

FRODSHAM **NEIGHBOURHOOD** **PLAN**

Statutory Consultation Feedback Form **Frodsham Neighbourhood Plan - Draft 2022**



Frodsham Neighbourhood Plan - Draft 2022

Frodsham Town Council, as the qualifying body, has prepared a Neighbourhood Plan for the period to 2030 (the Plan) for Frodsham with the help of the local community.

The Plan sets out a vision for the future of the Parish and planning policies which will be used to determine planning proposals locally. Frodsham Parish Council is now inviting comments on the proposals in this Pre-Submission draft of the Plan before it is submitted to Cheshire West and Chester Council (CWAC) for formal consideration and wider consultation.

This period for consultation is open for 6 weeks from 24th October 2022 until 4th December 2022

An on-line copy of the consultation feedback form, the Plan and supporting documents can be viewed on the Neighbourhood Plan Website at:
www.frodshamplan.org

A printed copy of the full Frodsham Neighbourhood Plan is viewable at Frodsham Library and Frodsham Town Council Office (Castle Park House). The Frodsham Neighbourhood Plan Steering Group will be holding public events at Frodsham Arts Centre and Frodsham Library. Dates and times will be published on the web site and social media.

Any questions about the consultation should be emailed to Frodsham Neighbourhood Plan Steering Group at: frodshamplan@gmail.com.

If you are completing this on a computer, you can add as many lines as you need to suit your comments. If you are writing on a printed copy, feel free to add additional sheets, but please mark them so we know the section to which you refer and add your name to ensure the additional sheets relate to this form.

Thank you for taking the time to provide comments on our Neighbourhood Plan. Your comments on the final draft plan are welcome and will be considered carefully prior to submitting the plan with its required attachments to the Council.

Once completed this feedback form can be returned by

- e-mail to frodshamplan@gmail.com
- post to: Neighbourhood Plan Returns, c/o Frodsham Town Council, Castle Park House, Castle Park, Frodsham, WA6 6SB
- Left in the collection box in Frodsham Library or Princeway Health Centre

All comments must be received by midnight on 4th December 2022

Your personal details will not be published or shared with anyone. However, if you prefer to comment without identifying yourself you can.

Your comments will not be taken into account unless your Postcode (if you are an individual) or Organisation Name (if you are not an individual), Postcode and Consultee Type, are included. Additional information is optional but will greatly assist us in analysing responses to the consultation.

Please make additional separate representations if you are responding in different capacities. For example, you are an individual, but you are also an organisation or body or business, or you may be any other consultee type.

Name:

Post code: **(Required)**

Address:

Are you responding as an:

Organisation or Body	Yes / NO
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If Yes - Name of organisation or body?

Individual	Yes / No
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Consultee Type - capacity in which you are commenting on the Plan - **Please answer this even if you do not wish to be identified.**

Frodsham Town Resident	Yes / No . (please delete as appropriate)
Neighbouring community resident	Yes / No . (please delete as appropriate)
Local Business	Yes / No . (please delete as appropriate)
Local Voluntary, Community or Faith Group	Yes / No . (please delete as appropriate)
Other (please specify)	Yes / No . (please delete as appropriate)
<input type="text"/>	

Based on consultation with the community the following vision for Frodsham was developed.

Frodsham will:

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

Below is a summary of the policies in the draft Frodsham Neighbourhood Plan, the full Plan can be viewed at www.frodshamplan.org.uk

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 dwellings between 2010 and 2030 in its Local Plan, intended to meet Frodsham’s current and future residents’ needs.

Independent external reports conclude that Frodsham has the potential to meet this housing target up to 2030 without the need to build on Greenbelt land.

Housing Policies

Policy H1: Location of Housing Development

Policy intention:

To provide a mix of dwellings, that meet the needs of Frodsham now and in the future, address the changing demographics and the towns 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 identified in the Masterplan document and under 'H1 Location of Housing Development'
- Provide dwellings within the settlement boundary and
- As a preference to support active travel health and wellbeing and sustainability, dwellings are within 800m of the junction of Church St and Main St
- Create opportunities for Self Build.

The full list of sites can be viewed at the frodshamplan.org.uk website.

H1 – COMMENTS:

Policy H2: Housing Layout and Design

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

1. Developments must respect views and vistas in Frodsham those 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.
3. Mature trees should be retained where possible.
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.

The Frodsham Design Code can be viewed at the frodshamplan.org.uk website.

H2 – COMMENTS:

Policy H3: Housing Mix and Type

Policy intention:

Proposals for new housing should provide a mix of house types, tenures, and sizes taking account of the needs in the area

Developments should provide appropriate communal spaces including play and leisure areas.

Priority will be given to developments that include:

- Provision of affordable/social housing.
- Provision of appropriate “downsizing” dwellings capable of adaption for resident’s increasing health needs to meet the needs of older people
- Provision of first homes
- Provision of family sized homes

Policy :

- In developments over five dwellings the development must meet the Fields in Trust criteria for provision of play.

The Fields in Trust criteria can be viewed at the frodshamplan.org.uk website.

H3 – COMMENTS:

Policy H4: Affordable Housing – The Local Connection Test

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 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 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.

H4 – COMMENTS:

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, and sustainability

Policy: New residential development 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 and the Frodsham Town Design Statement.

Architectural style and materials:

Materials and architectural styles applied must respect the existing character area and 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 areas 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.

The Frodsham Design Code and Frodsham Town Design Statement can be viewed at the frodshamplan.org.uk website.

H5 – COMMENTS:

Policy H6: Heritage assets

Policy Intention: New developments must 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.

Policy: Development should protect or enhance both designated and non-designated heritage assets and the character and setting of areas of acknowledged significance. The special interest character and appearance of conservation areas must be retained.

Developments should maintain and repair existing sandstone walls, copings and gate piers using traditional materials.

Development should sensitively conserve and adapt redundant heritage assets 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.

The Frodsham Town Design Statement and Frodsham Design Code can be viewed at the frodshamplan.org.uk website.

H6 – COMMENTS:

Economic Development and the Visitor Economy Policies

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

Over the plan period 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 increasingly difficult commutes to major centres elsewhere.

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 will be supported, 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
- alignment with the strategic policies of the local plan, particularly as regards Green Belt and countryside

Applications for the development of flexible workspace for small businesses that wish to expand (including incubation units and flexible light industrial units) will be supported.

Specific locations have been identified in the course of consultations, including those at Brook House on the corner of Fountain Lane and Main Street and the Weaver Light Industrial Estate (not an exclusive list).

Subject to meeting other relevant policies in the Plan, developments will be supported provided they align with the 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
- Diverse activities on farmland

EDVE1 – COMMENTS:

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 tourism opportunities will be supported where:

- this would benefit the local economy and
- be of a suitable scale and type for their location and
- wherever possible, developments should be accessible by a range of transport methods, including cycling, walking and public transport

Subject to their alignment with other relevant policies in the plan, developments will be supported where they:

- Enhance the existing visitor attractions
- Build on the existing attractions of Castle Park.
- Promote the future use of the marshes, the Weaver navigation and the adjoining riverside and the Sandstone Ridge
- Expand Frodsham's cultural offering
- Provide additional tourist accommodation
- Any development needs to demonstrate that potential effects on biodiversity, noise and environmental impacts have been explored and avoidance and mitigation measures employed.

EDVE2 – COMMENTS:

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 independent retailers) service and leisure facilities will be supported which: -

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

Developments should be located within the defined 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 alignment with other relevant policies in the plan, developments will be supported where they include:

- Provision of more independent shops and services across Frodsham.
- Improve the appeal of Frodsham as a retail shopping destination
- Enhance the existing night-time economy
- Any development needs to demonstrate that potential effects of noise and environmental impacts have been explored and avoidance and mitigation measures employed.

EDVE3 – COMMENTS:

Green Spaces, Health & Well-Being, Recreation and Leisure Policies

Health, Wellbeing, 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.

Policy GS,H&W-B RL 1: Protecting our Green Spaces

Policy Intention: To designate and protect all Frodsham's local Green Spaces

Policy: Priority will be given to developments that:

- retain, preserve, maintain, protect and provide additional or new Green Spaces for communal and social use.
- identify, designate and protect additional/new Green 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 throughout the town, parks and green spaces

A full list of designated green spaces can be viewed at the Frodshamplan.org.uk website.

GS,H&W-B RL 1– COMMENTS:

Policy GS,H&W-B RL 2: Maintaining our Green Spaces

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

Policy: Priority will be given to developments that:

- 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

GS,H&W-B RL 2 COMMENTS:

Policy: GS,H&W-B RL 3 Developing Existing and New Activities

Policy Intention: To encourage developments that maximise opportunities for activities enhancing recreation, sport, leisure, and mental well-being.

Policy: Priority will be given to developments that:

- Embed physical activity into all aspects of everyday life
- Enhance and extend Frodsham's Cycle Paths/Routes for All
- Provide public exercise equipment in parks and green spaces
- Provide public classes in green and open spaces
- Provide spaces for quiet contemplation
- Provide additional locations for activities not currently catered for - particularly facilities for under-represented groups

GS,H&W-B RL 3 – COMMENTS:

Policy: GS,H&W-B RL 4 Creating New Green Spaces

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

Policy: Priority will be given to developments that:

- Restore the Marshland Nature Reserve to an SSI
- Restore and renovate historic buildings for local business and community use
- Develop leisure facilities/activities along the water courses of the River Weaver, Weaver Navigation and Frodsham Quayside/River Side

GS,H&W-B RL 4 COMMENTS:

Policy: GS,H&W-B RL 5 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: Priority will be given to developments that:

- 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
- Enhance and extend Frodsham's Cycle Paths/Routes for All

GS,H&W-B RL 5 – COMMENTS:

Connectivity and Access Policies

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 network of Public Rights of Way (ProWs) criss-crosses the town and these need to be improved and continually maintained to support the needs of an evolving demographic and technologies.

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

Policy CA1: Infrastructure with development

Policy Intention: To ensure development provides infrastructure fit for the future.

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

- Access roads within development.
 - All developments that include new roadways will ensure all parking provision in accordance with Housing Policy is provided for off the roadways.
- Footway connections.
 - Any development or land use initiative must connect to the nearest existing footway and the connection must be in sympathy with the local style. In determining specifications for the connections, in addition to current DfT guidelines, A Cycle Strategy for Frodsham shall be referenced and usability must be scoped in for wheelchairs and mobility scooters.
 - Development off roads where no footway is currently provided shall, where feasible, contribute to a footway creation to connect with the existing footway network.
- Conformity of supporting infrastructure (signage and street furniture).
 - All policies pertaining to development of existing or new routes assume supporting infrastructure, such as signage, is not only implemented in

accordance with DfT guidance but utilises current 'good practice' guidelines as set out in the ADRA summary (e.g. with respect to journey times rather than distance) and conforms to existing styles when implemented within the Conservation Areas.

- Ease of access of footways.
 - The alignment and specification of any new footways created as a result of development will be determined by conformity of ease of use by both wheelchair and mobility scooter users and also by reference to A Cycle Strategy for Frodsham.
- Electric vehicle charge points.
 - All development will include provision for charging points for electric vehicles in accordance with the following schedule: Charge Points and outlets will conform to the technical specifications detailed in Appendix 1 of Parking Standards Supplementary Planning Document (updated Feb '22) (CWAC).
 - In addition, charge points and outlets will be provided at a minimum rate of:
 - 1 charge-point per dwelling in the case of new residential buildings, residential buildings undergoing major renovation and buildings undergoing material change of use to create a dwelling that have an associated parking space. Additionally, for residential development with 10 or more unallocated parking spaces, 1 charge point per 5 spaces.
 - 1 charge-point per 5 parking spaces for staff parking in the case of new non-residential development and non-residential buildings undergoing major renovation with 10 staff parking spaces or more.
 - For new or re-development of existing non-residential buildings for leisure, retail or public services (e.g. The Medical Centre, supermarket); for the associated car park there shall be at least 1 charge-point per 15 parking spaces.
- Car Parking development of new or existing car parking will include the following features:
 - Car parks for public use will include safe pedestrian access (in accordance with the specifications above) to the nearest roadside footway or footpath network and will be to a standard as required for the use of a wheelchair or mobility scooter.
 - All car park development will include lighting systems that comply with CWAC specifications. Any car park re-configuration will allow for disabled bays to be located closest to the services the car park is designed for (e.g. Station car Park / proximity to platforms).
- Parking on Primary Routes:
 - Development on the marked-up areas of the primary routes (see Fig 6.0)

will accommodate all vehicle parking requirements on the development site.

CA 1 – COMMENTS:

Policy CA2: Cycle access and connectivity

Policy Intention: To enable Frodsham to be a cycle friendly town, supporting the needs of cycling for education, commuting, recreation and leisure.

Policy: Developments that implement the recommendations as set out in A Cycle Strategy for Frodsham will be supported. Feedback through consultation indicates the priorities for implementation of cycle schemes outlined in A Cycle Strategy for Frodsham are as follows:

- Education: Safe routes from 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 following the alignment of NCN5 from the Chester Greenway through Frodsham to connect with the Runcorn Cycle Network, Halton and The Heath.

CA 2 – COMMENTS:

Policy CA3: Application of funding agreements through development.

Policy Intention: To target Community Infrastructure agreements with developers to improve pedestrian and cyclist infrastructure at specific sites.

Policy: Through infrastructure levies developers will help address specified infrastructure deficiencies as detailed in 6.7.1 and assist the implementation of A Cycle Strategy for Frodsham.

Site specific schemes can be viewed in detail at the Frodshamplan.org.uk website.

CA 3 – COMMENTS:

Reminder - If you are writing on a printed copy, feel free to add additional sheets, but please mark them with the policy numbers so we know the section to which you refer and add your name to ensure the additional sheets relate to this form.

The Frodsham Neighbourhood Plan Steering Group will be holding public events dates and times will be published on the web site and social media. Please come along and discuss the plan.

Thank you for taking the time to provide comments on our Draft Neighbourhood Plan.

Please note that future statutory stages of consultation on the neighbourhood plan will be undertaken by Cheshire West and Chester Council (CWAC). If you would like to be kept informed about future stages, please contact neighbourhoodplanning@cheshirewestandchester.gov.uk and request to be added to the consultation database for the Frodsham Neighbourhood Plan.