mary Chesterfield	N/A	FR6	housing allocation	Visibility is poor at the junction with Upper Leys Lane and extra traffic will make this worse.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
464	6558	1	Louise Atkins	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
464	6558	2	Louise Atkins	N/A	FR6	housing allocation	Loss of countryside. Brownfield sites should be used first.	Delete FR6.	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
464	6558	3	Louise Atkins	N/A	FR6	housing allocation	Loss of wildlife.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
464	6558	4	Louise Atkins	N/A	FR6	housing allocation	Increased risk of flooding at Spring Gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
464	6558	5	Louise Atkins	N/A	FR6	housing allocation	The risk of odour nuisance form the sewage works would be increased by additional load.	Delete FR6.	The site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. The site should be deleted.
464	6558	6	Louise Atkins	N/A	FR6	housing allocation	Extra traffic on Packsaddle Way, Grange Road and Leys Lane would cause problems.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
464	6558	7	Louise Atkins	N/A	FR6	housing allocation	Emergency vehicle access will be difficult.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
464	6558	8	Louise Atkins	N/A	FR6	housing allocation	The site will breach the ridgeline.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
464	6558	9	Louise Atkins	N/A	FR6	housing allocation	Loss of distinctive rural character of Spring Gardens.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
464	6558	10	Louise Atkins	N/A	FR6	housing allocation	Difficult to access in winter weather, resulting in parking of cars at the top of the hill and consequent congestion.	Delete FR6.	Extreme weather may cause inconvenience but is an unusual occurrence and should not prevent allocation of an otherwise suitable site. However, it is proposed to delete the site from LPP2 for other reasons.
464	6558	11	Louise Atkins	N/A	FR6	housing allocation	Local services do not have sufficient capacity including doctors and schools and there is not enough local employment.	Delete FR6.	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 including the capacity of a range of facilities. 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.
464	6558	12	Louise Atkins	N/A	FR6	housing allocation	FTC do not support the site.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
468	63	1	Jackie Platt	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
468	63	2	Jackie Platt	N/A	FR6	housing allocation	Greenfield site should be retained for agricultural production.	Delete FR6.	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.
468	63	3	Jackie Platt	N/A	FR6	housing allocation	Land separates Spring Gardens from Frome and maintains the rural character of the area.	Delete FR6.	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 FR6 would not result in the coalescence of Frome with Spring Gardens. However, it is proposed to delete the site from the plan for other reasons.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
468	63	4	Jackie Platt	N/A	FR6	housing allocation	Brownfield sites should be used instead.	Delete FR6.	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.
496	6446	1	Helen Fielden	N/A	FR6	housing allocation	Object to housing allocation as it will increase traffic in the residential area.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
496	6446	2	Helen Fielden	N/A	FR6	housing allocation	Object as there are insufficient community facilities.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
500	6450	1	Linda Hurley	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
500	6450	2	Linda Hurley	N/A	FR6	housing allocation	Rural character and landscape value of the site.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
500	6450	3	Linda Hurley	N/A	FR6	housing allocation	Site is too far from facilities and services.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
500	6450	4	Linda Hurley	N/A	FR6	housing allocation	Loss of wildlife.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
500	6450	5	Linda Hurley	N/A	FR6	housing allocation	Increased flood risk at Spring Gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
500	6450	6	Linda Hurley	N/A	FR6	housing allocation	Traffic congestion on Innox Hill.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
500	6450	7	Linda Hurley	N/A	FR6	housing allocation	Brownfield sites should be used instead.	Delete FR6.	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.
501	6451	1	Anthea Kemp	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
501	6451	2	Anthea Kemp	N/A	FR6	housing allocation	Land is unsuitable for building and requires unusually deep footings.	Delete FR6.	Illustrative designs have been submitted with application 2018/0256/OTA, including levels. However this approach to designing a scheme which is viable on this site, responding to the landform conditions, has yet to be tested as the application was withdrawn. However, it is proposed to delete this site from LPP2 for other reasons.
501	6451	3	Anthea Kemp	N/A	FR6	housing allocation	Position of the site beyond the ridgeline will result in landscape impacts.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
501	6451	4	Anthea Kemp	N/A	FR6	housing allocation	Loss of the rural character of the area.	Delete FR6	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
501	6451	5	Anthea Kemp	N/A	FR6	housing allocation	Increased flood risk at Spring Gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
501	6451	6	Anthea Kemp	N/A	FR6	housing allocation	Extra traffic on Packsaddle Way.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
501	6451	7	Anthea Kemp	N/A	FR6	housing allocation	The site is distance from facilities such as doctors, schools and shops.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
501	6451	8	Anthea Kemp	N/A	FR6	housing allocation	Innox Hill is unsuitable for extra traffic and Cuckoo Lane is inaccessible.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
506	6455	1	George and Deborah O'Hare	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
506	6455	2	George and Deborah O'Hare	N/A	FR6	housing allocation	Development will breach the ridgeline which forms a boundary to Frome.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
506	6455	3	George and Deborah O'Hare	N/A	FR6	housing allocation	Risk of flooding will be increased below the site.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
506	6455	4	George and Deborah O'Hare	N/A	FR6	housing allocation	Views and the sense of tranquillity of the area will be lost.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
506	6455	5	George and Deborah O'Hare	N/A	FR6	housing allocation	Brownfield sites should be developed first.	Delete FR6.	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.
506	6455	6	George and Deborah O'Hare	N/A	FR6	housing allocation	Wildlife will be lost.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
506	6455	7	George and Deborah O'Hare	N/A	FR6	housing allocation	Volume of traffic in Packsaddle Way will be increased and dangers will be increased. Access from Innox Hill is not suitable.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
509	6457	1	Shane Lewis	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.



Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
509	6457	2	Shane Lewis	N/A	FR6	housing allocation	Landscape impact as the site goes beyond the ridgeline and this would spoil the area's natural beauty.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
509	6457	3	Shane Lewis	N/A	FR6	housing allocation	Site is distant from facilities.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
509	6457	4	Shane Lewis	N/A	FR6	housing allocation	Increased traffic on the access road including increased danger to children using the play area, congestion at the Grange Road/Bath Road junction and Leys Lane, and heavy traffic.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
509	6457	5	Shane Lewis	N/A	FR6	housing allocation	The route to Oakfield School is difficult and dangerous.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
509	6457	6	Shane Lewis	N/A	FR6	housing allocation	Shops are distant.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
509	6457	7	Shane Lewis	N/A	FR6	housing allocation	Flood risk will be increased below the site.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
509	6457	8	Shane Lewis	N/A	FR6	housing allocation	The site will suffer from higher than expected costs for construction as has happened in Packsaddle Way, and the self build will remain as building sites for an extended period as a result.	Delete FR6.	Illustrative designs have been submitted with application 2018/0256/OTA, including levels. However this approach to designing a scheme which is viable on this site, responding to the landform conditions, has yet to be tested as the application was withdrawn. However, it is proposed to delete this site from LPP2 for other reasons.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
509	6457	9	Shane Lewis	N/A	FR6	housing allocation	Wildlife will be affected.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
509	6457	10	Shane Lewis	N/A	FR6	housing allocation	Frome and Spring Gardens will start to merge together.	Delete FR6.	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 FR6 would not result in the coalescence of Frome with Spring Gardens. However, it is proposed to delete the site from the plan for other reasons.
512	5081	1	T Atkins	N/A	FR6	housing allocation	Site is steeply sloping and would breach the ridge line.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. Illustrative designs have been submitted with application 2018/0256/OTA, including levels. However this approach to designing a scheme which is viable on this site, responding to the landform conditions, has yet to be tested as the application was withdrawn. This site should be deleted.
512	5081	2	T Atkins	N/A	FR6	housing allocation	Flood risk would be increased at Spring Gardens and at the Dairy at Oldford	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
512	5081	3	T Atkins	N/A	FR6	housing allocation	Access via Packsaddle Way would be poor and is not possible via Innox Hill. Access for emergency vehicles would be difficult.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
512	5081	4	T Atkins	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
512	5081	5	T Atkins	N/A	FR6	housing allocation	Wildlife would be lost including rare bats.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
512	5081	6	T Atkins	N/A	FR6	housing allocation	Estate roads at Packsaddle cannot support the amount of traffic and heavy traffic.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
512	5081	7	T Atkins	N/A	FR6	housing allocation	There is no easy route to Frome town centre and the site is distant from public transport and other facilities.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
512	5081	8	T Atkins	N/A	FR6	housing allocation	Danger to children using the play area.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
512	5081	9	T Atkins	N/A	FR6	housing allocation	Very close to the sewage works.	Delete FR6.	The site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. The site should be deleted.

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512	5081	10	T Atkins	N/A	FR6	housing allocation	Road is impassable in snow conditions.	Delete FR6.	Extreme weather may cause inconvenience but is an unusual occurrence and should not prevent allocation of an otherwise suitable site. However, it is proposed to delete the site from LPP2 for other reasons.
512	5081	11	T Atkins	N/A	FR6	housing allocation	Self build would result in half built houses for years.	Delete FR6.	Self-build and custom housebuilding are both defined as homes where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals. Self build homes are not necessarily physically built by the final occupant, but may be built by a professional builder on their behalf. No change to the plan.
526	6188	1	Jennifer Exall	N/A	FR6	housing allocation	Additional traffic will affect the quiet residential streets on Packsaddle. These street are congested by parked cars.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
526	6188	2	Jennifer Exall	N/A	FR6	housing allocation	The children's play area will be affected.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
526	6188	3	Jennifer Exall	N/A	FR6	housing allocation	Wildlife will be lost.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
526	6188	4	Jennifer Exall	N/A	FR6	housing allocation	The rural character of the area will be diminished.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
526	6188	5	Jennifer Exall	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
526	6188	6	Jennifer Exall	N/A	FR6	housing allocation	The site is beyond the ridgeline and will have landscape impact.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
526	6188	7	Jennifer Exall	N/A	FR6	housing allocation	Site is distant from facilities and services.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
526	6188	8	Jennifer Exall	N/A	FR6	housing allocation	Site is near the sewage works.	Delete FR6.	The site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. The site should be deleted.
526	6188	9	Jennifer Exall	N/A	FR6	housing allocation	Site will have a risk of flooding and subsidence.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
526	6188	10	Jennifer Exall	N/A	FR6	housing allocation	Saxonvale should be developed instead.	Delete FR6.	Brownfield land put forward, including Saxonvale, 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.
533	6472	1	Philip Soan	N/A	FR6	housing allocation	Increased flood risk at Spring Gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
533	6472	2	Philip Soan	N/A	FR6	housing allocation	Traffic impacts and congestion on the access and Parkhill Drive and Leys Lane.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.

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533	6472	3	Philip Soan	N/A	FR6	housing allocation	Emergency vehicle access will be difficult.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
533	6472	4	Philip Soan	N/A	FR6	housing allocation	Wildlife will be lost.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
534	6473	1	Brenda Soan	N/A	FR6	housing allocation	Site is distant from facilities, including schools which are 2 miles distant.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
534	6473	2	Brenda Soan	N/A	FR6	housing allocation	This is a high risk flood zone.	Delete FR6.	The site is in flood zone 1. Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
534	6473	3	Brenda Soan	N/A	FR6	housing allocation	Wildlife on the field will be lost.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
534	6473	4	Brenda Soan	N/A	FR6	housing allocation	Extra traffic will cause congestion and rabbit runs.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
534	6473	5	Brenda Soan	N/A	FR6	housing allocation	Site is outside the ridgeline.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
534	6473	6	Brenda Soan	N/A	FR6	housing allocation	Greenfield should be saved and brownfield used for housing.	Delete FR6.	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.
536	6475	1	DH Harris and L M Clarke	N/A	FR6	housing allocation	MDC have previously said the site is unsuitable for development.	Delete FR6.	The Local Plan process affords an opportunity to reassess development limits and site allocation in the town. However, it is proposed to delete the site from LPP2 for other reasons.
536	6475	2	DH Harris and L M Clarke	N/A	FR6	housing allocation	Increased flood risk at Spring Gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
536	6475	3	DH Harris and L M Clarke	N/A	FR6	housing allocation	Increase traffic through Park Hill Drive will increase existing dangers.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
536	6475	4	DH Harris and L M Clarke	N/A	FR6	housing allocation	Development will be over the ridge line, and on a steep slope.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
536	6475	5	DH Harris and L M Clarke	N/A	FR6	housing allocation	The site is distant from Schools, doctors, shops and will increase traffic.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
536	6475	6	DH Harris and L M Clarke	N/A	FR6	housing allocation	Use brownfield sites like Saxonvale first.	Delete FR6.	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
543	6482	6	Liz Payne	CPRE	FR6	housing allocation	Site specifies a complex mix of development as well as the need for sensitive design and consideration of drainage issues. This is not compatible with the complex mix of development set out. Site is not suitable. Also object on the grounds of the impact on the landscape, biodiversity and drainage issues.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape concerns about biodiversity and other site conditions compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
578	6507	1	Martin Hucker	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
578	6507	2	Martin Hucker	N/A	FR6	housing allocation	The area is rich in wildlife.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
578	6507	3	Martin Hucker	N/A	FR6	housing allocation	This area provides access to the countryside for the people living on this side of Frome.	Delete FR6.	The site is not crossed by footpaths that give access to the wider countryside. Development would entail a loss of greenfield. The site was put forward as an exemplar self build and custom build scheme, the benefits of which were judged to outweigh the negatives. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. However, it is proposed to delete this site for other reasons.
578	6507	4	Martin Hucker	N/A	FR6	housing allocation	Site will result in Spring Gardens merging with Frome.	Delete FR6.	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 FR6 would not result in the coalescence of Frome with Spring Gardens. However, it is proposed to delete the site from the plan for other reasons.
578	6507	5	Martin Hucker	N/A	FR6	housing allocation	The risk of flooding will be increased at Spring Gardens, even with the inclusion of surface water attenuation.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.



Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
578	6507	6	Martin Hucker	N/A	FR6	housing allocation	Self build will reduce the ability of developers to provide strategic civil engineering to manage surface water.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
578	6507	7	Martin Hucker	N/A	FR6	housing allocation	Site is distant from facilities such as schools and shops.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
578	6507	8	Martin Hucker	N/A	FR6	housing allocation	Access via Packsaddle Way and Grange Road and Leys Lane will have an impact on an already busy junction.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
579	6508	1	Angela Allen	N/A	FR6	housing allocation	Landscape and wildlife should be protected.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
579	6508	2	Angela Allen	N/A	FR6	housing allocation	Use brownfield instead.	Delete FR6.	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.
579	6508	3	Angela Allen	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
579	6508	4	Angela Allen	N/A	FR6	housing allocation	Site is distant form services and facilities.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
579	6508	5	Angela Allen	N/A	FR6	housing allocation	Packsaddle way is not suitable for the additional traffic and would be dangerous for children, difficult for emergency services and congested.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
579	6508	6	Angela Allen	N/A	FR6	housing allocation	Site would pose a flood risk and slopes steeply.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
583	528	1	Mr and Mrs Howell	N/A	FR6	housing allocation	Site is too steep.	Delete FR6.	Illustrative designs have been submitted with application 2018/0256/OTA, including levels. However this approach to designing a scheme which is viable on this site, responding to the landform conditions, has yet to be tested as the application was withdrawn. However, it is proposed to delete this site from LPP2 for other reasons.
583	528	2	Mr and Mrs Howell	N/A	FR6	housing allocation	Site will pose a risk of flooding to no 1 and 2 Spring Gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
583	528	3	Mr and Mrs Howell	N/A	FR6	housing allocation	Sewage system already overloaded and there is a current risk of flooding from sewage.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
583	528	4	Mr and Mrs Howell	N/A	FR6	housing allocation	Separation between Frome and Spring Gardens should be maintained and the character of Spring Gardens maintained.	Delete FR6.	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 FR6 would not result in the coalescence of Frome with Spring Gardens. However, it is proposed to delete the site from the plan for other reasons.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
583	528	5	Mr and Mrs Howell	N/A	FR6	housing allocation	Increased traffic on an already dangerous lane. Parking already makes the lane dangerous.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
583	528	6	Mr and Mrs Howell	N/A	FR6	housing allocation	There is no need to build on this land and there are other sites available.	Delete FR6.	All the sites put forward for development have been assessed and preferred options put forward in the plan. However, it is proposed to delete this site from LPP2 for other reasons.
583	528	7	Mr and Mrs Howell	N/A	FR6	housing allocation	Wildlife will be affected.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
583	528	8	Mr and Mrs Howell	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
583	528	9	Mr and Mrs Howell	N/A	FR6	housing allocation	Property will be put at risk of flooding from the proposed pond.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
589	6513	1	James Rawle	N/A	FR6	housing allocation	Roads are narrow and congested and there is insufficient parking. There are dangerous bends.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
589	6513	2	James Rawle	N/A	FR6	housing allocation	Site is steeply sloping and there is already flood risk.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
589	6513	3	James Rawle	N/A	FR6	housing allocation	Mendips own SA assessment considered the site unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
589	6513	4	James Rawle	N/A	FR6	housing allocation	There are better, brownfield sites available.	Delete FR6.	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.
589	6513	5	James Rawle	N/A	FR6	housing allocation	Facilities are distant from the site.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
589	6513	6	James Rawle	N/A	FR6	housing allocation	Rural character and wildlife will be lost.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
594	6517	1	Margaret Seviour	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
594	6517	2	Margaret Seviour	N/A	FR6	housing allocation	Brownfield sites should be used instead.	Delete FR6.	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.
594	6517	3	Margaret Seviour	N/A	FR6	housing allocation	Site is over the ridgeline and on a very steep slope.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
594	6517	4	Margaret Seviour	N/A	FR6	housing allocation	Extra traffic would cause congestion on Grange Road. Packsaddle is currently a quiet road with many elderly people. The site would increase traffic significantly.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
594	6517	5	Margaret Seviour	N/A	FR6	housing allocation	New houses would not be within walking distance of facilities such as shops and schools and medical centre.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
595	6518	1	Alan Seviour	N/A	FR6	housing allocation	Mendips SA shows the site to be unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
595	6518	2	Alan Seviour	N/A	FR6	housing allocation	Brownfield sites should be used instead.	Delete FR6.	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
595	6518	3	Alan Seviour	N/A	FR6	housing allocation	Site is over the ridgeline and on a very steep slope.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. Illustrative designs have been submitted with application 2018/0256/OTA, including levels. However this approach to designing a scheme which is viable on this site, responding to the landform conditions, has yet to be tested as the application was withdrawn. This site should be deleted.
595	6518	4	Alan Seviour	N/A	FR6	housing allocation	Extra traffic would cause congestion on Grange Road. Packsaddle is currently a quiet road with many elderly people. The site would increase traffic significantly.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
595	6518	5	Alan Seviour	N/A	FR6	housing allocation	New houses would not be within walking distance of facilities such as shops and schools and medical centre.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
613	3060	1	Adan Boyden		FR6	housing allocation	Mendip's own SA assessment considered the site unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. It is proposed to delete the site.
613	3060	2	Adan Boyden		FR6	housing allocation	FRO005 is a preferable site, but may not be available. Its unavailability does not mean site FR6 should be developed.	Delete FR6.	All the sites put forward for development have been assessed and preferred options put forward in the plan. Site FRO005 has not been made available for housing development by the landowner. It is proposed to delete site FR6 from LPP2 for other reasons.
613	3060	3	Adan Boyden		FR6	housing allocation	Landscape impact, wildlife, highways access and flood risk are identified as issues to be mitigated. It has been shown that all of these issues are difficult or impossible to mitigate effectively.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape concerns about biodiversity and other site characteristics compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
617	414	1	David Chesterfield	PROD	FR6	housing allocation	Brownfield sites in the town centre should be allocated instead of greenfield.	Delete FR6.	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.
617	414	2	David Chesterfield	PROD	FR6	housing allocation	Commercial units will not be viable, and will be used by residents and self builders as storage.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme, including live work units. However, it is proposed to delete the site from LPP2 for other reasons.
617	414	3	David Chesterfield	PROD	FR6	housing allocation	Site will worsen flood risk.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
617	414	4	David Chesterfield	PROD	FR6	housing allocation	Creation of a through route from Packsaddle Way to Innox Hill would be a planning loss.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
617	414	5	David Chesterfield	PROD	FR6	housing allocation	Site will break the ridge line with a "tongue" of development, creating a precedent for development of the farmland to the east.	Delete FR6.	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 FR6 would not result in the development of further land east, which would need to be considered through the planning process. However, it is proposed to delete the site from the plan for other reasons.
617	414	6	David Chesterfield	PROD	FR6	housing allocation	This development would obscure the demarcation between town and countryside.	Delete FR6.	Development would entail a loss of greenfield. The site was put forward as an exemplar self build and custom build scheme, the benefits of which were judged to outweigh the negatives. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
620	6532	1	Joao Diniz Sanches	N/A	FR6	housing allocation	Increased traffic will have a negative impact on Packsaddle Way with added congestion, safety and pollution concerns.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
620	6532	2	Joao Diniz Sanches	N/A	FR6	housing allocation	Mendip's own SA assessment considered the site unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
641	6545	1	Lindsey Cochrane	N/A	FR6	housing allocation	Development will exacerbate flooding problems in Spring Gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
641	6545	2	Lindsey Cochrane	N/A	FR6	housing allocation	Parking created congestion and highway danger in Innox Hill.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
641	6545	3	Lindsey Cochrane	N/A	FR6	housing allocation	This is an area of rural character on an important route into the town.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.



Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
641	6545	4	Lindsey Cochrane	N/A	FR6	housing allocation	Wildlife should be protected.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
648	6548	1	J Hill	N/A	FR6	housing allocation	Development would create traffic problems, with congestion on Grange Road and a cut through at Park Hill Drive.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
651	6551	1	Duncan Gregory	N/A	FR6	housing allocation	Development will increase the risk of flooding Spring Gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
651	6551	2	Duncan Gregory	N/A	FR6	housing allocation	Traffic will increase with problems in narrow roads at Innox and Jacks Lane.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
651	6551	3	Duncan Gregory	N/A	FR6	housing allocation	Developing the slopes towards Spring gardens will have a detrimental effect on this rural area.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
652	6552	1	Nasima Mowat	N/A	FR6	housing allocation	Development will increase the risk of flooding Spring Gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
652	6552	2	Nasima Mowat	N/A	FR6	housing allocation	Traffic will increase with problems in narrow roads at Innox for cars and pedestrians.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
652	6552	3	Nasima Mowat	N/A	FR6	housing allocation	Developing the slopes towards Spring Gardens will have a detrimental effect on this rural area and wildlife.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
652	6552	4	Nasima Mowat	N/A	FR6	housing allocation	Site is distant from shops and amenities which will increase car usage.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
653	6553	1	Diane Meaden	N/A	FR6	housing allocation	Development will cause congestion and extra traffic on Grange Road. Innox is not suitable for more traffic.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
659	6557	1	Joain Fenton	N/A	FR6	housing allocations	Mendip's own SA assessment considered the site unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
659	6557	2	Joain Fenton	N/A	FR6	housing allocations	Flood risk will be increased at Spring gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
659	6557	3	Joain Fenton	N/A	FR6	housing allocations	Site will break the ridge line.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
659	6557	4	Joain Fenton	N/A	FR6	housing allocations	Site slopes steeply.	Delete FR6.	Illustrative designs have been submitted with application 2018/0256/OTA, including levels. However this approach to designing a scheme which is viable on this site, responding to the landform conditions, has yet to be tested as the application was withdrawn. However, it is proposed to delete this site from LPP2 for other reasons.
659	6557	5	Joain Fenton	N/A	FR6	housing allocations	Traffic issues will be caused on Packsaddle Way.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
659	6557	6	Joain Fenton	N/A	FR6	housing allocations	A lot of development alongside the Cider Farm.	Delete FR6.	The cider farm is a rural use and does not affect the proposed allocation. However, it is proposed to delete the allocation from LPP2 for other reasons.
659	6557	7	Joain Fenton	N/A	FR6	housing allocations	This is a rural area attaching Spring Gardens to Frome.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
659	6557	8	Joain Fenton	N/A	FR6	housing allocations	Site is very close to the sewage works.	Delete FR6.	The site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. The site should be deleted.
659	6557	9	Joain Fenton	N/A	FR6	housing allocations	Play park at Packsaddle will be affected by traffic.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
659	6557	10	Joain Fenton	N/A	FR6	housing allocations	Use brownfield sites first.	Delete FR6.	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
659	6557	11	Joain Fenton	N/A	FR6	housing allocations	Self build will mean that the development will be less joined up across the area.	Delete FR6.	Serviced plots are envisaged, with an overall outline plan for the site. However, it is proposed to delete the site from LPP2 for other reasons.
660	465	1	Mr and Mrs Atkins	N/A	FR6	housing allocation	Mendip's own SA assessment considered the site unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
660	465	2	Mr and Mrs Atkins	N/A	FR6	housing allocation	Site is an attractive rural area.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
660	465	3	Mr and Mrs Atkins	N/A	FR6	housing allocation	Site is prominent when viewed from Spring Gardens.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
660	465	4	Mr and Mrs Atkins	N/A	FR6	housing allocation	Site is within 400m of the sewage works.	Delete FR6.	The site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. The site should be deleted.
660	465	5	Mr and Mrs Atkins	N/A	FR6	housing allocation	Wildlife would be lost.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
660	465	6	Mr and Mrs Atkins	N/A	FR6	housing allocation	Use brownfield land instead.	Delete FR6.	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.
660	465	7	Mr and Mrs Atkins	N/A	FR6	housing allocation	Land is very steeply sloping increasing costs for foundations.	Delete FR6	Illustrative designs have been submitted with application 2018/0256/OTA, including levels. However this approach to designing a scheme which is viable on this site, responding to the landform conditions, has yet to be tested as the application was withdrawn. However, it is proposed to delete this site from LPP2 for other reasons.

Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
660	465	8	Mr and Mrs Atkins	N/A	FR6	housing allocation	Self build will create extra traffic and take longer than anticipated.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
660	465	9	Mr and Mrs Atkins	N/A	FR6	housing allocation	Flood risk at Spring Gardens will be worsened.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
660	465	10	Mr and Mrs Atkins	N/A	FR6	housing allocation	Expansion beyond the ridgeline will mean the eventual annexation of Buckland Dinham and Beckington.	Delete FR6.	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 FR6 would not result in the coalescence of Frome with any other settlement. However, it is proposed to delete the site from the plan for other reasons.
660	465	11	Mr and Mrs Atkins	N/A	FR6	housing allocation	Traffic would be increased on Packsaddle way changing this quiet estate road into a busy road and a very long cul de sac, affecting road safety and living environment.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
665	521	1	G H Wilson	N/A	FR6	housing allocation	Green space will be lost.	Delete FR6.	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. However, it is proposed to delete this site for other reasons.

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665	521	2	G H Wilson	N/A	FR6	housing allocation	The site is unsuitable.	Delete FR6.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.
665	521	3	G H Wilson	N/A	FR6	housing allocation	Too much traffic will be generated.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
665	521	4	G H Wilson	N/A	FR6	housing allocation	Site is too far away from amenities and schools.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
666	6561	1	Hannah Greenwood	N/A	FR6	housing allocation	The area is known to flood.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
666	6561	2	Hannah Greenwood	N/A	FR6	housing allocation	Extra traffic will be generated on Packsaddle Way and Grange Road, which are already congested.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
666	6561	3	Hannah Greenwood	N/A	FR6	housing allocation	Site is too far away from school, shops and doctors.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.

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666	6561	4	Hannah Greenwood	N/A	FR6	housing allocation	The play park will be affected by extra traffic.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
666	6561	5	Hannah Greenwood	N/A	FR6	housing allocation	Impact on local wildlife.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.
666	6561	6	Hannah Greenwood	N/A	FR6	housing allocation	Site is too steep.	Delete FR6.	Illustrative designs have been submitted with application 2018/0256/OTA, including levels. However this approach to designing a scheme which is viable on this site, responding to the landform conditions, has yet to be tested as the application was withdrawn. However, it is proposed to delete this site from LPP2 for other reasons.
667	356	1	Brian Dyer	N/A	FR6	housing allocation	Cars from the site will cause parking problems around the town centre on Wednesdays and weekends.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
667	356	2	Brian Dyer	N/A	FR6	housing allocation	The site is too distant from supermarkets and extra traffic will be generated. Public transport does not provide a viable alternative.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.

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667	356	3	Brian Dyer	N/A	FR6	housing allocation	Sit is unsuitable due to its landscape impact. It is beyond the ridge line.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
667	356	4	Brian Dyer	N/A	FR6	housing allocation	Extra traffic using Packsaddle Way will cause congestion and danger.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
667	356	5	Brian Dyer	N/A	FR6	housing allocation	Site is too far from primary and middle schools.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
668	6562	1	Ernest Bray	N/A	FR6	housing allocation	Site will raise highway safety issues on Innox Hill and Spring Gardens lane. Access via Packsaddle is unsuitable.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
668	6562	2	Ernest Bray	N/A	FR6	housing allocation	There is no main bus route running close to the site.	Delete FR6.	SA shows the site to be distant from many services and facilities, including bus services. 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.
668	6562	3	Ernest Bray	N/A	FR6	housing allocation	There is flooding at the bottom of the site at Spring Gardens.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.



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669	6257	1	R C Chalker	N/A	FR6	housing allocation	Traffic is too fast on Grange Road already. The site will add more.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
673	6563	1	Elaine Summerford	N/A	FR6	housing allocation	Traffic problems on Grange Road.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
673	6563	2	Elaine Summerford	N/A	FR6	housing allocation	Rural identity of the area should be preserved.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. However, the sensitivity of the landscape compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation. The site should be deleted.
673	6563	3	Elaine Summerford	N/A	FR6	housing allocation	Area is prone to flooding.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
673	6563	4	Elaine Summerford	N/A	FR6	housing allocation	Site is a long way to facilities, worsening traffic issues.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
673	6563	5	Elaine Summerford	N/A	FR6	housing allocation	Brownfield sites should be used instead.	Delete FR6.	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.
673	6563	6	Elaine Summerford	N/A	FR6	housing allocation	Not close to employment.	Delete FR6.	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.

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675	6565	1	Glyn Harding	N/A	FR6	housing allocation	Packsaddle Way is not suitable for the amount of traffic that would be generated.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
675	6565	2	Glyn Harding	N/A	FR6	housing allocation	Flooding would be worsened in Spring Gardens. There is a spring in the field.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
675	6565	3	Glyn Harding	N/A	FR6	housing allocation	Brownfield land at Saxonvale should be developed first.	Delete FR6.	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.
676	6566	1	Mr and Mrs Richardson	N/A	FR6	housing allocation	Extra traffic will make Packsaddle Way and Parkhill Drive congested and dangerous.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
676	6566	2	Mr and Mrs Richardson	N/A	FR6	housing allocation	The site is distant from shops, schools and facilities and this makes car use more likely. The junction of grange Road will be queued and this will cause danger to school children.	Delete FR6.	SA shows the site to be distant from many services and facilities. 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.
676	6566	3	Mr and Mrs Richardson	N/A	FR6	housing allocation	Brownfield sites should be used first.	Delete FR6.	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.
676	6566	4	Mr and Mrs Richardson	N/A	FR6	housing allocation	Greenfield will be lost, with loss of wildlife and agriculture.	Delete FR6.	The site was put forward as an exemplar self build and custom build scheme. The HRA highlights concerns over the impact on greater horseshoe bats. Mitigation measures are suggested including an area of replacement habitat. However, the sensitivity of the landscape and concerns about biodiversity compromises the extent to which an exemplar scheme can be achieved and makes the site unsuitable for allocation.

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681	1912	1	J Bissex	N/A	FR6	housing allocation	Packsaddle Way is too narrow for the traffic and will be congested. The work units will cause additional on road parking. Innox Hill is also too narrow.	Delete FR6.	SCC as the Highways Authority did not raise objection to access from Packsaddle Way in relation to 2 recent planning applications. 2013/2608/OTA was for 107 homes accessed from Packsaddle Way. 2018/0256/OTA was for 97 homes with access partly from Packsaddle Way and a smaller number of homes accessed from Innox Hill. No in principle objection was raised to the access from Innox Hill, but there were concerns that a safe access could not be constructed without the use of third party land. Parking on Innox Hill would also need to be prevented. However, it is proposed to delete this site from LPP2 for other reasons.
681	1912	2	J Bissex	N/A	FR6	housing allocation	Flooding will be increased, including problems with sewage flooding.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
687	6574	6	Richard Bull	EA	FR6	flooding	Area of flood zone 3 should be avoided and the sequential test applied. Development should be restricted to the area of flood zone 1.	Restrict development to the area of flood zone 1.	A very small are of the site is within Flood Zone 3 on the north western edge. There would be no need to include this area in any development scheme. However, it is proposed to delete the site from LPP2 for other reasons.
689	6576	1	Mr and Mrs Heavyside	N/A	FR6	housing allocation	These fields should only be developed with consideration for privacy and landscaping to respect nearby houses who have rural views that will be dramatically changed by development.	Allow for landscaping and maintaining rural views.	The policy includes safeguarding for the amenity of neighbouring residents. However, it is proposed to delete the site from LPP2 for other reasons.
690	6577	1	Dawn Cunningham	N/A	FR6	housing allocation	Object to building on agricultural land.	Delete FR6.	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.
690	6577	2	Dawn Cunningham	N/A	FR6	housing allocation	Development will increase flood risk.	Delete FR6.	Surface water drainage proposals were put forward as part of a recent planning application. No objection in principle was raised by the Council's Land Drainage Engineer, although the scheme put forward was not yet acceptable. However, it is proposed to delete the site from LPP2 for other reasons.
690	6577	3	Dawn Cunningham	N/A	FR6	housing allocation	Building will add to light pollution.	Delete FR6	Planning Practice Guidance provides guidance on light pollution and design requirements for lighting schemes. This is sufficient to control light pollution form the allocated sites. No change to the plan.

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710	3092	4	Jane Llewellyn	Frome Town Council	FR6	housing allocation	Sustainability appraisal does not support site. Sloping site will make development difficult and may cause viability issues. Site raises sustainability issues.	Submit viability assessment and address sustainability issues.	The draft allocation promotes this site for an 'exemplar' self and custom build development which was judged to outweigh against the poor sustainability assessment of the location. However the site is subject to an in principle objection from Wessex Water relating to nuisance from the sewage treatment works which cannot be overcome. In addition, the extent to which the 'exemplar' scheme can be achieved is compromised by the sensitivity of the site in terms of landscape, biodiversity impacts and site characteristics. The site should be deleted.