

This 'Town' specific section forms part of a wide-ranging consultation on the Local Plan Part II. It is therefore strongly recommended that you first read the 'Mendip' section to gain a wider understanding of the issues and options relating to the district as a whole.

Frome (Principal Settlement)

Frome is the largest town in Mendip, with a population of approximately 27,000. It is a vibrant town offering a good range of services and shopping, including a strong independent retailing sector.

Frome is also known for its thriving creative sector and is home to two theatres, a cinema and a concert venue. The arts are also prominent in the town and the Frome Festival and local markets attract performers and visitors throughout the year.

The town has a strong economic relationship with Bath and the towns in west Wiltshire and levels of out-commuting are high. Frome is also served by the Bristol to Weymouth railway line which passes the eastern edge of the town.

Whilst a large number of affordable homes have already been delivered in the town, there is still a significant need for further homes, especially for smaller properties as well as some larger family units. Interest has also been expressed for custom/self-build opportunities in Frome.

Frome "at a glance"

- ✓ Frome has the largest number of households in the district with over 11,000 dwellings – more than twice as many as each of the other towns.
- ✓ 69% of dwellings are owner occupied – just lower than the Somerset average.
- ✓ 30% of dwellings are privately or social rented – just higher than the Somerset average.
- ✓ Around a third of households comprise a single person.
- ✓ 17% of households do not have access to a car or van.
- ✓ Mendip ranks in the least deprived half of local authorities in the country. However Frome Welshmill (West) lies just outside of the 20% most deprived areas.
- ✓ House prices are high with the average semi detached house costing £217,519 – the second most expensive town in the district.

Data sources: ONS Census Statistics 2011 & Rightmove market trend data June 2014

Planning for Frome...

- Frome is designated as a principal settlement in the adopted Local Plan Part I, serving a market town role to its wider rural catchment area.
- To reflect the need for housing in Frome, Land has already been allocated for housing at Southfield Farm and a possible 'Future Growth Area' identified south of The Mount.
- During the lifetime of the Local Plan the overarching aim is to improve Frome's self containment, working towards the following adopted vision:

The Adopted Vision for Frome...

In 2029 Frome residents have access to a wider range of jobs locally which has led to a reduction in the level of commuting out of the town. Commerce Park is now fully occupied and additional sites within the existing built up area provide offices and workshop space allowing employees to travel to work without the need to use a car. Having secured a permanent home, the FETE project is contributing to a better skilled local workforce. The improved and extended facilities at Frome College have allowed new teaching specialities (including Further Education courses) to emerge which equip young people with knowledge and skills that are valued by a range of local businesses. Local business is also more confident due to the help and advice now being offered by Business Support enterprises and work hubs.

Local people have access to a good range and choice of housing which better reflects their needs rather than the demand from the other parts of the sub-region. The location of most recent housing development has been in the town's built up area making use of a good supply of previously developed land although in a manner sensitive to the town's built heritage. Land to the south east of the town was set aside in response to concerns about the intensity of brownfield redevelopment. This land has delivered exemplar development of well designed zero carbon homes and community facilities, including a new school and extensive open space meeting a range of recreation needs. These areas are also well connected to the other parts of the town through well conceived foot and cycle links including crossings of the railway and the river.

Within the town centre, the Saxonvale area and the recently completed redevelopment of the Westway Centre now mean that residents and communities nearby meet almost all of their shopping needs in the town, particularly fashions and other high quality goods that people previously travelled to Bath to buy. These redeveloped areas also offer a wider range of restaurants and social venues, including a larger cinema, making Frome an attractive destination for a good night out, whilst a hotel, within easy walking distance of the town centre, provides for guests. The environment of the wider town centre is also improved. As well as new public spaces in the redeveloped shopping areas, the Market Place has been remodelled to favour people over cars so that most drivers choose other routes around the town. These alterations have enabled the market to return to the heart of the town centre and grow in turn drawing in even more shoppers and visitors.

Local people now consider the river as an asset to the town. On the river banks around the Market Yard and the Westway Centre, the channel has now been softened and integrated with the redeveloped shopping area to offer a pleasant setting for people to linger, enjoy a bite to eat or meet with friends. The wider river initiative, underpinned by local groups, landowners and public bodies, has seen it emerge as the spine of a well connected open space network which encourages more active lifestyles, travel by foot and bicycle, as well as being wildlife corridors in their own right. More widely, the quality of open spaces in the town has improved through the use of a dedicated fund contributed to by new development schemes.

Local Plan Part I Core Policy 6: Frome Town Strategy

Community planning in Frome...

Frome Town Council has submitted a **Neighbourhood Plan**, but this has yet to be examined.

The Plan does not make housing or employment land allocations, but contains a number of objectives and policies relating to:

- Housing – including design, delivering major projects, energy efficient homes, promoting opportunities for self build and community housing
- Business and Employment – including protection of employment land and sustainable construction
- Town Centre – including town centre improvements, the Westway Centre, the Cattle Market Car Park and Saxonvale
- River Corridor and Public Open Spaces – including the proposal of a number of open spaces to be protected
- Transport – including transport strategies and travel plans
- Design – including urban landscapes, gateway site improvements and skyline developments and tree planting and landscape protection.

The Neighbourhood Plan for Frome and associated submission documents are available on the Council's website: www.mendip.gov.uk/fromeneighbourhoodplan.

The Town Council has also submitted a **Town Design Statement** for Frome, which has been endorsed by the Mendip District Council's Planning Board and intended to be adopted as a Supplementary Planning Document, meaning it will become a "material consideration" i.e. taken into account when determining planning applications in the town. This outlines the important features of Frome to be protected and includes a number of guidelines relating to design.

The Design Statement can be viewed on the Council's website: www.mendip.gov.uk/frometds.

Delivering the Vision for Frome...

1. Housing

The adopted Local Plan Part I sets out the following policy for housing in Frome:

- A minimum of 2,300 new homes will be delivered in line with the needs of the local market and job creation through :
 - Previously developed land
 - An adopted development allocation for mixed uses at Saxonvale
 - An allocated greenfield site at Southfield Farm (already in planning)
 - A potential Future Growth Area to the south of The Mount

Current situation:

- Between 2006 and 31st March 2015, 970 additional homes have been built around Frome.
- Sites with planning permission or approvals will provide a further 892 homes.
- Development at Southfield Farm (450 homes) is expected to start later this year.
- Built and committed sites as well as land at Saxonvale are expected to provide 1,952 homes.

What this means for Frome in the Local Plan Part II:

- ❖ A minimum residual requirement of 320 homes remains in order for Frome to meet its planned allocation of 2,300. However, we need to explore whether there are any reasons why further housing should be considered e.g. to respond to a need identified by local people. Additionally, as explained in the Mendip section(p16) there is a need for some further housing in the district as whole and we will be looking for sites across the district to accommodate this.
- ❖ We will be looking to develop suitable brownfield sites in the first instance. Available sites in the HELAA have a capacity of around 170 homes. If greenfield land is needed, the identified 'Future Growth Area' to the south of The Mount will be one of the options, alongside sites put forward for consideration in Table B and any further sites highlighted during this consultation.
- ❖ The Part I Plan acknowledges the need for additional primary and secondary education provision and the extent of this, as well as any other infrastructure requirements arising from new development, will need to be considered in the Part II Plan.

2. Employment Land

The Local Plan Part I proposes a need for 20.2 hectares of additional employment land over the plan period. This is to be delivered through:

- The allocated employment site at Commerce Park.
- Refurbishment or mixed-use redevelopment of existing employment sites.
- Provision of and office/workshop space in the town centre.
- Other sites on the fringes of the town which could provide opportunities for flexible modern workspace.

Current situation:

- Based on monitoring to March 2013 which takes into account completed, allocated and consented land, at least 4 Ha of additional employment land will be need to be identified.
- Development activity at Commerce Park has begun to gather pace with new speculative and owner-occupied factory buildings and head office space now coming forward.
- A number of larger factory sites are subject to redevelopment proposals planning including TH White (Valis Road), the Butler and Tanner premises and land at Saxonvale.
- The draft Frome Neighbourhood Plan proposes a policy which seeks to protect and retain employment land. However, the Plan has yet to go through an examination or public referendum.

What this means for Frome in the Local Plan Part II:

- ❖ A minimum residual requirement of 4 hectares of employment land remains to be found and options to address this include delivery through the market (i.e. via planning applications) or allocating specific sites as part of the Part II Plan.
- ❖ The Council will also need to explore whether additional reserves of greenfield employment land are needed for the medium to long term.
- ❖ We need to ensure that existing and allocated sites deliver office and workshop space as redevelopment proposals come forward.
- ❖ The loss of employment sites (through changes of use to residential) will also be taken into account.

3. Town Centres

The adopted Local Plan Part I sets out the following policy for Frome Town Centre:

- Town centre redevelopments, including Saxonvale and, in the longer term, the Westway Centre, to deliver:
 - A medium scale foodstore to supplement limited town centre choice and in turn draw back trade from out of town large format foodstores.
 - Up to 7,000sqm of additional non-food retail space in a range of unit sizes that encourage a broader range of national, regional and local operators into the town.
 - Residential uses and uses that enhance the attraction of the town to visitors and as an evening destination for social and leisure activities.
 - Creative and imaginative public realm improvements including enhancing the River Frome as a feature within the town centre.

Current situation:

There have been several recent applications for the Saxonvale area. Whilst two applications for housing and sheltered housing have been refused (for reasons relating to issues with the proposed schemes), an application comprising of retail development and a hotel and supermarket is currently being considered by the Council.

What this means for Frome in the Local Plan Part II:

- ❖ The emerging Frome Neighbourhood Plan seeks to implement town centre remodelling as outlined in the Frome Town Centre Remodelling Feasibility Study (2012).

- ❖ It is anticipated that the remainder of the objectives will be delivered through the market/via planning applications and that current policies relating to the town centre are sufficient. These policies will be kept under review, but it is not anticipated that there will be additional town centre allocations or policies within the Local Plan Part II.

4. Green Infrastructure

The adopted Local Plan Part I sets out the following policy for Green Infrastructure in Frome:

- A Green Infrastructure strategy is needed to deliver around 8 hectares of new open space, including provision for new allotments, and identify priorities for expenditure of development contributions towards improvements to open spaces.

What this means for Frome in the Local Plan Part II:

- ❖ It is proposed that a Green Infrastructure will be delivered in partnership with the Town Council, in separate exercise to the development of the Local Plan Part II.
- ❖ Individual Open Areas of Local Significance and/or Local Green Spaces however, will be reviewed in the Local Plan Part II and additional sites can also be put forward.
- ❖ Opportunities to incorporate Green Infrastructure into new development will also be a consideration in allocating sites.

5. Additional Matters

The adopted Local Plan Part I includes the following additional objectives for Frome:

- Improve connectivity and capacity of bus and rail services
- Deliver additional accommodation for visitors to the town
- Deliver a new or substantially refurbished leisure centre
- Deliver comprehensive remodelling of the Market Place to reduce the impact of traffic and enhance its appearance and appeal to local residents, business, visitors and shoppers
- Identify priorities for expenditure of development contributions towards infrastructure to support the growing population.

What this means for Frome in the Local Plan Part II:

- ❖ It is proposed that these objectives will be achieved through a range of projects and initiatives independent of the Local Plan Part II. These will be coordinated by a range of organisations and partners such as the Town Council, infrastructure providers and the District and County Councils.

Have your say...

The following appendix has information on the designations in and around the town as well as the sites that have been put forward for consideration by landowners. To ensure that the views of local communities and stakeholders are reflected in the Local Plan Part II we would welcome views on a number of issues. Please answer as many (or as few) of the following questions as you wish:

Housing

- FROQ1: A need for a minimum of 2,300 houses has been identified in Frome. However, are there any reasons why we should consider identifying providing additional housing in Frome in the Local Plan Part II?
- FROQ2: Which of the sites in Table B would you support / not support to accommodate housing and why? Please include site reference(s) where applicable and have regard to the constraints outlined in Tables A and B in explaining your reasons.
- FROQ3: Are there any other potential development sites (including brownfield) that we have not identified which you would like to draw our attention to?
- FROQ4: What types of development would you like to see on any of the site(s) identified e.g. housing of a particular size or type, affordable housing, custom build or mixed use schemes?

Employment

- FROQ5: Given the need outlined for approximately 4 hectares of employment space, which site(s) or area(s) in or around Frome are most suitable for new employment development? Please state where and why.
- FROQ6: Is there a need for land for employment/commercial development allocations in addition to the need already identified? If so, what types and where could such development take place?
- FROQ7: Are there any existing employment or commercial sites in or around the town that are currently unsuitable or underused and may present an opportunity for redevelopment? If so where and why?
- FROQ8: Are there any existing employment or commercial sites in or around the town that you feel are important to retained in their current use if at all possible? If so where and why?

Development Limit

- FROQ9: Does the current Development Limit reflect the existing and likely future built up area(s) of Frome?
- FROQ10: Do you feel the current Development Limit should be changed? If so where and why?

Infrastructure/Facilities

FROQ11: Is there a need for further infrastructure or facilities in the town e.g. open space, footpaths or cycleways, meeting places, car parks? If so, please specify what and where.

Open Areas of Local Significance/Local Green Spaces

FROQ12: Looking at the Open Areas of Local Significance/Local Green Space criteria (see Mendip Section Appendix 2), do you think all of the sites listed still warrant designation? If so, why are they special?

FROQ13: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

FROQ14: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

Other Matters

FROQ15: Are there any other planning issues in Frome that you feel should be addressed in the Local Plan Part II?

FROQ16: Is any of the information presented incorrect or in need of updating? If so, please specify.

Frome Appendix

Table A: Key designations and other relevant planning information

Constraint	Information	Implications for Local Plan Part II
Agricultural Land Classification	Frome is surrounded by land of all types.	In choosing development sites, local planning authorities should seek to use areas of poorer quality agricultural land in preference to that of a higher quality. The grades of agricultural land range from best and most versatile to poor.
Ancient Woodland	There are four areas of Ancient Woodland surrounding the Town, Buckland Woods approx 1.7km to the north, Fishlake Wood approx 700m to the east, Thickthorn and Horley Woods approx 1200m to the south and an additional area located approx 700m to the East (Great Elm).	Ancient woodlands are an irreplaceable natural habitat and development should avoid their unnecessary loss or deterioration.
Areas of High Archaeological Potential and Interest	There is an AHAP in the centre of the Town, with its southern border running along the A362 (Broadway, Christchurch Street and Portway)	Any development within an area of known or potential archaeological interest will have to take into account this archaeological potential.
Area of Outstanding Natural Beauty (AONB)	Frome does not fall within or border and AONB. It lies some 17km to the nearest AONB (Mendip Hills AONB).	Development within an AONB is more strictly controlled and must be designed in a way which will not negatively impact upon the characteristics of the AONB.
Coal Consultation Zone	None.	The Coal Authority will need to be consulted on potential sites to see whether there are any possible issues from old coal mining works.
Conservation Area	Large parts of the Town Centre fall within the Frome Conservation Area, which includes a wide range of buildings and features of historic interest.	Any development within the Conservation Area will need to be sympathetic.
Flood Zones	There are areas of Flood Zone 2 and 3 in the centre of the Town, running along the River Frome. These extend southwards from the town and along the Rodden Valley to the southeast.	Development should generally be directed away from areas designated as at most risk from flooding (Zones and 2 and 3).
Green Belt	None.	Development in the Green Belt should be resisted in line with Chapter 9 of the NPPF.
Groundwater Source Protection Zone	Two Groundwater Source Protection Zones border the north of the Town.	Particular care is needed in such areas to ensure development in such areas does not adversely affect the quality of groundwater.
Historic Parks &	None.	Recorded by English Heritage in

Gardens		recognition of their special historic significance. Any proposed development should be considered against whether it would be likely to impact on the special character of any Historic Park and Garden.
Landfill sites	Three closed landfill sites lie to the east of the Town and there are two further sites near Vallis Road. Butler and Tanner down is closed landfill site.	Areas of land which are, or have been subject to landfill may be contaminated and/or lead to abnormal development costs.
Listed Buildings	There are over 350 listed buildings in Frome. The majority are listed grade II but three buildings are listed grade I (Former Rook Lane Congregational Chapel, St John's Church and The Blue School).	Listed buildings are protected by national policy and development policy 3 of the Local Plan Part 1. Any development will need to ensure the integrity of these listed buildings.
Local Wildlife Sites	There is a Local Wildlife Site (Rodden Nature Reserve) located in the east of the town.	Development should be directed away from these sites to ensure no negative impact upon the potential biodiversity there.
Mendip Bat Consultation Zone	The Mendip Bat Consultation Zone borders the north of the Town.	Any development within this area will need to take account of the potential for bats.
Mineral Consultation Areas	None.	MCAs identify where mineral reserves exist which potentially could be needed at some point in the future
National Nature Reserves (NNRs)	None.	National Nature Reserves are statutorily protected for their ecological and biodiversity value. Development should be directed away from such sites to ensure any adverse impacts.
Open Areas of Local Significance/Local Green Spaces	14 OALS are designated in the Local Plan Part I. The Frome Neighbourhood Plan also proposes a number of additional open spaces to protect.	These areas are protected from development under development policy 2 of the Local Plan Part I. However all of the areas designated as Local Green Spaces are being reviewed as part of the Local Plan Part II. More details can be found below.
Protected Recreation Areas	There are 20 Protected Recreation Areas located across the Town.	These areas are protected from development under development policy 16 of the Local Plan Part I, therefore any development here will be resisted.
Quarries – SMLP Quarries	None.	The existence of a quarry site may constrain the development of nearby sites due to noise etc.
Ramsar Sites	None.	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the

		integrity of the Ramsar site.
Regionally Important Geological/ Geomorphological Sites (RIGS)	None.	RIGS are locally designated areas of importance for geology or geomorphology. Any new development would need to be assessed against whether there would be likely to be any adverse effects on such areas.
Rights of Way	There are a large number of Rights of Way both in and around the town.	Routes over which the public enjoy a legal right to access by foot and sometimes other means. All public rights of way would need to be incorporated into, or reasonably diverted around, new development.
Road Infrastructure	The A361 bypasses the town around the southern and eastern edges, while the A362 passes through the centre of the town from north-west to south-east.	The standard of local roads may dictate the scale of development a settlement can accommodate.
Scheduled Ancient Monuments (SAMs)	None.	Any development to the west of the village must ensure that the integrity of the SAMs is not damaged.
Sewage Treatment Buffer Zones		Buffer Zones may constrain areas which are capable of being developed for housing in particular.
Sites of Special Scientific Interest	Vallis Vale lies approx 600m to the west, Postlebury Wood lies approx 3km to the Southwest and Longleat Woods lies approx 2.5km to the southeast.	Development should be directed away from these areas and from sites which may have a negative impact upon the integrity of these designated areas.
Special Areas of Conservation (SAC)	The Mells Valley and Vallis Vale SACs lie approx 600m to the west of the town. This site is designated for its importance as a habitat for the Greater Horseshoe Bat (a protected species).	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of the Special Area of Conservation.
Special Landscape Feature	The Mells Valley SLF lies approx 600m to the west of the town.	Any new development should not have a negative impact upon the special landscape feature and should ideally be located away from it.
Special Protection Areas (SPAs)	None.	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of the Special Protection Area.
Traditional Orchards	There are no Traditional Orchards within the town.	Traditional Orchards are an important rural feature and habitat and development should avoid their unnecessary loss or deterioration.
Tree Preservation	There are a large number of TPOs in the	Any new development should take

Orders - Areas and Trees	town, applying to both areas and individual trees.	account of these areas and ensure that there is no negative impact upon them.
---------------------------------	--	---

Table B: Sites put forward by Landowners for Consideration

This table shows land promoted or urban development opportunities in addition to the development allocations identified in Local Plan Part and sites with planning permission. It excludes sites with 5 units or less or proposals being actively progressed via planning applications.

PLEASE NOTE: The sites listed below are NOT proposals for development put forward by the Council. They are simply a range of options to consider and others may also be put forward.

Site Reference Number	Size of site (ha)	Key site characteristics	Constraints and Considerations	Initial Assessment	Potential Development Option
Land within the current Development Limit					
FRO015 Land at the Vallis Trading Estate	1.55	Industrial space (now being cleared) on the former Weston Vinyls site. Lies adjacent to housing Wallingford Way and Vallis Trading Estate.	<ul style="list-style-type: none"> • Amenity considerations (adjacent employment) • Need to retain employment land • Potential contamination. 	Potentially suitable for development although the need for this site for employment uses will need to be considered as well as the constraints identified.	Yes
FRO037 Land adjacent to 2 Marston Road, Frome	0.17	Small site adjacent to existing high density residential units. Located on very southern edge of the settlement.	<ul style="list-style-type: none"> • No significant constraints identified at this stage. 	No significant constraints identified. Potentially suitable for development.	Yes
FRO173 Land Off Marston Road, Frome	0.44	Grazing field within the urban area on the main route in to Frome town centre. The site lies between retail warehousing and employment development and also adjoins sparse residential development to the north east and estate development to the north. Access currently achievable from Marston Road.	<ul style="list-style-type: none"> • Need to retain employment land • Impact from and upon adjacent employment and warehousing uses. • Significant trees on Marston Lane frontage 	Potentially suitable for development although the need for this site for employment uses will need to be considered as well as the constraints identified.	Yes

FRO211 4 & 6 Vallis Road, Frome	0.15	Slightly sloping. Residential plot within the urban area fronting Vallis Road and Farrant Road. Potential access from Farrant Road.	<ul style="list-style-type: none"> Bounded by the Frome Conservation Area. Protected trees on south eastern part of the site. 	Potentially suitable for development although careful consideration of the site's impact on the Conservation Area will be needed, as well as protection of the significant trees.	Yes
FRO213 Braeside Works, Wesley Close, Frome	0.21	Town centre factory premises adjacent to residential dwellings.	<ul style="list-style-type: none"> Site adjoins Conservation Area and listed building There are a number of trees covered by Tree Preservation Orders. Access may be difficult on account of its town centre location. Current employment site – need for retention 	Potentially suitable for development although careful consideration of the site's impact on the Conservation Area and listed building will be needed in any redevelopment, as well as protection of the significant trees. Safe access to the site will also require consideration along with the need for the site to be retained for employment uses.	Yes
FRO218 Former Butler Tanner Depot Land off Adderwell	0.6	Cleared site of former depot. Lies adjacent to the Butler and Tanner Factory site for which resolution has been granted for mixed use development. Also surrounded by housing.	<ul style="list-style-type: none"> Loss of employment site 	Potentially suitable for development although the loss of this site from employment use will need to be considered.	Yes
Sites outside the current Development Limit					
FRO001 Keyford Field, Little	2.4	Fields along Little Keyford Lane. Currently outside the	<ul style="list-style-type: none"> Grade 3a Agricultural Land. 	Potentially suitable for development	Yes

Keyford Lane		Development Limit but adjacent to existing housing. Adjoins the Hardings Depot and Marston Trading Estate.	<ul style="list-style-type: none"> • Impact of adjacent noise generating uses • Impact on existing adjacent employment activities. 	although the impact of and from adjacent uses will need to be considered, as well as the loss of agricultural land.	
FRO004 Little Keyford	0.73	Field adjoining the development limit on the southern edge of Frome. Some residential properties directly to the north and to the south west. Fields to the south.	<ul style="list-style-type: none"> • The trees along the frontage are covered by a TPO • Potential landscape impact 	Potentially suitable for development although consideration of the sites landscape impact will be needed as well as the protection of the significant trees.	Yes
FRO005 Land at Packsaddle	3.35	4 parcels of grazing/agricultural land between Packsaddle and Leys Lane The site slopes downwards into the river valley.	<ul style="list-style-type: none"> • Landscape impact • Rights of Way • TPO trees • Land owned by SCC for education (school site) 	While this site is potentially suitable its availability is dependent on clarifying reviewing future school development and capacity.	Yes
FRO012M Land at Marston Gate, Frome	1.46	Greenfield site adjacent to Sainsburys with outline consent for business park. Being promoted for a pub/restaurant to front and residential behind.	<ul style="list-style-type: none"> • Potential landscape Impact • Loss of extant employment permission 	Potentially suitable for development although the loss of this site from an extant employment permission will need to be considered.	
FRO212 Land Off Marston Lane, Frome, BA11 1DG	0.72	Open agricultural land on the western edge of Frome with mature trees and hedgerows. Site backs onto properties on Critchhill road and a large residential property (Whitemill)	<ul style="list-style-type: none"> • Extends into open land on the western fringe of Frome considered as important to the setting of the town. 	Potentially suitable for development although careful consideration of the landscape impact will be needed.	Yes

		which could provide an access point. There is a bus stop at the southern end of Critchill Road.			
FRO060 Land to rear of Old Vallis House Vallis Road	2.0	Agricultural land with access to Vallis Road. Promoted as a self-build or co-ownership site.	<ul style="list-style-type: none"> • Potential Landscape Impact as site is visually prominent • Groundwater Source Protection zone 	The site is potentially suitable for development although consideration will be needed in relation to the landscape impact and other constraints identified.	Yes
FRO061 Land at Innox Hill , off Packsaddle Way	2.98	Agricultural land to the north of the Innox area of Frome and lies adjacent to the River Frome. The site slopes downwards into the river valley and can be accessed from Packsaddle Way to the south.	<ul style="list-style-type: none"> • Potential landscape impact • Site lies within sewage buffer zone 	The site is potentially suitable for development although consideration will need to be given to the constraints identified.	Yes
FRO150 Land south of The Mount, Frome	3.97	Greenfield site currently in agricultural use.	<ul style="list-style-type: none"> • Promoted land lies within the designated Future Growth Area for Frome. • Potential landscape impact 	Site has been subject to consultation and consideration during the Local Plan Part I process and has been identified as a Future Growth Area for Frome although consideration of its impact of the landscape will be needed.	Yes– identified as a Future Growth Area
FRO150a Land east of The Mount, Frome	3.65	Large field lying between Little Keyford Lane and the B3092 The site slopes gently	<ul style="list-style-type: none"> • Potential landscape Impact • Highways access 	Potentially suitable for development although the impact on the landscape will	Yes

		away in a south westerly direction and enjoys some screening from a number of lower mature hedgerows.		need careful consideration.	
FRO152M Land to north and south of Sandys Hill Promoted for Housing and Employment Use	12.4	Agricultural land adjoining the Marston Estate and promoted for housing and extension to Industrial Estate (retail and employment units). Principal access would be via the Sainsburys roundabout.	<ul style="list-style-type: none"> • Landscape Impact • Impact on existing adjacent employment activities. • Highways 	Potentially suitable for development, although consideration of the impacts upon or from neighbouring uses will need to be considered.	Yes
FRO215 Land north of Birchill Lane	6.8	Extensive area of greenfield land lying to the south of the Mount bounded to the south by Birchill Lane. The land slopes consistently downwards in a southerly direction and is subdivided by hedgerows.	<ul style="list-style-type: none"> • Potential landscape Impact • Part of this site has been identified in Local Plan Part I as a Future Growth Area. 	Potentially suitable for development although the impact on the landscape will need careful consideration.	Yes
Sites not considered as suitable					
FRO002 Land at Rodden	0.9	L-Shaped field which slopes down from the south to Rodden Lake. Stream runs along the northern edge. Field access from Rodden Road to the west. Electricity power stations lie immediately to the west.	<ul style="list-style-type: none"> • Proximity to the railway line beyond. • Overhead power cables extend across the site from west to east. 	This site could potentially be suitable for development, but the costs of undergrounding the high voltage power lines mean this site is very unlikely to be a viable option and has been excluded as a possible option as a result.	No
FRO049 Land North of Packsaddle	18.3	Extensive area of agricultural land to north and south of Selwood Lodge.	<ul style="list-style-type: none"> • Location rejected as strategic growth option 	While land south of Selwood Lodge could be potentially	No

Way, Frome		Land slopes away from the existing edge of the settlement and is highly visible in the landscape.	<p>in Local Plan Part 1 process due to landscape impact on the Frome River Valley.</p> <ul style="list-style-type: none"> • Rights of Way cross site (north to south) • Local Wildlife site (Mells River) to north • Infrastructure and highway requirements • Impact on setting of Listed Building (Selwood Lodge) 	suitable (with access from Lily Batch), the whole promoted land is excluded as extensive built development would breach the ridgeline and have a significant impact on the setting of Frome. The larger site would create a strategic-scale extension to the north of Frome.	
FRO210M Rodden Down Farm, Frome	74.7	Farm and associated land to the south east of Frome, on the eastern side on the A261 and bounded by the A362 on the south.	<ul style="list-style-type: none"> • Proximity to the Rodden Valley Nature Reserve • Likely to be significant infrastructure costs to bring forward the whole area for development and to provide connectivity to the town centre. • Landscape Impact 	This land is excluded as the general location beyond the Frome bypass is not considered to be well-related to the town. Any extensive development would have a significant impact on the setting of Frome and would create a strategic-scale urban extension.	No
FRO214M Rodden Manor Farm, Frome	11.04	<p>Collection of farm and mill buildings north of the A362 Warminster Road and surrounding agricultural land.</p> <p>Three parcels of land have been promoted which have access to the A362.</p>	<ul style="list-style-type: none"> • Significant proportion of the site is Flood Zone 2 or 3 along the Rodden Brook • Landscape Impact • Power lines cross areas of the site 	The site is not considered suitable for development on the basis of landscape impact and flood risk.	No

		Land is promoted for a 'small business hub' involving conversion of buildings at Rodden Manor Farm and development of open land to the south and southwest.	<ul style="list-style-type: none"> • Close proximity to the Rodden Valley Nature Reserve 		
--	--	---	---	--	--

Sites in planning

In addition to the above, there a number of sites without permission where there has been consultation related to specific planning applications.

- FRO021 – Mendip Lodge Hotel Site
- FRO196 – Former Police Station – Oakfield Road
- FRO009 – Saxonvale (an identified allocation in the Local Plan Part 1)

Sites not confirmed as available

The following sites assessed as suitable in the 2013 SHLAA have not been confirmed as available.

- FRO016 - The Cooperage, Frome
- FRO052 - Land at Manor Road, Frome
- FRO054 - Nurseries off Garston Lane

Table C: Open Areas of Local Significance / Local Green Spaces

Site Reference	Size of site (in ha)	Description	Notes
OALSFRO001	2.31	Undeveloped land bounded by cycle path, river and houses.	Site covered by DP16 Protection of Formal and Informal Recreation Spaces, DP18 Protection of Corridors for future Transport Use and CP6 Frome River Corridor. Identified as 2 priority sites (Weylands and playing field above Weylands) for local protection in the Neighbourhood Plan and Frome Open Space Strategy. Southern area proposed for community gardens and the northern part developed further as intergenerational open space.
OALSFRO002	1.23	Allotments.	Site lies within the Frome Conservation Area and is covered by DP16 Protection of Formal and Informal Recreation Spaces, DP18 Protection of Corridors for future Transport Use and CP6 Frome River Corridor. Part of site identified as a site for local protection (Welshmill Play Park) in the Neighbourhood Plan and Frome Open Space Strategy.
OALSFRO003	1.15	Treed area and play area.	Site lies within the Frome Conservation Area and is covered by DP16 Protection of Formal and Informal

			Recreation Spaces, DP18 Protection of Corridors for future Transport Use and CP6 Frome River Corridor. Part of site identified as a site for local protection (Welshmill Play Park) in the Neighbourhood Plan and Frome Open Space Strategy.
OALSFRO004	0.01	Grassed area along the River.	Site lies within the Frome Conservation Area and is covered by Frome River Corridor CP6. Allocated as priority sites for protection (Rodden Meadows/other Rodden Meadows) in the Neighbourhood Plan and Frome Open Space Strategy.
OALSFRO005	3.18	Grassed area along the River.	Site lies within the Frome Conservation Area and is covered by Frome River Corridor CP6. Allocated as priority sites for protection (Rodden Meadows/other Rodden Meadows) in the Neighbourhood Plan and Frome Open Space Strategy.
OALSFRO006	0.46	Play area.	Not covered by any other designations.
OALSFRO007	3.22	Cemetery and adjacent open space.	Not covered by any other designations.
OALSFRO008	2.5	“The Dippy” steep sided green valley with paths.	Site lies within the Frome Conservation Area and is allocated as a priority site for protection (The Dippy) in the Frome Neighbourhood Plan and Frome Open Space Strategy.
OALSFRO009	4	Play area and recreation ground.	Site lies within Frome Conservation Area and is covered by DP16 Protection of Formal and Informal Recreation Spaces. Identified as two sites for local protection (Victoria Park and Mary Bailey Playing Field) in the Frome Neighbourhood Plan and Frome Open Space Strategy.
OALSFRO010	0.09	Private garden	Site lies within the Frome Conservation Area.
OALSFRO011	0.3	Riverside green area.	Site lies within the Frome Conservation Area and is covered by CP6 Frome River Corridor. Included in the Rodden Meadows Site which is allocated as priority for protection in Frome Neighbourhood Plan and Frome Open Space Strategy.
OALSFRO012	0.22	Treed area of open space next to the by railway line and Willow Vale.	Site lies within the Frome Conservation Area and is covered by CP6 Frome River Corridor. Included in the Rodden Meadows Site which is allocated as priority for protection in Frome Neighbourhood Plan and Frome Open Space Strategy.

OALSFRO013	0.16	Private gardens.	Not covered by any other designations.
OALSFRO014	0.21	Roadside open space with trees.	Not covered by any other designations. Mendip House hotel re-development will retain this open space.