

DEVELOPMENT BRIEF FOR FROME VALLEY HAULAGE DEPOT, BISHOPS FROME

Report By: Forward Planning Manager

Wards Affected

Frome

Purpose

To consider the draft development brief for the Frome Valley Haulage Depot, Bishops Frome and approve it for public consultation purposes with a view to it forming interim supplementary planning guidance to the Unitary Development Plan.

Background

A draft development brief has been prepared to guide the future development of the Frome Valley Haulage Depot which is located in Bishops Frome and forms a housing allocation for 15 units within the emerging UDP. The brief has been prepared jointly between the Council and developers of the site. The brief will provide additional information to supplement the policies of the plan and as such will eventually be adopted as Supplementary Planning Guidance.

The Development Brief

The aim of the brief is to:

- Establish the development framework in a positive and enabling manner providing a development concept early in the development plan process.
- Identify development requirements before land values are set to ensure the delivery of viable schemes
- Provide greater certainty
- Promote good design standards and address plan policy issues

The brief, which is attached for your information, includes the following information:

- Planning Policy
- Site Analysis
- Design Context

The brief also includes details of planning obligations which will be sought from the development which relate to:

- Affordable housing provision
- Provision of a formal play area

A copy of the draft Brief is enclosed separately for Members and is also located in the Members Lounge

Consultation

The preparation of the development brief follows an initial submission from the landowner's agent. The draft brief is a result of internal consultation to ensure that all site issues and requirements are addressed, particularly those requiring planning obligations.

RECOMMENDATION

THAT It be recommended that the draft development brief for Frome Valley Haulage Depot, Bishops Frome, be approved for consultation purposes as detailed within the report.

Background paper

Development Brief for Frome Valley Haulage Depot, Bishops Frome