



# **FRODSHAM** NEIGHBOURHOOD **PLAN**

## **Referendum Version**

# **PLAN PERIOD** **2024-2030**



# PART 1 of 3

## VISION & POLICIES

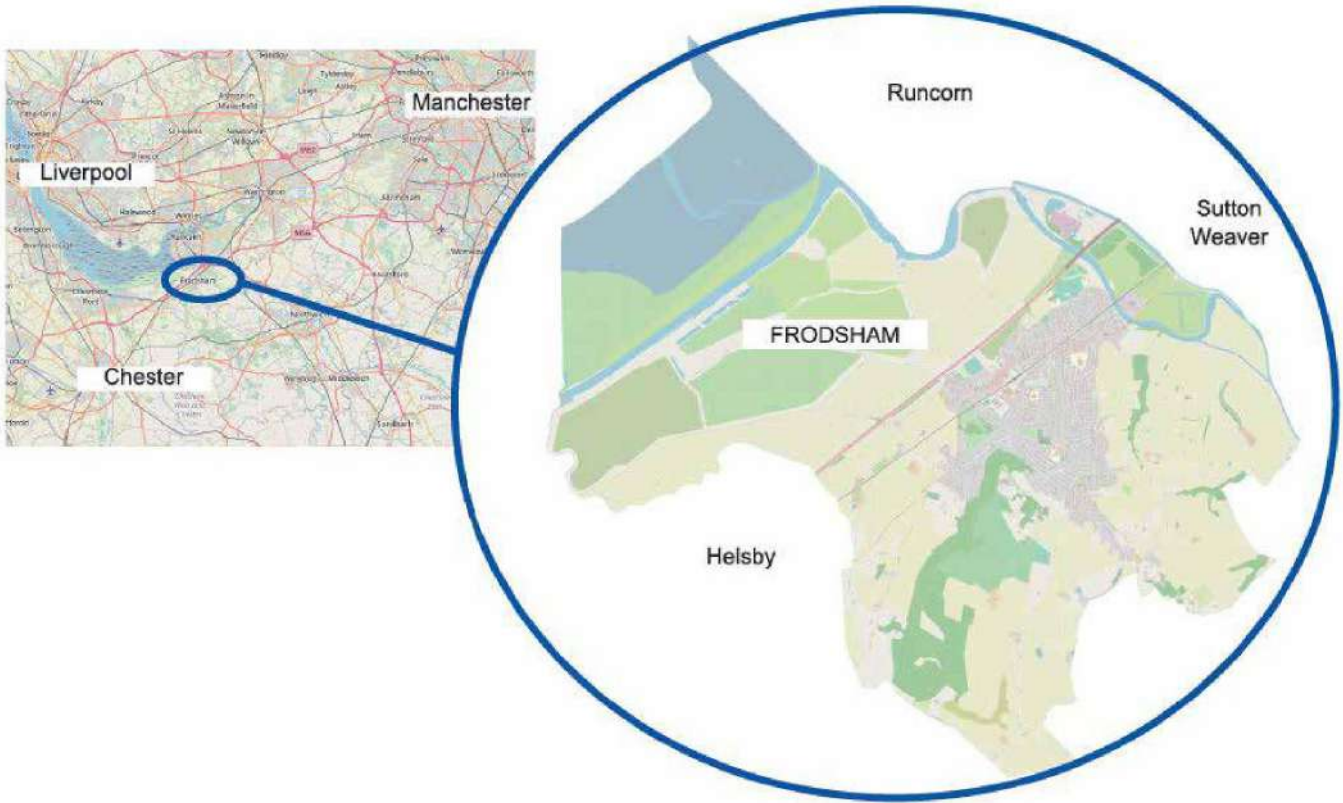


Fig 1 - Geographical Scope of the Frodsham Neighbourhood Plan Area

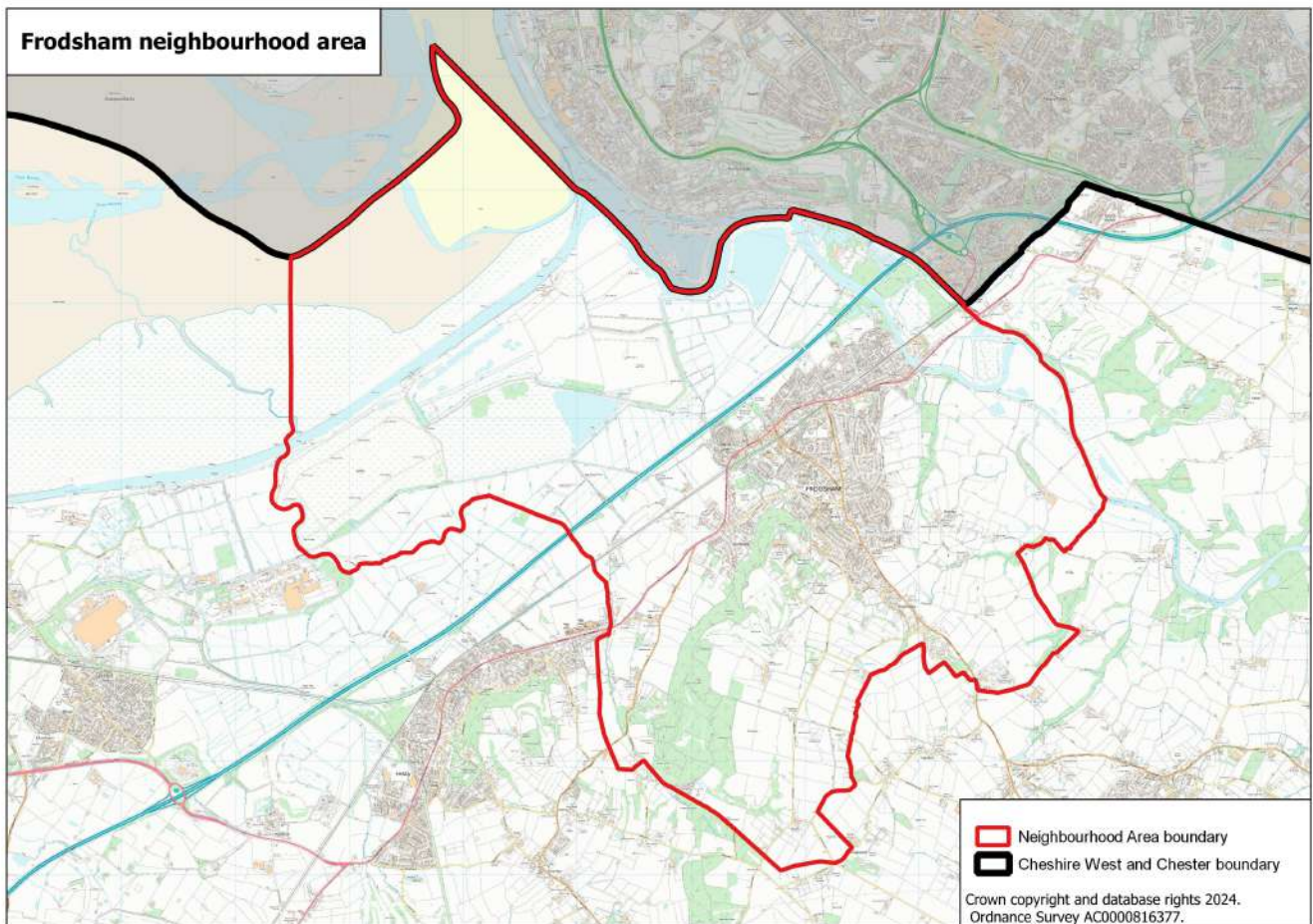
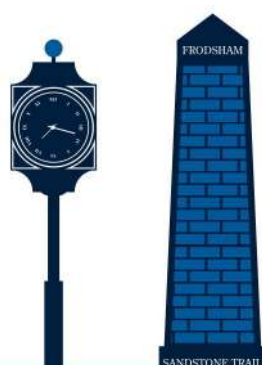


Fig 2 – Designated Neighbourhood Plan Area

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## Section 1

# The Introduction



The Frodsham Neighbourhood Plan is comprised of 3 parts:

### **Part 1 Introduction, Vision and Policies (This document)**

### **Part 2 Supporting Documents and Sources**

External Source Material used in the development of the Plan. This includes all the main source material either commissioned by the Neighbourhood Plan Steering Group, or provided by other bodies such as Cheshire West and Chester Council (CWaC).

### **Part 3 Evidence**

Basic Conditions Statement, Consultation Statement Documents and Evidence

The Basic Conditions Statement demonstrates that the Plan:

- Is appropriate having regard to national policy
- Contributes to the achievement of sustainable development
- Is in general conformity with the strategic policies in the development plan for the local area
- Is compatible with human rights requirements and the Consultation Statement provides:
  - Details of people and organisations consulted about the proposed Neighbourhood Plan
  - Details of how they were consulted
  - A summary of the main issues and concerns raised through the consultation process
  - Evidence presented in support
  - Descriptions of how these issues and concerns were considered and addressed

### **Why the Bee Graphics?**

The Bee is the historical symbol of Frodsham.

Reverend William Cotton, appointed vicar of St. Laurence Church in 1857 was a keen apiarist who was appointed as a Bishop in New Zealand. While in New Zealand he introduced honeybees, and wrote many books on beekeeping.

Frodsham commemorates his achievements by using the symbol of a bee.



## 1.1 Frodsham Today

Frodsham is a Cheshire Market Town originating from the 13th century with a population of just over 9000. It has a compact town centre with many independent shops, pubs, and restaurants.

Frodsham lies within the North Cheshire Green Belt and is located at the junction of three environments: the Mersey Estuary Marshes, the mouth and valley-side of the River Weaver and the uplands of the Cheshire Sandstone Ridge. The town is part of the Weaver Valley Regional Park and is the start of the 32 mile long Sandstone Trail, which finishes in Whitchurch.

Frodsham has been accessible by both river and road for centuries and was connected to the railway network in 1850 and to the M56 motorway in 1971. The commercial core of the modern town occupies the site of the original medieval borough and its key roads are Main Street, High Street and the northern half of Church Street.

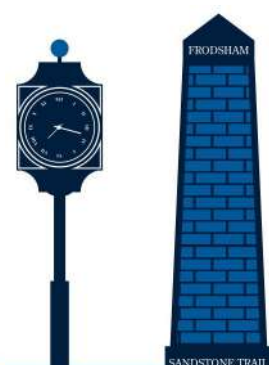
The growth of the town has taken place in several distinct phases (reference Frodsham Town Design Statement-2010). Whilst the centre retains many of its historic characteristics, the wider town owes its character to a significant expansion that took place in the 1960s and 1970s with a variety of residential development, including social housing, on all sides, most extensively to the east and south. From the 1980s to the present day, there have been small areas of significant residential infill from single bungalows and houses on windfall sites to large apartment blocks on the sites of demolished property.

Frodsham has many historic assets. There is one Grade I Listed Building, St. Laurence's Church, two Grade II\* Listed Buildings, a Scheduled Ancient Monument, over 60 Grade II Listed Structures, and a Grade II listed Historic Park along with a number of archaeological sites. The High Street and Main Street have 30 buildings with blue plaques. The Frodsham Town Design Statement-2010 includes a list of locally important buildings.

There are four Conservation Areas within the plan area, which generally join and cover the west part of the town:

- Frodsham Town Centre Conservation Area
- Castle Park Conservation Area
- Overton, St Laurence's Conservation Area
- Overton, Five Crosses Conservation Area

Several environmental designations are established and there are also several Local Wildlife Sites located close to the centre, notably Frodsham Hill and Hob Hey Wood. There are several Sites of Special Scientific Interest (SSSI) which include the sandstone exposures north-east of the railway station, the rock exposures on Howey Lane, Dunsdale Hollow and adjacent to Beechmill House. The marshes are designated as a Local Wildlife Site, parts have SSSI status, RAMSAR wetlands designation and a Special Protection Area (SPA).



## 1.2 What is a Neighbourhood Plan and what does it do?

A Neighbourhood Plan is a planning document that provides a vision for the future of the Neighbourhood and sets out clear planning policies to realise this vision. It aims to provide a powerful opportunity for local people to ensure that they get the appropriate types of development for their community. Neighbourhood Plans must comply with Government Policy and be in general conformity with the strategic policies of the Planning Authority (the Cheshire West and Chester Council (CWaC) Local Plan). A detailed explanation of how the Frodsham Neighbourhood Plan fits within National and CWaC plans and policies is given in the Basic Conditions Statement.

## 1.3 How has this Neighbourhood Plan been formed?

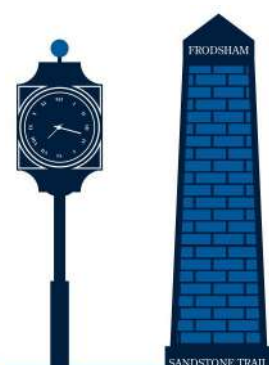
The Frodsham Neighbourhood Plan has been formed over the period 2015 to 2023 by means of several public events, consultations, questionnaires, and surveys within the community and via the Plan's own website. This process follows the formal procedure set out by the Government and this is detailed in the Basic Conditions Statement (see Part 3). All feedback received over the period of plan preparation has been fully documented and set out in the Consultation Statement (see Part 3). The guiding principle throughout has been to ensure that the Plan reflects the views of the community.

## 1.4 Who has authored this Plan?

The Plan has been produced by a group of volunteers working at the invitation of Frodsham Town Council and coordinated by a Steering Group. Members of this Steering Group have developed the Plan to offer an accurate reflection of the wishes of the community that also meets the regulatory requirements of a Neighbourhood Plan.

## 1.5 What area does this Neighbourhood Plan cover?

The designated area covered by the Neighbourhood Plan is the land within the formal boundary of Frodsham Town Council as shown on the map fig 0.2 (Designated Neighbourhood Plan Area).







## Section 2

# The Vision for Frodsham



## 2.0 The Vision for Frodsham

From the initial consultation results (see Part 3) it was concluded that residents had the following vision of how they would like to see the town develop during the Plan's duration. The responses were summarised as follows and shared with the community via the Neighbourhood Plan website and at several public meetings:

### **Frodsham will:**

- Be thriving and sustainable
- Value its community and heritage
- Encourage innovation, collaboration, and social cohesion
- Promote access to services

Analysis of the feedback from these consultations indicated that the issues of concern for residents fall into four major categories

These categories are as follows:

- Housing
- Economic Development and the Visitor Economy
- Green Spaces, Recreation and Leisure
- Connectivity and Access

Therefore, the document is structured under these headings, and the policy statements are grouped accordingly. The following introductory remarks against each of these headings prefaces the content of each section and highlights what residents particularly value about Frodsham:

### **Housing**

Frodsham is regarded as a desirable place to live, with its rural feel, good transport links and range of services.

CWaC identifies a minimum target of 250 additional dwellings between 2010 and 2030 in its Local Plan, intended to meet Frodsham's current and future residents' needs.

An independent external report (Strategic Environmental Assessment (SEA) (September 2023)) indicates that Frodsham has the potential to meet this housing target up to 2030 without the need to build on Greenbelt land, in line with the community's wishes. Therefore, sites on Green Belt were not considered.

This is in line with Policy STRAT 9 of the Local Plan (part One) that states that the general extent of the North Cheshire Green Belt will be maintained. "In order to meet future development needs to 2030 and to promote sustainable patterns of development, it has been identified that only in the case of Chester are there exceptional circumstances to amend the Green belt.

## **Economic Development and the Visitor Economy**

The commercial 'health' of the town is strong, as evidenced by its many independent shops, service industries and thriving night-time economy.

Over the Plan duration the business, retail and service sectors will have to adapt to an environment where people increasingly carry out activities on-line. Existing premises may be unsuitable and require development.

Many residents would prefer either to work within the Frodsham Plan boundary or to work from home to avoid commutes to major centres elsewhere.

## **Green Spaces, Recreation and Leisure**

The community value Frodsham's local Green Spaces and feel strongly they should be protected now and in the future.

Frodsham has over 200 clubs, groups, societies, and organisations covering a wide range of hobbies, pastimes, interests, and skill-based activities, some of which have been in existence for over 50 years.

The community create bespoke annual festivals for Frodsham including: a Christmas Festival, Open Art Competition, Weaver Words Literature Festival, Frodsham Festival of Walks and Festival in the Park.

## **Connectivity and Access**

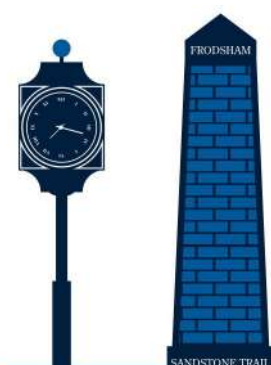
Most vehicle traffic from the M56 motorway to Kingsley, Norley and the Delamere Forest routes through Frodsham.

The need to promote and sustain Active Travel has been identified both through consultation and national policy.

A comprehensive and well used network of Public Rights of Way (PRoW) crisscross the town and these need to be improved and continually maintained to support the needs of an evolving demographic and future mobility technologies.

The existing cycle infrastructure within and around Frodsham needs expanding and improving.

**The Policy Statements derived from this vision are set out in Sections 3 – 6.**





## Section 3

# Housing (H) Policies



## 3.1 Introduction

This section relates to the development of land in Frodsham for residential use both redevelopment and new build. The policies address development of land that is, or will become, available and accessible for housing. The commercial and leisure aspects of built environment usage are addressed in the Economic Development and Visitor Economy policy. The Frodsham Design Code November 2019 (see Section 7) applies to all the built environment in Frodsham.

## 3.2 Background

Frodsham is regarded as a desirable place to live, with its rural feel, good transport links and range of services. A compact town centre with independent shops and a good range of restaurants and public houses attracts visitors and residents alike. The easily accessible green spaces and surrounding countryside enhance the town's appeal, and the conservation areas in Frodsham ensure the local character and architecture is protected. Housing in Frodsham is above the average price for Cheshire.

The Local Plan (Part One) policy STRAT8 sets a housing requirement for the Frodsham spatial area of at least 250 additional dwellings to be delivered between 2010 and 2030. CWaC identifies a minimum target of 250 additional dwellings between 2010 and 2030 in the Local Plan. The Local Plan is intended to meet Frodsham's current and future residents' needs.

At 1 April 2022, 191 dwellings have been completed in the Frodsham spatial area (the settlement boundary for Frodsham as shown on the Local Plan policies map), and a further 27 dwellings have extant planning permission.

A number of housing sites were allocated in the Neighbourhood Plan in order to ensure that a good range of sites, with potential for a wide range of mix and types, including much needed affordable housing can be provided in the town.

Frodsham's desirability and current housing stock make it difficult for young people and families to find appropriate accommodation and/or get on the property ladder.

The Housing Needs Report for Frodsham 2018 (see Part 2) identified a need for downsizing housing to release larger properties that are currently solely occupied. This would provide larger properties for growing families to occupy. The site adjacent to the medical centre is favoured by the community for the development of downsizing houses. A development in this location that focusses on the ageing demographic would be highly desirable due to its proximity to local services.

First homes and affordable housing is needed to balance housing supply. Social rented or shared ownership housing is a priority if Frodsham is to encourage the 18 – 30 demographic to remain or return as identified in the Housing Needs Survey. This would help maintain and enhance our schools, shops and services into the future thus strengthening Frodsham's sustainability.



### 3.3 Consultation & Independent reports

The following reports were used to establish a picture of housing and land within Frodsham:

- The Housing and Economic Land Availability Assessment (HELAA) undertaken by Cheshire West and Chester Council dated February 2017.
- A Frodsham specific Housing Needs Survey was commissioned by the Frodsham Neighbourhood Plan (FNP) and reported in January 2018,
- A “Call for Sites” conducted by the FNP in May 2018. This was designed to give an opportunity for any landowners or agents to have an independent assessment of any land they wished to develop.

A site assessment exercise building on these reports, commissioned by the Frodsham Neighbourhood Plan and carried out by urban planning consultants AECOM resulted in a Frodsham Master Plan report in May 2019.

This report included smaller sites that did not meet HELAA criteria and those appropriate sites that came forward in the Call for Sites.

A second AECOM report completed in November 2019, Frodsham Design Code, assessed the style and type of buildings in Frodsham and identified criteria for future development.

Both AECOM reports rely heavily on the Frodsham Town Design Statement produced in July 2010. All these documents are contained within Part 2.

The sites detailed in this Plan address the identified housing needs of Frodsham over the Plan period. There may be other sites, not currently identified, that come forward for development in the future, often called “windfall sites”.

The CWaC Annual Monitoring Report for 2021/22 states that 191 dwellings have been completed in the Frodsham spatial area (the settlement boundary for Frodsham is below), and a further 27 dwellings have extant planning permission.

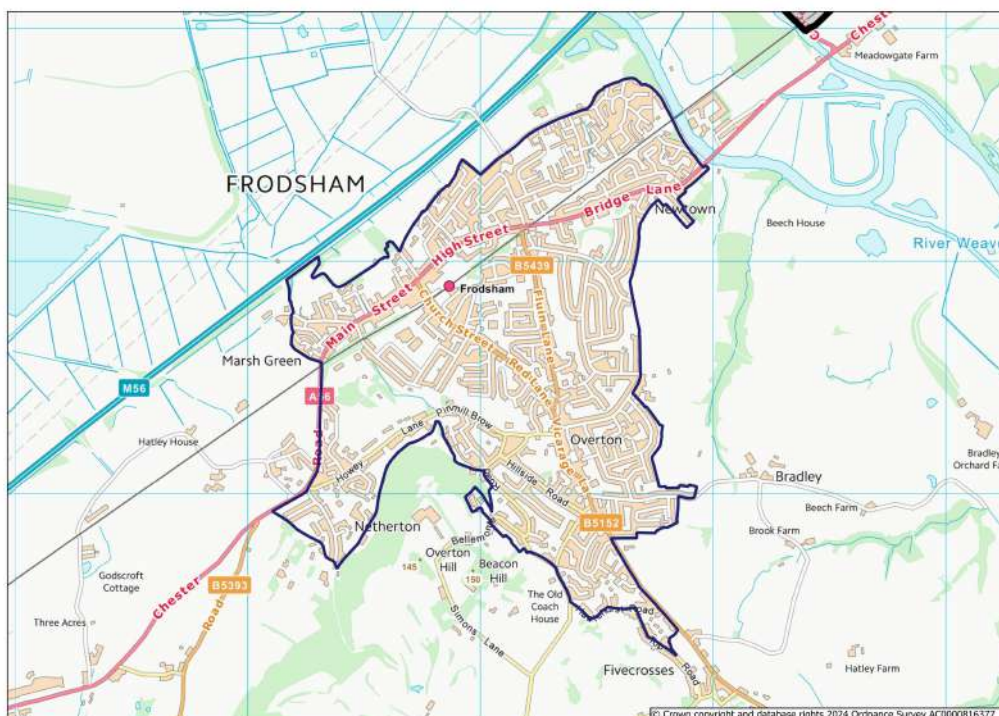


Fig 3.1 - Frodsham Settlement Boundary

### 3.4 Objectives & Policies

Aim	Objective	Policy no.
Be thriving and sustainable	To provide a mix of dwellings that meet the needs of Frodsham now and in the future, and address the changing demographics and the town's sustainability	H2, H6
Value its community and heritage	To ensure the built environment fits in with the local character of Frodsham in terms of materials, scale, accessibility and sustainability	H3, H5
Encourage innovation, collaboration and social cohesion		H4
Promote access to services		H1

### 3.5 What Frodsham would like to see

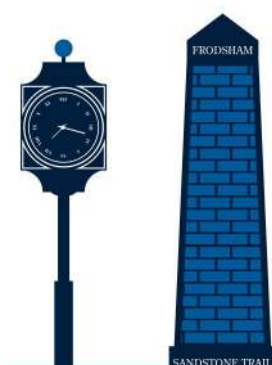
The community identified the lack of lifetime homes for people wanting to downsize to a suitably adaptable residence close to all the facilities. It should be noted here that more than 25% of the population is over 65 years old. Adequate parking for properties was a recurring concern.

Sustainability, health and well being and reducing traffic by encouraging Active Travel, (walking and cycling) were key facets of the communities wishes. Facilitating downsizing was also important. The location of housing therefore makes a significant contribution.

Encouraging the development of dwellings that are within 800m of the junction of Church Street and Main Street is preferable as it would support walking and cycling in the town, reduce car use and the need for parking as well as contributing to the health and well-being of the community.

Residents commented that key services, such as shops, buses, train services, the library and the medical centre, are readily accessible and this is especially important for those who, for example, are either disabled or do not drive. Being able to walk into Frodsham town was highly valued.

**The policies themselves are as follows:**



### 3.6 Policy H1: Location of Housing Development

**Policy intentions:**

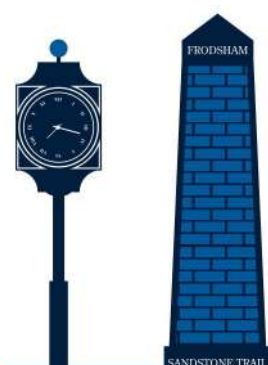
To provide a mix of dwellings, that meet the needs of Frodsham now and in the future, address the changing demographics and the town's sustainability. To encourage active travel (walking and cycling).

To ensure the built environment fits in with the local character of Frodsham in terms of design, materials and scale.

**Policy:**

Residential development will be supported where they:

- Are on brownfield sites.
- Are sites in the Masterplan and detailed under H1 Location of Housing.
- Provide affordable housing in line with Local Plan SOC2.
- Provide dwellings within the settlement boundary (see fig 3.1).
- Create opportunities for self build.
- Accord with Local Plan policy DM19, which allows for sustainable development under certain criteria for out of settlement sites.
- Protect and enhance the intrinsic character and natural beauty of the Sandstone Ridge.
- Developments detailed below identify the proposed housing sites, providing detailed plans of each site, along with site- specific spatial requirements.
- In the interests of biodiversity and protection of the habitats on the Frodsham Marshes, developers will be encouraged to provide a Homeowners Pack to include information about the sensitive environment on the Marshes and alternative areas of green space which can be used for recreation.





### 3.6.1 Identified Sites

The six identified sites below came forward from the HELAA (2017) and Call for Sites (May 2018) and have been assessed by AECOM for their suitability in their Masterplan report. (see fig 3.2)

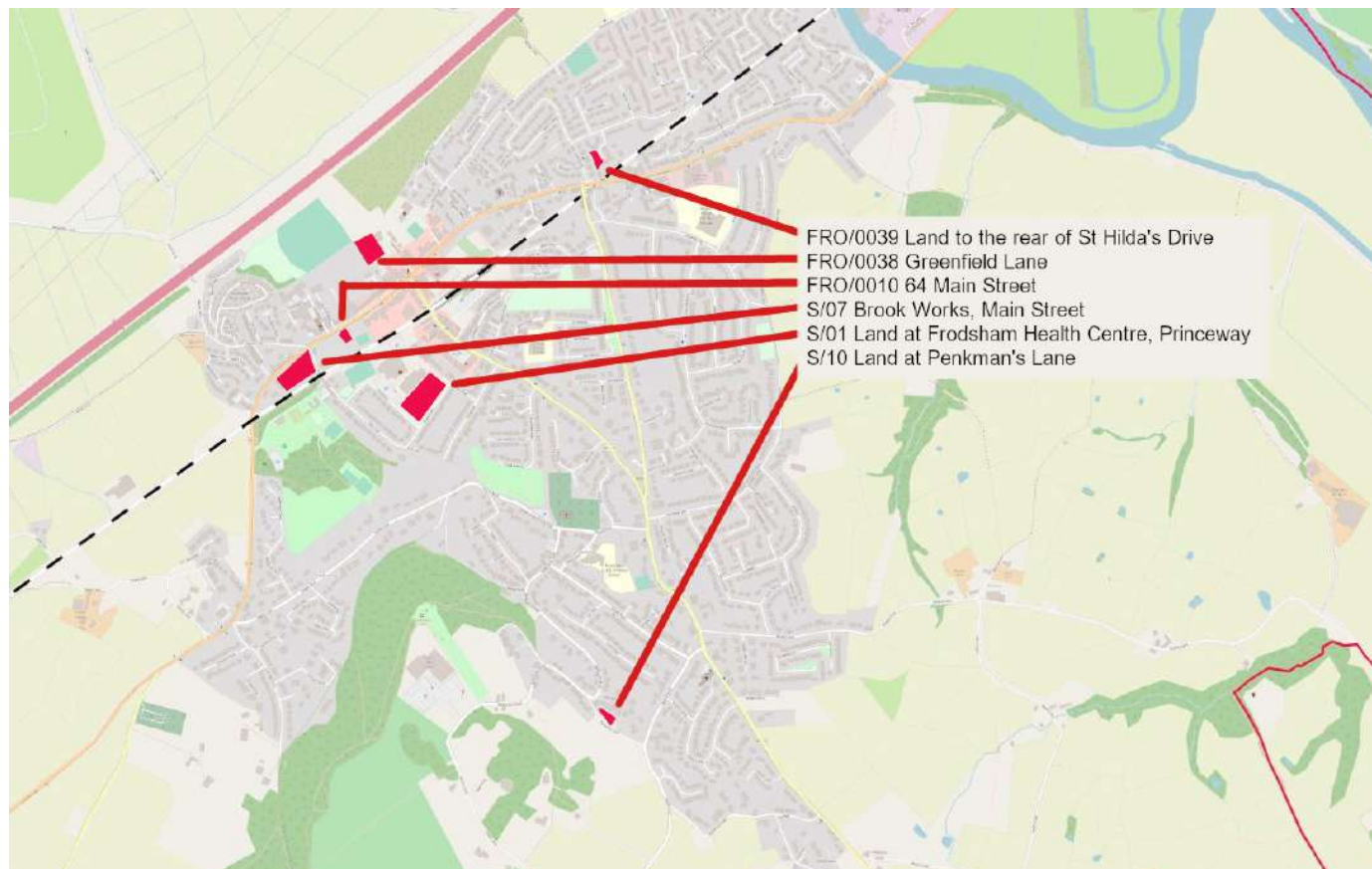


Fig 3.2 Identified Sites within the Frodsham Neighbourhood Plan Area





Fig 3.3 'Site FRO/0010 64 Main Street, Frodsham'

<b>Site FRO/0010 64 Main Street, Frodsham</b>
<p>Site Description: The site is centrally located and fronts on to Main Street, the A56 main arterial route through the town centre. It lies within the Frodsham Town Conservation Area and is adjacent to the Grade II Listed building which is the entrance to the Army Cadet Drill Hall.</p>
<p>Current Land Use: Restaurant</p>
<p>Site Area: 0.1ha</p>
<p>Site Specifics FRO/0010A: The site would support a separate residential unit at a density of 10 u/ha</p>
<p>Site Specifics FRO/0010B: Design Principles/requirements:</p> <ul style="list-style-type: none"> <li>• The existing building should be retained and converted in the same scale respecting the existing character area and conservation setting.</li> <li>• Any work should minimise the effect on the adjacent Grade II listed building (The Drill Hall) and shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and conserve the significance of the listed building and its setting.</li> <li>• The Commercial use of the ground floor should be retained while the conversion of the upper floor into residential would be appropriate.</li> </ul>

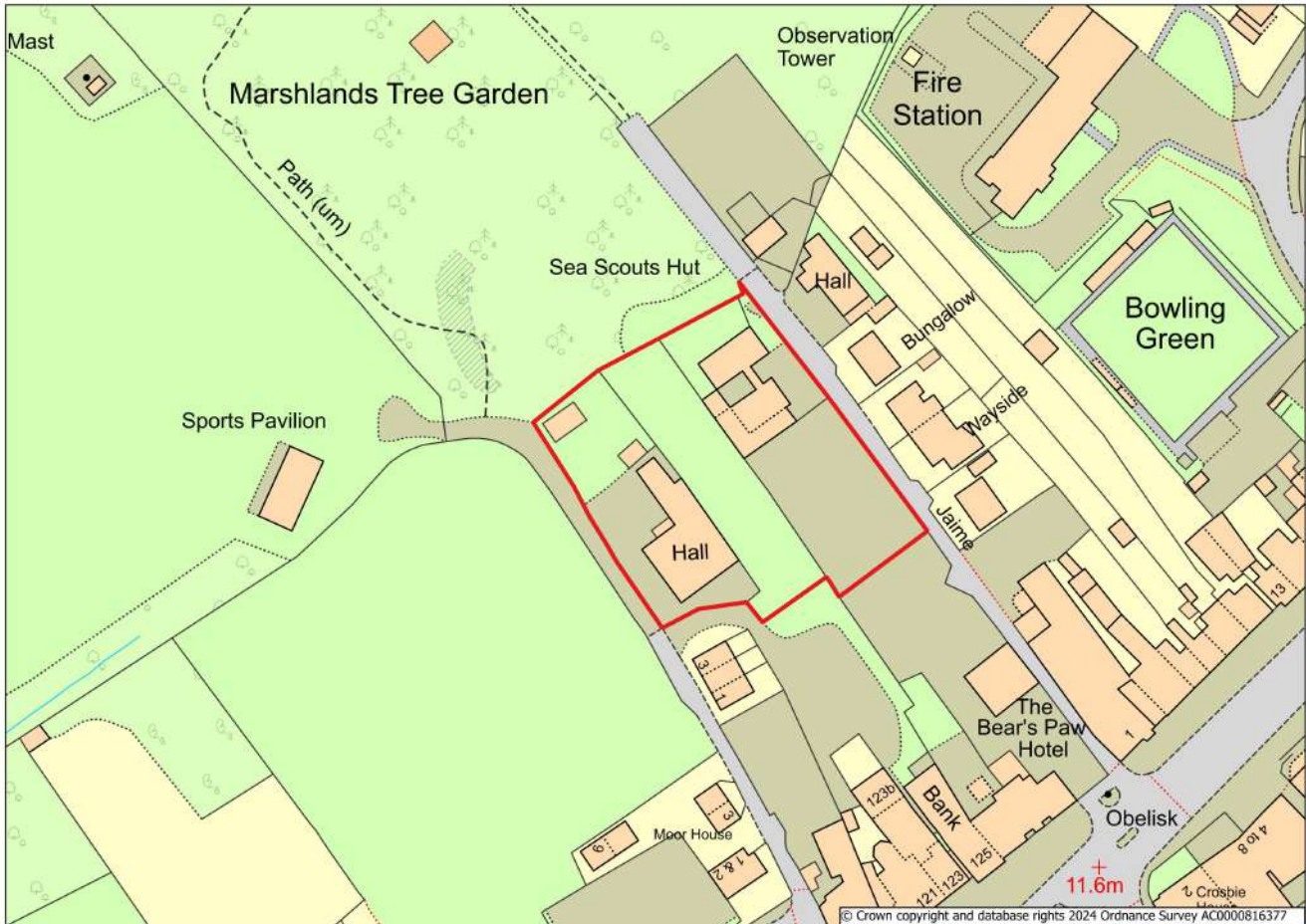


Fig 3.4 'Site FRO/0038 Land off Greenfield Lane, Frodsham'

<b>Site FRO/0038 Land off Greenfield Lane, Frodsham</b>
Site Description: The site is located on the northern edge of Frodsham off High Street with the 3rd Frodsham Sea Scouts occupying the site.
Current Land Use: Frodsham Sea Scouts HQ
Site Area: 0.37ha
Site Specifics FRO/0038A: The site would support 10 units at a density of 27 u/ha
Site Specifics FRO/0038B: Design Principles/requirements <ul style="list-style-type: none"> <li>• Access to the site should be from Greenfield Lane with appropriate improvements to the road surface. Consideration should be given to the possibility of creating a one-way traffic system, exiting from Moor Lane or a solution that overcomes the challenge of Greenfield Lane being very narrow, particularly by the Devonshire Bakery.</li> <li>• As the site is within Frodsham Town Conservation Area any impact on historic designations must be carefully considered and development must respect the setting of the Conservation Area.</li> <li>• Good quality mature trees should be retained wherever possible.</li> <li>• Front garden and courtyard parking should be integrated into any final design.</li> </ul>



Fig 3.5 'Site FRO/0039 Land to the rear of St Hilda's Drive, Frodsham'

<b>Site FRO/0039 Land to the rear of St Hilda's Drive, Frodsham</b>
Site Description: The flat site is surrounded by the rear gardens of semi-detached houses to the north and west and a two-storey block of flats to the east. The access is owned by the same organisation, therefore the site is available
Current Land Use: Scrubland
Site Area: 0.11ha
Site Specifics FRO/0039A: The site would support 5 units at a density of 45 u/ha
Site Specifics FRO/0039B: Design Principles/requirements <ul style="list-style-type: none"> <li>• Development of the site is likely to be dependent on an agreement over access with a neighbouring property.</li> <li>• The frontages of all new development should face south/the access road</li> <li>• Careful boundary treatments between the new development and existing parking arrangements and rear gardens is essential and the creation of a private drive should be carefully considered.</li> <li>• Courtyard parking to be provided to serve the development</li> <li>• Any work on trees must comply with policy DM 45 of the CWaC Local Plan.</li> </ul>



Fig 3.6 'Site S/01 Land at Frodsham Health Centre, Princeway, Frodsham'

### Site S/01 Land at Frodsham Health Centre, Princeway Frodsham

Site Description: The site is adjacent to the Princeway Health Centre with frontages to Queensway, Princeway and Martin Road. It is 200m from the prime shopping and service areas on Church Street and Main Street

Current Land Use: Brownfield (former school)

Site Area: 0.84ha

Site Specifics FRO/0039A: The site would support 5 units at a density of 45 u/ha  
 Site Specifics S/01A: The site would support 60-65 Units at a density of 50-75 u/ha for a flatted and apartment scheme,

#### Site Specifics S/01B: Design Principles/requirements

- Connectivity to the Princeway Health and the Leisure Centre should be ensured
- Road access from Martin Road would help separate vehicles from the traffic entering the Health and Leisure Centres.
- Positive streetscapes to be created on Queensway and Princeway.
- Mature trees within the site should be retained wherever possible and any work on trees must comply with policy DM 45 of the CWaC Local Plan.
- A higher density 50-75 u/ha is considered appropriate given the significant role the site can play in contributing to Frodsham's housing needs for the ageing population to assist in down-sizing. Part of the site could also assist in providing first homes for young families and affordable housing.
- Parking including visitors to be thoroughly considered and not dominate the view from Queensway and Princeway. A landscaping corridor between car parking and the built area is highly desirable.
- The slope of the site to be used to maximise the sites potential and 2-3 storeys is considered appropriate providing contextual scale and massing are respected.

Fig 3.7 'Site S/07

Brook Works,  
Main Street,  
Frodsham'



### Site S/07 Brook Works Main Street Frodsham

**Site Description:** This prominent corner site is located at the junction of Main Street and Fountains Lane. Brook House is a Grade II Listed building and the site is located within the Frodsham Town Centre Conservation Area.

**Current Land Use:** Residential and Business Use (small workshops)

**Site Area:** 0.32ha

**Site Specifics S/07A:** The site would support up to 12 residential units as well as Business use at a density of 38 u/ha

**Site Specifics S/07B: Design Principles/requirements**

- The site sits within the Frodsham Town Centre Conservation Area and changes to the frontage to Main Street must be particularly well designed to improve and create a positive street scene. A tree lined buffer area should be considered and extend the tree line on Main Street.
- The Grade II Listed Building Brook House and locally Listed attached buildings should be retained. As the site is within Frodsham Town Conservation Area special regard must be given to the desirability of preserving the building and its setting or any features of special architectural or historic interest which it possesses and conserve the significance of the listed building and its setting.
- Any associated development should be carefully considered and set back adequately from the pavement to assist in the management of pollution.
- Management of access to and egress from the site and of access between residential and business uses should be carefully considered.
- Blended uses within the site should be encouraged whilst respecting the character of the area.
- The site would support up to 12 residential units as well as Use Class B2 B8 and E(g). See Section 7 for link to Planning Use Codes.
- The heights and materials to be used in any development should respect the existing setting and the Conservation Area.



Fig 3.8 'Site S/10 Land at Penkman's Lane'

<b>Site S/10 Land at Penkman's Lane</b>
Site Description: The site is a green field accessed from Penkman's Lane and edged with well managed hedgerows.
Current Land Use: Greenfield – garden land
Site Area: 0.1ha
Site Specifics S/10A: The site could support up to two dwellings at a density of 20 u/ha
Site Specifics S/10B: Design Principles/requirements <ul style="list-style-type: none"> <li>• Access from Penkman's Lane should be retained.</li> <li>• Any development should be adequately set back from the street and provide key frontages to create a positive street scene along Penkman's Lane.</li> <li>• Front garden/parking to be provided.</li> <li>• A tree lined buffer to the adjacent cottages to be provided.</li> <li>• Development must protect the setting and character of the Sandstone Ridge</li> </ul>

### 3.7 Policy H2: Housing Layout and Design

**Policy intention:**

To ensure that new development is well laid out and designed, taking account of natural features and reducing exposure to pollution.

**Policy:**

All housing developments should have regard to and adopt the following principles:

1. Developments must respect the views and vistas identified on the map, Fig 3.5, page 24, in the Frodsham Design Code.
2. Developments should complement the area's green infrastructure, biodiversity and links to open countryside by ensuring that appropriate planting schemes including trees are included wherever possible (see also Policy H5 Design and Character)
3. Hedgerows, hedge boundaries and mature trees should be retained where possible and any tree works must conform with policy DM 45 of the Local Plan
4. Developments adjacent to a main road namely, Bridge Lane, High Street, Main Street, Chester Road, Church Street, Red Lane, Vicarage Lane and Fluin Lane, where traffic is likely to queue should be set back from the road and provide a green buffer to reduce pollution.

### 3.8 Policy H3: Housing Mix and Type

**Policy intention:**

To ensure a wide range of housing type, size and tenure, with appropriate recreational space. Developments should provide appropriate communal spaces including play and leisure areas.

**Policy:**

In line with policies SOC1, 2 and 3 of the Local Plan, proposals for new housing, including those allocated in the Neighbourhood Plan, should provide a mix of house types, tenures, and sizes throughout the development taking account of the needs in the area.

Priority will be given to developments that include:

- Provision of affordable/social housing, including First Homes
- Provision of appropriate “downsizing” dwellings capable of adaption for residents' increasing health needs to meet the needs of older people
- Provision of family sized homes
- Provision of homes for supported living including neurodivergent people
- In developments over five dwellings the development must meet the Fields in Trust (FIT) (See Section 7) criteria for provision of play.





### 3.9 Policy H4: Affordable Housing – The Local Connection Test

**Policy intention:**

To ensure that housing is provided for local residents with affordable housing needs

**Policy:**

Affordable Housing must adopt the following principles:

- On sites that have a capacity of three or more dwellings or comprise an area of 0.1 hectares or above 30% must be Affordable Housing.
- Affordable Housing, both rented and purchased, should be provided in Perpetuity and for those with a Local Connection to Frodsham.

The Local Connection test that will be applied to all Affordable Housing is as follows:

Local Connection means people or households who:

- currently live in the parish (as defined in the map [fig 0.1] shown at the front of the Plan) and have been living there continuously for at least five years; or
- have permanent employment in the parish; or
- have close family members (defined as children, parents, siblings only) who have been residing in the parish continuously for at least five years; or
- people who have previously lived in the parish for a continuous period of at least 10 years.

Should there be no local households who meet the criteria of this policy, the CWaC cascade approach will be used to determine eligibility.



### 3.10 Policy H5: Design and Character

**Policy intention:**

To ensure the built environment fits in with the local character of Frodsham in terms of materials, scale, accessibility, safety and sustainability.

**Policy:**

New developments will be required to demonstrate specifically how they have considered, and fully taken into account the design principles and detailed guidance contained within the Frodsham Design Code report and the Frodsham Town Design Statement. Where appropriate, proposals must demonstrate consideration of Crime Prevention through Environmental Design (CPTED) and Secured by Design (SBD) principles.

**Architectural style and materials:**

Materials & architectural styles applied must respect the existing character area & conservation areas. Development that includes extensions and alterations to existing dwellings should maintain the character of, and harmonise with the original building.

**Building blocks, building lines, building heights and rooflines:**

Development should ensure building lines and heights are appropriate for the area's existing development pattern in terms of block sizes, layout and structures.

Building's main façades and entrances should face public spaces allowing natural surveillance.

**Vehicular and non-vehicular routes:**

Developments must provide safe pedestrian access to the nearest walking/ cycling route.

**Sustainability:**

The use of sustainable materials, the incorporation of renewable energy initiatives and the efficient design of buildings will be encouraged.



### 3.11 Policy H6: Heritage assets

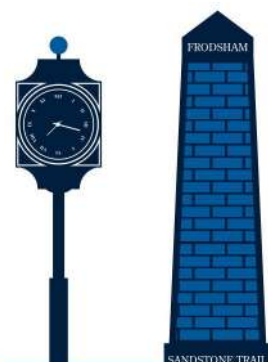
#### Policy intention:

To ensure that new developments take account of the desirability of preserving or enhancing designated and non-designated heritage assets and their settings or any features of special architectural or historic interest, along with archaeological remains and landscapes.

#### Policy:

- Development within or affecting the setting of conservation areas, will be expected to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, taking account of the significance of heritage assets.
- Development should conserve the significance of and preserve or enhance designated heritage assets and the character and setting of areas of acknowledged significance, and archaeological remains and landscapes and buildings identified (both statutory and non-statutory) in the 2010 Town Design Statement (TDS) contained in Part 2. (TDS appendices 3.1,3.2 & 3.3)
- Developments should maintain and repair existing sandstone walls, copings and gate piers using traditional materials.
- Development should sensitively conserve and adapt redundant heritage assets and buildings at risk, for new uses.
- Demolition and replacement of Victorian and Edwardian properties should be resisted. Where this is not viable, development should be sympathetic to the heritage of the site and incorporate features reflecting the original character and design
- In considering applications for development that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
  
- For windfall sites that are controlled by public authorities and are highly visible in the community, priority should be given to developments that enhance the public realm, improve the attractiveness of the town, benefit the community and add to the visitor economy. Examples are sites at the entrances to Frodsham such as:
  - The railway station,
  - The stone bridge over the river Weaver,
  - The old turnpike toll site at the junction of Howey Lane and the A56, and
  - Five Crosses

The community specifically highlighted their concerns about the condition of Brook House in Fountain Lane, and the Goods Shed next to the station.





## Section 4

# **Economic Development and the Visitor Economy (EDVE) Policies**



## 4.1 Economic Development and the Visitor Economy

This section summarises the importance of the town’s business environment to the community, the needs of local businesses, the impact of the town’s positive image on its attractiveness to visitors and residents’ perspectives on the various services available to them.

## 4.2 Background

Although in recent decades manufacturing activity in Frodsham has reduced, the commercial ‘health’ of the town remains strong, as evidenced by its many independent shops, service industries and a thriving night-time economy.

Along with many other town centres Frodsham faces many challenges over the plan period to 2030. The business, retail and service sectors will have to adapt to an environment where people increasingly carry out activities on-line. Existing premises may be unsuitable and require development. Businesses in the town will be seeking to offer visitors a good reason to make their journey.

The 2015 CWaC Local Plan (Part One) identifies Frodsham as a Key Service Centre and includes the following statements of relevance to this section:

“...Frodsham town centre shows signs of strong viability and vitality with a good balance of independent and national retailers. There is a consistently low town centre vacancy rate and provision of key local services including a supermarket, leisure centre, medical services and a thriving weekly market” ... Reference CWaC Local Plan ‘Key Service Centre Background Paper’ 2012”

“...To ensure that Frodsham maintains its important role as a retail and service centre for the local population including its strong independent retail sector, proposals should retain and enhance the existing range of shopping uses, including independent shops, whilst promoting choice and competition...”

In developing this section, use has been made of the surveys recorded in Part 2 along with the findings of a survey (see Part 3) of some 40 local businesses carried out in 2017/18.



### 4.3 Objectives and Policies

Based on the vision and aims, there are 2 objectives and 3 specific Economic Development and Visitor Economy (EDVE) policies:

Aim	Objective	Policy no.
Frodsham will be thriving and sustainable and encourage innovation	To encourage the growth of current businesses and support new businesses in Frodsham	EDVE 1, 2 & 3
Frodsham will value its community and heritage and promote access to services	To encourage development of Frodsham's tourism and visitor economy.	EDVE 1, 2 & 3

### 4.4 What Frodsham would like to see:

Community feedback relevant to this section comes from three primary sources and has been used to inform the policy statements.

- A survey of local businesses, which were not aligned with national chains. (reference Frodsham Neighbourhood Plan Business Survey)
- A survey of residents, which was initiated in 2015, at open meetings and continued online via the website until the current time. (see Part 3)
- A series of surveys of young residents, aged between 6 & 18, in 2018 (see Part 3).

#### Business and employment

- There should be a flexible approach to consideration of planning applications that seek to: make alterations to the size, configuration and precise use of individual premises to ensure that they continue to be appropriate for economic use.
- Combine retail and residential uses in the same premises ('live-work') to keep the existing retail premises in active use and resist possible pressures to change their use to purely residential (See also Policy H1, identified sites, in particular site S/07 Brook Works).
- Combine existing premises that are currently of an unhelpful size and/or configuration for desired future use to create larger units that can meet the need of expanding businesses; and make smaller changes to signage and associated ephemera (that require planning permission) to improve visibility and marketability.
- Many residents would prefer either to work within the Frodsham Plan boundary or to work from home to avoid commutes to major centres elsewhere. The development of co-working spaces in Frodsham with guaranteed high-speed internet and printing facilities would be welcome.
- The countryside around Frodsham is much loved by Frodsham residents and there are significant pressures on the agricultural sector of the UK economy. The ability of farmers to diversify their activities to meet these challenges is important. The hovercraft enterprise and model aircraft clubs currently located on former agricultural land within the plan boundary are examples of this.
- Local hospitality venues find that locally grown produce is an attractive selling point and wish to see traditional farming practices maintained where possible.
- Local businesses wish to see competitive business rate and rents.

## **Tourism and the Visitor Economy**

There are opportunities for Frodsham to develop as a tourist destination and benefit from the improved transport links offered by the Halton curve.

The marshland area is recognised as a Local Wildlife Site for grassland, wetland, saltmarsh, birds, invertebrates, and vascular plants which could bring increased visitor numbers with better marketing.

The development of other cultural activities should be strongly encouraged and facilitated by future developments; there are currently many lively groups in Frodsham, covering art, music and theatre.

Local talent would greatly benefit if events of regional or national significance were to come to Frodsham.

As of autumn 2022, there is already ongoing conversion of some town centre properties to provide Air bnb accommodation, indicating a rise in demand.

A number of regular festivals promote the attractions of the area.

## **Retail and Services**

Frodsham already has a reputation for independent shops and services (largely located within the primary shopping area comprising the Main Street / Church Street / High Street area of the town), and residents see potential to promote Frodsham as a shopping destination.

Residents also wish to see a wider variety of shops, and that restaurants & cafes should be encouraged for all future planning applications and developments.

Residents also wish to see a continuation of banking services in keeping with Frodsham's role as a key service centre.

The weekly market in Main Street is strongly supported.

## **Safety and the Environment**

All developments associated with business, employment, tourism, visitors, retail, and services must:

- Be sustainably constructed
- Have an acceptable environmental impact once operational.
- Have due regard to the safety of individuals whether as residents, workers or visitors.



## 4.5 Policy EDVE1: Business and Employment

### **Policy intention:**

To preserve, protect and promote the growth of existing employment and support new business opportunities.

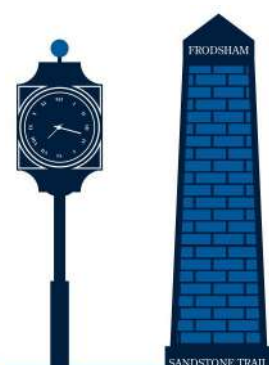
### **Policy:**

The development of new businesses and the expansion of existing businesses in Frodsham, including the development of flexible workspace for small businesses that wish to expand such as incubation units and flexible light industrial units, will be supported, where applicable, subject to:

- Development respecting local character and residential amenity, and
- Their cumulative impacts on highway safety and the local transport network in combination with school and residential travel not being severe, and
- Being in accordance with the strategic policies of the Local Plan, particularly as regards Green Belt and countryside

Subject to meeting other relevant policies in the Plan, developments will be supported, where applicable, provided they are in accordance with the employment and retail policies of the Local Plan and include:

- Incubation Units for new small and medium enterprises (SME)
- Flexible light Industrial Units / Offices
- “Pop-up” shops, restaurants and markets
- “Working from home” business hubs
- Digital hubs
- The conversion of large empty premises





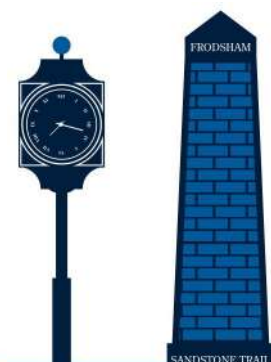
## Explanation of Policy & Community Views

Specific locations have been identified with the potential to deliver this policy, for example large redundant buildings (such as the currently empty Barclays, TSB and NatWest bank premises), and Incubation Units for new small and medium enterprises (SME's) such as:

- Flexible light Industrial Units
- Offices
- “Pop-up” shops, restaurants and markets
- “Working from home” business hubs
- Digital hubs
- The conversion of large empty premises such as, the former Amore restaurant, Brook House on the corner of Fountain Lane and Main Street and the Weaver Light Industrial Estate (not an exclusive list).

Specific suggestions relevant to the Business Community from the Consultation Statement include:

- Providing a variety of sizes and types of premises to meet anticipated economic needs to 2030
- Frodsham must retain its important role as a Key Service Centre.
- Encourage a wider variety of businesses & shops
- Encourage more small business premises and a cinema.
- Develop unused premises and land for more offices
- Provide a hub and/or a Workshop for skills development.
- Undertake a sensitive development of the Goods Shed



## 4.6 Policy EDVE2: Tourism and the Visitor Economy

### Policy intention:

To promote Frodsham as a visitor and a green tourist destination

### Policy:

Proposals that enhance and improve existing tourist attractions and facilities or that create new sustainable tourism opportunities will be supported where they are in accordance with Local Plan policies ECON3 and STRAT9.

Subject to their accordance with other relevant policies in the Neighbourhood Plan, developments will be supported, where they:

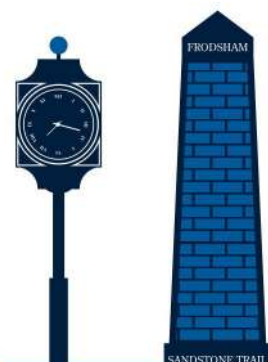
- Will not result in adverse impacts on the ecological value and function of Frodsham Marshes
- Enhance the existing visitor attractions
- Support and enhance the existing attractions of Castle Park.
- Promote the use of the Weaver navigation and the adjoining riverside, whilst protecting its amenity value, navigational safety and environmental quality. This may include the provision of visitor facilities, or facilities to enhance the use of the waterway for boaters, water sports, and fishing, and the changes to the use of moorings to allow the mooring of boats that could promote tourist activities on the waterway.
- Promote the sensitive use of the Sandstone Ridge
- Expand Frodsham's cultural offering
- Provide additional tourist accommodation within Frodsham
- Demonstrate that potential effects on biodiversity, noise and environmental impacts have been explored and avoidance and mitigation measures employed.

### Explanation of Policy & Community Views

Residents identified further opportunities for Frodsham to develop as a tourist destination and benefit from the improved transport links offered by the Halton curve:

- The riverside area and the land up to the Weaver Navigation could be developed to attract tourist traffic and new visitors to the Town.
- The marshes area is a nationally significant ornithological asset which, with appropriate marketing, could bring increased visitor numbers.
- The historic Thursday street market
- Promotion of current festivals and further cultural activities

The accommodation options within Frodsham to take advantage of a future growth in tourism are currently limited.



## 4.7 Policy EDVE3: Retail and Services

### **Policy intention:**

To preserve and protect all types of retailers and service providers in maintaining and developing both short and long-term businesses

### **Policy:**

Proposals for new retail (particularly for sustainable retail and independent retailers) service and leisure facilities will be supported which: -

- enhance the viability of the primary shopping area; and
- respect the Conservation Area; and
- protect and enhance the local character of the primary shopping area as defined in the Local Plan; and
- are proportionate to the location in scale and type.

Developments should be located within the defined primary shopping area and proposals should be of a scale and design which are sympathetic to the distinctive character of the historic core.

Subject to their accordance with other relevant policies in the Neighbourhood Plan, developments will be supported where they:

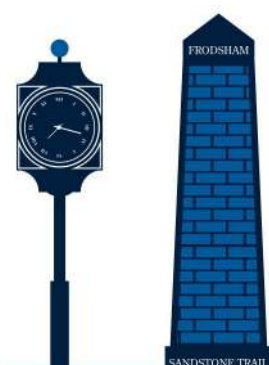
- Provide more independent shops and services across Frodsham.
- Improve the appeal of Frodsham as a retail shopping destination.
- Enhance the existing night-time economy.
- Enhance the street-café culture.

Any development needs to demonstrate that potential effects of noise and environmental impacts have been explored and avoidance and mitigation measures employed.

### **Explanation of Policy & Community Views**

Residents and visitors value Frodsham's independent shops and services and would like future developments to be of a low impact, environmentally friendly nature that cherishes and does not destroy.

In this context residents and visitors want to see the variety of independent shop retailers and services preserved and opportunities taken to strengthen both the independent retail offering and the night-time economy with some additional venues.





CASTLE  
PARK  
ARTS  
CENTRE

## Section 5

# Green Spaces, Recreation and Leisure (GSRL) Policies



## 5.1 Introduction

Frodsham's green and open spaces provide a range of social, economic and environmental benefits to the community. Green Spaces contribute to quality of place and make Frodsham an attractive place to live, work and spend recreation/leisure time. This section designates Frodsham's Local Green Spaces. The policies support opportunities for residents and visitors to Frodsham to maintain and enhance their health and well-being by offering the provision of sports, recreation, cultural, leisure and play facilities that enrich their quality of life.

The policies will protect and enhance current amenities in Frodsham and encourage the development of facilities that support the present and future needs of the population. They are designed to ensure that there are suitable and sustainable facilities for every resident and visitor.

## 5.2 Green and Open Spaces Background

The community value Frodsham's local green and open spaces and feel strongly that they should be protected now and in the future. Local Green Spaces are areas of land that are proposed for designation in accordance with National Planning Policy Framework (NPPF) Sections 105, 106 and 107. Open spaces are defined in the NPPF as "All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity". They are used as places where informal social interaction can take place. They provide pitches and facilities for sports and other physical activities. They provide habitats for wildlife and natural paths and corridors through conurbations, flexible spaces for recreation cultural events and performance. In addition attractive settings and outlooks for surrounding residential and commercial properties enhance the essential character and settings of our historic buildings. The town is the Gateway to the Sandstone Trail and Weaver Valley Regional Park.

Some areas around the town already have national designations e.g. Sites of Special Scientific Interest (SSSI), conservation areas, Local Wildlife Sites, registered parks and gardens and listed buildings. In addition, there are four allotment sites, several children's play areas, football pitches, tennis courts and fitness trails.



## 5.3 Recreation & Leisure Background

Frodsham has more than 200 clubs, groups, societies, and organisations covering a wide range of hobbies, pastimes, interests and skill-based activities, some of which have been in existence for over 50 years. Membership of these clubs is well supported, and contemporary health and fitness activities are constantly evolving. Frodsham's present facilities for leisure and entertainment provide many opportunities for residents and visitors to experience a wide variety of arts, recreational and cultural experiences.

Despite the present Leisure and Sporting facilities needing refurbishment and modernisation they are used regularly by large numbers from a diverse demographic of both the local and surrounding communities. Frodsham Leisure Centre, for example, has a membership of 930 people who pay a monthly subscription to use the building and its facilities (Source: Brio Leisure – July 2023). Their membership includes activities and classes for all age groups and for all client needs and levels of ability. Leisure Centre staff work in partnership with the Princeway Health Centre (known locally as the Knoll Surgery) to provide help and support for GP referrals. The introduction in 2018 of a Health and Well-Being Co-ordinator and a Health Coach across the practice has also enhanced the referral options that GPs can offer.

Frodsham library is essential to the town and provides many services and activities. The library is a warm hub and activities include: U3A, using digital devices and new technology sessions, children's activities, a social group for visually impaired people, a job club and help for people to improve their English.

The community create bespoke annual festivals for Frodsham including: a Christmas Festival, Open Art Exhibition and Competition, Weaver Words Literature Festival, Frodsham Festival of Walks and Festival in the Park. The popularity and success of each of these ventures has been evident from the increasing numbers of residents and visitors who come into the town centre to experience and enjoy them.

The green and open spaces identified by the local community are used by residents and visitors for a variety of formal and informal activities. The community was very clear that all green and open spaces should remain accessible and be enhanced for the future. All green and open spaces are important for the protection of biodiversity and habitat, and for the maintenance of wildlife corridors.



## 5.4 Objectives and Policies

Aim	Objective/Intention	Policy no.
Frodsham will value its community and heritage	<p>To designate and therefore protect Local Green Spaces.</p> <p>To prioritise developments that retain, conserve, maintain, protect and provide additional or new green and open spaces for biodiversity and community and social use.</p>	GSRL1
To be thriving and sustainable	To promote opportunities for residents and visitors to Frodsham to maintain and enhance their health and well-being by providing the provision of sports, recreation, cultural, leisure and play facilities that enrich their quality of life.	GSRL2, GSRL3, GSRL4

## 5.5 What Frodsham would like to see:

Throughout the preparation of the Frodsham Neighbourhood Plan (FNP) a number of public and specific ‘demographically focused’ surveys have been carried out, (see Part 3) in order to understand, assimilate and reflect local opinion about all aspects of Frodsham’s health, leisure, recreation and well-being activities.

The consultative work across the community has produced compelling feedback. The parks, gardens, recreation facilities and green spaces, are all highly valued and appreciated by the residents and increasing numbers of visitors. Their desire to keep and maintain them featured highly in the community surveys.

**The policies themselves are as follows:**



## 5.6 Policy GSRL1: To Designate Local Green Space

**Policy intention:**

To designate Local Green Space

**Policy:**

The following sites listed in the Table in Fig 5.1 are designated as Local Green Spaces, in line with NPPF paragraphs 105, 106 and 107 and Local Green Space guidance in PPG.

Inappropriate development will not be permitted in Local Green Space except in very special circumstances.

**Explanation of Policy & Community Views**

Green and open spaces contribute to quality of place, together with buildings, urban spaces and the wider public realm. Quality of place is a key factor in attracting investment, jobs and growth to an area. It is also important in making an area an attractive place to live, work and spend leisure time. Green Spaces have real economic value to the surrounding area, in addition to supporting healthy lifestyles and community wellbeing.

Individuals, local groups and organisations have been encouraged to register their land or buildings as Assets of Community Value or to apply for Fields in Trust (FIT) status

Fields in Trust registrations have been successfully completed for Churchfields, Community Centre Fields, Overton Memorial Field, Park Lane Play Area, Townfield Lane Allotments, and Hob Hey Wood

Local festivals and initiatives are encouraged to use green and open spaces and unusual locations such as St Laurence Churchyard, the top of Frodsham Hill, Castle Park and the Community Centre Field for ad hoc activity.

**Notes to accompany Table in Fig 5.1**

Criteria 1: Reasonable Distance – close proximity to the community it serves

Criteria 2: Special Character – Tranquillity includes Quiet Contemplation and Star Gazing

Criteria 2: Special Character – Recreational Value includes Formal Recreation (Sport), Informal Recreation (Walking, Dog Walking, Photography, Growing Veg/Crops, Horse Riding and Events)

Criteria 3: Local in Character and not an Extensive Tract of Land

Map Ref: Please refer to figures



**Fig 5.1 Local Green Spaces**

		LOCAL GREEN SPACES CRITERIA						
	Map Ref:	CRITERIA 1: REASONABLE DISTANCE	CRITERIA 2: SPECIAL CHARACTER					CRITERIA 3: LOCAL IN CHARACTER AND NOT AN EXTENSIVE TRACT OF LAND
			Beauty	Historical Significance	Rich in Wildlife	Tranquillity	Recreational Value	
Ashton Drive Allotments	5.3.6	√				√	√	√
Kingsway Allotments	5.4.2	√				√	√	√
London Road Allotments	5.3.4	√				√	√	√
<p>In support of local food production across the community, there are well-established Council owned allotments. The Town Council provides 27 allotment plots on three sites: Ashton Drive – 7 plots (with mains water supply), Kingsway – 10 plots (with recent connection to mains water), and London Road– 10 plots. Allotments, both council and privately owned, have been financially supported to enable rainwater harvesting to operate across some of them. There is a waiting list for council plots. All allotment sites provide health benefits to their users and the wider community, and were particularly valuable during covid lockdowns.</p>								
Crowmere Lake	5.4.8	√	√		√	√	√	√
<p>Crowmere Lake (known locally as “Crummer’s Lake”) is owned by Frodsham Town Council and is used by the community for the enjoyment of nature. It provides a quiet, rural space to watch wildlife associated with water. It is also the start of the unique Frodsham Pond Trail – an initiative set up by Frodsham Town Council and Frodsham Wildlife and Conservation Trust. It affords extensive views across the countryside and has benches available for visitors.</p>								
Marshlands Tree Garden	5.3.7	√	√			√		√
<p>This was the old gasworks area and contains several aqueducts so was unsuitable for building on, so it was re purposed as a wildlife area in memory of the late Frodsham Councillor Harry Pile. It has a variety of native trees. It is currently having the knotweed removed and will be enhanced and refurbished. It serves as a quiet space close to the commercial centre of Frodsham.</p>								

Bowling Green - behind Overton Memorial Hall	5.4.4	√					√	√
Red Lion Bowling Green	5.3.10	√					√	√
<p>There is a long-standing tradition of Crown Green Bowling in the area, with several well-established clubs involved in competitive matches in the Frodsham league and in leagues in surrounding areas including Norley and Runcorn. Teams are also involved in the Mid Cheshire County League. Most clubs have a social aspect that reduces loneliness and isolation particularly amongst the mature population. Bowling is an inclusive activity allowing differently abled people to participate in the sport.</p>								
Tarvin Road Cemetery	5.4.3	√	√		√	√		√
<p>The cemetery is an area for quiet contemplation. It has far-reaching views across to Liverpool and is the resting place of local families. Maintained by Frodsham Town Council, it is also home to wildlife and provides a calm space for reflection and mourning.</p>								
Frodsham Cricket Club ground and pavilion	5.3.8	√					√	√
<p>The club has records going back to 1900, the current club was formed in 1983. There are three adult teams and a thriving junior section starting at age five. There are approximately 40 senior members and 60 junior players. The teams play in the Cheshire Cricket league and are involved in the North Cheshire Junior Cricket Association. The club has recently started a women's softball team, the pitch is used by Frodsham Volleyball Club and as an outdoor training area in the summer. The club hosts disability cricket for Cheshire and a hub for women's cricket and is used by the local High School for tournaments. It has a policy of welcoming players of all levels and ability.</p>								

Ship Street Community Orchard (Adj. to Fire Station)	5.3.5	√					√	√
Churchfields Community Orchard	5.4.1	√					√	√
Hawthorne Road Community Orchard	5.3.3	√				√	√	√

The Community Orchards were instigated by the former Frodsham Transition Initiative. Tom Blundell BEM was the main local resident who led the choice and planting of the fruit trees. The Community orchards provide fresh fruit for the local community. The orchards also encourage wildlife and enhance biodiversity, in particular bees and other pollinators. They range in size from just a few trees to over fifty and are open to the public all year round. They benefit both people and wildlife, offering all-year round opportunities and activities, from winter pruning work parties to spring blossom days, summer pruning and fruit thinning tasks, summer picnics, and autumn picking sessions. The fruits are used to produce local jam. They are a resource that contributes to the Health & Well Being of the Frodsham Community.

Manley Road Copse	5.4.5	√	√	√	√	√	√	√
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Manley Copse, owned by Frodsham Town Council but under the guardianship of Frodsham WI, is a delightful space for all to enjoy. Prior to 2021 it was a neglected area where large trees had been removed for safety and rogue holly and elder were in danger of taking over. The WI have transformed it into a peaceful sanctuary enjoyed by all ages. There are benches, a small pond, a bug hotel, nesting boxes and a winding path inviting visitors into the copse. Indigenous species of trees have been planted which were also chosen to encourage and support a variety of wildlife.

Marl Pits Wildlife Area	5.4.7	√	√	√	√	√	√	√
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Frodsham Marl Pits Wildlife Area is a series of worked-out marl pits through which a public footpath provides a useful route avoiding a narrow rock-faced blind bend on a nearby road. Most marl pits hold water because of the clay base and many Cheshire ponds are old marl pits. However, this site is particularly dry because it has been worked down to sandstone. There is documented evidence that the Abbot of Chester encouraged scores of marl pits to be dug and the marl extracted. Marl is a mixture of calcium carbonate and clay which gives it slightly alkaline properties and was therefore useful in fertilising Cheshire's poorer acidic soils.

Salt Works Play Area & Skateboard Park	5.3.1	√					√	√
<p>Established as a community facility in conjunction with housing development in Waterside Ward, Saltworks play area was until recently the only area on the north side of the A56 equipped with play equipment and remains the only skateboard / small wheel sports facility in Frodsham. Adjacent football fields (leased by Brio leisure) are extensively used by the neighbouring primary school and are a popular venue for club and social football at all levels and has been used for regular music festivals. With direct access to the Weaver Way / NCN5 leading to the Weaver Valley. Ponds provide additional context to the site and have proven popular with local fishing groups.</p>								
Park Lane Play Area	5.3.12	√					√	√
<p>This small play area was saved through fund raising community initiatives. It is designed as a quiet, calm, welcoming space suitable for neurodivergent children to enjoy, who may be unable to deal with a larger busier playground. Additionally, it has specific equipment to enable carers to use the equipment alongside children, for example a specific swing designed for a carer to face a child whilst the swing is in use. It also contains adult outdoor exercise equipment.</p>								
Top Road Play Area	5.4.6	√		√	√	√	√	√
<p>This is the only play equipment in that part of Frodsham, the nearest being Churchfields. Supported by a popular PROW network including direct access to the caves. For those residents living south of Manley Rd the Top Rd play area is the only accessible play equipment that does not involve crossing the busy Kingsley Rd or walking down the blind corner of Manley Rd without a footway. It is a cherished spot by the locals</p>								
London Road Playing Field	5.3.11	√					√	√
<p>Central location used by the adjacent school for sports activities and for football coaching in the community. There is ample parking close by. It is also a favourite traffic free, safe location for dog walkers.</p>								
Community Centre Field	5.3.9	√					√	√
<p>Adjacent to the community centre this field is a focal point for community activities including the annual Bonfire and fireworks event, as a safe area for the travelling fair to pitch and for a range of other events such as car boot sales, classic car shows and plant fairs.</p>								

Greengates Field	5.3.2	√					√	√
<p>This space was the subject of a very successful local community initiative that included seeking residents' views, awareness raising and fund raising. It subsequently won grant awards for equipment and landscaping. It is now landscaped with accessible paths and wooden play equipment is installed. It is intended that it will become a multigenerational space with facilities for the residents of the surrounding area. It will be a safe space for the community to gather, and as a base for community events.</p>								
Land/Field behind the Leisure Centre adjacent to their Car Park Extension & bordering Alvanley Terrace	5.3.13	√					√	√
<p>The Land and Field behind the Leisure Centre, adjacent to their Car Park Extension and bordering Alvanley Terrace, is owned by CWaC. After the Princeway Health Centre opened in November 2011, this small piece of land has become something of a 'village green' for Frodsham. The attractive tree-lined footpath that borders this land, connects Kydd's Wynt to the Health Centre from Church Street. The land is regularly used by the Frodsham Christmas Festival for children's funfair attractions or for market stall holders. In the summer months the Leisure Centre often use it as a 'break out' space for children's games and residents can often be found having picnics. It's regularly used by dog owners to exercise and train their dogs.</p>								
The route of the "Frodsham Pond Trail"	5.4.8	√				√	√	√
<p>The unique pond trail was instigated as a result of research in 1990 by John Moores University, Liverpool, into the loss of agricultural ponds in Cheshire. Subsequently a local resident became the Frodsham Pond Warden and not only undertook research into, but also maintenance of ponds in Frodsham. Most of the ponds are worked out marl pits, marl that local famers used to improve their soil. All the ponds can be seen from public footpaths and are home to amphibians including great crested newts. Some ponds have been used as relocation sites for endangered amphibians that have been removed from construction sites.</p> <p>The pond trail starts at Crowmere Lake and follows the route described in 'Frodsham Pond Trail – a walk for all seasons ', available at <a href="https://frodsham.gov.uk/wp-content/uploads/2017/04/123.-Pond-trail-Final-Version.pdf">https://frodsham.gov.uk/wp-content/uploads/2017/04/123.-Pond-trail-Final-Version.pdf</a></p>								

**The landowners of the sites above have given their permission for the sites to be designated as Green Space**

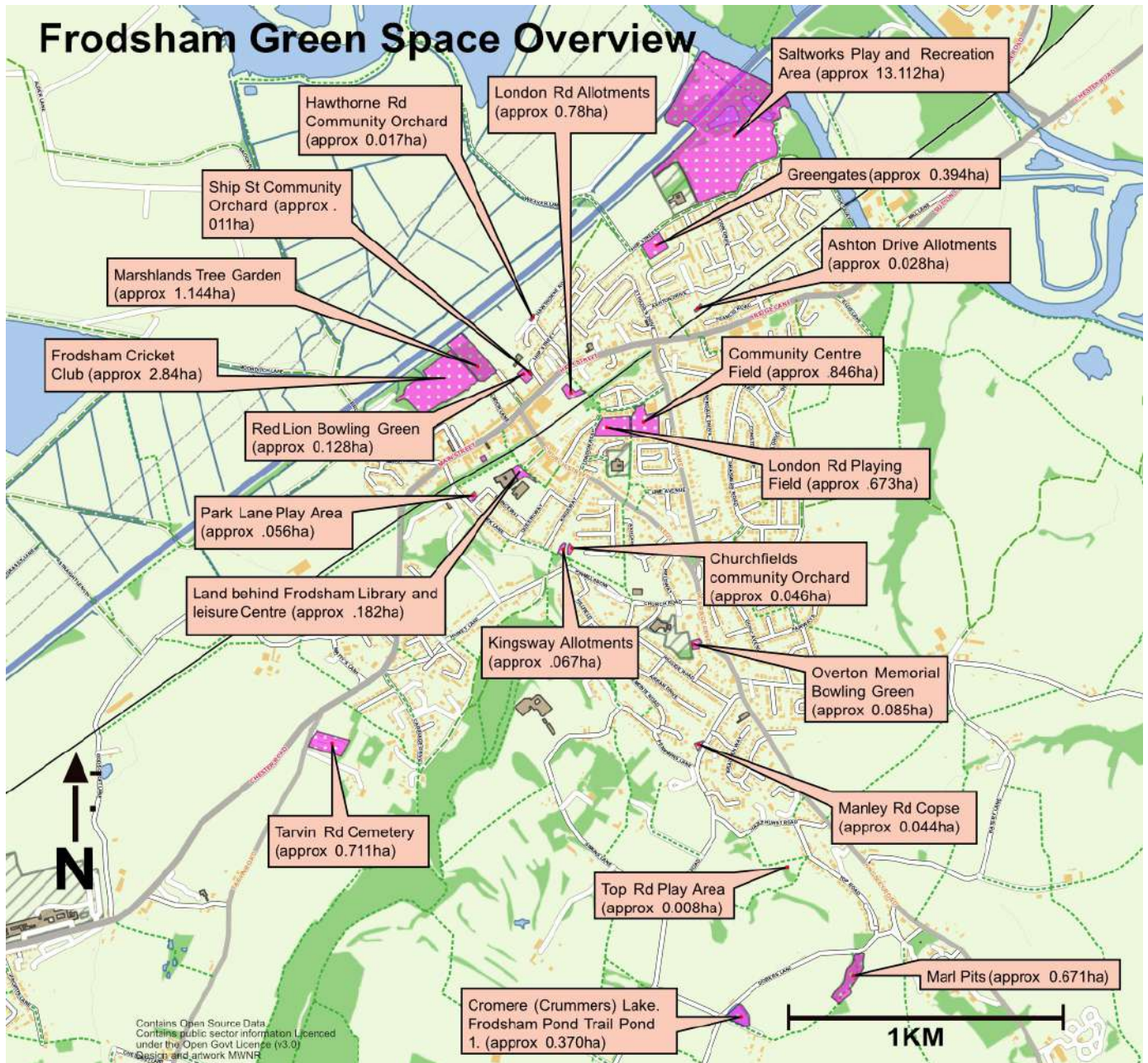
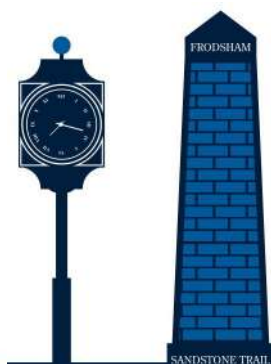


Fig 5.2 Local Green Space Locations Summary



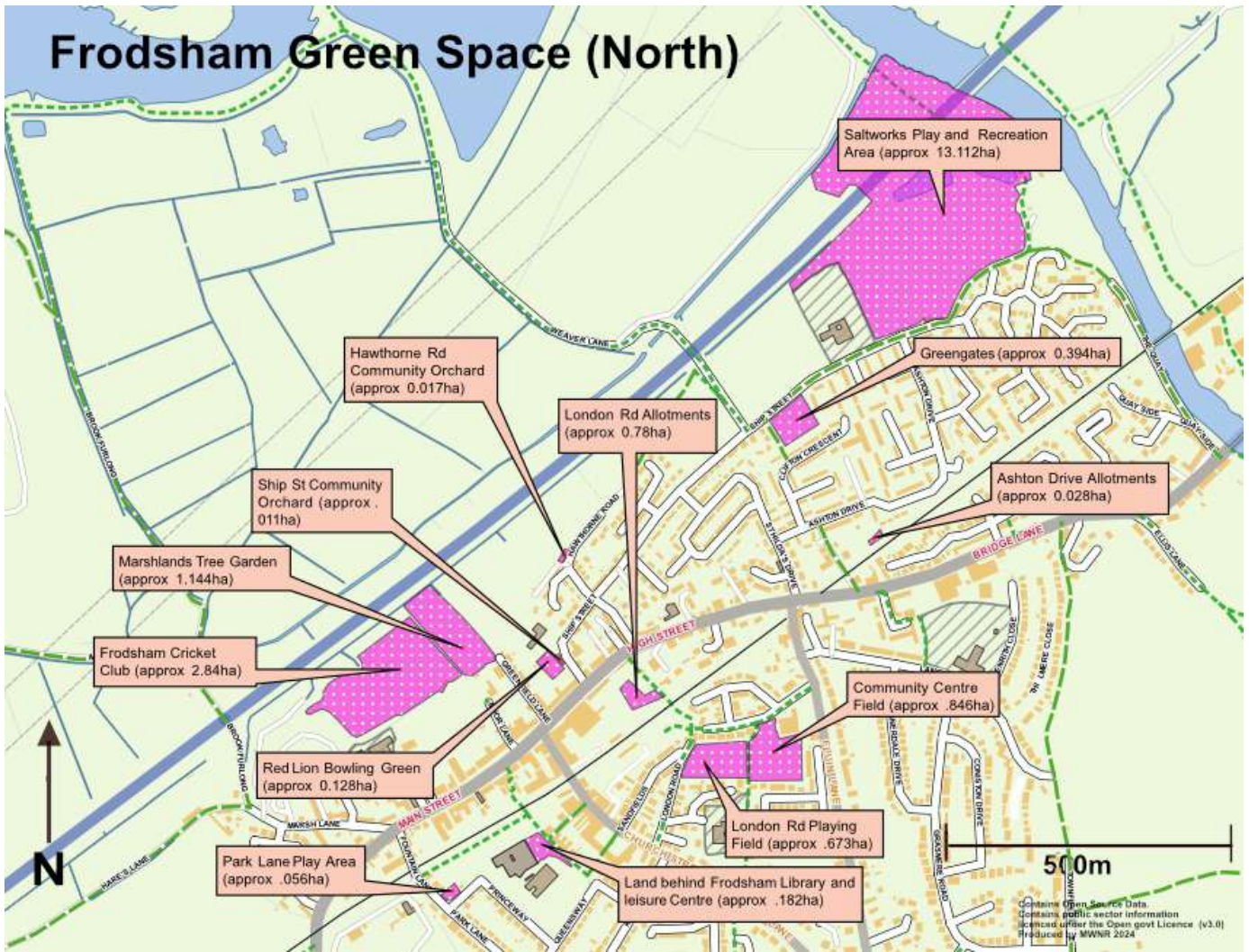


Fig 5.3 Local Green Space Locations North



Fig 5.3.1 Saltworks Play and Recreation Area



Fig 5.3.2 Greengates



Fig 5.3.3 Hawthorn Road Community Orchard



Fig 5.3.4 London Road Allotments



Fig 5.3.5 Ship Street Community Orchard



Fig 5.3.6 Ashton Drive Allotments



Fig 5.3.7 Marshlands Tree Garden



Fig 5.3.8 Frodsham Cricket Club



Fig 5.3.9 Community Centre Field





Fig 5.3.10 Red Lion Bowling Green



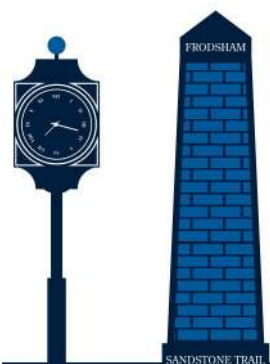
Fig 5.3.11 London Road Playing Field



Fig 5.3.12 Park Lane Play Area



Fig 5.3.13 Land Behind Frodsham Library and Leisure Centre



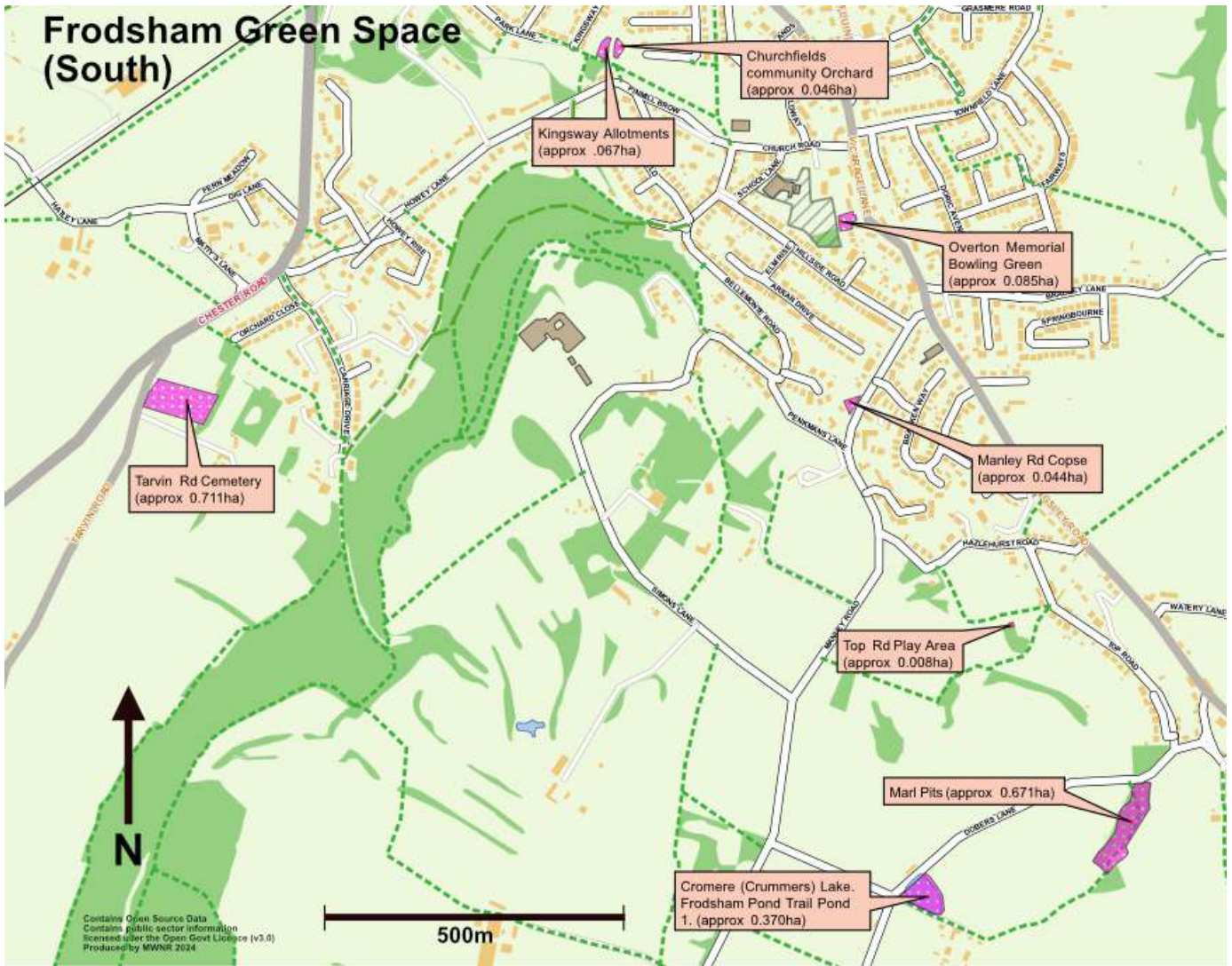


Fig 5.4 Local Green Space Locations South



Fig 5.4.1 Churchfields Community Orchard



Fig 5.4.2 Kingsway Allotments



Fig 5.4.3 Tarvin Road Cemetery



Fig 5.4.4 Overton Memorial Bowling Green



Fig 5.4.5 Manley Road Copse



Fig 5.4.6 Top Road Play Area



Fig 5.4.7 Marl Pits



Fig 5.4.8 Crowmere (Crummers) Lake  
Frodsham Pond Trail 1



## 5.7 Policy GSRL2: Protecting and Enhancing Green and Open Spaces

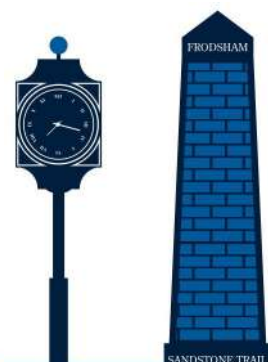
### **Policy intention:**

To protect and enhance Frodsham's green and open spaces

### **Policy:**

Subject to accordance with relevant policies in the Neighbourhood Plan, development will be supported, where they:

- retain, preserve, maintain, protect and provide additional or new green or open spaces for communal and social use.
- identify, designate and protect additional/new green and open spaces within the Frodsham town boundary.
- identify venues and 'ad-hoc' spaces for cultural and community activity
- protect existing venues or provide suitable alternatives for all clubs, groups, organisations and associations that need these venues to function and operate
- Provide high quality broadband/ internet access and throughout the town, parks, green and open spaces. The equipment and associated facilities required to provide this are sympathetically located and well designed to fit into the existing street scene and should not have a negative impact on the character of the area.



## 5.8 Policy GSRL3: Maintaining our Green and Open Spaces

**Policy intention:**

To support developments that retain, maintain and protect existing green and open spaces for communal and social use.

**Policy:**

Subject to accordance with relevant policies in the Neighbourhood Plan, development will be supported where they:

- Provide land for food production/allotments
- Encourage local produce outlets and pop-up initiatives
- Harvest rainwater within our green spaces
- Enhance community gardens and orchards
- Create recycling facilities that meet the needs of residents and visitors both now and in the future

### Explanation of Policy & Community Views

In support of local food production across the community, there are well-established Council owned allotments. The Town Council provides 27 allotment plots on three sites: Ashton Drive – 7 plots (with mains water supply), Kingsway – 10 plots (with recent connection to mains water), and London Road– 10 plots. In 2011 a private allotment facility was made in what was once an agricultural field off Townfield Lane. The site has since expanded from 30 plots to over 60 full & half-plots. Membership of the ATFA (The Association of Townfield Allotments) is around 80 people. The Frodsham Town Allotment Association for the three FTC sites was formed in 2012. Allotments, both council and privately owned, have been financially supported to enable rainwater harvesting to operate across some of them.

Community Orchards have been financed and established by the former Frodsham Transition Initiative on land owned by Frodsham Town Council and the Canal and Rivers Trust. Frodsham residents are encouraged to harvest the crops from these trees across all sites. (see Fig 5.2 below)

In 2010 the views of Frodsham residents were canvassed in a town questionnaire about the location of the Recycling Centre. The outcome was a temporary extension to the licence. CWaC are keeping the situation under review.

Local resident support for green community projects was demonstrated in Spring 2018, by the establishment of the Hob Hey Wood Friends Group and then the Friends of Castle Park in 2019. Manley Road Copse was also enhanced by the Frodsham WI and members of the community during this period. These new voluntary groups are now learning self maintenance and management skills to develop and protect these valued local assets.

In May 2018, Frodsham was selected as a 'pilot' town for Active Cheshire (a CWaC wide initiative to embed physical activity into all aspects of everyday life by 2040). This has allowed the examination of how physical activity can be incorporated into everyday activities within the town and its surrounds. Frodsham's existing Play Strategy (Groundwork 2012) identifies sites that are available for active and passive play, informal and structured games, and equipment-based play. Family friendly outdoor gyms exist in Castle Park, and more recently, in Park Lane play area.

## 5.9 Policy GSRL4: Creating New Green / Open Spaces

### **Policy intention:**

To encourage developments that create or develop additional green community/recreational spaces.

### **Policy:**

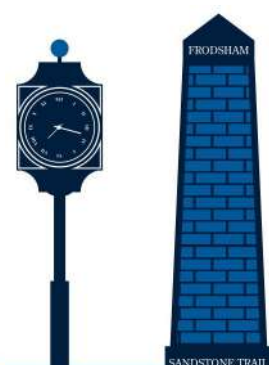
In accordance with other relevant policies in the Neighbourhood Plan, development will be supported where they:

- Restore and renovate historic buildings for local business and community use
- Develop sustainable leisure facilities/activities along the water courses of the River Weaver, Weaver Navigation, Frodsham Quayside/River Side, and the marshes.
- Will not result in adverse impacts on the ecological value and function of Frodsham Marshes.

### **Explanation of Policy & Community Views**

More protection for Frodsham Marshes has resonated with residents for many years. It is already regarded as a significant and unique bird sanctuary with local groups recording species and habitats within this designated area, the Local Wildlife Site. The site attracts large numbers of NW based amateur birdwatchers and ornithological societies across the UK. Planning consent was given in October 2012 for the building of a Wind Farm on Frodsham Marshes. This consent was subject to conditions relating to a Habitat Creation and Management Plan (HCMP) which was only achieved by consistent pressure from the RSPB, and members of CAWOS (Cheshire and Wirral Ornithological Society).

Re-using empty properties e.g the Goods Shed, Brook House and redundant bank buildings was a key issue identified in feedback. Local opposition to demolition of the Goods Shed resulted in the demolition order being withdrawn in September 2019



## 5.10 Health and Well-Being Background

A snapshot of Frodsham shows there are more than 200 clubs, groups, societies, and organisations covering a wide range of hobbies, pastimes, interests, and skill based activities, some of which have been in existence for over 50 years. Membership of these clubs is well supported, and contemporary health and fitness activities are constantly evolving.

Frodsham's present facilities for health, well-being, leisure, and entertainment, provide many opportunities for residents and visitors to experience a wide variety of arts, recreational and cultural experiences. The present Leisure and Sporting facilities are used regularly by large numbers from a diverse demographic of the community. Frodsham Leisure Centre, for example, had a membership of 930 people in 2018. There is a monthly subscription to use the building and its facilities (Source: Brio Leisure – October 2018). The membership includes activities/ classes for all age groups and for all client needs and levels of ability. The condition of the building and the facilities within the Leisure Centre, remain a concern to the community.

Leisure Centre staff also work in conjunction/partnership with the Princeway Health Centre to provide help and support for GP referrals. The introduction in 2018 of a Well-Being Co-ordinator across the practice has enhanced the referral options that GPs can offer. For many years residents have expressed a strong desire, and support for, a local public swimming pool to be built. This would benefit our entire community and all visitors to Frodsham who currently must either pay to join a private health club or travel to a municipal pool.

The community creates bespoke annual festivals for Frodsham including:

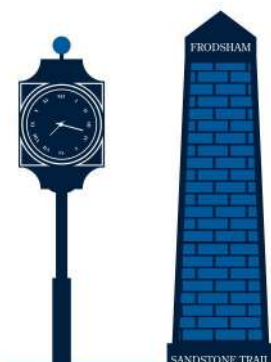
- a Christmas Festival
- Open Art Exhibition and Competition
- Weaver Words Literature Festival
- Frodsham Festival of Walks
- Festival in the Park.

The popularity and success of each of these ventures has been evident from the increasing numbers of residents and visitors who come into the town centre to experience and enjoy them.

The Covid pandemic inspired many Frodsham businesses and residents to come together and collectively undertake some remarkable acts of kindness and generosity for the most isolated and vulnerable people living in our community. Some examples are:

- In early March 2020 a group of Frodsham residents, together with Churches Together and Frodsham Town Council came together and formed Frodsham and District Open Hands. Their main objective was to ensure that nobody living in Frodsham, and surrounds, should be left feeling isolated or without support.
- Frodsham Bee Friends, another local voluntary group, started to take shape in 2018 with the purpose of increasing awareness of loneliness and social isolation in Frodsham, Helsby and Elton. Working with support from Cheshire West NHS Integrated Care Partnership, the Castle Park Trust, and the CWaC Rural Localities team, they re-purposed the former Café and Bowling Green Pavilion in Castle Park, to create a Well-Being Hub for Frodsham and surrounds. The building was later returned to its former status as a public café, and Bee Friends relocated to the Parish Hall in November 2022 where it now flourishes as a wellbeing hub for the town every Thursday.
- Castle Park Arts Centre relocated its café into the adjacent courtyard and provided 'Elevenses in the Park'. This initiative offered free music from volunteer performers throughout the subsequent months and provided a safe, social space for people who might otherwise have been isolated, but particularly the 25% of residents who were over 65 and had already been adversely affected by the pandemic.

Many of these Covid – inspired community initiatives continue to flourish across the town and surrounds.





## 5.11. Policy GSRL5: Enhancing Health and Well-Being in the Community

### **Policy intention:**

To encourage developments that maximise opportunities for activities enhancing recreation, sport, leisure, health, and well-being, both now and in the future.

### **Policy:**

Subject to accordance with relevant policies in the Neighbourhood Plan, where applicable, development will be supported where they:

- Embed physical activity into all aspects of everyday life
- Provide additional locations for activities not currently catered for - particularly facilities for under-represented groups
- Provide public green and open spaces for community activities
- Provide spaces for quiet contemplation, health and well-being activities
- Provide public exercise equipment in parks and green spaces

### **Explanation of Policy & Community Views**

In May 2018, Frodsham was selected as a 'pilot' town for Active Cheshire (a CWaC wide initiative to embed physical activity into all aspects of everyday life by 2040). This allowed the examination of how physical activity can be incorporated into everyday activities within the town and its surrounds.

Despite the discontinuation of this initiative, the ambition of the idea continues to remain important for the community.

The effects of the pandemic have reinforced the concern for, and focus on, health and wellbeing across communities. Both the local population and visitors value the green spaces in Frodsham and the easy access to the surrounding countryside. This was one of the five most valued things about Frodsham when the Frodsham Community were asked "what mattered to them?"

Several other policies within this Plan contribute to enhancing health and wellbeing, in particular:

- Improving air quality for a cleaner ambient environment. (see Connectivity & Access Policy).
- Protecting and maintaining green spaces (ref: Green Spaces Policy and Economic

Development & Visitor Economy Policy).

- Encouraging working from home hubs (ref: Housing Policy).
- Implementing Active Travel (ref: Housing Policy and Health & Wellbeing Policy).
- Encouraging safe pedestrian routes and introducing cycleways (ref: Access and Connectivity Policy and Housing Policy.)
- Repurposing redundant buildings for Community use. (ref: Housing Policy)

Frodsham's current play strategy identifies sites that are available for active and passive play, informal and structured games, and equipment-based play. Local Community groups were formed to safeguard three of the towns play areas - Park Lane, Townfield Lane, and Green Gates on Ship Street.



## Section 6

# Connectivity and Access (CA) Policies



## 6.1 Introduction

The aim of the policies is to specify locations where improved or new infrastructure should be implemented with a focus on the promotion of active travel, accessibility for all, meeting the needs of an ageing population whilst helping achieve Net Zero targets. Infrastructure developments will be supported by development levies.

## 6.2 Background

The town of Frodsham has had two significant phases of growth in the last 100 years. The population today is a little over 9000 and overall has an ageing demographic. Each major growth phase of the town has seen a consequential increase in road traffic volumes without any significant improvements to the 3 primary access routes to support the growth. Additionally, most vehicle traffic from the M56 motorway to Kingsley, Norley and Delamere routes through Frodsham.

Vehicle pollutant levels have led to an AQMA (Air Quality Management Area) being designated at the junctions of Fluin and Bridge Lanes.

Frodsham is well catered for with Public Rights of Way (PRoW). A comprehensive and well used network of PROW's criss-cross the town and provide public access to nearby leisure assets including the Weaver Valley, Sandstone Trail and Local Wildlife Sites. Some important routes are poorly maintained and have fallen into a state of disrepair. Keeping routes clear of vegetation, discouraging parking on verges and filling in potholes are key to encouraging active travel. Some roadways (generally historic routes such as Tarvin and Manley Roads) have no separate pedestrian provision. Despite the growth in the town's population and increase in road traffic there have been few upgrades to the original footway and footpath network.

Over the course of the Coronavirus pandemic active travel has been encouraged and this has put additional pressure on the existing highway and right of way infrastructure due to increased usage and greater presence of non-motorised activities.

Dedicated cycle infrastructure within and around Frodsham is poor. The report, [A Cycle Strategy for Frodsham](#) (hyperlink) produced by Cycle North Cheshire details a number of findings and recommendations to complement this policy and support the core theme.

The policies for infrastructure improvements in this document align with the CWaC Local Cycling and Walking Infrastructure Plan (LCWIP) (hyperlink) with local detail specified, along with the addition of proposed cycling routes toward Delamere and along the Weaver Valley. The need for a key pedestrian-friendly route through Frodsham connecting the Station with Castle Park is supported in the Active Design Ready Assessment (ADRA) (see FNP Part 2 of 3 "Supporting Documents & Sources") produced by Active Cheshire.

## 6.3 Neighbourhood Plan Objectives / Connectivity and Access Policies Table

Aim	Objective/Intention	Policy no.
Be thriving and sustainable	To prioritise sustainable transport and reduce congestion and vehicle emissions.	CA1, CA2, CA3, CA4
Value its community and heritage	To ensure new pathways and signage are in a style sympathetic with those existing and compatible with the Conservation Area.	CA1
Promote access to services	To ensure connections within the town and to adjacent areas facilitate easy and safe access for pedestrians and cyclists and are designed for the needs of an ageing population.	CA1, CA3, CA4



## 6.4 What Frodsham would like to see:

During the preparation of this Plan, key themes emerged:

Safe walking and footpath routes, including pedestrian crossings are a high priority. Walking is the most popular means of active travel and the access to services, green spaces and the hinterland is greatly valued by the community. Feedback highlighted that many routes are in a poor state of repair, poorly surfaced and inadequately lit. The community also identified that current infrastructure does not adequately cater for mobility scooters or the needs of an ageing population.

The need for safe cycle routes to Helsby High School, along the A56 axis from Helsby to Runcorn, to local primary schools and the railway station, along with routes to Kingsley and the Delamere Forest were identified.

In addition, the Weaver River and Navigation hold much untapped potential for leisure connectivity.

Traffic congestion, both in the Town Centre and on connecting roads, with associated air quality, was cited as a major issue (this is reflected in both extensive queuing at peak times and in air quality monitoring data). Although electric vehicles contribute to emission reductions, they do not reduce congestion or journey times.

Suggestions were received including specific proposals for one-way and priority systems encompassing elements of Fluin Lane, Red Lane, Church St and Howey Lane in order to reduce congestion and provide pedestrian schemes.

Any future reconfiguration of traffic flows to one-way systems, adjusting priorities and or implementing lane restrictions on roads will require extensive and holistic modelling to understand the benefits and consequences.

Although valued by the community, a considerable number of respondents felt the Household Recycling Centre (known as “the tip”) is inappropriately located, adds to congestion, presents an unsightly welcome to the town.

Suggested infrastructure improvements to support ‘access for all’ are listed separately. These projects can be part or wholly funded through Section 106 agreements or Community Infrastructure Levies (CIL)



## 6.5 Policy CA1: Footpaths and Cycle Paths

### **Policy intention:**

To ensure development provides infrastructure, footpaths and cycle paths fit for the future, and that Frodsham is an active travel enabled town supporting the needs of education, business, commuting, recreation and leisure, and shopping.

### **Policy:**

Developments will be supported where the following infrastructure provision is incorporated:

Developments must connect to the nearest existing footway and cycle path where appropriate, in line with Cycle Infrastructure Strategy LTN1/20 (See section 7) and the Cycle Strategy for Frodsham.

The needs of wheelchair users and mobility scooters must be considered in all developments. Priorities include:

- Education: Safe routes to primary schools and all areas of Frodsham to join the A56 cycleway to Helsby High school.
- Leisure: A safe and easy route from Frodsham to Delamere.
- Employment: A safe route along the CWaC LCWIP (<https://chestercyclecity.org/local-cycling-walking-infrastructure-plan/>) design line from the Chester Greenway through Frodsham to connect with the Runcorn Cycle network, Halton and The Heath.

Development of roads where no footway is currently provided shall, where feasible, contribute to a footway creation to connect with the existing footway network.

All developments that include new roadways should ensure that all parking provision is in accordance with CWaC's current parking standards.

Supporting infrastructure should utilise good practice guidelines as set out in the ADRA summary. Footways, cycle paths, signage and street furniture should be sensitive to the character of the Conservation Areas, the locality, and the surrounding areas.



## Explanation of Policy & Community Views

Connectivity for new and re-developments must account for the evolving demographics thus future infrastructure should cater for all intended users with segregated provision for vehicles, cycles and pedestrians.

All developments can make a valuable contribution to nearby schemes; either through direct contributions (Section 106 agreements / Community Infrastructure Levy) or improvements to adjacent or connecting infrastructure.

CWaC Cycling Strategy encourages improvements to cycle infrastructure in the area and also connections to adjacent schemes.

A Cycle Strategy for Frodsham details how cycling infrastructure should dovetail with adjacent schemes, fulfil the requirements set out by CWaC and provide a convenient menu of schemes from which improvements to cycling infrastructure can be prioritised.

Some active travel routes are incorporated in supporting documentation (ADRA summary, a Cycle Strategy for Frodsham) and could be progressed by organisations such as FTC, Cycle North Cheshire, Sustrans etc in conjunction with CWaC.

## 6.6 Policy CA2: Electric Vehicles

### Policy intention:

To ensure the use of electric vehicles are supported to help reduce pollution, improve air quality, and contribute to the town's sustainability

### Policy:

New developments will, where viable, include provision for charging points for electric vehicles, in accordance with the CWaCC Parking Standards SPD (Feb 2022).

Retrofitting EV charging infrastructure is to be encouraged in line with CWaC EV Charging Infrastructure Strategy.

## Explanation of Policy & Community Views

The stated goal of the CWaC Frodsham Air Quality Action Plan in response to the Frodsham AQMA is to reduce emissions.

The growing use of electric vehicles (EV) brings additional demands for the supporting infrastructure.

Recommendations for EV charge points are specified in CWaC Parking Standards

Supplementary Planning Document and the Department for Transport (DfT), in response to the Road to Zero strategy, recently outlined a list of proposals to support the goal that all new cars and vans will be 'zero emission' by 2040.

## 6.7 Policy CA3: Parking

### **Policy intention:**

To ensure that adequate vehicle and cycle parking is provided to help Frodsham to become a safe and active travel friendly town.

### **Policy:**

Development of new or existing car parking should comply with the CWaC Parking Standards Supplementary Planning Guidance (Feb 2022)

Car parks will include safe pedestrian access to the nearest roadside footway or footpath network and will be accessible for the use of wheelchairs or mobility scooters.

All car park development should, where possible, include lighting systems that comply with CWaC specifications as a minimum. Any car park re-configuration will allow for disabled bays to be located closest to the services the car park is designed for.

### **Parking on Primary Routes:**

Development on the marked-up areas of the primary routes (Fig 6.0) should, accommodate all vehicle parking requirements on the development site.

Secure cycle storage and cycling parking provision should as a minimum, be to the standard required in the Cheshire West and Chester Parking Standards Supplementary Planning Document.

### **Explanation of Policy & Community Views**

Vehicle parking on areas identified along the primary routes impedes the flow of passing traffic, presents a hazard for emergency services and blocks pedestrian access.

Ensuring adequate parking will lead to safer roads with less hazardous on street parking, and help the town remain a safe place to live, work and visit.

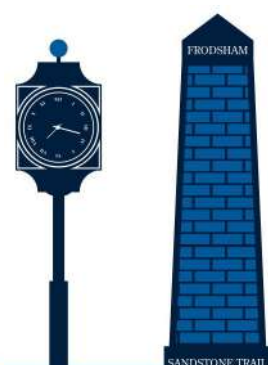
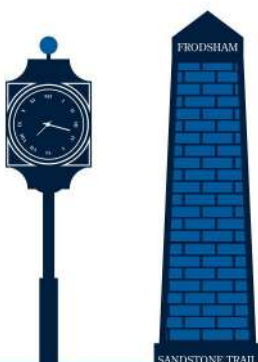






Fig 6.0 Primary Routes and on site parking

Zones (identified in red), where there are no existing stopping restrictions and carriageways are inadequate to support kerbside parking. Vehicle parking with any new development must be provided off the primary routes.



## 6.8: Policy CA4: Application of Community Infrastructure Levy (CIL) and Section 106 Agreements

### Policy intention:

To utilise funds to improve pedestrian and cyclist facilities, along with social and green infrastructure.

### Policy:

Through the Community Infrastructure Levy or Section 106 Agreements (or any updated type of funding agreement) the specified infrastructure issues as detailed in 6.8.1 should be addressed. To support the continued development of infrastructure, future funding can also be used by Frodsham Town Council to address infrastructure issues.

The schemes listed below (paragraph 6.8.1) are aspirational and will be subject to later scrutiny when the opportunity arises for the implementation of any specific scheme.

### Explanation of Policy & Community Views

Neighbourhood CIL can be spent on infrastructure in the local area, in consultation with the local community. Local councils must use CIL money to support the development of the local council's area, by funding:

1. the provision, improvement, replacement, operation, or maintenance of infrastructure; or
2. anything else that is concerned with addressing the demands that development places on an area.

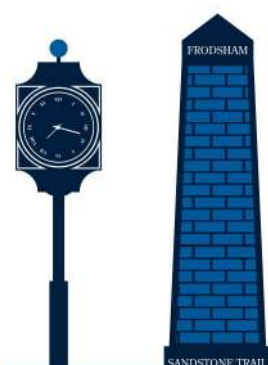
This can include pavements, cycleways and transport links and social infrastructure and green infrastructure.

### 6.8.1: Site Specific Schemes

#### Introduction

Consultation identified key pedestrian routes in Frodsham that lack effective connectivity either due to poor layout or inadequate infrastructure. An ageing demographic necessitates safe and effective pedestrian connectivity to services, safe connectivity to schools encourages walking and cycling as do good connections to leisure and recreation areas. Opportunities to improve access routes in the Town Centre encourage increased footfall and benefit businesses.

Safe road crossings are an essential feature of pedestrian connectivity; they give pedestrians the confidence to plan journeys by foot, especially so for those with impaired mobility and / or children and those with neurodivergent conditions. Road crossings and pedestrianised zones provide breaks in the traffic flow and help regulate speed.



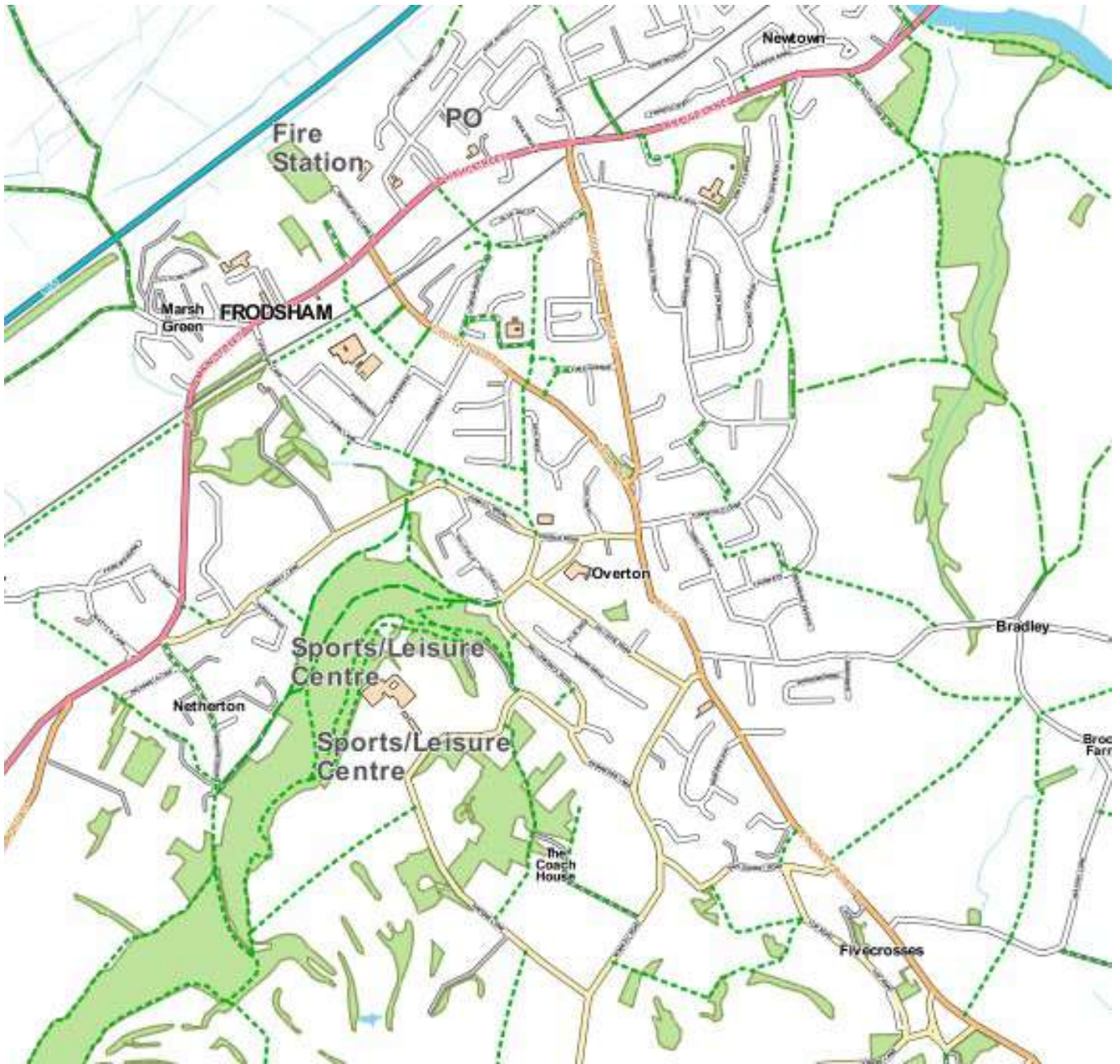


Fig 6.1 Overview of site specific improvements to support policy objectives

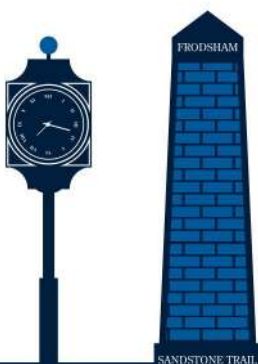




Fig 6.2: Town Centre improvements

### 6.8.1.1 Town Centre improvements

Specifically:

1. A crossing over Church St
2. A dropped kerb where Kydd's Wynt meets Alvanley Terrace.
3. Surface improvements along Kydd's Wynt.
4. Improved protection for users of the ramp connecting the Station with Church St.
5. Include future pedestrian connectivity schemes with the re-development of the land behind the Medical Centre.

### 6.8.1.2 Connecting the Town Centre with Blue Hatch, The Willows and the Lakes Estate.

Please refer to Fig 6.1 – Specifically:

1. Upgrade of the route from the Station Car Park to Footpath (FP) 110 (hyperlink to CWaC interactive map) and Blue Hatch including adequate lighting.
2. Upgrade of FP66 from Blue Hatch to Church St to include an all-weather surface and adequate lighting.
3. A crossing at the junction over Fluin Lane.
4. A pedestrian ramp to connect The Willows with FP61 behind St Luke's school.

### 6.8.1.3 Connecting The Lakes Estate with Waterside across the A56.

Please refer to Fig 6.1 – Specifically:

- 1.A pedestrian crossing on Bridge Lane connecting Quayside with the footway on the south side of Bridge Lane and FP5 (Weaver Way).  
(see <https://maps.cheshirewestandchester.gov.uk/cwac/webmapping> for the definitive footpath map)
- 2.Upgrade of the existing crossing at Bridgewater Close to a pedestrian controlled 'Toucan' type crossing.

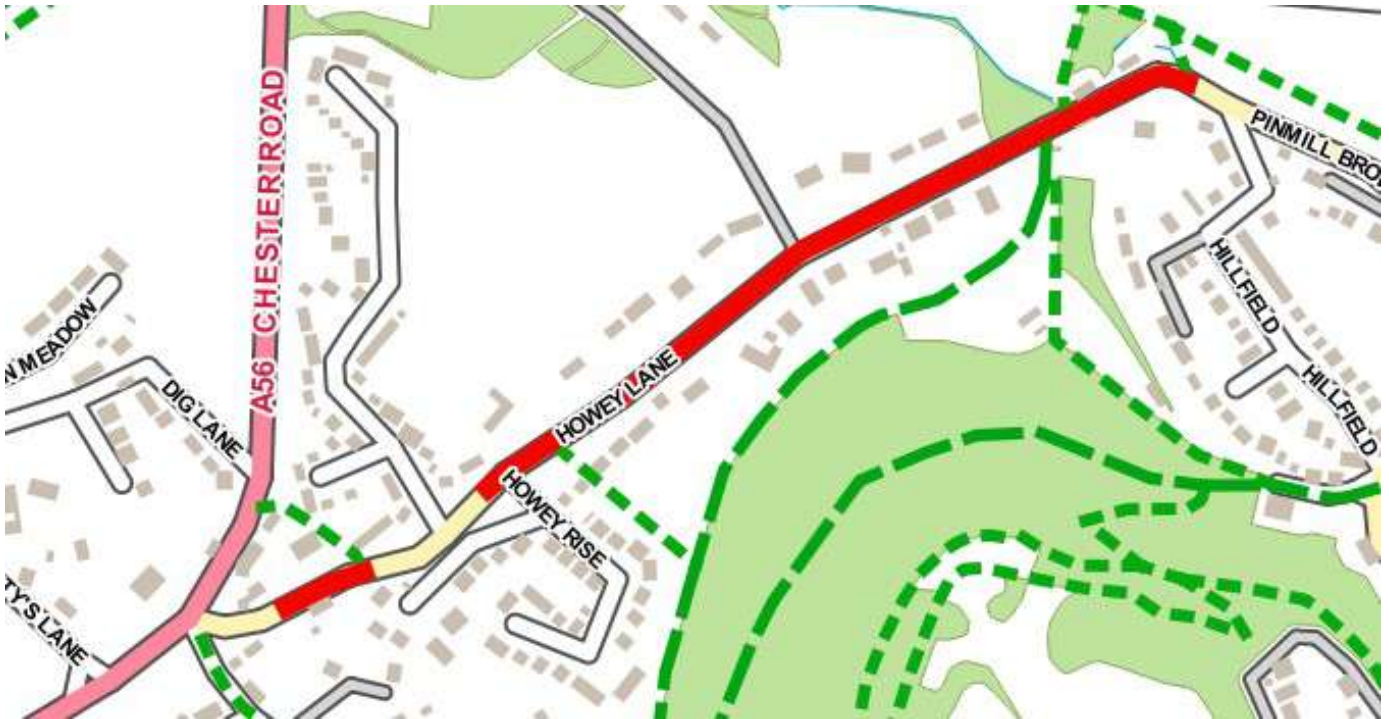


Fig 6.3 Netherton to Overton

### 6.8.1.4 Netherton to Overton.

The lack of a footway along Howey Lane has frequently been cited as a pedestrian safety issue, and improvements to make crossing Red Lane safer.

Specifically:

- 1.A pedestrian route for Howey Lane (fig 6.3)
- 2.A pedestrian crossing over Red Lane FP60 and FP61 (fig 6.1)

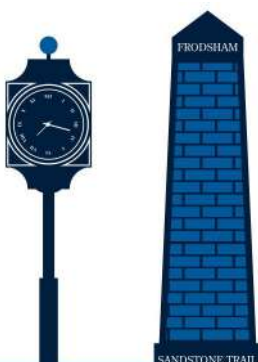




Fig 6.4 Connecting to Newlands Close, Hazlehurst and Newton

### 6.8.1.5 Connections to Newlands Close, Hazlehurst Rd and Newton

Residents of Newland's Close, a 1970's development, have lobbied for a number of years for a safe pedestrian connection to Frodsham. A Shared Use Path on Manley Rd would provide safer access to Delamere and Kingsley for walkers and cyclists.

Specifically:

- 1.A footway connecting the Hillcrest Residential Home with Hazlehurst Rd (fig 6.4).



## Section 7

# Supporting Documents and Glossary



## **7.1 Supporting Documents:**

The following 16 documents form Part 2 of 3 "Supporting Documents & Sources" (clicking on the title will open the relevant document):

- 1. Frodsham Town Design Statement [July 2010]**
- 2. A Play Strategy for Frodsham [2012]**
- 3. Cheshire West and Chester Local Plan, Part 1 [January 2015]**
- 4. Cheshire West and Chester Local Plan, Part 2**
- 5. Cheshire West and Chester Play Strategy Tier 1 [2016-2020]**
- 6. Frodsham Masterplan, AECOM [May 2019]**
- 7. Active Design Ready Assessment (ADRA) Summary [Draft 2018]**
- 8. Strategic Environment Plan for Frodsham [March 2018]**
- 9. Housing Needs Report for Frodsham (Parish) [January 2018]**
- 10. A Cycle Strategy for Frodsham**
- 11. Frodsham Design Code, AECOM [November 2019]**
- 12. Fields in Trust Statement**
- 13. Cheshire West and Chester Parks and Greenspaces Strategy Tier 1 [Draft September 2020]**
- 14. FNP Strategic Environmental Assessment Scoping Report [December 2021]**
- 15. Strategic Environmental Assessment**
- 16. Habitats Regulations Assessment FNP [June 2021]**



The following documents were requested to be added for part of the 2022 FNP for Consultation (clicking on the title will open the relevant document):

**HRA: Frodsham Neighbourhood Plan (2023)**

**SEA Environmental Report for FNP (2023)**

**SEA & HRA Determination for FNP (2021)**

**SEA & HRA Opinion for FNP (Jan 2021)**

**The previous (16+4) 20 documents are now contained in Part 2 of 3 "Supporting Documents & Sources"**

The following 6 documents formed Part 3 of 3 "Evidence" 2022 FNP for Consultation (clicking on the title will open the relevant document):

- 1. Frodsham Neighbourhood Plan Launch Event (March 2015) Report**
- 2. Notes from a meeting with members of the Frodsham Youth Association (March 2017)**
- 3. Frodsham Neighbourhood Plan Business Survey (April 2018) including excerpts from Frodsham HNA & CwaC Parking Strategy**
- 4. Your Voice Matters - Residents Survey (2017)**
- 5. Your Voice Matters – Survey Result**
- 6. FNP Data Summary of Surveys**

**The previous 6 documents remain in Part 3 of 3 "Evidence"**

The following has been added for further reference:

**Planning Use Codes**

<https://www.planninggeek.co.uk/use-class/>

## 7.2 Glossary

ADRA - Active Design Ready Assessment

AECOM – A group of urban planning consultants that have produced a number of reports for the FNPSG

AQMA - Air Quality Management Area

CA – Connectivity and Access

CAWOS – Cheshire and Wirral Ornithological Society

CIL – Community Infrastructure Levy – a levy allowing Local Authorities to raise funds from owners or developers of land undertaking new developments in their area.

CWaC – Cheshire West and Chester Council

DfT – Department for Transport

EDVE – Economic development and Visitor Economy

EV – Electric Vehicle

FIT – Fields in Trust

FNP – Frodsham Neighbourhood Plan

FNPSG – Frodsham Neighbourhood Plan Steering Group

FP – Footpath

GP – General Practitioner

GSRL – Green Space, Recreation and Leisure

HCMP – Habitat Creation and Management Plan

HELAA - Housing and Economic Land Availability Assessment

LCWIP- CWaC Local Cycling and Walking Infrastructure Plan

NCN – National Cycle Network

NP – Neighbourhood Plan

NPPF - National Planning Policy Framework

PRoW - Public Rights of Way

PPG – Planning Policy Guidance

RAMSAR - A Ramsar site is a wetland site designated to be of international importance under the Ramsar Convention.

RSPB – Royal Society for the Protection of Birds

Section106 – Planning obligation under the Town and Country Planning Act 1990 in the form of a developer contribution to mitigate the site specific impact of a development.

SPA – Special Protection Area

SSSI – Sites of Special Scientific Interest

TDS – Town Design Statement