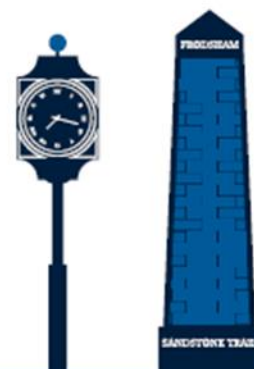




FRODSHAM NEIGHBOURHOOD **PLAN**

**Basic Conditions
Statement March
2024**



Frodsham Neighbourhood Plan

Basic Conditions Statement – March 2024

1. INTRODUCTION

This Statement has been prepared by Frodsham Town Council to accompany its submission to the local planning authority, Cheshire West and Chester Council, of the Frodsham Neighbourhood Development Plan under Regulations 15 of the Neighbourhood Planning (General) Regulations 2012.

2. BACKGROUND

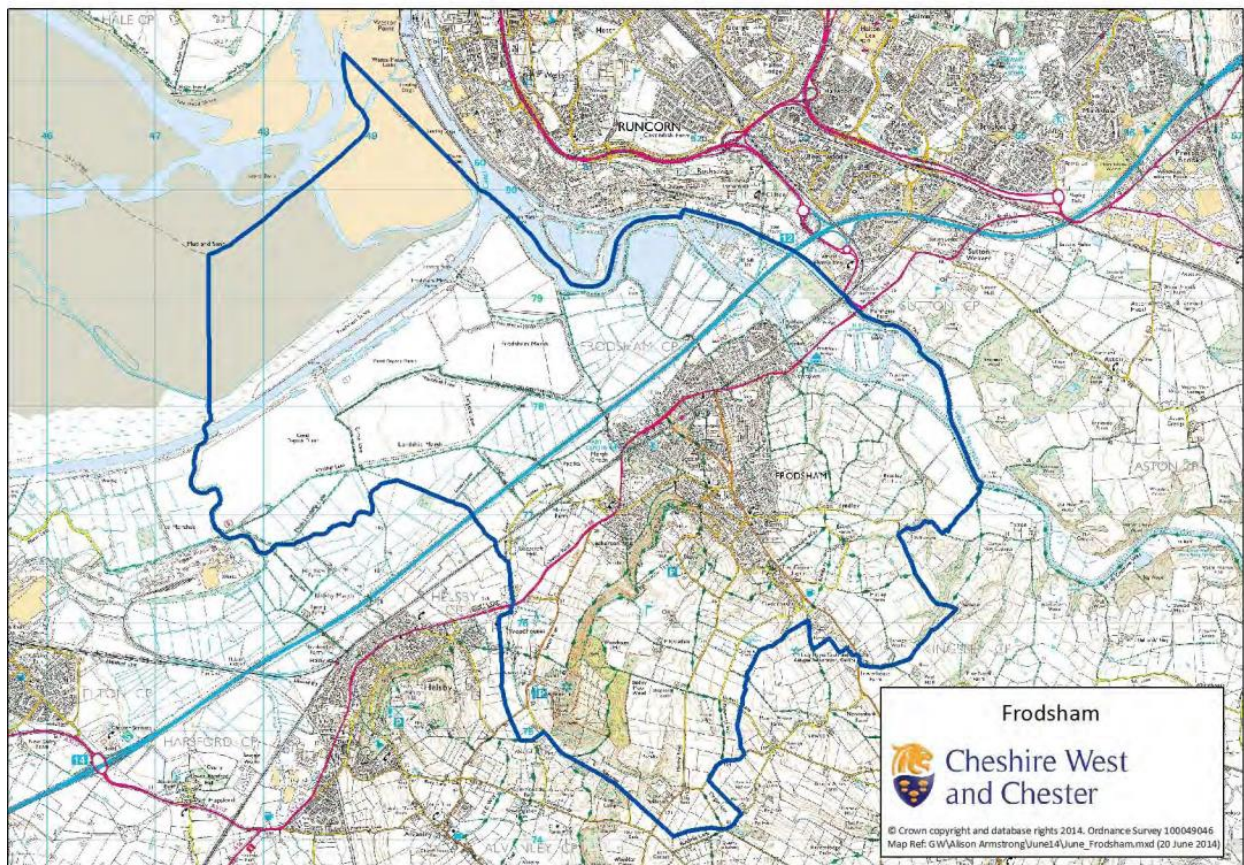
The Frodsham Neighbourhood Development Plan has been developed during the period 2015-2023 by a Steering Group of volunteers and a Town Councillor who are residents of the Neighbourhood. The Plan is based on community feedback throughout the whole development of the Plan, as described in the Neighbourhood Development Plan Consultation Statement. Preparation of the Neighbourhood Plan commenced in 2015 in response to the desire of the local community to have a greater say in future planning decisions. The Town Council was encouraged along this route by positive action from Cheshire West and Chester Council who stressed the importance of Neighbourhood Plans and their support of communities who wanted to play a role in determining local planning policy. The steering group has worked closely with officers of Cheshire West and Chester Council during the preparation of the Neighbourhood Plan.

3. DESIGNATED AREA OF THE FRODSHAM NEIGHBOURHOOD PLAN

Frodsham Town Council submitted the application to designate the Neighbourhood Area in 2015. Cheshire West and Chester Borough Council designated the whole of the area within the boundary of Frodsham Town Council as a Neighbourhood Area for the purposes of a Neighbourhood Development Plan on 1st June 2015.

Frodsham Town Council confirms that the Frodsham Neighbourhood Development Plan relates only to the area within the boundary of Frodsham Town Council and to no other Neighbourhood Area. Frodsham Neighbourhood Development Plan is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists nor is in development for any part of the Neighbourhood Area.

The area covered by this Neighbourhood Development Plan is the whole of the area within the boundary of Frodsham Town Council. The boundary of the Neighbourhood Area is shown below.



4. THE PROPOSAL

The policies described in the Neighbourhood Plan relate to planning matters (the development and use of land) in the designated Neighbourhood Area. It has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012

The Neighbourhood Plan is to have effect from 2024 to 2030.

The Neighbourhood Plan does not:

- contain policies relating to excluded development in accordance with the Regulations;
- deal with County matters (mineral extraction and waste development, nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990).

5. BASIC CONDITIONS STATEMENT

This Statement addresses each of the four ‘basic conditions’ required in the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

5.1 BASIC CONDITION 1 – HAVING REGARD TO NATIONAL POLICY

Frodsham Town Council believes that this Neighbourhood Plan, as submitted, properly demonstrates due regard to National Policy, specifically that set out in the National Planning Policy Framework (NPPF) 2023. Paragraphs 29-30 of the NPPF describe how Neighbourhood Planning can be used to give communities direct power to deliver a shared vision for their neighbourhood and deliver the sustainable development that they need. Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development that is at the heart of national policy. For planning to deliver sustainable development, the NPPF gives policy guidance in key areas, the following of which, where relevant to the Neighbourhood, the Neighbourhood Plan has had close regard:

- Building a strong, competitive economy;
- Delivering a sufficient supply of homes;
- Promoting sustainable transport;
- Achieving well designed and beautiful places;
- Supporting high quality communications;
- Promoting healthy and safe communities;
- Meeting the challenge of climate change;
- Conserving and enhancing the natural environment;
- Conserving and enhancing the historic environment;

The conformity between the policies of the Frodsham Neighbourhood Development Plan and the guidance given in the National Planning Policy Framework is demonstrated in further detail in Table 1 (Section 5.3.1) on the following pages.

5.2 BASIC CONDITION 2 – CONTRIBUTION TO SUSTAINABLE DEVELOPMENT

The NPPF highlights that there are three dimensions to sustainable development: economic, social, and environmental. These dimensions give rise to the need for the planning system to perform a number of roles. These objectives should not be undertaken in isolation as they are mutually dependent.

1. An economic objective – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure.
2. A social objective– to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
3. An environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.2.1 VISION AND OBJECTIVES

The pursuit of sustainable development is at the heart of the Frodsham Neighbourhood Development Plan, as is highlighted by the Neighbourhood Plan's vision and objectives to deliver and achieve the vision: -

VISION

Frodsham will:

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

OBJECTIVES

- To provide a mix of dwellings, that meet the needs of Frodsham now and in the future, and address the changing demographics and the towns sustainability.
- To ensure the built environment fits in with the local character of Frodsham in terms of materials, scale, accessibility, and sustainability.
- To encourage the growth of current businesses and support new businesses in Frodsham.
- To encourage development of Frodsham's tourism and visitor economy.
- To designate and therefore protect all local Green Spaces.
- To prioritise developments that retain, conserve, maintain, protect, and provide additional or new Green Spaces for community and social use.
- 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.
- To encourage sustainable transport and reduce congestion and vehicle emissions.
- To ensure new pathways and signage are in a style sympathetic with those existing and compatible with the Conservation Area.
- 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.

Policies seek to ensure sustainability; conserve local character and distinctiveness; support the local economy; encourage good design; ensure housing is of an appropriate mix and scale; support community facilities and local green spaces; and encourage sustainable transport. The role of each Neighbourhood Plan policy to the contribution of delivering sustainable development is demonstrated in further detail on the following pages.

5.3 BASIC CONDITION 3 – BE IN CONFORMITY WITH STRATEGIC LOCAL POLICIES

The Cheshire West and Chester Local Plan Part One Strategic Policies was adopted in January 2015, and Local Plan Part Two Land Allocations and Detailed Policies was adopted in July 2019. The Frodsham Neighbourhood Development Plan has, therefore, been produced taking full consideration of the strategic direction and policies firstly in the Cheshire West and Chester Local Plan Strategic Policies and more recently the adopted Part Two. Cheshire West and Chester Council has been extremely helpful and supportive of the Neighbourhood Plan. This has ensured general conformity and minimised any potential conflict between policies.

This Basic Conditions Statement demonstrates that the Neighbourhood Plan does not conflict with the strategic policies of the Cheshire West and Chester Local Plan Parts One and Two. The Neighbourhood Plan seeks to add detail to the overall strategic policy of the Cheshire West and Chester Local Plan, and to be flexible enough to work alongside it.

The general conformity of each Frodsham Neighbourhood Development Plan policy to the strategic policies of the Cheshire West and Chester Local Plan Parts One and Two is highlighted in detail in Table 1 below. Cheshire West and Chester Council have helpfully provided guidance as to which Local Plan policies should be considered strategic. The list can be viewed at

http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/np/toolkit

5.3.1 FRODSHAM NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES

TABLE 1 - General conformity with Local Planning Policies, regard to National Policy Guidance and contribution to Sustainable Development

<p>Frodsham Neighbourhood Plan Policy</p>	<p>Policy H1: Location of Housing Development</p> <p>Policy intentions:</p> <p>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).</p> <p>To ensure the built environment fits in with the local character of Frodsham in terms of design, materials, and scale.</p> <p>Policy:</p> <p>Residential development will be supported where they:</p> <ul style="list-style-type: none"> • Are preferably on brownfield sites • Are sites identified in the Masterplan document and under “H1 Location of Housing” • Provide affordable housing in line with Local Plan SOC2 • Provide dwellings within the settlement boundary (see map) • To support active travel health and wellbeing and sustainability, dwellings are preferably within 800m of the junction of Church St and Main St • Create opportunities for self-build • Accord with Local Plan policy DM19. • Protect and enhance the intrinsic character and natural beauty of the Sandstone Ridge <p>Developments detailed in the policy identify the proposed housing sites, providing detailed plans of each site, along with site- specific spatial requirements.</p>
<p>Cheshire West and Chester Local Plan (Part One) Strategic Policies (2015)</p>	<p>Policy STRAT 1- Sustainable development highlights that the Local Plan seeks to enable development that improves and meets the economic, social and environmental objectives of the borough in line with the presumption in favour of sustainable</p>

	<p>development. Proposals will be supported that locate new housing, with good accessibility to existing or proposed local shops, community facilities and primary schools and with good connections to public transport and which encourage the use and redevelopment of previously developed land and buildings in sustainable locations that are not of high environmental value and minimise the loss of greenfield land and high grade agricultural land.</p> <p>Policy STRAT 2 - Strategic development states that over the period of 2010 to 2030 the Plan will deliver at least 22,000 new dwellings. To maintain the vitality and viability of rural areas, an appropriate level of new development will be brought forward to support new homes and economic and social development. Development will be focused in the key service centres, one of which is Frodsham.</p> <p>Sites may be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies Plan and/or neighbourhood plans.</p> <p>Policy STRAT 8 - Rural Area. Within the rural area the Council will support development that serves local needs in the most accessible and sustainable locations to sustain vibrant rural communities. Provision will be made for at least 4,200 new dwellings. Development should be appropriate in scale and design to conserve each settlement's character and setting. The key service centres will accommodate at least the amount of residential development set out – Frodsham 250 dwellings.</p>
Comments	<p>The Neighbourhood Plan is in general conformity with these local plan policies, as Policy H1 seeks to ensure that new housing is delivered in line with the most up to date requirements identified by Cheshire West and Chester. The NPPF highlights that Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies. Neighbourhood Plan policy H1 fully supports the strategic spatial distribution of development by allowing for housing development in appropriate locations. CWAC identifies a minimum target of 250 dwellings between 2010 and 2030 in the Local Plan. The CWAC Annual Monitoring Report for 2021/22 states that 191 dwellings have been completed in the Frodsham spatial area and a further 27 dwellings have extant planning permission.</p>
National Planning Policy Framework	<p>The NPPF states that Neighbourhood Plans should support the delivery of strategic policies contained in local plans or spatial development strategies. Neighbourhood plans should not</p>

	promote less development than set out in the Local Plan for 2021/22 or undermine its strategic policies. Neighbourhood Plan policy H1 supports the strategic spatial distribution of development and will help with the NPPF direction of ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy H1 contributes to the achievement of sustainable development by performing a social role, providing for housing to meet the needs of present and future generations, and an environmental role, protecting the natural environment.

5.3.1 FRODSHAM NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES (cont.)

<p>Frodsham Neighbourhood Plan Policy</p>	<p>Policy H2: Housing Layout and Design</p> <p>Policy Intention:</p> <p>To ensure that new development is well laid out and designed, taking account of natural features, and reducing exposure to pollution.</p> <p>Policy:</p> <p>All housing developments should have regard to and adopt the following principles:</p> <ol style="list-style-type: none"> 1. Developments must respect the views and vistas identified on the map, Fig 3.5, page 24, in the Frodsham Design Code, and other views and vistas that are important to maintaining the character of Frodsham 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. 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.
<p>Cheshire West and Chester Local Plan (Part One) Strategic Policies (2015)</p>	<p>ENV 2 - Landscape highlights that landscape character and local distinctiveness will be protected and, wherever possible, enhanced. Development should take full account of the characteristics of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site. Development should recognise, retain, and incorporate features of landscape quality into the design.</p> <p>ENV 6 - High Quality Design and Sustainable Construction stresses that development should respect local character and achieve a sense of place through appropriate layout and design, being sympathetic to heritage, environmental and landscape assets and making the best use of high-quality materials.</p> <p>STRAT1 – Sustainable Development highlights that</p>

	<p>development should protect, enhance, and improve the natural environment, seeking improvements for habitat creation.</p> <p>ENV 3- Green Infrastructure stresses that the Local Plan will support the creation, enhancement, protection and management of a network of high quality multi-functional Green Infrastructure. This will be achieved by development incorporating new and/or enhanced Green Infrastructure of an appropriate type, standard and size or contributing to alternative provision elsewhere, and increased planting of trees and woodlands, particularly in urban areas and the urban fringe.</p> <p>ENV 4 – Biodiversity and Geodiversity indicates that development should not result in any net loss of natural assets, and should seek to provide net gains. Where there is unavoidable loss or damage to habitats, sites or features, mitigation and compensation will be required to ensure there is no net loss of environmental value.</p> <p>SOC 5 – Health and Well-being states that development that gives rise to significant adverse impacts on health and quality of life (e.g., noise, water, air or light pollution) including residential amenity, will not be allowed.</p>
Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies (2019)	<p>DM 31 – Air Quality is not a strategic policy but asserts that in line with Local Plan (Part One) policy SOC 5, development must not give rise to significant adverse impacts on health and quality of life, from air pollution.</p> <p>DM 44 - Protecting and Enhancing the Natural Environment highlights that development that makes a positive contribution towards the borough's ecological network will be supported where there is no loss of natural assets and, wherever possible, it delivers net gains within the borough.</p>
Comments	<p>The Neighbourhood Plan is in general conformity with these Local Plan policies, ensuring that valued trees are protected where possible, and new planting is supported. By seeking to ensure that development does not cause pollution in Frodsham to deteriorate, the Neighbourhood Plan is in general conformity with Local Plan policies. The Neighbourhood Plan seeks to protect identified areas of wildlife habitats and corridors valued by the local community.</p>
National Planning Policy Framework	<p>The NPPF highlights that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside. Planning policies should ensure that developments are visually attractive as a result of effective landscaping and are sympathetic to local character and</p>

	<p>history, including the surrounding built environment and landscape setting, management, enhancement, restoration or creation. Neighbourhood Plan policy H2 helps to deliver the key aims of the NPPF of conserving and enhancing the natural environment and achieving well designed spaces. The NPPF states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) unless there are wholly exceptional reasons and a suitable compensation strategy exists. The NPPF states that to help conserve and enhance the natural environment, planning policies and decisions should prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water, or noise pollution.</p>
Contribution to the achievement of sustainable development	<p>This Neighbourhood Plan policy contributes to the achievement of sustainable development by performing a social role, creating a high-quality environment, an environmental role, protecting the natural and built environment, and an economic role, ensuring that Frodsham remains a valued and attractive place to live and work.</p>

5.3.1 FRODSHAM NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES (cont.)

Frodsham Neighbourhood Plan Policy	<p>Policy H3: Housing Mix and Type</p> <p>Policy Intention:</p> <p>To ensure a wide range of housing type, size and tenure, with appropriate recreational space.</p> <p>Developments should provide appropriate communal spaces including play and leisure areas.</p> <p>Policy:</p> <p>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.</p> <p>Priority will be given to developments that include:</p> <ul style="list-style-type: none">• Provision of affordable/social housing, including First Homes• Provision of appropriate “downsizing” dwellings capable of adaption for residents’ increasing health needs and 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) criteria for provision of play.
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Cheshire West and Chester Local Plan (Part One) Strategic Policies (2015)	<p>SOC 3 - Housing mix and type highlights that in order to support mixed, balanced and sustainable communities, the Council will seek to provide a mix of housing types, tenures and sizes of both market and affordable housing. In particular, developments should include the provision of small family homes to assist households into home ownership and for older people who may wish to downsize.</p> <p>SOC 6 - Open space, sport, and recreation states that proposals will be supported that improve the quality and quantity of accessible open space, sport and recreation facilities in the local area and improve access to open space for disabled people, pedestrians and children's play facilities.</p>
Comments	The Neighbourhood Plan is in general conformity with the local plan, recognising that there is a need for a mix of dwellings to ensure a sustainable and mixed community.
National Planning Policy Framework	Neighbourhood Plan policy H3 helps to deliver one of the key themes of the NPPF of delivering a sufficient supply of homes. The NPPF states that it is important that the needs of groups with specific housing requirements are addressed. Para 62 states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.)
Contribution to the achievement of sustainable development	Neighbourhood Plan policy H3 contributes to the achievement of sustainable development by performing a social role, widening the choice of high quality homes to support a strong, vibrant, healthy, sustainable community.

5.3.1 FRODSHAM NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES (cont.)

Frodsham Neighbourhood Plan Policy	<p>Policy H4: Affordable Housing – The Local Connection Test</p> <p>Policy Intention:</p> <p>To ensure that housing is provided for local residents with affordable housing needs</p> <p>Policy:</p> <p>Affordable Housing must adopt the following principles:</p> <ul style="list-style-type: none"> • 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 & for those with a Local Connection to Frodsham. <p>The Local Connection test that will be applied to all Affordable Housing is as follows:</p> <p>Local Connection means people or households who:</p> <ul style="list-style-type: none"> • 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. <p>Should there be no local households who meet the criteria of this policy, the CWaC cascade approach will be used to determine eligibility.</p>
Cheshire West and Chester Local Plan (Part One) Strategic Policies (2015)	<p>SOC 1- Delivering affordable housing highlights that affordable homes will be sought within all new residential development, including as part of mixed-use schemes on sites that in the rural areas have a capacity of three or more dwellings or comprise an area of 0.1 hectares or more.</p>
Comments	<p>The Neighbourhood Plan policy highlights that new housing must provide affordable housing in line with local plan policies. Due to the affordability issues in Frodsham, it seeks to ensure</p>

	that local people are able to access affordable housing in Frodsham as a priority.
National Planning Policy Framework	The NPPF highlights that policies should set out an overall strategy for the pattern, scale, and design quality of places, and make sufficient provision for affordable housing. Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required. Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies, including who require affordable housing.
Contribution to the achievement of sustainable development	This Neighbourhood Plan policy contributes to the achievement of sustainable development by performing a social role, providing affordable housing for the local community, widening the choice and opportunities for people, and contributing to a diverse and vibrant community.

5.3.1 FRODSHAM NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES (cont.)

<p>Frodsham Neighbourhood Plan Policy</p>	<p>Policy H5: Design and Character</p> <p>Policy intention:</p> <p>To ensure the built environment fits in with the local character of Frodsham in terms of materials, scale, accessibility, safety and sustainability.</p> <p>Policy:</p> <p>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.</p> <p><u>Architectural style and materials:</u></p> <p>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.</p> <p><u>Building blocks, building lines, building heights and rooflines:</u></p> <p>Development should ensure building lines and heights are appropriate for the area's existing development pattern in terms of block sizes, layout, and structures.</p> <p>Buildings' main façades and entrances should face public spaces allowing natural surveillance.</p> <p><u>Vehicular and non-vehicular routes:</u></p> <p>Developments must provide safe pedestrian access to the nearest walking / cycling route.</p> <p><u>Sustainability:</u></p> <p>The use of sustainable materials, the incorporation of renewable energy initiatives and the efficient design of buildings will be encouraged.</p>
<p>Cheshire West and Chester Local Plan (Part One) Strategic</p>	<p>ENV 6 - High Quality Design and Sustainable Construction stresses that development should respect local character and achieve a sense of place through appropriate layout and design,</p>

Policies (2015)	<p>being sympathetic to heritage, environmental and landscape assets and making the best use of high-quality materials.</p> <p>SOC5 – Health and Well-being states that proposals should promote safe and accessible environments and developments with good access by walking, cycling and public transport.</p>
Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies (2019)	<p>T5 – Parking and Access highlights that development proposals should be designed to incorporate measures to assist access to and around the site by pedestrians, cyclists and people with disabilities.</p>
Comments	<p>The Neighbourhood Plan is in general conformity with these strategic policies, by seeking to encourage good design and ensuring that development will respect and enhance the character and environment of Frodsham.</p>
National Planning Policy Framework	<p>Neighbourhood Plan policy H5 helps to deliver one of the key themes of the NPPF of achieving well designed and beautiful places. The NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Design policies should be developed with local communities so they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics.</p> <p>Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. Planning policies and decisions should ensure that developments will function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Developments should be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. They should establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.</p> <p>Furthermore, Neighbourhood Plan policy H5 seeks to help deliver the NPPF's aims of promoting sustainable transport, promoting healthy and safe communities, and addressing climate change. Transport issues should be considered from the</p>

	earliest stages of plan-making and development proposals, so that opportunities to promote walking, cycling and public transport use are identified and pursued.
Contribution to the achievement of sustainable development	This Neighbourhood Plan policy contributes to the achievement of sustainable development by performing a social role, creating a high-quality environment, an environmental role, protecting the natural and built environment, and an economic role, ensuring that Frodsham remains a valued and attractive place to live and work.

5.3.1 FRODSHAM NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES (cont.)

Frodsham Neighbourhood Plan Policy	<p>Policy H6: Heritage assets.</p> <p>Policy Intention:</p> <p>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.</p> <p>Policy:</p> <ul style="list-style-type: none"> • 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 both designated and non 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. <p>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</p>
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	<p>attractiveness of the town, benefit the community and add to the visitor economy. Examples are sites at the entrances to Frodsham such as:</p> <ul style="list-style-type: none"> • 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
Cheshire West and Chester Local Plan (Part One) Strategic Policies (2015)	ENV 5 – Historic Environment states that designated and non-designated heritage assets and their settings will be protected. Developments should safeguard and enhance heritage assets and avoid loss or harm to their significance.
Comments	By seeking to conserve and enhance the historic environment of Frodsham, Policy H6 is in general conformity with the Local Plan, whilst adding locally distinct detail.
National Planning Policy Framework	This policy relates to the NPPF core aim of conserving and enhancing the historic environment. The NPPF states that heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy H6 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, and an environmental role, protecting the natural, built and historic environment.

5.3.1 FRODSHAM NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES (cont.)

<p>Frodsham Neighbourhood Plan Policy</p>	<p>Policy EDVE1: Business and Employment Policy</p> <p>Policy Intention:</p> <p>To preserve, protect and promote the growth of existing employment and support new business opportunities.</p> <p>Policy:</p> <p>The development of new businesses and the expansion of existing businesses in Frodsham will be supported, where applicable, subject to</p> <ul style="list-style-type: none"> • 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 <p>Applications for the development of flexible workspace for small businesses in Frodsham that wish to expand (including incubation units and flexible light industrial units) will be supported.</p> <p>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:</p> <ul style="list-style-type: none"> • 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.
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	<ul style="list-style-type: none"> • The conversion of large empty premises • Diverse activities on farmland.
Cheshire West and Chester Local Plan (Part One) Strategic Policies (2015)	ECON1 – Economic Growth and Enterprise highlights that economic growth will be supported.
Comments	The Neighbourhood Plan is in general conformity with this local plan policy, supporting businesses and employment.
National Planning Policy Framework	This policy supports the NPPF aim of building a strong, competitive economy. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy EDVE1 contributes to the achievement of sustainable development by performing an economic role, providing employment opportunities, an environmental role, protecting the natural environment, and a social role, allowing for more employment opportunities which will lead to greater wellbeing.

5.3.1 FRODSHAM NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES (cont.)

Frodsham Neighbourhood Plan Policy	<p>Policy EDVE2: Tourism and the Visitor Economy</p> <p>Policy Intention:</p> <p>To promote Frodsham as a visitor and a green tourist destination</p> <p>Policy:</p> <p>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 policy ECON3.</p> <p>Subject to their accordance with other relevant policies in the Neighbourhood Plan, developments will be supported, where they:</p> <ul style="list-style-type: none"> • 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.
Cheshire West and Chester Local Plan	<p>Policy ECON 3 Visitor economy highlights that the expansion of existing tourism assets, or the creation of new tourism</p>

(Part One) Strategic Policies (2015)	opportunities will be supported where this would enhance the existing tourism offer, benefit the local economy and be of a suitable scale and type for its location. Smaller scale development will preferably be located in urban areas, key service centres or local service centres or in the countryside where proposals are of a suitable scale, type and protect the character of the countryside.
Comments	The Neighbourhood Plan is in general conformity with this local plan policy, reflecting the desire to encourage and improve tourism facilities and services, whilst protecting the environment, landscape, and local character. The policy is locally distinct, seeking to enhance and promote tourism facilities unique to Frodsham.
National Planning Policy Framework	Neighbourhood Plan policy EDVE2 seeks to help deliver the NPPF aim of supporting a prosperous rural economy. Para 88 states planning policies and decisions should enable sustainable rural tourism and leisure developments which respect the character of the countryside.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy EDVE2 contributes to the achievement of sustainable development by performing an economic role, providing opportunities for growth and for businesses to thrive and develop, an environmental role, protecting the natural, built, and historic environment, and a social role, allowing for more tourism and leisure opportunities for the community to enjoy.

5.3.1 FRODSHAM NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES (cont.)

Frodsham Neighbourhood Plan Policy	<p>Policy EDVE3: Retail and Services</p> <p>Policy Intention:</p> <p>To preserve and protect all types of retailers and service providers in maintaining and developing both short and long-term businesses.</p> <p>Policy:</p> <p>Proposals for new retail (particularly for sustainable retail and independent retailers) service and leisure facilities will be supported which: -</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>Subject to their accordance with other relevant policies in the Neighbourhood Plan, developments will be supported where they:</p> <ul style="list-style-type: none"> • 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. <p>Any development needs to demonstrate that potential effects of noise and environmental impacts have been explored and avoidance and mitigation measures employed.</p>
Cheshire West and Chester Local Plan	<p>ECON 2 - Town Centres - Retail, leisure and other town centre uses states that to ensure the long-term vitality and</p>

(Part One) Strategic Policies (2015)	<p>viability of the borough's town centres, the Council will apply a town centre first approach to proposals for retail, leisure and other main town centre uses. Development should be of an appropriate scale that reflects the size and role of each centre and should not have an unacceptable impact on centres in the catchment area of the proposal. Specifically, 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.</p> <p>SOC5 – Health and Well-being highlights that proposals will be supported that widen and strengthen the borough's cultural, sport, recreation, and leisure offering.</p>
Comments	Policy EDVE3 supports local plan policy ECON2 by seeking to ensure that the town centre remains vibrant and viable, whilst ensuring that the local character and amenities are protected.
National Planning Policy Framework	Policy EDVE3 helps deliver the NPPF core aims of ensuring the vitality of town centres, and building a strong, competitive economy. The NPPF states that policies should ensure that established shops, facilities, and services are able to develop and modernise, and are retained for the benefit of the community. Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy EDVE3 contributes to the achievement of sustainable development by performing a social role, ensuring the continued mix and success of the town centre, and an economic role, ensuring that the town can flourish and add to the local economy, ensuring that Frodsham remains a valued and attractive place to live, visit, work and invest.

5.3.1 FRODSHAM NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES (cont.)

Frodsham Neighbourhood Plan Policy	<p>Policy GSRL 1 To designate Local Green Space</p> <p>Policy Intention:</p> <p>To designate Local Green Space</p> <p>Policy:</p> <p>The following sites are designated as Local Green Spaces, in line with NPPF paragraphs 106 and 107 (2023) and Local Green Space guidance in PPG</p>
Cheshire West and Chester Local Plan (Part One) Strategic Policies (2015)	<p>SOC 5 - Health and Well-being highlights that proposals will be supported that support opportunities to widen and strengthen the borough's cultural, sport, recreation and leisure offer and promote high quality greenspace, and access to this across the borough, particularly in areas of recognised need.</p> <p>SOC 6 - Open space, sport and recreation states that the Council will seek to protect, manage and enhance existing open spaces, sport and recreation facilities to provide a network of diverse, multi-functional open spaces. Development will be required to incorporate or contribute towards the provision of an appropriate level and quality of open space, sport, and recreation provision</p>
Comments	<p>The Neighbourhood Plan is in general conformity with these local plan policies, seeking to protect and enhance the important open space facilities in Frodsham, and provide new ones. There is a deficiency of open spaces in the parish, and a need to protect existing open spaces and provide new ones. By seeking to ensure the designation, and protection and enhancement of good quality locally distinct green spaces, which are important to the community, Policy GSRL1 is in accordance with local plan policies.</p>
National Planning Policy Framework	<p>This policy relates to the NPPF core aims of conserving and enhancing the natural environment, promoting healthy and safe communities, and achieving well designed places.</p> <p>Neighbourhood Plan Policy GSRL1 is in general conformity with Paragraphs 106 and 107 of the National Planning Policy Framework, which consider Local Green Space designations and set out when they might be appropriate. The designation should be used where the green space is a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its</p>

	<p>wildlife; and c) local in character and is not an extensive tract of land.</p> <p>Additionally, policies and decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; and plan positively for the provision and use of community facilities including open spaces. Policy GS, H&W-B, RL1 seeks to help deliver the NPPF aim of promoting healthy and safe communities. The NPPF states that to provide the social, recreational, and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of sports venues and open space. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.</p>
Contribution to the achievement of sustainable development	<p>Neighbourhood Plan Policy GSRL1 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment for people to enjoy, use recreationally and benefit from health wise, an environmental role, protecting the natural environment, and an economic role, ensuring that Frodsham remains a valued and attractive place to live, work, visit and invest.</p>

5.3.1 FRODSHAM NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES (cont.)

<p>Frodsham Neighbourhood Plan Policy</p>	<p>Policy GSRL 2: Protecting and enhancing green and open spaces.</p> <p>Policy Intention:</p> <p>To protect and enhance Frodsham's green and open spaces.</p> <p>Policy:</p> <p>Subject to accordance with relevant policies in the Neighbourhood Plan, developments will be supported, where they:</p> <ul style="list-style-type: none"> • 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.
<p>Cheshire West and Chester Local Plan (Part One) Strategic Policies (2015)</p>	<p>SOC5 – Health and Well-being highlights that proposals will be supported that widen and strengthen the borough's cultural, recreation and leisure offer.</p> <p>SOC 6 - Open space, sport, and recreation states that the Council will seek to protect, manage and enhance existing open spaces, sport and recreation facilities to provide a network of diverse, multi-functional open spaces. Development will be required to incorporate or contribute towards the provision of an appropriate level and quality of open space, sport and recreation provision. This includes allotments and community gardens.</p>

Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies (2019)	DM 44 - Protecting and Enhancing the Natural Environment highlights that development that makes a positive contribution towards the borough's ecological network will be supported where there is no loss of natural assets and, wherever possible, it delivers net gains within the borough.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to enhance the important open space facilities in Frodsham. By seeking to ensure the protection and enhancement of good quality locally distinct green spaces, which are important to the community, Policy GSRL2 is in accordance with local plan policies.
National Planning Policy Framework	This policy relates to the NPPF core aims of conserving and enhancing the natural environment, promoting healthy and safe communities, and achieving well designed places. Policies and decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; and plan positively for the provision and use of community facilities including open spaces. Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Policies should enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, and access to healthier food and allotments.
Contribution to the achievement of sustainable development	Neighbourhood Plan Policy GSRL2 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment for people to enjoy, use recreationally and benefit from health wise, an environmental role, protecting the natural environment, and an economic role, ensuring that Frodsham remains a valued and attractive place to live, work, visit and invest.

5.3.1 FRODSHAM NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES (cont.)

Frodsham Neighbourhood Plan Policy	<p>Policy GSRL3: Maintaining our Green and Open Spaces</p> <p>Policy Intention:</p> <p>To support developments that retain, maintain, and protect existing green and open spaces for communal and social use.</p> <p>Policy:</p> <p>Subject to accordance with relevant policies in the Neighbourhood Plan, development will be supported where they:</p> <ul style="list-style-type: none"> • 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
<p>Cheshire West and Chester Local Plan (Part One) Strategic Policies (2015)</p>	<p>SOC 5 - Health and Well-being highlights that proposals will be supported that support opportunities to widen and strengthen the borough's cultural, sport, recreation and leisure offer and promote high quality greenspace, and access to this across the borough, particularly in areas of recognised need.</p> <p>SOC 6 - Open space, sport, and recreation states that the Council will seek to protect, manage, and enhance existing open spaces, sport, and recreation facilities to provide a network of diverse, multi-functional open spaces. Development will be required to incorporate or contribute towards the provision of an appropriate level and quality of open space, sport, and recreation provision.</p> <p>STRAT 10 – Transport and Accessibility highlights that opportunities will be sought to extend and improve access to local footpath and cycle networks. Transport infrastructure should contribute to safer and secure transport and promote forms of transport that are beneficial to health.</p> <p>ENV 3- Green Infrastructure highlights that the Local Plan will support the creation, enhancement, protection, and management of a network of high quality multi-functional Green Infrastructure.</p>
<p>Cheshire West and Chester Local Plan</p>	<p>DM 44 - Protecting and Enhancing the Natural Environment highlights that development that makes a positive contribution</p>

(Part Two) Land Allocations and Detailed Policies (2019)	towards the borough's ecological network will be supported where there is no loss of natural assets and, wherever possible, it delivers net gains within the borough.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to protect and enhance the important open space and sporting facilities in Frodsham. By seeking to ensure the protection and enhancement of good quality locally distinct green spaces, which are important to the community, Policy GSRL3 is in accordance with local plan policies.
National Planning Policy Framework	This policy relates to the NPPF core aims of conserving and enhancing the natural environment, promoting healthy and safe communities, and achieving well designed places. Policy GSRL3 seeks to help deliver the NPPF aim of promoting healthy and safe communities. The NPPF states that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of sports venues and open space. Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.
Contribution to the achievement of sustainable development	Neighbourhood Plan Policy GSRL3 contributes to the achievement of sustainable development by performing a social role, creating a high-quality environment for people to enjoy, use recreationally and benefit from health wise, an environmental role, protecting the natural environment, and an economic role, ensuring that Frodsham remains a valued and attractive place to live, work, visit and invest.

5.3.1 FRODSHAM NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES (cont.)

Frodsham Neighbourhood Plan Policy	<p>Policy GSRL4: Creating New Green / Open Spaces</p> <p>Policy Intention:</p> <p>To encourage developments that create or develop additional green community/recreational spaces.</p> <p>Policy:</p> <p>In accordance with other relevant policies in the Neighbourhood Plan, development will be supported where they:</p> <ul style="list-style-type: none">• 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.
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Cheshire West and Chester Local Plan (Part One) Strategic Policies (2015)	<p>ENV 2 - Landscape highlights that landscape character and local distinctiveness will be protected and, wherever possible, enhanced. Development should take full account of the characteristics of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site. Development should recognise, retain, and incorporate features of landscape quality into the design.</p> <p>ENV 4- Biodiversity and geodiversity highlights the importance of safeguarding and enhancing biodiversity and geodiversity through the identification and protection of sites and/or features of international, national, and local importance.</p> <p>ENV5 – Historic Environment stresses that development should safeguard or enhance both designated and non-designated heritage assets and the character and setting of areas of acknowledged significance.</p> <p>ECON3 – Visitor Economy highlights that development proposals will be assessed against certain criteria, including whether It has the potential to improve access to rights of way, green infrastructure and the use of the borough’s waterways.</p> <p>SOC 5 - Health and Well-being highlights that proposals will be supported that:</p> <p>support opportunities to widen and strengthen the borough’s cultural, sport, recreation and leisure offer and promote high quality greenspace, and access to this across the borough, particularly in areas of recognised need.</p> <p>SOC 6 - Open space, sport, and recreation states that the Council will seek to protect, manage, and enhance existing open spaces, sport and recreation facilities to provide a network of diverse, multi-functional open spaces. Development will be required to incorporate or contribute towards the provision of an appropriate level and quality of open space, sport, and recreation provision.</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to protect and enhance the important open space and landscape of Frodsham.
National Planning Policy Framework	This policy relates to the NPPF core aims of conserving and enhancing the natural environment, promoting healthy and safe communities, and achieving well designed places. Policy GSRL4 seeks to help deliver the NPPF aim of promoting healthy and safe communities. Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.

Contribution to the achievement of sustainable development	Neighbourhood Plan Policy GSRL4 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment for people to enjoy, use recreationally and benefit from health wise, an environmental role, protecting the natural environment, and an economic role, ensuring that Frodsham remains a valued and attractive place to live, work, visit and invest.
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5.3.1 FRODSHAM NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES (cont.)

Frodsham Neighbourhood Plan Policy	<p>Policy GSRL5: Enhancing Health and Well-Being in the Community</p> <p>Policy Intention:</p> <p>To encourage developments that maximise opportunities for activities enhancing recreation, sport, leisure, health, and well-being, both now and in the future.</p> <p>Policy:</p> <p>Subject to accordance with relevant policies in the Neighbourhood Plan, where applicable, development will be supported where they:</p> <ul style="list-style-type: none">• 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
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Cheshire West and Chester Local Plan (Part One) Strategic Policies (2015)	<p>SOC 5 - Health and Well-being highlights that proposals will be supported that support opportunities to widen and strengthen the borough's cultural, sport, recreation and leisure offer and promote high quality greenspace, and access to this across the borough, particularly in areas of recognised need.</p> <p>SOC 6 - Open space, sport, and recreation states that the Council will seek to protect, manage and enhance existing open spaces, sport and recreation facilities to provide a network of diverse, multi-functional open spaces. Development will be required to incorporate or contribute towards the provision of an appropriate level and quality of open space, sport and recreation provision.</p> <p>STRAT 10 – Transport and Accessibility highlights that opportunities will be sought to extend and improve access to local footpath and cycle networks. Transport infrastructure should contribute to safer and secure transport and promote forms of transport that are beneficial to health.</p> <p>ENV 3- Green Infrastructure highlights that the Local Plan will support the creation, enhancement, protection, and management of a network of high quality multi-functional Green Infrastructure.</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to protect and enhance the important open space and sporting facilities in Frodsham. By seeking to ensure the protection and enhancement of good quality locally distinct green spaces, which are important to the community, Policy GSRL5 is in accordance with local plan policies.
National Planning Policy Framework	This policy relates to the NPPF core aims of conserving and enhancing the natural environment, promoting healthy and safe communities, and achieving well designed places. Policy GSRL5 seeks to help deliver the NPPF aim of promoting healthy and safe communities. The NPPF states that to provide the social, recreational, and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of sports venues and open space. Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.
Contribution to the achievement of sustainable development	Neighbourhood Plan Policy GSRL5 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment for people to enjoy, use recreationally and benefit from health wise, an environmental role, protecting the natural environment, and an economic role, ensuring that Frodsham remains a valued and attractive place to live, work, visit and invest.

5.3.1 FRODSHAM NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES (cont.)

<p>Frodsham Neighbourhood Plan Policy</p>	<p>Policy CA1: Footpaths and Cycle Paths</p> <p>Policy Intention:</p> <p>To ensure development provides infrastructure, footpaths and cyclepaths fit for the future, and that Frodsham is an active travel enabled town supporting the needs of education, business, commuting, recreation, leisure, and shopping.</p> <p>Policy:</p> <p>Developments will be supported where the following infrastructure provision is incorporated:</p> <p>Developments must connect to the nearest existing footway and cycle path where appropriate, in line with Cycle Infrastructure Strategy LTN1/20 and the Cycle Strategy for Frodsham.</p> <p>The needs of wheelchair and mobility scooters must be considered in all developments.</p> <p>Priorities include:</p> <ul style="list-style-type: none"> • 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 design line from the Chester Greenway through Frodsham to connect with the Runcorn Cycle network, Halton and The Heath. <p>Development off roads where no footway is currently provided shall, where feasible, contribute to a footway creation to connect with the existing footway network.</p> <p>All developments that include new roadways should ensure all parking provision in accordance with CWaC current parking standards.</p> <p>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.</p>
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Cheshire West and Chester Local Plan (Part One) Strategic Policies (2015)	<p>STRAT 10 – Transport and Accessibility highlights that new developments must demonstrate that additional traffic can be accommodated safely and satisfactorily within the existing or proposed highway network. Opportunities will be sought to extend and improve access to local footpath and cycle networks. Developments should provide and develop reliable and efficient transport networks that support sustainable economic growth in the borough and the surrounding area, and reduce carbon emissions from transport adapting transport networks to the effects of climate change. New developments should seek to maximise use of sustainable (low carbon) modes of transport, by incorporating high quality facilities for pedestrians, cyclists and public transport and where appropriate charging points for electric vehicles. Measures should be incorporated to improve physical accessibility and remove barriers to mobility, especially for disabled and older people. Transport infrastructure should contribute to safer and secure transport and promote forms of transport that are beneficial to health. New developments will be expected to provide adequate levels of car and cycle parking in accordance with the Council's parking standards. Parking provision should support the viability of town centres whilst minimising traffic congestion.</p> <p>STRAT 11 – Infrastructure highlights that the Council will facilitate the provision of additional facilities and infrastructure to meet identified needs in locations that are appropriate and accessible, where appropriate through CIL regulations or successor regulations and other planning obligations.</p> <p>SOC5 – Health and Well-being states that proposals should promote safe and accessible environments and developments with good access by walking, cycling and public transport.</p> <p>ENV6 – High Quality Design and Sustainable Construction states that developments should ensure ease of movement and legibility, with priority for pedestrians and cyclists.</p>
Cheshire West and Chester Local Plan (Part Two) Land Allocation and Detailed Policies (2019)	<p>T5 – Parking and Access highlights that development proposals should be designed to incorporate measures to assist access to and around the site by pedestrians, cyclists, and people with disabilities. Development proposals will be supported that provide sufficient parking facilities to serve the needs of the development and have regard to the Council's latest adopted parking standards for cars and other vehicles as necessary, including cycles. The Council will encourage improved parking facilities for residents and their visitors in older housing areas and to serve railway stations, where a clear need for such facilities can be demonstrated. Redevelopment of</p>

	existing public car parks will only be supported where adequate alternative provision is available or capable of being provided. Development proposals should provide appropriate charging infrastructure for electric vehicles in new developments.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure electric charging points and adequate parking, that development does not lead to unacceptable impacts on the road network and road safety, and that sustainable transport initiatives are supported, and that development is safe for pedestrians and cyclists and by protecting and establishing footpaths and links.
National Planning Policy Framework	Neighbourhood Plan policy CA1 seeks to help deliver the NPPF's aims of promoting sustainable transport, promoting healthy and safe communities, and addressing climate change. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that opportunities to promote walking, cycling and public transport use are identified and pursued. Para 116 indicates that developments should give priority first to pedestrian and cycle movements and as far as possible to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use. Neighbourhood plan policy CA1 also seeks to help deliver the NPPF's key planning aims of building a strong, competitive economy and making the best use of land – as the retention and provision of parking will help services and businesses to thrive.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy CA1 contributes to the achievement of sustainable development by performing a social role, creating a high-quality environment where people feel safe, an environmental role, encouraging the use of sustainable modes of transport, and an economic role, ensuring that Frodsham remains an accessible and attractive place to live, work, and visit.

5.3.1 FRODSHAM NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES (cont.)

Frodsham Neighbourhood Plan Policy	<p>Policy CA2: Electric Vehicles</p> <p>Policy Intention:</p> <p>To ensure the use of electric vehicles are supported to help reduce pollution, improve air quality, and contribute to the town's sustainability.</p> <p>Policy:</p> <p>New developments will, where viable, include provision for charging points for electric vehicles.</p> <p>Retrofitting EV charging infrastructure is to be encouraged in line with CWaC EV Charging Infrastructure Strategy</p>
Cheshire West and Chester Local Plan (Part One) Strategic Policies (2015)	<p>STRAT 10 – Transport and Accessibility highlights that opportunities will be sought to extend and improve access to local footpath and cycle networks. Developments should provide and develop reliable and efficient transport networks that support sustainable economic growth in the borough and the surrounding area and reduce carbon emissions from transport adapting transport networks to the effects of climate change. New developments should seek to maximise the use of sustainable (low carbon) modes of transport, by incorporating high quality facilities for cyclists.</p> <p>SOC5 – Health and Well-being states that proposals should promote safe and accessible environments and developments with good access by walking, cycling and public transport.</p> <p>ENV6 – High Quality Design and Sustainable Construction states that developments should ensure ease of movement and legibility, with priority for pedestrians and cyclists.</p>
Cheshire West and Chester Local Plan (Part Two) Land Allocation and Detailed Policies (2019)	<p>T5 – Parking and Access highlights that development proposals should be designed to incorporate measures to assist access to and around the site by cyclists, pedestrians and people with disabilities.</p>
Comments	<p>The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure that cycling routes are provided within Frodsham.</p>

National Planning Policy Framework	Neighbourhood Plan policy CA2 seeks to help deliver the NPPF's aims of promoting sustainable transport, promoting healthy and safe communities, and addressing climate change. Opportunities to promote cycling should be identified and pursued.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy CA2 contributes to the achievement of sustainable development by performing a social role, creating a high-quality environment, where cycling is made a more feasible and safer way to travel which encourages health benefits; an environmental role, encouraging the use of sustainable modes of transport, and an economic role, ensuring that Frodsham remains an accessible and attractive place to live, work, and visit.

5.3.1 FRODSHAM NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES (cont.)

Frodsham Neighbourhood Plan Policy	<p>Policy CA3: Parking</p> <p>Policy Intention:</p> <p>To ensure that adequate vehicle and cycle parking is provided to help Frodsham to become a safe and active travel friendly town.</p> <p>Policy:</p> <p>Development of new or existing car parking should comply with the CWaC Parking Standards Supplementary Planning Guidance (Feb 2022)</p> <p>Car parks will include safe pedestrian access to the nearest roadside footway or footpath network and will be accessible for the use of a wheelchairs or mobility scooters.</p> <p>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.</p> <p>Parking on Primary Routes:</p> <p>Development on the marked-up areas (in the policy) of the primary routes should accommodate all vehicle parking requirements on the development site, where it is demonstrated that parking on the road would cause a severe impact on congestion or a highway safety issue.</p> <p>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.</p>
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Cheshire West and Chester Local Plan (Part One) Strategic Policies (2015)	<p>STRAT 11 – Infrastructure highlights that the Council will facilitate the provision of additional facilities and infrastructure to meet identified needs in locations that are appropriate and accessible, where appropriate through CIL regulations or successor regulations and other planning obligations.</p> <p>STRAT 10 – Transport and Accessibility highlights that new developments must demonstrate that additional traffic can be accommodated safely and satisfactorily within the existing or proposed highway network. Opportunities will be sought to extend and improve access to local footpath and cycle networks</p> <p>SOC5 – Health and Well-being states that proposals should promote safe and accessible environments and developments with good access by walking, cycling and public transport.</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, recognising that new development may have an effect on existing infrastructure and services, and may necessitate the need for improvements.
National Planning Policy Framework	One of the core planning principles is that planning should deliver sufficient facilities and services to meet local needs. Policies should make sufficient provision for infrastructure for transport and community facilities.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy CA3 contributes to the achievement of sustainable development by performing a social role, allowing for the protection and provision of infrastructure which contributes to the town's social and cultural well-being, an environmental role, encouraging the use of sustainable transport, and an economic role, ensuring that the provision of infrastructure is provided, and that Frodsham remains a valued and attractive place to live, visit, work and invest.

5.3.1 FRODSHAM NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES (cont.)

<p>Frodsham Neighbourhood Plan Policy</p>	<p>Policy CA4: Application of Community Infrastructure Levy (CIL) and Section 106 Agreements</p> <p>Policy Intention:</p> <p>To utilise funds to improve pedestrian and cyclist facilities, along with social and green infrastructure.</p> <p>Policy:</p> <p>Through the Community Infrastructure Levy or Section 106 Agreements (or any updated funding programme) the specified infrastructure issues as detailed in 6.8.1 should be addressed.</p> <p>To support the continued development of infrastructure, future funding can also be used by Frodsham Town Council to address infrastructure issues.</p>
<p>Cheshire West and Chester Local Plan (Part One) Strategic Policies (2015)</p>	<p>STRAT 11 – Infrastructure highlights that the Council will facilitate the provision of additional facilities and infrastructure to meet identified needs in locations that are appropriate and accessible, where appropriate through CIL regulations or successor regulations and other planning obligations.</p> <p>STRAT 10 – Transport and Accessibility highlights that new developments must demonstrate that additional traffic can be accommodated safely and satisfactorily within the existing or proposed highway network. Opportunities will be sought to extend and improve access to local footpath and cycle networks</p> <p>SOC5 – Health and Well-being states that proposals should promote safe and accessible environments and developments with good access by walking, cycling and public transport.</p>
<p>Comments</p>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, recognising that new development may have an effect on existing infrastructure and services, and may necessitate the need for improvements.</p>
<p>National Planning Policy Framework</p>	<p>One of the core planning principles is that planning should deliver sufficient facilities and services to meet local needs. Policies should make sufficient provision for infrastructure for transport and community facilities.</p>

Contribution to the achievement of sustainable development	Neighbourhood Plan policy CA4 contributes to the achievement of sustainable development by provision of infrastructure which contributes to the town's social and cultural well-being, an environmental role, encouraging the use of sustainable transport, and an economic role, ensuring that the provision of infrastructure is provided, and that Frodsham remains a valued and attractive place to live, visit, work and invest.
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5.4 BASIC CONDITION 4: BE COMPATIBLE WITH EU OBLIGATIONS

A SEA and HRA Screening Opinion for the Draft Frodsham Neighbourhood Plan was undertaken by Cheshire West and Chester Council in January 2021.

<http://www.frodshamplan.org.uk/index.php/documents>

A Strategic Environmental Assessment (SEA) screening was undertaken by Cheshire West and Chester Council. Please see

<http://www.frodshamplan.org.uk/index.php/documents>. The screening confirmed that a Strategic Environmental Assessment would provide useful data to inform the developing Plan.

The screening was submitted to the statutory environmental bodies (English Heritage, Natural England and the Environment Agency).

A Habitat Regulation Assessment (HRA) screening opinion was sought from Cheshire West and Chester Council to confirm whether an HRA was required to support the Plan. The screening exercise concluded that the proposals within the Neighbourhood Plan would require a Habitat Regulation assessment would provide useful data to inform the developing Plan:

<http://www.frodshamplan.org.uk/index.php/documents>

Frodsham Neighbourhood Plan commissioned AECOM to produce a SEA Scoping Opinion (2021) and HRA (June 2021) to support the Plan. Drafts of both the SEA and HRA were reviewed by Cheshire West and Chester Council and the Neighbourhood Plan Steering Group. In January 2022 AECOM prepared an Environmental Report to accompany the pre-submission version of the Neighbourhood Plan. AECOM concluded that overall, the Plan appraisal has served to highlight the potential for mostly positive effects. Post Regulation 14, after the formal consultation with the community and the Statutory consultees, the Environmental Report was updated (September 2023) to incorporate the updates from the consultation.

Marine Plan Screening

The Neighbourhood Plan group were informed of the need to consider the impacts of the Neighbourhood Plan on the North West Marine Plan and specifically consider the impacts of those policies and allocations that have been screened in. The impact of the Neighbourhood Plan will also need to be considered as a whole. The Marine Management Organisation were consulted on the Screening. Whilst not having any specific comments they confirmed that that CWaC fully understood the steps needed to implement the North West Marine Plan.

In July 2021, CWaC prepared a Marine Plan Screening of the Frodsham Neighbourhood Plan. This concluded that the Frodsham Neighbourhood Plan is unlikely to have any impacts on the Welsh Marine Plan but does have the potential to impact on the North West Marine Plan through the indirect impact of housing development on flood risk, run-off, wastewater and recreational disturbance (Policy H1).

The Frodsham Neighbourhood Development Plan is fully compatible with the European Convention on Human Rights, transposed into UK law by the Human Rights Act 1998. It has been prepared within the existing framework of statute, national planning policy and guidance, and local level strategic planning policies, which are both compatible with the Convention. In accordance with established process, the Plan has been produced in full consultation with the local community and it is subject to independent examination. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and local levels.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights ("The Convention"). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual. Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely: Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual's rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that "The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status."

The Neighbourhood Plan Steering Group and Town Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

4.5 BASIC CONDITION 5: COMPLIANCE WITH PRECIBED MATTERS

There are no other prescribed matters.

APPENDIX 1 – NOTICE OF DESIGNATION

Cheshire West and Chester Council

Delegated report

Date: 1st June 2015

Neighbourhood application area: Frodsham (NP 027)

Regulation No. 5 of the Neighbourhood Planning (General) Regulations 2012

Date application first publicised: 16 April 2015

Area name: Frodsham

Applicant name: Frodsham Town Council

Ward: Frodsham/ Kingsley

**Ward Members: Councillor Andrew Dawson (Frodsham)
Councillor Lynn Riley (Frodsham)
Councillor Ralph Oultram (Kingsley)**

Case officer: Natalie Durney-Knight

Recommendation: Approve

1 Introduction

1.1 This delegated report relates to the assessment of the application for the designation of Frodsham Neighbourhood Area.

1.2 The application for the designation of Frodsham Neighbourhood Area was publicised on 16 April 2015. The application was made under Regulation 5 of The Neighbourhood Planning (General) Regulations 2012. The application complied with the requirements of the regulations as it included: a map identifying the area to which the area application relates; a statement explaining why the area is considered appropriate to be designated as a Neighbourhood Plan Area; and a statement that the organisation making the area application is a relevant body for the purposes of section 61G of the Town and Country Planning Act 1990 (as amended).

2 Area description

2.1 The proposed Frodsham Neighbourhood Area is the area covered by Frodsham Town Council and follows the same boundary. It includes the settlement/civil parish of Frodsham. The area is primarily in the ward of Frodsham, with small areas in the ward of Kingsley to the north and west.

2.2 A map of the proposed Frodsham Neighbourhood Area is included in this report.

3 Publicity

3.1 The application was publicised by public notice in the Chester Chronicle on 16 April 2015.

3.2 Details of the application were also published on the Council's website from 16 April – 14 May 2015 at http://www.cheshirewestandchester.gov.uk/your_council/neighbourhoodplanning

3.4 Local Councillors were informed of the application with the call-in cut off date of 21 May 2015. Members were advised that should they wish the application to be considered by the Executive Member with advice from the Local Development Panel, they must notify the case officer by email or letter before the call-in cut off date.

3.5 The four week publicity period ran from 16 April to 14 May 2015.

3.6 The neighbouring parish councils of Helsby, Sutton Weaver, Kingsley, Manley, Albanley; Aston Parish Meeting and Halton Borough Council were notified of the application by letter (email sent to parish clerks on 16 April 2015).

3.7 The publicity arrangements complied with Regulation 6 of The Neighbourhood Planning (General) Regulations 2012.

3.8 The following internal consultees were notified (by email): Housing Policy and Strategy; Legal; Regeneration; Total Environment; Development Planning; Committees and Elections; Economic Growth; Energy and Carbon Reduction.

3.9 The Council received representations from:

- Historic England - no comments, raised issues to be taken into account in preparation of Neighbourhood Development Plan and advised that the planning and conservation team at the Council would be best placed to assist. Provided a list of heritage assets within the area.
- Natural England – no comments but provided general advice.
- Environment Agency – no comments.
- Helsby Parish Council – no issues with the application.

- United Utilities – no comments but would like to be included in future consultations and asked that previous responses to Cheshire West and Chester Council’s planning policy consultations be taken into consideration. Highlighted some points which would need to be taken into consideration in drafting the neighbourhood plan and supporting policies.

- Gladman Developments – no comments but would like to participate in the neighbourhood plan’s preparation and highlighted key requirements to which the emerging neighbourhood plan should have regard.

3.10 None of these bodies object to the proposed boundary.

4 Issues and assessment

4.1 The main issues in determining this application are:

- Whether an application for a Neighbourhood Area has already been made covering all or part of this area (as there can only be one Neighbourhood Area in each location and they cannot overlap).
- Confirmation that the applicant is a ‘relevant body’ to undertake Neighbourhood Planning in that area in accordance with section 61G of the 1990 Act and Regulation 5(c) of the 2012 Regulations (i.e. a parish council or Neighbourhood Forum).
- Assessment of whether the extent of the Neighbourhood Area is appropriate.

4.2 No other application has previously been made covering all or part of this area and there are no existing designated Neighbourhood Areas covering or overlapping the boundary of the proposed Frodsham Neighbourhood Area. Helsby Neighbourhood Area (designated on 31 July 2013) is immediately adjacent to the western boundary of the proposed Neighbourhood Area.

4.3 Frodsham Town Council is a relevant body to undertake Neighbourhood Planning in that area in accordance with section 61G of the 1990 Act and Regulation 5(c) of the 2012 Regulations.

4.4 The Neighbourhood Area is considered appropriate as it follows the boundary of the area covered by Frodsham Town Council. It covers the civil parish of Frodsham which is administered by one Town Council. The area encompasses the settlement of Frodsham. It is surrounded by more rural areas including Kingsley to the south, Aston to the east, Helsby and Albanley to the west and the river Mersey to the north. It is considered to be both appropriate and coherent to plan for the future growth and development of this area through a Neighbourhood Plan.

5 Conclusion

5.1 The application for the Frodsham Neighbourhood Area complied with the requirements of the regulations. The application was publicised in accordance with the regulations and no representations objecting to the neighbourhood area were received.

5.2 The Frodsham Neighbourhood Area is considered appropriate because:

- No other applications have been made for Neighbourhood Areas covering all or part of the area.
- Frodsham Town Council is the relevant body to undertake Neighbourhood Planning.
- The Neighbourhood Plan Area follows the boundary of the area covered by Frodsham Town Council and it is desirable for the future growth and development of this area to be set out through a Neighbourhood Plan.

6 Decision

6.1 That the Frodsham Neighbourhood Area is approved and is formally designated.

6.2 The reasons for this decision are that the Frodsham Neighbourhood Development Plan Area is considered appropriate because:

- No other applications have been made for Neighbourhood Areas covering all or part of the area.
- Frodsham Town Council is the relevant body to undertake Neighbourhood Planning.
- The Neighbourhood Plan Area follows the boundary of the area covered by Frodsham Town Council and it is desirable for the future growth and development of this area to be set out through a Neighbourhood Plan.

6.3 The Planning and Strategic Transport Manager hereby exercises their delegated authority to agree the area application.

6.4 A copy of this note will be sent to Frodsham Town Council and relevant local Councillors.

6.5 In accordance with Regulation 7 of the 2012 Regulations, as soon as possible after the date of the decision the Council will publish the following on its website:

- a) Name of the area
- b) Name of body who applied
- c) Decision and reasons

- d) Details of where the decision can be inspected
- e) Map of Neighbourhood Plan Area