

Land North of Packsaddle Way – Public Consultation

Frome Town Council Chambers 23.08.2017

1. Introduction

1.1. The public consultation was carried out in association with a proposal for a residential development on the site North of Packsaddle Way as to gain a response and the need for the proposals to be inclusive Custom/ Self build and live work unit plots

2. Consultation Methodology

2.1. Comments made at the previous public consultation held in St Marys Church Hall, Frome on July 7th between 2:00 and 7pm, which a total of 42 people attended, were reviewed and examined to allow for understanding of the concerns and queries which were brought up during the meeting. The main areas of concern which have been examined between the two consultations, inclusive of topography of the site and the drainage on the site.

2.2. The Council Chambers at the Town Hall in Central Frome was chosen as the location for the consultation due to the ease of access and on street parking nearby.

2.3. Drop in sessions were advertised on the community facebook page and emailed out to people who are registered for the Frome and Mendip self build waiting list, the team were available from 4:00 – 7:00pm where over 90 family's attended or expressed interest in the event by completing questionnaires and returning them.

2.4. Members of the design team were available to answer questions regarding the proposed development, explanations as to the custom / self build and live work housing schemes and potential development opportunities subject to planning approval.

Land North of Packsaddle Way – Public Consultation

Frome Town Council Chambers 23.08.2017

3. Consultation date Wednesday 23rd August 2017 from 4:00pm – 19:00pm

3.1. There were no pre-bookable appointments available as the consultation was run as an informal session with the opportunity to leave comments and fill in questionnaires to allow the design team to review at a later date, and to tailor parts of the outline application to accommodate for the custom / self build and live work plots.

3.2. The main issues and concerns raised along with were as follows:

- Access points are a concern to the locals; the latest proposals include allowances for a second point of access which would reduce the through traffic along Packsaddle Way.
- Would you end up with a matching housing estate or could unique designs be included into the self build plots, this would be subject to relevant planning approvals
- Parking concerns for the work units
- Could you use, for the market housing a larger scale more efficient heating and energy solution such as biomass or ground source heating?
- Could you purchase a self build plot and own a work unit together?
- Could you have a larger plot for a smaller dwelling?
- Construction material choices, could the finished facing material differ from house to house or would they need to be uniform throughout from the market through to the self build?
- Who would be designing the market housing? Would the self build plots be required to use the same design team?
- How would issues concerning overlooking be dealt with?
- How much would they cost to build?
- How much would a self build plot cost?
- How do you finance a self build?

Land North of Packsaddle Way – Public Consultation

Frome Town Council Chambers 23.08.2017

- How does planning work for the individual plots?
- Who's the developer?
- How long would the planning process for the development take?
- How long until the houses are built?
- How many parking spaces would be allowed per plot?
- Good idea to have the live work aspect to the design
- Opportunity to create a unique home in Frome
- Would allow families to stay in the area and not have to move out due to the housing demand
- Pre fabrication
- Co – housing potential

Land North of Packsaddle Way – Public Consultation

Frome Town Council Chambers 23.08.2017

4. Conclusion and how the issues and concerns have been considered

- 4.1. Drainage consultation is underway to finalise any concerns and the design as to the drainage attenuation pond which would lie centrally along Innox Hill. The finalised drainage scheme would be developed alongside the main development application.
- 4.2. The topography of the site has been studied to allow for the current site layout to prevent overlooking issues, each individual self build plot would need to be considered and designed on an individual basis dependent on the site layout when each plot is creating its proposed site layout.
- 4.3. Each plot would be dealt with on an individual basis regarding the design and planning applications, it would be the decision of the council as to the approved finished materials.
- 4.4. Access locations reviewed between the two consultations, the review is still with the highways agents, the outcome is looking towards the opportunity of having the second access off Innox Hill
- 4.5. The market housing and live work units are currently being looked at as one unit in terms of one design team, there would be the opportunity post outline planning whereby individual plot owners could then appoint separate design teams to develop the designs through the second phase of the planning process.
- 4.6. The timescale for the proposed development would be dependent on the main outline planning permission; this would then follow on leading to each planning application.
- 4.7. Regarding costs for each plot or the market housing this would be lead by the housing market and costing for the area at the time of sale, the plots would be valued on the size of the plot and the total footprint which could be built upon each individual plot.

Land North of Packsaddle Way – Public Consultation

Frome Town Council Chambers 23.08.2017

4.8. Refer to Appendix A for the breakdown response from the questionnaires and Appendix B for Images from the event.

4.9. Conclusion from Questionnaires and consultation event were;

- People wanted to be able to begin building or have a completed home within the next 3 years
- The idea of customisation tying in with the low running costs and affordability of self build will allow new methods and materials to be utilised whilst having a lower impact on the environment was a plus side of creating a new home.
- People were interested in both the self and custom build options with 61% of people asked saying they would or would probably be interesting in custom build.
- People were overall wanting to know more information regarding finance and details as to the proposed development and to be kept updated with regards to the specific site at the Land North of Packsaddle Way applications and developments.

Land North of Packsaddle Way – Public Consultation

Frome Town Council Chambers 23.08.2017

Appendix A

	1 year or less	1-3 years	3-5 years	Don't know
Q1. How Quickly would you like to start your custom / self build or live work home?	24 24%	57 57%	12 12%	6 6%

	Low running costs	Environmentally low - impact	Affordability	Want to use innovative building methods / materials
Q2. What is your reason for a custom / self build or live work home?	39 21.7%	40 22.2%	54 30%	47 26.1%

	Yes	No	Perhaps	Probably
Q3. Are you interested in using a custom build developer – where you choose from a menu of options and you can finish it off?	35 37.6%	7 7.5%	29 31.2%	22 23.7%

	One	Two	Three	Four or More
Q4. How many bedrooms would you want your home to have?	3 2.9%	22 21.6%	52 50.9%	25 24.5%

Land North of Packsaddle Way – Public Consultation

Frome Town Council Chambers 23.08.2017

	Yes	No	Not Specified	
Q5. Do you wish to be contacted in the future regarding any further information / Consultation events? Yes / No	69 78.4%	15 17.1%	4 4.5%	

	Comments
Q6. If you wish to make any further comments please place them on the back of the page	<ul style="list-style-type: none"> • Interest in giving people priority over cars in some way. • Mews type housing? • We discussed with Brian various 'building' approaches and the one which appealed most to us was the use of a prefabricated or 'kit' house. There are some excellent ones available within the UK and Europe and one which caught our attention is from Heb Homes - a Scottish based company. We liked the simplicity of their designs and the varying levels of 'build' which they can supply - leaving us to do more work for ourselves if we wish. • One question unanswered was the likely cost of plots! Can you assist with this? • Would it be possible to forward any information you have about costs and the potential timeline for the project? • I am interested in building a home on the Land North of Packsaddle Way, Frome. • Do you have any information available about how much these homes might cost? • I do not have a time scale involved, I am more interested in the unique offering, the Live / Work offering really interests me as I have made my business movable, and my family are keen to move to the south west. • More information on guidelines and limitations for Self build, mortgaging a self build and live work.

Land North of Packsaddle Way – Public Consultation

Frome Town Council Chambers 23.08.2017

Appendix B

Images from 23rd August 2017 Consultation Event



Land North of Packsaddle Way – Public Consultation

Frome Town Council Chambers 23.08.2017

RADM Architects

Mere House

Dee Hills Park

Chester, CH1 5AR

01244 350628

www.radm.co.uk