

7 FROME - LOCAL GREEN SPACE RESPONSES									
Rep No	ID	issue ref	Contact Name	Company / Organisatio	Policy	Matter	Issue summary	Changes sought to the Pre-Submission	MDC response
710	3092	6	Jane Llewellyn	Frome Town Council	LGS in Frome	Local Green Space	Welcome 23 LGS designations that have been made.	None.	Support is noted.
493	6443	1	Melissa Miles	N/A	LGSFRO003	Local Green Space	A garage and hardstanding which is not part of the park has been included. Whilst this looks unused and suffers from antisocial behaviour, it is private land and the owner intends to redevelop it for a new garage and off road parking. Intends to sue MDC for £1million if it is allocated as LGS.	Amend LGSFRO003 to exclude that disused garage and hardstanding.	The garage and hardstanding face Welshmill Road and the garage back on to the tree'd part of the site. The area is in many ways separate from the main open area and does not contribute to the special characteristics of the LGS. It can therefore be excluded without damaging the LGS. Remove the garage and hardstanding area from LGSFRO003. <b>Proposed change to Plan.</b>
621	6533	1	Lee Hopkins	N/A	LGSFRO003	Local Green Space	The garage and adjoining land does not meet LGS criteria and should not be included. There is a current planning application in progress. The LGS has unresolved issues of antisocial behaviour. Intend to sue for £1m if designated, seek judicial review and contact friends in the press.	Remove garage from LGSFRO003.	The garage and hardstanding face Welshmill Road and the garage back on to the tree'd part of the site. The area is in many ways separate from the main open area and does not contribute to the special characteristics of the LGS. It can therefore be excluded without damaging the LGS. Remove the garage and hardstanding area from LGSFRO003.
434	448	1	Mr and Mrs Gilbert	Agent, Mark Reynolds	LGSFRO005	Local Green Space	The site is suitable for housing and was identified in the Council's housing trajectory in 2014 as suitable for 10-20 houses. This must indicate that an assessment had been carried out of the impact of development of the site on landscape features, nature and heritage conservation. This was at a time when the site was designated as OALS. It is perverse that the site was removed from the trajectory in 2015 and is now designated as LGS.	Delete LGSFRO005.	The site is part of a complex of sites along the river valley and contributes to a sense of tranquillity and openness along with Rodden Meadow on the north side of the river.
434	448	2	Mr and Mrs Gilbert	Agent, Mark Reynolds	LGSFRO005	Local Green Space	MDCs Open Space Study identifies a surplus of "other open space" in Frome and in Keyword Ward. This creates a policy presumption that some of the open space can be developed.	Delete LGSFRO005.	The open space study assesses space for recreational use. The LGS designation is being made, in this case, for the visual value of the site and its contribution to a beautiful and tranquil area alongside the river.
434	448	3	Mr and Mrs Gilbert	Agent, Mark Reynolds	LGSFRO005	Local Green Space	The Open Space Study assessed the quality of all open spaces and was considered to be of "average quality". LGS will not be appropriate for most green areas of open space. This site should not be considered as LGS.	Delete LGSFRO005.	The open space study assesses space for recreational use. The LGS designation is being made, in this case, for the visual value of the site and its contribution to a beautiful and tranquil area alongside the river. No change to Plan.

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434	448	4	Mr and Mrs Gilbert	Agent, Mark Reynolds	LGSFRO005	<b>Local Green Space</b>	All OALS in Frome were rolled forward as LGS. The Council should have first undertaken an assessment of the quality of these spaces. This has not been undertaken.	Delete LGSFRO005	All potential LGS were assessed during preparation of the Pre-Submission draft plan. No change to Plan.
434	448	5	Mr and Mrs Gilbert	Agent, Mark Reynolds	LGSFRO005	<b>Local Green Space</b>	Frome Neighbourhood Plan is noted in the Local Plan. The NP Examiner required the deletion of reference to "priority site for protection" as the NP failed to properly assess the quality of spaces. This has not been corrected in the published Frome NP. This should not have been given weight in the Local Plan but is cited as one of the reasons for designation.	Delete LGSFRO005.	The Frome Neighbourhood Plan has been taken as a guide to potential LGSs, and all sites put forward have been assessed during preparation of the Pre-Submission draft. No change to Plan.
434	448	6	Mr and Mrs Gilbert	Agent, Mark Reynolds	LGSFRO005	<b>Local Green Space</b>	Frome Open Space Strategy has been relied on in making the LGS designation but is flawed. It incorrectly assesses the site as having informal recreational use. There is no public access.	Delete LGSFRO005.	No public access was assumed for the site. It is designated for its contribution to beauty and tranquillity alongside the river.
434	448	7	Mr and Mrs Gilbert	Agent, Mark Reynolds	LGSFRO005	<b>Local Green Space</b>	Designation was not driven by the community and the site does not have any particular importance to the community. Only 2 supporting comments were received at Issues and Options consultation and these were not site specific.	Delete LGSFRO005.	The inclusion of the site in the potential list of LGSs in the Frome Neighbourhood Plan is made for its long standing designation as OALS indicating its importance to the community. No change to Plan.
434	448	8	Mr and Mrs Gilbert	Agent, Mark Reynolds	LGSFRO005	<b>Local Green Space</b>	The rationale for designation is that the site is important as a backdrop to meadows on the north side of the river. There is a thick belt of trees on the northern boundary which creates a visual screen. The field is not visible from any vantage point. There are no rights of way through the site. The trees are protected by virtue of being within the conservation area.	Delete LGSFRO005.	Whilst the trees provide some screening in summer the site still contributes a sense of openness and tranquillity throughout the year. No change to Plan.
434	448	9	Mr and Mrs Gilbert	Agent, Mark Reynolds	LGSFRO005	<b>Local Green Space</b>	The fields do not have a sense of rural tranquillity as they are bounded by the railway line with regular freight trains.	Delete LGSFRO005.	The railway line does generate intermittent noise, but it is of a transitory nature and does not detract from the overall sense of tranquillity.
434	448	10	Mr and Mrs Gilbert	Agent, Mark Reynolds	LGSFRO005	<b>Local Green Space</b>	Views in the vicinity of the site on both sides of the river include buildings and development on this site would not be uncharacteristic of the area.	Delete LGSFRO005.	The riverside meadows form a green area within the urban fabric and the juxtaposition of the green areas with the urban is part of its charm.
434	448	11	Mr and Mrs Gilbert	Agent, Mark Reynolds	LGSFRO005	<b>Local Green Space</b>	NPPF indicates that green spaces need to have some sort of civic function in order to be appropriate for designation. The fields are unimproved grassland.	Delete LGSFRO005.	There are a number of criteria for designation of LGS and they are not restricted to spaces with a civic function.

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434	448	12	Mr and Mrs Gilbert	Agent, Mark Reynolds	LGSFRO005	<b>Local Green Space</b>	The site has no ecological or historic significance and is not beautiful. It does not satisfy any of the criteria set out in NPPF or Mendip's criteria.	Delete LGSFRO005.	The site contributes to the beauty of the complex of riverside green spaces and has a sense of tranquillity within the heart of the urban area. No change to Plan.
434	448	13	Mr and Mrs Gilbert	Agent, Mark Reynolds	LGSFRO005	<b>Local Green Space</b>	Designation is unnecessary as the site is within the Conservation Area. A large part of the site is within Flood Zone 3 which would prohibit development. This site is protected by Local Plan policy DP2 OALS.	Delete LGSFRO005.	This designation will replace policy DP2 OALS. Flood zone 3 and Conservation Area policies address different aspect of the site and do not necessarily protect its value as an open space. No change to Plan.
434	448	14	Mr and Mrs Gilbert	Agent, Mark Reynolds	LGSFRO005	<b>Local Green Space</b>	The housing White Paper indicates a future uplift in housing numbers by 40%. This sustainably located site within Frome could contribute to bridging this housing "gap". Designation as LGS would prevent this. It is not considered that it can be confidently predicted that the designation will endure into the future as required by NPPF.	Delete LGSFRO005.	The NPPF sets out a need to protect areas of open space where they contribute to the beauty or tranquillity of the area. No change to Plan.
445	1465	1	S Greenhalgh	N/A	LGSFRO005	<b>Local Green Space</b>	The previous OALS designation has been carried over without additional assessment and has been extended up to the house. Do not believe this land fulfils the NPPF criteria. It is already protected by being part of a listed building curtilage.	Delete part of LGSFRO005.	The site has been assessed as part of the preparation of the Pre-Submission draft plan. It is included for LGS designation for its contribution to the beauty and tranquillity of the complex of sites alongside the river. Listed Building status does not protect the openness of the land for its contribution to the beauty and tranquillity of the riverside.
445	1465	2	S Greenhalgh	N/A	LGSFRO005	<b>Local Green Space</b>	The complex of open areas along the river is no longer special as much more housing is visible along the ridge line than was previously the case. The land on the south side of the river is screened by vegetation and has less visual significance than land to the north which has recently been granted planning permission. The land to the south at Garston Farm does not fulfil the requirements of the LGS designation. The garden area in particular should be removed.	Delete part of LGSFRO005.	These riverside areas are a greenspace within the urban fabric of Frome and this is part of their special value. Housing is visible around the edge of a bowl surrounding the green spaces. Whilst land to the south of the river has some tree cover which forms a screen in the summer the area still contributes to the beauty and tranquillity of the area throughout the year.
056	6128	1	D Cuss	N/A	LGSFRO006	<b>Local Green Space</b>	The site is walled and has no public right of way, and there is a children's play area adjacent.	Removal of wooded area from LGS designation (in private ownership).	This part of LGSFRO006 is visually significant at this entry point to the town.
056	6128	2	D Cuss	N/A	LGSFRO006	<b>Local Green Space</b>	The trees on the site are of no particular value.	Removal of wooded area from LGS designation (in private ownership).	This part of LGSFRO006 is visually significant at this entry point to the town.
056	6128	3	D Cuss	N/A	LGSFRO006	<b>Local Green Space</b>	There is no wildlife as the site is surrounded by 3 main roads.	Removal of wooded area from LGS designation (in private ownership).	This part of LGSFRO006 is visually significant at this entry point to the town. No change to Plan.

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588	6512	6	Trustees of Notts Industries	agent, Dale Evans, Alder King Planning	LGSFRO011	<b>Local Green Space</b>	Designation has not been reviewed since designated as OALS and does not follow any physical features on the ground. Designation does not reflect the long term development aspirations for the site and is an illogical constraint. Designation adds an inflexible and unnecessary constraint.	Delete LGSFRO011.	Designation protects the value of the riverside, which is an important feature of the locality. It is particularly important in views along the river and across the river from Willow Vale on the northern bank. No change to Plan.
588	6512	7	Trustees of Notts Industries	agent, Dale Evans, Alder King Planning	LGSFRO011	<b>Local Green Space</b>	Land is already protected by the area TPO and this is duplication.	Delete LGSFRO011	The TPO protects the valuable trees on the site, it does not protect the open space. The designations do not duplicate functions. No change to Plan.
588	6512	8	Trustees of Notts Industries	agent, Dale Evans, Alder King Planning	LGSFRO011	<b>Local Green Space</b>	Site is not of particular importance for its beauty, history or recreational value. It does have some local visual interest and some ecological value but these aspects are protected by existing policy or other legislation. The site is not so special that it requires LGS designation.	Delete LGSFRO011.	The site is important for its beauty and tranquillity, particularly its contribution to the scene along the river and when viewed from Willow Vale. No change to Plan.
703	6587	1	Seth Mallock and Alison Hillam	N/A	LGSFRO014	<b>Local Green Space</b>	Site is within the domestic curtilage and surrounded by high walls. It is not visible form a public viewpoint. It is not significant for its beauty, tranquillity or wildlife.	Amend the boundary of LGSFRO014 to exclude the garden area.	The land contributes to views out of Trinity Churchyard and a sense of openness on Goulds Ground, where open space is evident despite the high wall. However, the domestic use introduces some unsightly elements and it is not of such significance to the beauty and tranquillity of the area that it justifies designation as LGS and this part of the site should be deleted. Proposed Change to Plan.
703	6587	2	Seth Mallock and Alison Hillam	N/A	LGSFRO014	<b>Local Green Space</b>	Site is already protected by a covenant and therefore can't be designated LGS.	Amend the boundary of LGSFRO014 to exclude the garden area.	A covenant on the land does not represent duplication of the policy.
009	6097	1	Andrew Ziminski & Clare Venables	N/A	LGSFRO014	<b>Local Green Space</b>	The land does not contribute to views or a sense of openness and is separate from the main area of this LGS which covers Trinity churchyard. It is a private garden, surrounded by walls and in domestic use. The garden does not meet the criteria for designation as LGS.	Exclude owners land from designation.	The land contributes to views out of Trinity Churchyard and a sense of openness on Goulds Ground, where open space is evident despite the high wall. However, the domestic use introduces some unsightly elements and it is not of such significance to the beauty and tranquillity of the area that it justifies designation as LGS and this part of the site should be deleted. Proposed change to Plan.
195	6233	1	Frome and District Agricultural Society	c/o Salmon Planning	LGSFRO017	<b>Local Green Space</b>	The site is adequately protected by DP16 as a recreational site and the addition of LGS represents duplication. It does not offer anything additional to the recreational use and is not demonstrably special.	Delete LGSFRO017.	The site has visual value and there are large areas that do not have formal recreational use. It is well used and valued by the community as an informal open space. No change to Plan.

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195	6233	2	Frome and District Agricultural Society	c/o Salmon Planning	LGSFRO017	<b>Local Green Space</b>	If the old cheese show field is to be designated as LGS exclude the area between the cricket pavilion and the Vine Tree pub, which does not have public right of access and is occupied by hardstanding and storage sheds, having no value recreationally or to the street scene. Its development potential should not be thwarted by policy DP2.	Delete LGSFRO017.	The openness of the area adjoining the Vine Tree is prominent within the LGS and should be retained. However, well designed and sited facilities could be considered within the LGS where they do not affect the special characteristics that led to its designation.
257	6268	1	Frome Cricket Club	Frome Cricket Club	LGSFRO017	<b>Local Green Space</b>	Designation will prevent the club improving its facilities as it includes the cricket field, club house and storage sheds. The club wishes to develop new and improved training facilities.	Remove cricket field, club house, storage facility and training nets from LGS designation.	The openness of the area adjoining the Vine Tree is prominent within the LGS and should be retained. However, well designed and sited facilities could be considered within the LGS where they do not affect the special characteristics that led to its designation.
449	6411	1	Clive Copp	Frome Cricket Club	LGSFRO017	<b>Local Green Space</b>	The Cricket Club has plans to expand the club house and training facilities, which would be affected by LGS designation.	Delete cricket club land from LGSFRO017.	The openness of the area adjoining the Vine Tree is prominent within the LGS and should be retained. However, well designed and sited facilities could be considered within the LGS where they do not affect the special characteristics that led to its designation. No change to Plan.
613	3060	4	Adan Boyden		LGSFRO017 and LGSFRP021	<b>Local Green Space</b>	Support designation of all Frome LGSs particularly LGSFRO017 (showfield) and LGSFRO021 (Pedlars Grove).	None.	Support is noted.
052	6125	1	Mr C G & Mrs R G Williams	N/A	LGSFRO017	<b>Local Green Space</b>	No further issues raised.	None.	Support is noted.
054	6127	1	Frome Collegians Football Club	N/A	LGSFRO017	<b>Local Green Space</b>	The club has a long term aspiration to develop toilets and changing facilities for the pitch. The pitch is protected by the lease which specifies use as a football pitch.	Exclude land leased by the football club from the showfield LGS.	The football pitch is a prominent area within the LGS and should be retained. However, well designed and sited facilities could be considered within the LGS where they do not affect the special characteristics that led to its designation. No change to Plan.
445	1465	3	S Greenhalgh	N/A	LGSFRO020	<b>Local Green Space</b>	Gardens of new properties built on the edge of LGSFRO020 should be included in that area to safeguard the remaining open rural land.	Extend LGSFRO020 to include gardens of 3 new dwellings.	The gardens of these 3 properties do not contribute to the local green space and do not fulfil the criteria for designation. No change to the plan.
328	6321	2	Philip Hodgekin, Greenslade Taylor Hunt	diocese of bath and wells	LGSFRP023	<b>Local Green Space</b>	The land is field used by tenants of the Diocese. The tenants have exclusive use of the land. The land adjoins public highway and that makes it unsuitable for designation. The parcel of land is small and benefits only a small number of people in the area and is not of particular significance to the community.	Delete LGSFRO023.	The land is on both sides of the River Frome and slopes steeply down from housing at the valley edge. The steep valley is a dramatic feature in this edge of town location, opening out towards the eastern end, where the railway bridge is a significant feature. There is a footpath on the western side of the river and the area is well used for informal recreation. The site meets the criteria for designation as LGS.
354	849	1	Clarke Willmott and Clarke	agents Clarke Willmott and Clarke	LGSFRO023	<b>Local Green Space</b>	There is no informal recreation on the land and it is actively farmed.	Delete LGSFRO023.	There is a footpath across the land on the southern side of the river. The whole area has significant visual value. Farming of the land will be unaffected by the designation. No change to Plan.

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354	849	2	Clarke Willmott and Clarke	agents Clarke Willmott and Clarke	LGSFRO023	<b>Local Green Space</b>	The assessment does not specify which community is served by the site, it only says Frome. The land is separated from housing by the river and the railway.	Delete LGSFRO023.	The site is part of a complex of LGS designations along the river valley and there are walking routes to and across the land. The site adjoins housing to the north and south, most significantly at The Mount on the southern side of the river. No change to Plan.
354	849	3	Clarke Willmott and Clarke	agents Clarke Willmott and Clarke	LGSFRO023	<b>Local Green Space</b>	The land does not contribute to important public views, and the character of this part of Frome will change shortly in any case.	Delete LGSFRO023.	The steeply sloping valley is a dramatic feature and offers views along the river. The railway bridge is a strong focal point at the far end of the site. Whilst housing is under construction at Southfield Farm close to the site, this will not affect its value. No change to Plan.
354	849	4	Clarke Willmott and Clarke	agents Clarke Willmott and Clarke	LGSFRO023	<b>Local Green Space</b>	The land in not demonstrably special and no evidence is presented that it is.	Delete LGSFRO023.	Site is demonstrable special for views it offers along the steeply sloping river valley and for the beauty and tranquillity that can be enjoyed from the footpath. No change to Plan.
259	2097	7	Rick Swan	Frome Civic Society	New LGS site - river corridor	<b>Local Green Space</b>	Designate LGS to protect the river corridor, to ensure a continuous ecological corridor.	Designate new LGS.	This site does not make a significant contribution to the street scene and is only accessible along a rough informal path which is not a right of way, and has been stopped up at one end. It does not allow views, being tightly confined by the land form. Although it is tranquil once accessed, it does not make a contribution to the wider public realm and there is limited evidence of protected species onthe site. It does not fulfil the criteria for designation. No change to Plan.
259	2097	8	Rick Swan	Frome Civic Society	New LGS site - river corridor	<b>Local Green Space</b>	Designate LGS to protect the river corridor, to ensure a continuous ecological corridor.	Designate new LGS.	This is an area of fields adjacent to the river, between 2 railway lines. Whilst it is attractive countryside it does not meet the criteria for LGS designation in being demonstrably special. Despite being bordered by the railways on 2 sides it reads as open countryside. No change to Plan.
295	6292	1	Simon Keyes	Friends of the River Frome	New LGS site - Adderwell	<b>Local Green Space</b>	The area is the last remaining area of wild riverbank in Frome. It is rich in wildlife and much loved by walkers and anglers. It is a "hidden wonder". It has a well used informal path. It would help to establish a continuous river corridor route in line with Frome Neighbourhood Plans aspirations.	Designate new LGS between Adderwell and Wallbridge.	This site does not make a significant contribution to the street scene and is only accessible along a rough informal path which is not a right of way, and has been stopped up at one end. It does not allow views, being tightly confined by the land form. Although it is tranquil once accessed, it does not make a contribution to the wider public realm and does not fulfil the criteria for designation.
360	6343	1	Ian Mock	Bristol Avon Rivers Trust	New LGS site - Adderwell	<b>Local Green Space</b>	Designation of this site is a critical stepping stone to the provision of green and blue infrastructure on the river. Designation will enable people to look after the river in the future. It could also have a small role in future flood management policy for the river catchment above Frome.	Designate LGS between Wallbridge and Adderwell.	This site does not make a significant contribution to the street scene and is only accessible along a rough informal path which is not a right of way, and has been stopped up at one end. It does not allow views, being tightly confined by the land form. Although it is tranquil once accessed, it does not make a contribution to the wider public realm and does not fulfil the criteria for designation. No change to Plan.

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445	1465	4	S Greenhalgh	N/A	New LGS site Adderwell	<b>Local Green Space</b>	There are other sites along the river valley that should be included if Rodden Meadow is to be designated. This included land between Adderwell and Asda Ponds (map supplied). The present patchwork does not make sense and does not preserve a pedestrian route and wildlife corridor along the river. A more comprehensive strategy for recreation and open spaces in Frome is needed.	Designate additional LGS between Adderwell and Asda Ponds.	This site does not make a significant contribution to the street scene and is only accessible along a rough informal path which is not a right of way, and has been stopped up at one end. It does not allow views, being tightly confined by the land form. Although it is tranquil once accessed, it does not make a contribution to the wider public realm and does not fulfil the criteria for designation. No change to Plan.
543	6482	4	Liz Payne	CPRE	New LGS site Adderwell	<b>Local Green Space</b>	Support all LGS designations in Frome. Support request for an additional LGS along the riverbank between Wallbridge and Adderwell.	Designate additional LGS between Wallbridge and Adderwell.	This site does not make a significant contribution to the street scene and is only accessible along a rough informal path which is not a right of way, and has been stopped up at one end. It does not allow views, being tightly confined by the land form. Although it is tranquil once accessed, it does not make a contribution to the wider public realm and does not fulfil the criteria for designation. No change to Plan.
710	3092	7	Jane Llewellyn	Frome Town Council	New LGS site Adderwell	<b>Local Green Space</b>	Object to omission of LGS between Wallbridge and Adderwell.	Designate LGS between Wallbridge and Adderwell.	This site does not make a significant contribution to the street scene and is only accessible along a rough informal path which is not a right of way, and has been stopped up at one end. It does not allow views, being tightly confined by the land form. Although it is tranquil once accessed, it does not make a contribution to the wider public realm and does not fulfil the criteria for designation.
710	3092	8	Jane Llewellyn	Frome Town Council	New LGS site St Johns Churchyard	<b>Local Green Space</b>	All the other churchyards have been designated.	Designate St Johns churchyard as LGS.	This site makes an important contribution to the character of this part of Frome and is used for informal tranquil recreation. LGS designation will protect the openness of the site, in addition to the heritage value which is protected by listing of the monument and the church and conservation area status. It should be designated LGS. No change to Plan.
710	3092	9	Jane Llewellyn	Frome Town Council	New LGS site St Johns Churchyard	<b>Local Green Space</b>	Object to omission of Egford playing fields and adjoining woodland as LGS.	Designate Egford playing fields and woodland as LGS.	Whilst Egford playing fields is an attractive recreational area it does not have the additional significance that would meet the criteria for LGS designation. It is only visually significant at very close quarters and does not provide views or a sense of openness across a wider area. It does have some community significance for its recreational value and this is adequately protected by the DP16 designation. The adjoining woodland does not have recreational use and does not meet the criteria set out in NPPF. No change to Plan.
710	3092	10	Jane Llewellyn	Frome Town Council	New LGS site Broadway allotments	<b>Local Green Space</b>	Object to omission of Broadway allotments as LGS.	Designate Broadway allotments as LGS.	These are disused allotments which do not currently have any recreational use. They are not visually significant and do not contribute to views within the locality. They do not meet the criteria set out in the NPPF. No change to Plan.

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259	2097	10	Rick Swan	Frome Civic Society	New LGS site Egford Playing Fields	<b>Local Green Space</b>	Designate playing fields.	Designate new LGS.	Whilst Egford playing fields is an attractive recreational area is does not have the additional significance that would meet the criteria for LGS designation. It is only visually significant at very close quarters and does nto provide views or a sense of openness across a wider area. It does have some commuity significance for its recreational value and this is adequately protected by the DP16 designation. No change to Plan.
259	2097	9	Rick Swan	Frome Civic Society	New LGS site Land at at retreat - adj to FRO010	<b>Local Green Space</b>	The area is used as LGS already.	Designate new LGS.	This site does not make a significant contribution to the street scene and is only accessible along a rough informal path which is not a right of way, and has been stopped up at one end. It does not allow views, being tightly confined by the land form. Although it is tranquil once accessed, it does not make a contribution to the wider public realm and does not fulfil the criteria for designation. No change to Plan.