



FRODSHAM NEIGHBOURHOOD **PLAN**

Consultation Statement 2024



**Frodsham Neighbourhood Plan
Consultation Statement
March 2024**

Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Frodsham Neighbourhood Plan. The legal basis of the Statement is provided by Section 15 (2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- Contain details of the persons and bodies who were consulted about the proposed Frodsham Neighbourhood Plan (the Plan).
- Explain how they were consulted.
- Summarise the main issues and concerns raised by the persons and bodies consulted.
- Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed Frodsham Neighbourhood Plan.

Frodsham Town Council decided in late 2014 to commission the preparation of a Neighbourhood Plan and convened an inaugural meeting of a Steering Group to oversee the process. Invitations were widely issued, and the meeting was attended by 11 people on February 3rd, 2015. The result was a Public Launch event used to attract members from all age groups and walks of life. The Council representatives were keen that the Group should be community led and was not seen merely as a sub-committee of Frodsham Town Council. The Frodsham Neighbourhood Plan Steering Group was formed from a group of resident volunteers and town councillors. Terms of Reference for the Group were agreed based on the guidance provided by Cheshire Community Action.

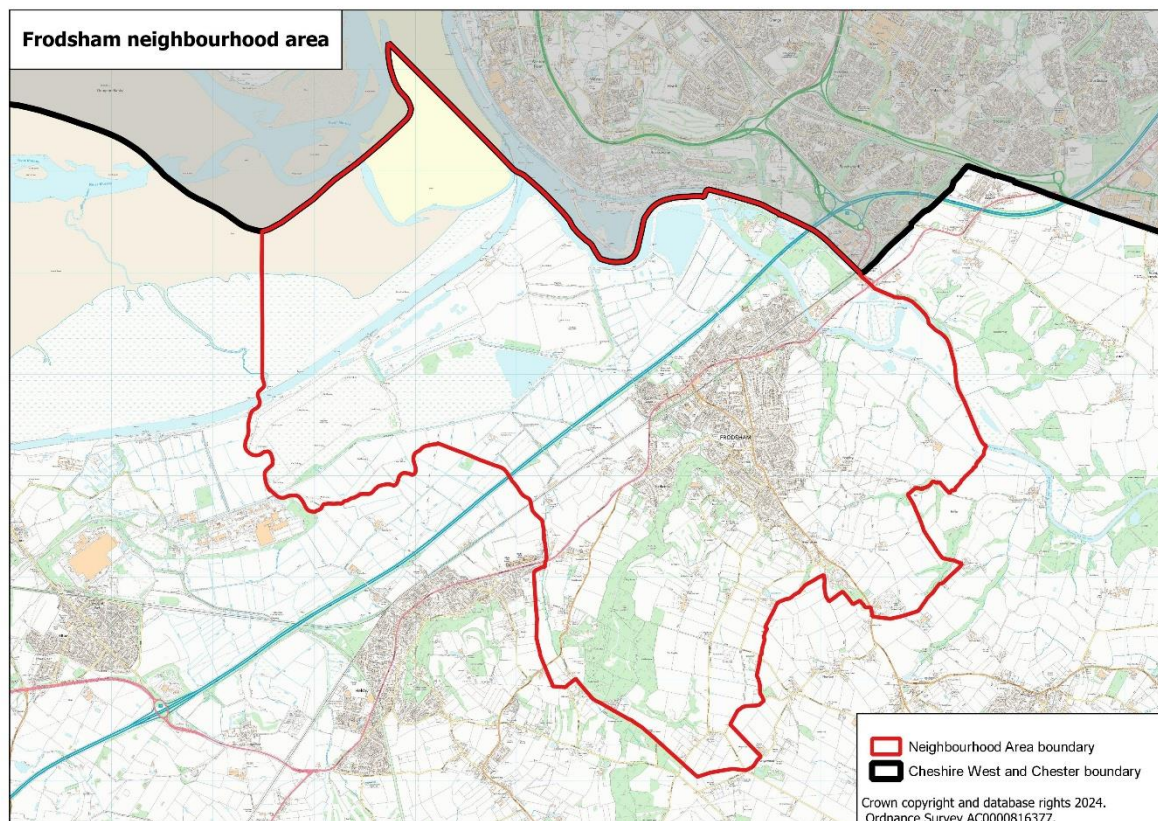
The Steering Group have regularly met throughout the preparation of the Plan and the actions recorded. Its core membership has remained constant during the preparation through two general elections and the Covid pandemic.

The policies contained in the Frodsham Neighbourhood Plan are the result of close interaction and consultation with residents and businesses across the town. The development of the Plan has taken some time and has included public meetings, surveys, and consultation events, to ensure that all residents were fully informed and were able to contribute to the Plan. Views and interactions from consultations led to the Vision and Objectives in the Plan and subsequently formed the basis for the policies set out in the Plan.

Neighbourhood Plan Area designation.

Cheshire West and Chester Council (CWaC) set out the boundary for the Plan as shown in figure 1.

Figure 1



Communication and Consultation:

A wide variety of methods were used to keep the community and stakeholders informed about the Plan. Consultation was both formal and informal. The activities are detailed below.

Meetings:

Regular Steering Group meetings were held which were open to the public, they were held in a variety of locations and at different times and on different days to encourage broad access for the community.

Specific meetings were held on particular topics, for example on Green Spaces, and with specific groups in the community, such as with members of Scout and Guide groups, Youth Club, Business Breakfast Club, and the local High School.

The Steering group also had a presence at the annual Town Meeting, Festival in the Park, and the regular Bee Friends events.

Drop in events:

Drop in events, open to the whole community, were held in a variety of locations, for example the Parish Hall, Library, local pub, and Health Centre, where members of the Steering Group gathered opinions, gave information, and answered questions. Stands at local events such as the Festival in the Park were used to raise awareness of the Plan with the community.

Comments received during Frodsham Summer Festival Event in Castle Park

<i>Frodsham is a lovely place to live as it is in the centre of everything with great motorway links. It is also good that there is plenty of green spaces and fantastic views surrounding the village / town boundaries</i>
<i>Tip is not well placed – traffic + parking is affected. It is <u>very</u> valuable but would be better outside town</i>
<i>We moved to Frodsham because it was a compact / complete neighbourhood with a friendly feel. We would hope this could be retained.</i>
<i>I value History of Frodsham & think should be shown to public in more ways</i>
<i>The future of Frodsham needs to be thought out by residents that live there who care about the future of the area – budgets although necessary should not be the first option.</i>
<i>Old library – more borrowers at new library due to a better site as many found walking up the hill to the old library too much.</i>
<i>1. Parking around Morrisons is a real problem on the road towards the main road 2. Youths on bikes along the main road</i>
<i>Use of land adjacent to Garden Centre Mill Lane Frodsham</i>
<i>No more development please.</i>
<i>Swimming pool would be helpful. The surgery is fantastic!</i>
<i>- I believe that Frodsham (like Helsby) should be set criteria for affordable housing as part of a housing development e.g. have lived in local area for so many years, be working in an essential public service. - Also 4th Frodsham Scout Hut + land should be considered as an Asset of Community Value</i>
<i>Affordable housing needed. Also <u>council</u> housing</i>
<i>To side of the new Doctors could have pensioners bungalows. The station goods building should be knocked down and the car park extended. You could build houses on the old play ground down Ship Street.</i>
<i>Frodsham is being destroyed as a community by the industrialising of the marshes from Ince through to Frodsham. People will leave Frodsham first as they left Runcorn. Its rural character is being destroyed</i>



“Wishing Tree” used to collect opinions from the public.

Questionnaires and Surveys

Questionnaires provided a rich source of information and opinions to inform the Plan. An ongoing general questionnaire, “Five things you like about Frodsham” on the website identified the communities likes and dislikes, which informed the vision and aims of the Plan. More targeted surveys such as the Employers Survey highlighted business owners’ views. Some of the surveys were conducted face to face by the Steering Group members. The survey of young people at Helsby High School (the local school) the Youth Club and Scouts, Guides and Brownies gave an insight into the concerns of young people.

Employers Survey Text and Questions:

Frodsham’s community has the opportunity to influence future development in their town by producing a Neighbourhood Plan. Additional information is available at www.frodshamplan.org.uk

We now need your help please – we need to know what you would like to see in the future that will help your business prosper.

If you could make time to answer the questions below (or fill in online at www.frodshamplan.org.uk) it will provide valuable information to shape future development in Frodsham. Thanks for your time.

A bit about your organisation:

1.What type of business do you have? (please tick)

Retail

Industrial

Office

Café/ Pub/ Restaurant

Service

Not for profit

Other:

How many staff, associates or contractors do you have?

How many of your staff live in Frodsham?

If not, where do your staff travel from?

How long has the business been established?

Some information about why you set your business up:

2. Why did you choose Frodsham as your location? (please tick)

I live here

Appropriate premises

Suitable clientele

Other reasons? - please give examples

3. Are you planning to expand;

Your premises? – tell us a little more

Your staff numbers? – by how many

4. Do you have any difficulty getting suitably skilled staff?

If yes, tell us a little more

5. Have you experienced any barriers or constraints when operating your business?

If so please tell us about them

6. What would help your business to prosper in the future?

Any other comments?

Contact details: (optional)

All individuals' details will be kept confidential and individual respondents' views will not be separately identified in any published summaries.

The following employers responded:

Devonshire Bakery

Taylor's Optician

Rabbit Digital

Kash 22

Ashcroft Vets

Travel Lab

Twelve / 50 Bikes

Gordons Products

Gleaves

Home & Beauty

Hurst Joinery

Brew & Tucker

Frodsham Tyres

Frodsham Youth Association

Pickup Butchers

The Report on the Employers Survey can be found in the documents section of the Plan website: www.frodshamplan.org.uk

An example of comments from the Guides:

Meeting with 2nd Frodsham Guides

22 in attendance with 2 staff/leaders

Things they love about Frodsham:

Costa Coffee, Subway, Brew & Tucker, Room 44, TOFS, W H Smiths, Chocoholics, Opticians, Castle Park, Church Fields, Eddisbury Square, Good schools, Access to good facilities, Meeting people that you know

Things they would like to change and things they would like to see in Frodsham:

A small/mini Hospital

Frankie & Benny's

M & S Food Store

Teenage Clothes Shop/ A place for teenagers to 'hang-out'

Gelato Bar/Smoothie Bar

More parking spaces

Bridges over busy roads/Zebra Crossings/Lower speed limits near schools/Lollipop Staff

Pets at Home

McDonalds, KFC,

A Cycle Path through Frodsham – Safer routes to ride their bikes to school

A Cinema

Swimming Pool

Proper covers on skips in the Recycle/Waste Disposal Area

Less litter

More Banks

More restaurants for younger people

More Sports facilities

Information from other surveys not conducted by the Steering Group was accessed in the development of the Plan, such as “Your Voice Counts” (run by Cheshire West and Chester Council (CWaC), and the information from the survey undertaken by Cycle North Cheshire (CNC). The Frodsham wide survey conducted by Frodsham Town Council prior to the inception of the Plan in 2014, and the Town Design Statement produced in 2010 were useful sources of information and opinion.

These reports can be accessed on the Plan website: www.frodshamplan.org.uk

Website and Social Media





A website was launched in 2016 (www.frodshamplan.org.uk) to provide information and updates on how the Plan was developing and as an electronic means of two-way communication with the public. The website was regularly updated with information, data and reports the Steering Group had commissioned.

Social media:

Several social media campaigns were in place during the development of the Plan:

Daily tweets reminded the community of Plan meetings, highlighted specific policy development, and encouraged people to get involved by sending in their photos of Frodsham.

Examples of tweets:

	<p>Would you like to know more about the Frodsham Neighbourhood Plan? Why not drop into our meeting tonight at Castle Park House - 18.30-20.30. You can always be sure of a very warm welcome. frodshamplan.org.uk</p>
	<p>Will your children be able to afford to raise your grandchildren in Frodsham? What are Frodsham's future housing needs? Find out in the Housing Needs Assessment by visiting our website at: frodshamplan.org.uk</p>
	<p>Frodsham used to have a jam factory, a bra factory and a pop bottling plant! What can we do to encourage more businesses to come to Frodsham? Please let us know at Frodshamplan.org.uk</p>
	<p>Overindulged during the festivities? Get back in shape using Frodsham's fabulous new outdoor gym at Park Lane Play area Frodshamplan.org.uk</p>



QR code used on all publicity. This linked users to the website.

Specific tweets during the formal consultation stage highlighted the content of the Plan, where the community could look at hard copies of the draft Plan and provided the dates of face-to-face meetings.

An explanatory video was launched on the website during the formal consultation, which can be found at: <https://www.frodshamplan.org.uk/images/docsandreps/FNP-Video.mp4>

During the formal consultation the Frodsham Plan website had 5120 hits and 88 feedback forms were completed online, 5 feedback forms were sent by email and 10 feedback forms were left in collection boxes.

Post consultation a series of tweets were issued thanking people for their contributions, giving a flavour of the amount and scope of the feedback that was received and informing the community of the next stages of the Plan process.

Leaflets and posters

A campaign of leafletting was used to raise awareness of the Plan. Leaflets and posters were left in shops, the library, health centre, community centre and town council in the early stages of the development of the Plan. Information leaflets were handed out at community events and posted on the town council and Plan websites.

For the formal Regulation 14 consultation leaflets were posted to all households and businesses in the Plan area along with banners at strategic locations encouraging the community to engage with the Plan.



Consultation poster



Sample of a banner



Public event

Call for Sites

In April 2018 a formal “Call for Sites” was undertaken by the Steering Group to enable any interested party to submit proposals for any type of development within Frodsham. Cheshire West and Chester Council’s Strategic Housing Land Availability Assessment (SHLAA) (2013), and Housing and Employment Land Availability Assessment (HELAA) (2017) provided the majority of sites assessed by AECOM: a further four appropriate and available sites came forward for inclusion from the Call for Sites.

CALL FOR SITES



Do you know of a plot of land within the Frodsham Neighbourhood Plan area that might be suitable for:

commercial, community facilities, employment, housing (including self-build and affordable housing), play/recreational use, retail, tourism etc?

If so, please visit our website for further information and details about how to propose a site for consideration. Forms can also be collected from Frodsham Library or Castle Park House.

Frodshamplan.org.uk



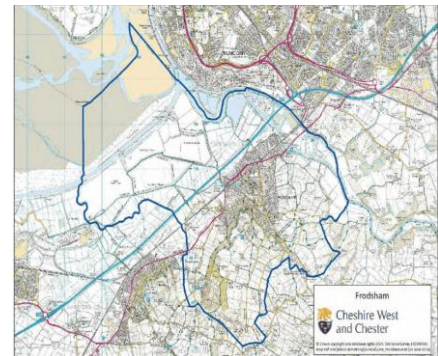
Call for sites poster

FRODSHAM NEIGHBOURHOOD PLAN

Our Vision

Frodsham will:

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



Who was consulted?

The community

Every opportunity was taken to raise awareness and provide information to the community both formally and informally, through a variety of means from face-to-face meetings, social media, information leaflets and websites.

Specific groups were consulted to ensure every part of the community's voice was heard:

Cheshire West and Chester Council, through meetings, virtual meetings, phone and email)

Frodsham Town Council through face-to-face meetings and attending formal meetings, plus regular updates

Frodsham Youth Club through face-to-face meeting

2nd Frodsham Guides through face-to-face meeting

4th Frodsham Brownies through face-to-face meeting

Helsby High School (the local high school serving Frodsham) through face-to-face meeting

The Manor House School through email

Big Bees Breakfast Club (the local business club) through attendance at meetings

The Women's Institute through electronic means

Brio Leisure Centre Frodsham by email and face to face meetings

Frodsham Transition Initiative through attendance at meetings

Allotment Association through attendance at meetings

Cheshire Wildlife Trust through face-to-face meeting

Cycle North Cheshire through attendance at meetings

North Cheshire Rail Users' Group through attendance at meetings

Frodsham Medical Practice through face-to-face meetings

All businesses in the WA6 postcode were leafletted by post.

Site Allocations

All the registered owners of sites identified for development were contacted, each had a pack of information containing an explanation of Neighbourhood Plans, the reason the site was identified, information on the potential development as detailed in the AECOM report "Site Assessment 2018" (available on the wensite). To ensure landowners had the information these were hand delivered due to postal strikes; all were delivered on the same day.

Green Space consultation with the community.

A specific public event was held to gather information on the community's feelings about the local green spaces and the surrounding Green Belt. In addition, a questionnaire was available on the website.

The community felt very strongly that all the Green Belt should be protected and not built on. Individuals identified all the green spaces they used, and what they used them for and why they valued them.

Comments received during Green Spaces Consultation Events

I would like to see Green spaces maintained, and the upkeep of the main centre ie) flower baskets, christmas lights. With the closure of the banks there is a requirement for 2 cash machine on Main Street. Would welcome more specialist Restaurants & Food outlets ie) Next Door, Whitmore & White, Cowards etc...

The marsh is a mess, pot holes, rubbish. We wander round the roads as at least under foot you are not liable to trip or fall. Oh to walk in woodlands with lovely laid out paths. Somewhere safe to take Grandchildren with no traffic.

Although I agree with the need for and concept of 'affordable' housing, we need to be careful Frodsham doesn't become oversaturated, and greedy landowners increase business rates assuming more people equals greater demand. In the current economic environment SME's cant always afford rate hikes. In the last 8 years I've seen some transition of business, rather than growth of well founded shops. Frodsham probably doesn't need any more bars as such, so we need to be careful with what happens to the 3 recently closed banks.

*I enjoy the green space & views of Frodsham. It is a peaceful & not over industrialised neighbourhood. Affordable housing would be welcome.
I do have concern for speed of traffic on Bellemonte Road & the 'unadopted cut through' on Bellemonte / Hillfield Road.*

Although I appreciate housing & economic growth is important I feel more needs to be done to reduce the price of existing housing which in a lot of cases stands empty (Bellemonte Road area) as opposed to using up all of our green spaces which are such a big part of this community. Make the housing we have affordable so "affordable" housing isn't necessary.

The USPs of Frodsham, that attract visitors, enhance the residents experiences & are memorable are:-

- 1. Historic main street*
- 2. Variety of unique individual shops*
- 3. Accessibility of green spaces, spread around the town*
- 4. The start of the Sandstone Trail*
- 5. Huge footpath network*

<i>Would like to see the Brookhouse / Fountain Lane site improved.</i>
<i>We have lots of open space around Frodsham We need to look after it.</i>
<i>Frodsham Marshes should be for everyone to enjoy – not for Hovercraft – surely an expensive sport for the minority. It could be put to better use for young people to enjoy</i>
<i>Canal walks</i>

A list of potential green spaces for designation was distilled from this information. Each site was checked against the criteria for designation before being added to the list. Every landowner or tenant of the identified green spaces was contacted and provided with information on designation of green space and how it would affect them. Each was invited to give their permission for their green space to be designated. Several declined to give their permission and were removed from the list. Some chose to give reasons for their refusal, others cited reasons such as creating an onerous burden on the tenant which was not sustainable, or the land was already protected by Fields in Trust, or the land was both consecrated and highly unlikely to be developed in the case of St Laurence churchyard, others chose to implement an Asset of Community Value instead. These sites were removed from the list. The green space designations approval for the sites owned by Frodsham Town Council was unanimously approved on 27th November 2023 and is noted in the FTC minutes. Email permission was received from other landowners.

Statutory Bodies and Stakeholders

The following bodies and organisations were contacted:

List was supplied by Cheshire West and Chester Council (CWaC)

Cadw

Canal & River Trust

Asteer Planning LLP (representing Canal & River Trust)

Cheshire Brine Subsidence Compensation Board

Cheshire Gardens Trust

Cheshire Police Constabulary

Cheshire Racial Equality Council

Cheshire West Integrated Care

CLH Pipeline System Ltd

Fisher German (representing CLH Pipeline System)

Defence Infrastructure Organisation

EE

Environment Agency
Exolum Pipeline System Ltd
Fisher German LLP (representing Exolum Pipeline System)
Health & Safety Executive
Highways England
Historic England
Homes England
Jodrell Bank Observatory
Marine Management Organisation
National Grid plc
Natural England
Natural Resources Wales
Network Rail
NHS Cheshire CCG
NHS England
NHS Property Services
Office for Nuclear Regulation
Severn Trent Water
Sport England (North West Region)
The Coal Authority
The Mersey Forest
Three
United Utilities
Vodafone and O2
Welsh Water

Through the consultation process additional benefits to the community were identified:

The consultation process highlighted to the community that they had an opportunity to protect their much-valued green spaces and facilities by registering sites with Fields in Trust or registering them as an Asset of Community Value. A letter was sent to all local Community Groups to encourage them to register their assets. These processes were supported and funded by Frodsham Town Council.

Text of letter to all Community Groups:

Do you use It? Don't lose it! Register it now!

"they paved paradise and put up a parking lot"

A key part of the Frodsham Neighbourhood Plan is making sure that those green spaces, allotments, play areas, community buildings, sports or community facilities are protected so we can all enjoy them into the future.

As a community group you may use a particular area or building that you would be lost without. You can register that building or area as an "asset of community value" with Cheshire West and Chester council. If the asset is registered it provides some protection against the asset being sold.

Once registered, the asset of community value will be identified and recorded in Frodsham Neighbourhood Plan.

The registration process requires evidence of where the asset is, who uses it, how often it is used and how it benefits our community.

If you are interested in registering your asset, please let us know and we will help you with your application. Please email frodshamplan@gmail.com with your contact details and what the asset is, and we'll contact you.

More information is available on the website frodshamplan.org.uk

Please forward this to any other local community groups who may be interested, thanks.

A London Neighbourhood Planning Forum gave some feedback on our consultation process:



What issues were raised?

The issues and concerns raised through consultation fell into four main categories summarised below:

Housing:

The main concerns about housing were:

- The lack of affordable homes in Frodsham, for both rental and purchasing
- Uncontrolled expansion of the town, in particular building large estates
- Strong opposition to building on greenbelt
- Maintaining the character and look of the town
- Preservation and reuse of heritage buildings such as Brook House and the Goods Shed.

Economic development and visitor economy:

The main concerns about the vibrancy of Frodsham were:

- Maintaining and encouraging a range of independent shops and services

- Supporting local employment, both physical and virtual
- Improving and promoting visitor opportunities and services
- Continuing to provide key services for the town and surrounding villages.

Green Space, recreation, and leisure:

The main concerns relating to green space recreation and leisure were:

- Protecting and maintaining all our green spaces, both formal and informal
- Facilitating and encouraging the provision of new green and open spaces
- Supporting accessible and varied recreational facilities for all abilities
- Maintaining and enhancing the cultural activities in the town
- Supporting the wellbeing of residents, particularly post covid
- Protecting biodiversity and wildlife habitats.

Access and connectivity:

The main concerns relating to connectivity and access were:

- Ensuring infrastructure was fit for the future for example for electric vehicles
- Creating a safe pedestrian and cycling environment across the town and to surrounding areas
- Appropriate parking
- Ensuring the infrastructure is suitable for an ageing demographic and those with reduced mobility
- Ensuring appropriate and locally focussed use of funding agreements.

How were these issues addressed?

The format and focus of each policy was based on the issues raised by the community. Further evidence from a variety of sources was sought to support the policies. Each policy addresses the concerns of the community and was revised in the light of ongoing consultation and technical reports.

Independent Reports

Several independent reports were commissioned to inform the policies:

Cheshire Community Action produced a Housing Needs Assessment for Frodsham

Active Cheshire produced the Active Design Ready Report

Independent urban planners AECOM produced the following reports:

Site Assessment

Masterplan

Design Codes

Strategic Environment Assessment (SEA)

Habitats Regulations Assessment (HRA)

All reports can be found on the website; www.frodshamplan.org.uk

Accessing other sources of information and support:

Frodsham Town Council Survey Your Voice Matters Residents Survey undertaken by CWaC, Cheshire Community Action, CWaC Planning officers, Cycle North Cheshire, Frodsham Transition Initiative, North Cheshire Rail Users Group, Business organisations.

Out of scope issues

Several issues were raised during the Plan preparation which were out of the scope of Neighbourhood Plans. These concerns and issues were passed on to Frodsham Town Council for their consideration. The issues related to highways, for example congestion and traffic flow, potholes, and the condition of road surfaces. Business concerns focussed on rental levels and increased costs, and some issues were about delivery of services such as appropriate bus routes and services and maintenance of footpaths and clearing drainage grids. The building and maintenance of a swimming pool was a long-held aspiration of the community, as was the upgrading of the leisure centre buildings.

Regulation 14 consultation

- Website www.frodshamplan.org.uk went live on 23/10/22 with the full draft NP and explanatory video for the formal consultation and ran until 4/12/22. The Frodsham Town Council also uploaded the same information at the same time.
- Hard copies of Plan were lodged in:
 - Frodsham Town Council Offices
 - Frodsham Library
 - Princeway Health Centre Frodsham
- Large banners were put up in 10 locations at key points in Frodsham
- A5 flyer was distributed by Royal Mail to all homes and businesses in Frodsham postcode
- Posters were displayed in 15 shop locations, 3 Estate Agents, the Community Centre and Arts Centre around Frodsham, all with QR codes
- Social media campaign was instigated for six weeks, with thrice weekly tweets, posts and messages
- Local landowners of identified housing sites were notified and directed to location specific information
- 37 Statutory Consultees (supplied by CWaC) were contacted
- Large organisations were contacted: Peel Holdings, CF Fertilisers, Protos
- The 4 adjacent Parish Councils contacted
- 280 others were contacted – individuals and organisations who have attended previous events or expressed an interest in the Plan, including local businesses who undertook a business survey for the Plan
- 7 face-to-face Q & A public events were held in a variety of locations on different days and different times of day and evening.

Summary of Regulation 14 Consultation Responses

- The statutory consultation produced a wealth of feedback, with comments and representations, some suggesting amendments or challenging the draft policies; they are summarised below:
- Seven face-to-face events were held at various locations and times of day, in total 100 people visited and gave verbal feedback,
- The Frodsham Plan website had 5120 hits and 88 feedback forms were completed online, 5 feedback forms were sent by email and 10 feedback forms left in collection boxes.

Amendments to the Frodsham Neighbourhood Plan

As a result of comments made in the Regulation 14 consultation, a number of amendments have been made to the wording of policies in the Frodsham Neighbourhood Plan to improve clarity and to ensure conformity with Basic Conditions requirements. It is considered that the changes made deal satisfactorily with all the submissions made and the Frodsham Neighbourhood Plan can now proceed to the next stages of the formal requirements.

Responses to the Regulation 14 Consultation are detailed below:

Ref	Respondent	Policy	Comment	Steering Group Response
001	CWAC	General Comments	The page numbers in the contents page don't match those in the main Neighbourhood Plan.	Noted – this will be amended for the submission version.
002	CWAC	General Comments	It is difficult to navigate around the supporting documentation contained in Parts 2 and 3 of the draft Plan. These sections would benefit from some reorganisation if these supporting documents were to be included as appendices in the final Plan. It would be helpful for the reader if the individual reports were presented as separate PDFs or documents, as opposed to the current situation where it is necessary to scroll through two large documents to access individual reports.	Noted – there will be hyperlinks included to the supporting documents.
003	CWAC	General Comments	It might also help if some of those reports which are formatted in landscape, were re-oriented so that they no longer appear side on and can be read more easily.	These documents have been prepared by other organisations and cannot be changed. Hyperlinks to each report will be included.
004	UU	General comments	It is important to outline the need for our assets to be fully considered in any future development proposals. United Utilities will not allow building over or in close proximity to a water main. United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case-by-case basis by either by a building control professional or following a direct application to United Utilities	Noted. This would be dealt at the planning application stage.

005	UU	General comments	<p>United Utilities would wish to highlight its support for a climate change policy within the Neighbourhood Plan. The policy could reference sustainable surface water management, with the efficient use of water being a critical element of any such policy. We would also encourage a policy on climate change to be intrinsically linked to wider policies in the Neighbourhood plan including those relating to the design of development and the provision of green and blue infrastructure. We would also be keen to ensure any climate change policy gives appropriate emphasis to natural flood management techniques, multi-functional sustainable drainage and designing new development so that it is resilient to the challenges of future climate change and the incorporation of water supply efficiency measures.</p>	<p>Mitigation of climate change is included as a theme in all policies, therefore a discrete climate change policy is not required.</p>
006	UU	General comments	<p>Within the Neighbourhood Plan we wish to note that we have water and wastewater assets including wastewater pumping stations and reservoirs. We recommend that the location of this key infrastructure, and any other wastewater treatment works / wastewater pumping stations, are carefully considered in the preparation of any new Neighbourhood development plan.</p> <p>The position of UU is that when considering a range of sites to meet development needs, it would be more appropriate to identify new development sites, especially sensitive uses, such as housing, which are not close to a wastewater treatment works. This position is in line with the 'agent of change' principle set out at paragraph 187 of the NPPF:</p> <p><i>'Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of</i></p>	<p>This will be considered in the formal planning process for each site.</p>

			<i>worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.'</i>	
007	UU	General comments	The Environment Agency has defined Groundwater Source Protection Zones (SPZs) for groundwater sources, which are often used for public drinking water supply purposes. The prevention of pollution to drinking water supplies is critical. The SPZs signify where there may be a particular risk from activities on or below the land surface. Such activities include construction. The details of SPZs can be viewed on the website of the Environment Agency. They include a SPZ in the Neighbourhood Plan area for Frodsham. We would also be happy to provide details if that would be helpful. With respect to the site selection process and the determination of planning applications, we wish to highlight that new development sites are more appropriately located away from locations which are identified as sensitive groundwater protection areas especially Groundwater Source Protection Zone 1 (SPZ1) which is closest to the water abstraction point and the most sensitive. This is of relevance given the presence of a SPZ in the Neighbourhood Pan area.	This will be considered in the formal planning process for each site.
008	UU	General comments	The preference of United Utilities would be to have a standalone policy in the Neighbourhood Plan relating to water quality. Our recommended policy is below.	Disagree. UU are a statutory consultee and any relevant issues will be considered during formal planning processes.

			<p><i>'In consultation with the Council and relevant statutory bodies, applicants should consider the potential impacts on water quality resulting from the design, construction and operation of proposed development. Where necessary, development proposals should include measures to reduce any risk to the water environment and aim to protect and improve water quality. Development proposals within Groundwater Source Protection Zones must accord with the latest national guidance on Groundwater Protection. New development within Groundwater Source Protection Zones will be expected to conform to the following.</i></p> <p><i>RISK ASSESSMENT - a quantitative and qualitative risk assessment and mitigation strategy with respect to groundwater protection will be required to manage the risk of pollution to public water supply and the water environment. The risk assessment should be based on the source-pathway-receptor methodology. It shall identify all possible contaminant sources and pathways for the life of the development and provide details of measures required to mitigate any risks to groundwater and public water supply during all phases of the development. Subject to the outcome of the risk assessment, the mitigation measures may include the highest specification design for the new foul and surface water sewerage systems (pipework, trenches, manholes, pumping stations and attenuation features).</i></p> <p><i>MASTERPLANNING – careful masterplanning is required to mitigate the risk of pollution to public water supply and the water environment. For example, open space can be located so that it is closest to the boreholes in order to minimise the potential impact on groundwater. In addition, an appropriate management regime will be</i></p>	
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			<p><i>required for open space features in a groundwater source protection zone.</i></p> <p><i>iii) CONSTRUCTION MANAGEMENT PLAN - Construction Management Plans will be required to identify the potential impacts from all construction activities on both groundwater, public water supply and surface water and identify the appropriate mitigation measures necessary to protect and prevent pollution of these waters.'</i></p>	
009	Natural England	General comments	<p>Special Protection Areas (SPAs) are designated for rare and vulnerable birds. Many of these sites are designated for mobile species that may also rely on areas outside of the site boundary. These supporting habitats or functionally linked land may be used by SPA populations or some individuals of the population for some or all of the time. These supporting habitats can play an essential role in maintaining SPA species populations, and proposals affecting them may therefore have the potential to affect the European site. It should be noted that potential impacts that may arise from the proposal relate to the presence of SPA interest features that are located outside the site boundary. Natural England advises that the potential for offsite impacts should be considered in assessing what, if any, potential impacts the proposal may have on European sites.</p>	An updated SEA and HRA has been prepared.
010	National Grid	General comments	<p>Electricity Assets - Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ.</p> <p>Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being</p>	Noted.

			infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.	
011	National Grid	General comments	Gas assets - High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.	Noted.
012	Coal Authority	General comments	No comments to make	Noted.
013	Cheshire Constabulary	General comments	Engagement with the local Designing out Crime Officer at the earliest opportunity should be sought so they can help to ensure that the Police have their input, CPTED (Crime Prevention through Environmental Design) and SBD (Secured by Design) principles are considered, with preventative measures implemented and vulnerabilities within a planning application highlighted. The implementation of CPTED in future development may have a positive impact on all the four categories which have been highlighted in the draft Frodsham Neighbourhood Plan	Amend the first section of Policy H5: Design and Character to read: Policy: New development proposals 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 Codes report and the Frodsham Town Design Statement. Where appropriate, proposals must demonstrate consideration of CPTED (Crime Prevention through Environmental Design) and SBD (Secured by Design) principles.
014	Natural England	General comments	The revision of the Neighbourhood Plan is a good opportunity to ensure that they reflect Local Nature Recovery Strategies (LNRS). These Strategies are an ambitious and strategic tool for nature recovery established by England's Environment Act. Natural England views them as a new and exciting tool to identify ambitious nature recovery opportunities at a landscape scale across the whole of England.	Noted.

			<p>The core purpose of LNRS is to help the reverse of the ongoing decline of biodiversity and nature. LNRS aims to help restore and connect habitats so that species can thrive; the process will ensure local partners collaborate to agree the priorities for the best activities and locations to inform local nature recovery. LNRS became mandatory in April 2022 and each strategy will enable local partners to deliver three objectives for the area that it covers:</p> <p>Mapping of the most valuable existing habitat for nature</p> <p>Mapping specific proposals for creating or improving local habitats both for nature and wider environmental goals; and</p> <p>Co-ordinating agreement of a local list of biodiversity priorities to inform nature recovery</p> <p>LNRS will consider opportunities to achieve wider nature-based solutions. The potential opportunities identified in these strategies can include actions to address other environmental objectives that are also positive for biodiversity for example river flood management and climate change mitigation through tree planting and peatland restoration. Another ambition of LNRS is to try and align efforts for example to help direct the location of Green Infrastructure through Local Plans, guiding and informing other spatial plans and management plans.</p>	
015	Peel	General comments	The approved neighbourhood area plan should be provided within the Plan	Agreed. The approved Neighbourhood area will be included in the submission version of the Neighbourhood Plan.
016	Peel	General comments	The dates for which the FNP relates should be provided i.e. 2022 – 2030	Agreed. The dates will be included in the submission version of the Neighbourhood Plan.

017	Peel	General comments	More emphasis should be made on addressing climate change and the importance of sustainable development to align with the ambitions of CWACC to reach net zero by 2040	There are no specific requirements of what policies should be included in a Neighbourhood Plan.
018	Peel	General comments	Protos should be recognised as a key development and employer to help the area achieve net zero and provide a large number of local jobs, including high quality roles, and can contribute positively to the quality of life of residents.	It is not thought necessary, nor is there a specific requirement to mention particular employers and their contribution in the Neighbourhood Plan.
019	ONR	General comments	Please note that ONR's land use planning processes published at http://www.onr.org.uk/landuse-planning.htm may apply to some of the developments within the Frodsham Neighbourhood plan. If you are a Local Authority or neighbourhood with areas that are within an ONR consultation zone please be aware that in order for ONR to have no objections to such developments we will require: confirmation from relevant Council emergency planners that developments can be accommodated within any emergency plan required under the Radiation (Emergency Preparedness and Public Information) Regulations 2019; and. that the developments do not pose an external hazard to the site.	Noted.
020	Eric and Jane Huntingdon	General comment	My husband and I would appreciate captions on your video. We also need access to subtitles when required, as we have hearing problems. Please don't assume everyone can hear.	Noted.
021	Kim Davies	General comment	I don't know who owns the empty ground by the Princeway group practice? Can the ground be turned into a garden area with benches dotted around the garden and trees and flowers planted around it?	The site has been proposed as a housing allocation. Please see Policy H1.

022	Alan Jones	General comment	I will remember arriving in Frodsham more than nine years ago and one of the first things I heard was a councillor from CWAC named Andrew deciding that the town was going to have its own swimming pool. This was music to my ears as I supported a pool outside of the town with a membership. To date it hasn't happened, despite me tackling him a couple of times over the matter. Now years on and I'm still supporting pools outside of the community as I have no choice. A swimming pool is what I would like to see included in the plans for Frodsham's future.	Noted. The Plan supports the enhancement and development of all the town's leisure and recreation facilities. It is recognized that a local swimming pool is a long-held aspiration and was frequently mentioned in feedback from the community.
023	Andrew Basden	General Comments	<p>I applaud the work put into this plan and the attempts at consultation. There is much that I support in this document, and believe that Frodsham is already a good example of many things to the rest of the UK. However, a couple of very important things seems to have been largely overlooked, except for the odd mention here and there. e.g. "biodiversity" is mentioned only twice.</p> <p>----- 2.0 Vision</p> <p>But, in the four vision statements:</p> <p># There is no mention of of Frodsham's responsibility for contribution to climate change emissions, biodiversity loss and pollution worldwide and little about its contribution to these locally. These should be explicitly mentioned, that Frodsham will seek to positively alleviate these. Action: Add some positive wording about these.</p> <p># Sustainability is mentioned but it is ambiguous, in that it could refer to environmental sustainability or merely to sustaining the economic and cultural aspects of Frodsham without reference to environmental sustainability; that the word "sustainability" is after the word "thriving" gives a tacit implication that</p>	<p>The Plan supports Active Travel, improvement of cycleways and the retention and enhancement of green and open spaces for both wildlife and the community.</p> <p>The supporting documents include a professional assessment of habitat and sustainability: the HRA & SEA</p>

			<p>sustainability is secondary. That our concern is justified may be evidenced, for example, in Housing Objectives 3.4 where "sustainability" is mentioned only as an afterthought at the end after 2.5 lines of text.</p> <p>Action: All policy objectives need rewriting with stronger wording and/or additions.</p> <p>Action: For example, split the mention of "sustainable" from "thriving" and ensure it is clear that it refers to environmental sustainability, and Frodsham's responsibility thereto. I suggest that a vision component be added something like:</p> <p>"take a responsible attitude to its contribution, both direct and indirect, to climate, biodiversity and pollution, both locally and worldwide."</p> <p># There is also no mention of agriculture. Yet much of the land within Frodsham is agricultural.</p> <p>Action: All these should be rectified by rewording and adding to the vision components. Also modify accompanying text.</p> <p>There is a need to modify the Plan. Some would say that the Plan needs scrapping and completely rewritten, but I do not call for that. Instead, I urge that things be added to the policies and accompanying text, and also that words be changed to reflect this urgency. For example "including ..." could be "prioritising ...".</p> <p>--- Re. Worldwide Environmental Responsibility of Frodsham: In particular, the ecological footprint should be mentioned, because this brings in the indirect and global responsibility, in proportion to the size of Frodsham.</p> <p>Ecological footprint: The lifestyle of the UK on average has an ecological footprint of around three whole</p>	
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			<p>earths and, since Frodsham is more affluent on average, the ecological footprint of Frodsham is likely to exceed three earths. (There may be data on this.) What this means is that lifestyle of people in Frodsham should be encouraged to change so as to reduce its demand on planetary resources (climate, biodiversity, water, air, land, etc.) not by 20% or 50% but by a massive two thirds or more. This is one way to recognise Frodsham's indirect and global responsibility.</p> <p>For details see https://www.footprintnetwork.org/our-work/earth-overshoot-day/ https://data.footprintnetwork.org/#/ https://www.overshootday.org/</p> <p>The role of the Plan in this is that it sets in 'stone' the direction Frodsham will take over the next decades. For example, housing design policies should be changed so that all new housing must provide features to reduce ecological footprint in excess of current national regulations (so as to be future proof), and e.g. every house should have solar PV and solar heating installed, be oriented for solar gain, have insulaion in excess of national regulations, and have electric vehicle charging installed, and all these features able to be upgraded when the technology changes.</p> <p>--- Re. Local Environmental Responsibility</p> <p>On Biodiversity:</p> <p>To enhance local biodiversity we need better wildlife corridors. Wildlife needs to be able to spread. This includes:</p> <ul style="list-style-type: none"> ◆ insects ◆ birds ◆ mammals and other ground creatures 	
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			<p>◆ plants.</p> <p>Wildlife corridors for all these must be designed and installed all over the town's area. The following need to be noted:</p> <p># Whereas there are patches of woodland, they are not linked; they need to become linked by proper woodland corridors.</p> <p># Gardens should be seen as (low-grade but useful) wildlife semi-corridors. I applaud the mention of biodiversity in Housing Policy H2.</p> <p># The M56 is a major barrier to wildlife. A study several decades ago shows that butterflies moved freely along its boundaries but that less than 10% ever managed to cross the M56 [details on request]. It needs to be bridged, to allow its crossing</p> <p>First, it should be stated in the Plan that, when policy allows, and finance can be made obtained, then CWAC will work with the Highways Agency to install corridors across the M56. Example: build a bridge over the M56 wide enough to allow all those kinds of corridor. I realise that this is for the future, but it should be stated, because we cannot guarantee that government policy will continue to disallow this.</p> <p>Second, we should take advantage of any crossings we currently have. For example, where the M56 crosses the Weaver, the land there could be planted and cleaned up to offer a high quality wildlife corridor. And, then major corridors could fan out from there to areas on both sides of the M56. The current plantings by the Sports field are a useful start but insufficient, and they are not adequately connected to the rest of the land on both sides of the Motorway. Wildlife corridors will also improve agriculture.</p>	
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			<p>And also improve recreation and wellbeing.</p> <p>Transport</p> <p>There is laudable mention of "active travel" (cycling, walking) and public transport. However, it is too weak. There need to be clear statements that these will be prioritized not just encouraged or included. So that short-sighted developments can be prevented.</p> <p>One bad example of this is Saltworks Farm housing area, north of the railway line. There is one entrance down onto Ship Street for both walkers and cyclists as well as cars, and it is such a long way round that people are discouraged from walking. What SHOULD have happened, is that a footpath and cycle way should have been installed along the boundary by the railway line so that walkers and cyclists would have a shorter and traffic-free route down to Ashton Drive. That this did not happen is a major mistake, and an important lost opportunity. It simply encourages more climate-change-emitting journeys by car and fewer by walking. The Plan should be worded in various places so that such mistakes are not made in future. The climate emergency is become even more urgent than it was just two years ago. (climate change emissions are still rising, and the major culprit for this is the transport sector. So the Plan must actively prioritise active travel by the layout of new housing schemes to include cycleways and footpaths that connect with neighbouring schemes in all directions ("cuts through").</p> <p>--- On Agriculture</p> <p>There should be explicit policy on Agriculture. The lack of planning concerning agriculture is a serious lack,</p>	
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			<p>given the increasing importance of local food-growing in the UK and even to Cheshire and Frodsham.</p> <p>These comments are not the place to make detailed proposals, but I will make the following comments.</p> <p># For the sake of biodiversity and climate change, agriculture must move away from intensive dairy and meat. These will in any case decline with plant-based foods become more important in future. So, unless Frodsham farmers change course, Frodsham will decline; if they are helped to take advantage of this change, then they and Frodsham will thrive all the more. Of course, the Plan does not deal with education etc. but it should mention the need to change course, in appropriate places in its text. # Encouragement should be given to local businesses that accelerate this change.or both.]</p> <p>----- Concluding Comments</p> <p># Some of what has been mentioned here might not currently be legally enforceable without currently government policy, but policy can change. The Plan can and should set out clearly Frodsham's desire for these things mentioned above.</p> <p># Some of the suggestions above require further explanation and some need working out in more detail.</p>	
024	Kathleen Povall	General Comments	<p>Parking permits for residents in Park Lane as people park and go off to work or castle park</p> <p>A one-way system in fountain lane entering from Main Street only</p> <p>The building on the corner of fountain lane and Main Street is an eyesore even if even if it is a listed building - it wants knocking down</p>	Noted. Thank you for your comments, some are outside the scope of the Neighbourhood Plan but your comments have been passed on to the Town Council for their consideration.

			<p>The goods yard building wants knocking down yet another eyesore</p> <p>The Royal Mail sorting office in ship St needs bigger premises, currently far too congested</p> <p>Handrail needed at St. Lawrence church going down to the graves</p> <p>Far too many pubs and eating places in town</p> <p>A post box needed outside the Princeway health centre</p> <p>The decent clothes shop and an M&S simply food shop</p> <p>Castle park - the American garden is a disgrace</p> <p>More police on foot patrol on the streets</p> <p>Haberdashery shop needed in Frodsham, there is nowhere to get buttons and zips et cetera</p>	
025	CWAC	General comments on Policies section	Suggest that it is only the policies themselves that are shown in coloured boxes. This will enable the users of your Plan to clearly distinguish between the policies to be used in decision making and your priorities and policy intention explanations.	Agreed – the policy intention will be shown separate to the policy and removed from the boxes.
026	CWAC	Fig 0.1	Please add a more detailed OS based map with a title 'Neighbourhood Plan Area' as this will be a requirement at the Regulation 15/16 stage.	Agreed. This will be included in the submission Neighbourhood Plan, after paragraph 1.5, which will be amended to read 'The area covered by the Neighbourhood Plan is the land within the formal boundary of Frodsham Town Council as shown on the map below.'
027	CWAC	Para 1.5	Add: formal boundary of Frodsham <i>Town Council</i> as shown....	Agreed – see response to comment 26, above.
028	Fiona Barry	Section 1	Page 7 - <u>1.1, 2nd paragraph, 2nd sentence</u> . I suggest this is reworded to say that Frodsham is part of the Weaver Valley Regional Park, and the start of the Sandstone Trail, which finishes in Whitchurch.	Thankyou – the suggested changes to pages 7 will be made to the plan

029	Fiona Barry	Section 1	3rd paragraph. I suggest this is altered to read 'Frodsham has been accessible by both river and road for centuries, was connected to the railway network in 1850, and to the M56 motorway in 1971.	Thankyou – the suggested changes to pages 7 will be made to the plan
030	Fiona Barry	Section 1	3rd paragraph, 2nd sentence. 'medieval borough' – capital letters are not required. Also there needs to be a full stop at the end of this sentence.	Thankyou – the suggested changes to pages 7 will be made to the plan
031	Fiona Barry	Section 1	4th paragraph, 1st sentence. Insert the date of the Frodsham Town Design Statement – 2010.	Thankyou – the suggested changes to pages 7 will be made to the plan
032	Fiona Barry	Section 1	4th paragraph, 2nd sentence. I disagree with this statement, I don't think the character of the town is reflected in the residential developments of the 1960s and 70s. I think the town retains its village and historic feel because of the historic layout of the centre, which is largely unchanged.	The paragraph states that the centre retains many of its historic characteristics.
033	Fiona Barry	Section 1	4th paragraph, 5th sentence. This sentence could start 'Since the 1980s, and delete 'to the present day'. In my opinion, the mention of large apartment blocks is very misleading. I think you refer to Britannia Gardens, a single development, but the inference is that we have large areas of high rise flats, which is clearly not the case. There is no mention of the social housing in the Ship Street area, nor of the more recent social housing in the Overton Green development.	Amend section 1 4 th paragraph to say 'Whilst the centre retains many of its historic characteristics, the wider town owes its character to a significant expansion that took place in the 1960s and 1970s with a variety of residential development, including social housing, on all sides, most extensively to the east and south.
034	Fiona Barry	Section 1	5th paragraph. You mention a Grade 1 listed building, but I think you should state that this is St Lawrence's Church, and the 2 Grade 2 properties (Brook House on Main Street) and the property on Mill Lane should also be named. I think it is worth mentioning that High Street and Main Street have 30 buildings with blue plaques, as this is exceptional in a town of this size.	Amend the fifth paragraph to read Frodsham has many historic assets. There is one Grade 1 Listed Building, St. Lawrence's Church, two Grade 11* Listed Buildings, and over 60 Grade 11 Listed Buildings. The High Street and Main Street have 30 buildings with blue plaques. The Frodsham Town Design Statement

035	Fiona Barry	Section 1	7th paragraph, 1st sentence. What is an environmental designation? Does a Local Wildlife site require capital letters?	Yes.
036	Fiona Barry	Section 1	7th paragraph, 2nd sentence. I thought that the marshes have designated SSSI status as well, shouldn't this also be mentioned?	At the end of section 1.1 include a note about SSSI status of parts of the marshes.
037	Fiona Barry	Section 1	Page 8 - 1.3. The first sentence is littered with capital letters, many of which should be lower case, specifically: public events, consultations, questionnaires and surveys.	Noted. It will be amended as suggested.
038	Fiona Barry	Section 1	1.4, 2nd sentence. I suggest that 'with a view' is deleted, and 'to creating' reworded to read 'to create'.	Disagree.
039	Fiona Barry	Section 1	1.5. The heading is worded 'What area does this NP cover?' I think this should be reworded to say 'Neighbourhood Plan'.	Agree, Amend 1.5 as suggested.
040	Fiona Barry	Section 1	1.5. This sentence finishes with a reference to map fig. 0.1, which I suggest should move to sit on the next page, rather than being earlier in the document, so that the user then looks at the map.	A new map of the designated area will be included in the submitted version of the Neighbourhood Plan.
041	Historic England	Objectives	Consider how the plan's objectives can be achieved by maximising the wider social, cultural, economic, and environmental benefits of the area's heritage, e.g., regeneration, tourism, learning, leisure, wellbeing, and enjoyment.	The plan's objectives and vision reference the importance of Frodsham's heritage. The plan policies specifically include culture, tourism, leisure, heritage and wellbeing.
042	Peel	Section 2	The 'FNP Vision' does not specifically reflect the LPP1 Vision in respect of setting ambitions to create a desirable and attractive place to live, work and learn. Given that Protos provides a large number of jobs, including high quality roles, and can contribute positively to the quality of life of residents, this should be recognised within the FNP, particularly as close	There is no set requirement of what should be in a Neighbourhood plan's vision. Indeed, there is no requirement to include a vision. It is not thought appropriate to single out one employer for the contribution they make to the Neighbourhood area.

			proximity to employment can make a positive contribution to the sustainability of Frodsham.	
043	Peel	Section 2	The FNP Vision does not specifically reflect the LPP1 Vision in respect of commitment to adaptation to climate change, sustainable resource use and waste management. This is despite CWACC having declared a climate emergency in May 2019 and the very real challenges of climate change the world faces.	Noted. There is no set requirement of what should be in a Neighbourhood plan's vision. Indeed, there is no requirement to include a vision. The community was consulted on the vision and considered the Frodsham Neighbourhood Plan vision to be appropriate and reflective of the town's aspirations.
044	Peel	Section 2	Furthermore the 'FNP Vision' does not specifically reflect the LPP1 Vision in respect of ensuring new development reflects local character and natural assets; access to a range of high-quality market and affordable homes; provision of sport, recreation and social facilities; or improving health and wellbeing.	Noted. There is no set requirement of what should be in a Neighbourhood plan's vision. Indeed, there is no requirement to include a vision. The community was consulted on the vision and considered the Frodsham Neighbourhood Plan vision to be appropriate and reflective of the town's aspirations.
045	Peel	Section 2	Objective 3 - This objective generally conforms with strategic objective SO2 of LPP1 which supports a vibrant, diverse, and competitive local economy, alongside LPP1 Policy ECON1 (economic growth, employment and enterprise). The provision of a range of job opportunities should be recognised in this objective to better align with LPP1 SO2.	The policies are in general conformity with the Local Plan
046	Peel	Section 2	Objective 5 - The first part of FNP Objective 5 does not reflect the strategic policies of LPP1 and therefore does not meet the basic conditions of a neighbourhood plan. Peel NRE does not support this Objective. No objective or policy within the Local Plan specifies that all local green spaces should be protected. Rather, policies within the Local Plan seek to protect, manage and improve green spaces that are of high quality and are of importance.	The local Green Space list has been re drafted based on advice from CWaC
047	Peel	Section 2	The second part of FNP Objective 5 is somewhat consistent with the strategic policies of LPP1.	This is covered in paragraph 5.2.

			However, it is important to make clear that green spaces are not just for community and social use, but also play an important ecological function which should be recognised in the FNP Objective 5	
048	Peel	Section 2	Objective 7 - FNP Objective 7 is considered to some extent comply with LPP1 Policy SOC5 (health & wellbeing), Policy STRAT 8 (rural area), ENV6 (high quality design), and STRAT10 (transport and accessibility) in respect to promoting sustainable transport. However, the objective could go further to promote walking and cycling (LPP1 SO8).	The needs of pedestrians and cyclists are covered in the Connectivity and Access policies.
049	CWAC	Section 2	Housing: "Independent external reports conclude that Frodsham....." please specify which external reports are being referenced here.	Agree. Amend the third paragraph of Section 2 – Housing to read An independent report, the Strategic Environmental Assessment (September 2023) indicates that Frodsham has the potential to meet this housing target up to 2030 without the need to build on Greenbelt land.
050	Fiona Barry	Section 2	Page 10 - 1st paragraph, 2nd sentence. I suggest that 'community' does not require an upper case 'C'.	Agree. Amend the text as suggested.
051	Fiona Barry	Section 2	Page 11 - This section is interpreting 'connectivity' as vehicular and physical access, however I suggest that it should include online connectivity, and therefore should state what the situation is at the time that the Plan was being written, which ideally should include a map figure showing the position of the existing 4G masts on Beacon Hill and alongside the M56.	Noted.
052	CWAC	Housing Section 3	There does seem to be a gap in time from when their evidence was collated and production of the Plan. This means some of the data seems a little outdated and it would have been useful to have provided a refresh on	Since the Housing Needs Assessment was produced there has been little change in the population, and no large housing or other developments in Frodsham, therefore a revised Housing Needs Assessment is unlikely to provide any pertinent evidence.

			housing need, in particular section 3.2 and to further evidence Policy H3.	
053	CWAC	Housing Section 3	There is an error with the text under section 3.2, which is repeated (but incomplete) on page 14.	Thankyou – agreed – deleted the text on page 14 which was included erroneously.
054	CWAC	Section 3.2	<p>Note that the latest AMR covers the period 2021/22: <i>The Local Plan (Part One) policy STRAT8 sets a housing requirement for the Frodsham spatial area of at least 250 dwellings to be delivered between 2010 and 2030. At 1 April 2022, 191 dwellings have been completed in the Frodsham spatial area*, and a further 27 dwellings have extant planning permission.</i></p> <p><i>*Please note that the spatial area is the settlement boundary for Frodsham as shown on the Local Plan policies map</i></p> <p>.....to balance housing supply. Social and rented (should read social rented) or shared ownership housing is a priority if Frodsham is to encourage the 18 – 30 demographic to remain or return.....</p> <p>First homes and affordable housing is needed to balance housing supply. (First Homes are a source of affordable housing. Perhaps this should read "Affordable housing, including First Homes..."</p>	Agreed. Thankyou – section 3.2 will be amended as suggested.
055	CWAC	Para 3.3	<p>Also use/refer to the HLM and the AMR for evidence of housing supply within this section.</p> <p>There may be other sites, not currently identified, that come forward for development in the future, often called "windfall sites". (delete the word often).</p>	<p>Agree -the word 'often' will be deleted.</p> <p>In section 3.2 add -</p> <p>A number of housing sites were allocated in the Neighbourhood Plan in order to ensure that a good range of sites with a mix and type of houses, including much needed affordable housing can be provided in the town, whilst recognizing the importance of ensuring that sites are viable and deliverable.</p>

056	CWAC	Page 14	Is there text missing at the top of this page as does not follow on from previous page?	Thankyou – agreed – deleted the text on page 14 which was included erroneously
057	CWAC	Para 3.5	The community identified the lack of lifetime homes for people wanting to downsize to a suitably adaptable residence close to all the facilities. It should be noted here that more than 25% of the population is over 65 years old. Adequate parking for properties was a recurring concern. (include the source of this information) .	The Housing Needs Assessment and information from the “Your Voice Matters” survey confirmed the demographics of the population in the town. Various consultation events identified adequate parking as a concern for the community. Examples are: inconsiderate parking on market day and on small side roads, the station car park filling with out of town commuters thus reducing access for locals. The latter has been resolved with the introduction of charges at the station car park. Identified sites for housing have been independently assessed for adequate parking spaces.
058	CWAC	Para 3.6.1 Fig 3.1	The map should just show the proposed allocations to be taken forward in the Plan, not those deleted, and the accompanying text updated. N.B. Detailed maps of the site boundaries are needed as the existing general map with all sites doesn’t allow the reader to locate and understand the exact boundaries of the sites.	Agreed – the detailed site plans are included in the AECOM Masterplan. The updated Plan will show only those sites being taken forward
059	Fiona Barry	Section 3	Page 12 - If you are trying to show what type of housing Frodsham has then I suggest that you remove the photographs of the Main Street cottages, also the construction scene and the underside of a roof, and insert instead a photo of some social housing on Ashton Drive and also some 1960s housing from the Lakes estate, as these represent more accurately the type of housing that exists.	Disagree, there are a range of housing types depicted throughout the Plan
060	Fiona Barry	Section 3	Page 13 - <u>3.1, 2nd sentence</u> . This sentence would read better if worded as follows: ‘The policies address development of land that is, or will become’	Agreed – amend page 13 as suggested
061	Fiona Barry	Section 3	3.2, 1st paragraph, 3rd sentence. The word ‘town’ needs an apostrophe (town’s).	Agreed. Amend as suggested.

062	Fiona Barry	Section 3	3.2, 2nd paragraph, 2nd sentence. This has an apostrophe in the wrong place, so “resident’s needs” needs amending to “residents’ needs”, as there is more than one resident.	Agreed. Amend as suggested.
063	Fiona Barry	Section 3	3.2, 6th paragraph, 3rd sentence. I suggest you replace the word ‘downsizing’ with ‘smaller’ or ‘compact’. Is there evidence for this statement? This is an area with a lot of traffic due to the community hub that is the library, leisure centre and the medical centre, and although close to the town centre, it is not an area that I would suggest suitable for retired people.	Disagree. The housing Needs Survey identified a need for downsizing. The site has been assessed by professional planners in terms of access and traffic. The site is considered suitable for those with mobility problems because it is a level, easy walk to shops and other services.
064	Fiona Barry	Section 3	There is no mention of school provision for students aged 11-18. As Helsby is expanding rapidly, there is a real possibility that many of the high school places will be taken up by the families who move into the new developments on what was the BICC site. If this is the case, where will Frodsham’s secondary students go to school? Has any thought been given to this?	Noted. A formula exists for calculating school places and funding contributions from new developments which is undertaken at local authority level.
065	Fiona Barry	Section 3	Page 14 - This is a repeat of part of page 13 and needs deleting.	Thankyou – agreed – deleted the text on page 14 which was included erroneously
066	Fiona Barry	Section 3	Page 15 <u>1st aim. Objective.</u> Insert apostrophe into “towns” to read “town’s”.	Agreed. Amend as suggested.
067	Fiona Barry	Section 3	3.5, 3rd paragraph, 2nd sentence. Delete the “the” in front of ‘Frodsham’.	Agreed. Amend as suggested.
068	Fiona Barry	Section 3	3.6. Policy H1. Location of housing development (I suggest lower case where possible).	Disagree. No action required.
069	Fiona Barry	Section 3	3.6. Policy; residential development. I feel that there should be support given for proposed developments which will be future proofed through Passive Haus standards, levels of insulation, rainwater collection, and other systems.	Whilst sustainable construction is covered in the Local plan policy DM4, higher standards would be welcomed. Add at the end of the second section of Policy H5:Design and Character (Architectural Styles and Materials)

				The use of sustainable materials, the incorporation of renewable energy initiatives and the efficient design of buildings will be encouraged.
070	Fiona Barry	Section 3	3.6. Policy; residential development. 'Self build' does not require capital letters.	Agree. Amend as suggested.
071	Fiona Barry	Section 3	Page 16- 3.6.1. 2nd bullet point. This needs rewording to read 'Land off Ship Street is being transformed into a community recreation facility'. It currently reads as though the authors are rather sad to see this land being used for young people to enjoy.	Disagree. The Plan makes clear the site is being developed for the use of the whole community.
072	Fiona Barry	Section 3	<u>3.6.1. 3rd bullet point.</u> Use lower case letter for 'pub'.	Agree – amend as suggested
073	Fiona Barry	Section 3	Page 17 <u>Site FRO/0038 Land off Greenfield Lane.</u> Can land be nominated for development without the landowner's knowledge, when it is currently occupied and in weekly use? Was any consideration given to the Marshlands green space at the end of Greenfield Lane, currently a community green space but which does not get much use because it is quite remote, and doesn't feel comfortable to walk round?	All the sites identified came from Cheshire West and Chester HELAA assessment, and from a "Call for Sites". Any land can be put forward for development, but it is in the gift of the landowner to decide whether to sell the land for development. It is acknowledged "windfall" sites may come forward in the future.
074	Fiona Barry	Section 3	Page 18- <u>Site S/01 Land at Frodsham Health Centre, Princeway, Frodsham.</u> This is an obvious development site, however as stated above, this site is accessed through very narrow streets which are heavily used because of the three main community facilities. Access to these facilities through Fountain Lane is difficult because of the lane being not quite two cars width, meaning that many drivers prefer to approach the facilities from Church Street via Kingsway, Martins Road, Queensway and Princeway. This already causes considerable congestion, partly because parking is possible on the Church Street end of Kingsway. Adding	Noted. The site has been assessed by professional planners in terms of access and traffic. The site is considered suitable for those with mobility problems because it is a level, easy walk to shops and other services.

			60-65 additional housing units will greatly increase traffic in this area. Unless Fountain Lane can be widened in some way, to relieve traffic flow and create a more direct route to the three main facilities, I would oppose development on this site.	
075	Fiona Barry	Section 3	<p>Page 19- <u>S/07 Brook House, Main Street</u>. Site specifics S/07B.</p> <p><u>1st bullet point</u>. What does “Any associated development with potential affects” mean? Do you mean “effects”? It’s not clear whether you suggest that future development could be set back from the road, but as Brook House sits right on the main road with a narrow pavement, it is not possible to alter the position of the house.</p> <p><u>2nd bullet point</u>. It would not be possible to create a ‘tree buffer line’ because the frontage of Brook House is up to the pavement, with no front garden in which to plant trees.</p> <p><u>3rd bullet point</u>. Unless the road is widened somehow on Fountain Lane, all access to the site should be from Main Street, in my opinion.</p> <p>It would be good to see development that preserves this Grade II listed building progressed quickly, before the building collapses. It is a sad situation that it has been allowed to be so neglected when such a pivotal position on or High Street.</p> <p>Additionally, at the rear of the site there is a brick wall with two separate bricks with the initials of Mrs and Miss Davies, the last residents of the property, carved into them. These should be preserved in any future development.</p>	<p>Comments noted. Remove the words ‘with potential affects’.</p> <p>The site has been assessed by professional planners in terms of access and traffic. The Grade II listed building is identified as at risk.</p>
076	Fiona Barry	Section 3	<u>Land at the rear of Alvanley Terrace.</u>	<p>Noted. It is acknowledged “windfall” sites, such as this one, may come forward in the future.</p>

			There is a plot of land previously used as a car park, at the rear of Land of Beds, which looks on to Alvanley Terrace. There is good pedestrian access to this site, and also vehicular access from Church Street. It is strange that this site, now barred and locked, has not been identified in the plan for development.	
077	CWAC	Site allocations general	The densities proposed for the housing sites are considered to be high; exceeding all of the densities that we suggest in HELAA 2017, Table 2.3 (Key Service Centres which are 25-30 dw/ha). Suggest this could be verified by AECOM.	It is noted that the density used by AECOM in their site study is above the guidance given in the 2017 HELAA Table 2.3 The HELAA also says “that the calculation of potential capacity is not a set level for each site.” The land use that would benefit the community most is a combination of apartments and houses to contribute to the need for downsizing, it also takes advantage of the sites close proximity to shops and other services. The AECOM recommendations take these wishes into account.
078	CWAC	Policy H1	3.6.1 describes sites considered suitable for housing. Based on their findings these can supply a maximum of 26 affordable homes, the majority of these would be provided on the Health Centre site. The Strategic Housing Market Assessment completed in 2013 recommended 33 affordable units to be provided in Frodsham per year over a 5 year period. From April 2013 – April 2022 only 2 per annum were actually provided. Whilst positive allocation of sites is commended, we would suggest policy H1 should be amended to support affordable housing schemes regardless of whether they meet the specific criteria within this policy, so long as they comply with Local Plan requirements - to meet this outstanding need.	Agreed. Include a new bullet point to Policy H1 to state <ul style="list-style-type: none"> • Provide affordable housing in line with Local Plan policy SOC2.
079	CWAC	Policy H1	The statement that residential development will be supported where they “are on brownfield land” conflicts with policy STRAT 2 of the Local Plan	Amend policy H1 bullet point one to read <ul style="list-style-type: none"> • Are preferably on brownfield land

				It is considered that this is in conformity with the NPPF paragraphs 119 and 120.
080	CWAC	Policy H1	Provide dwellings in the settlement boundary (see map). The settlement boundary is not shown on a map with the Plan. Policy DM19 of the Local Plan (Part Two) would allow for sustainable development under certain criteria for out of settlements sites which is not allowed for or addressed within policy H1.	Agreed. A map with the settlement boundary will be included in the plan. A new bullet point will be added to policy H1 to read <ul style="list-style-type: none"> • Accord with Local Plan policy DM19.
081	CWAC	Policy H1	As a preference to support active travel health and wellbeing and sustainability, dwellings are within 800m of the junction of Church St and Main St. The statement 'as a preference' is unclear and open to interpretation. How would this work in practice? Would all the proposed site allocations meet this very specific criteria?	Amend the fourth bullet point of Policy H1 to read To support active travel health and wellbeing and sustainability, dwellings are preferably within 800m of the junction of Church St and Main St
082	Historic England	H1	Locate new development to protect the significance of heritage assets and their settings.	The housing allocations have been carefully considered and assessed for their suitability by AECOM, with references to protecting heritage assets mentioned when appropriate.
083	Historic England	H1	Give detail on the expected scale, density, massing, height, landscape, layout, materials and access of new development.	Noted. This will be dealt with at the planning application stage, should the sites be agreed and planning permission be applied for. Policies H2 and H5 cover general design and character issues.
084	Ian Wardle	Policy H1 – H6	Agreed	Noted.
085	Morbaine Ltd (Developer)	Policy H1	We support the intention to provide a mix of dwelling types in Frodsham but particularly the need to provide accommodation that will enable people to downsize and thereby release housing for young families. We also support the need to provide such 'retirement' accommodation in locations that are well related to the established centre of Frodsham including Main Street.	It is recognised that windfall sites will continue to come forward for development. The policies in the plan will apply to future developments and will be subject to the formal planning processes.

			<p>However, whilst the document currently identifies nine sites for residential development, we would like to take this opportunity to highlight the redevelopment potential of land that is currently in Morbaine Limited's ownership. The land is located at the rear of Main Street and is accessed off Moor Lane. The site is currently being pursued by Morbaine Limited and Pure Residential for a bespoke high quality retirement scheme. The land has currently been the subject of a planning application for 69 retirement units with 57 car parking spaces. Whilst that application (20/00053/FUL) was recently refused planning permission, primarily due to the scale and mass of the building proposed, we are currently in the process of reviewing potential options to arrive at a scheme that will be acceptable in design/conservation terms. Whilst the proposal is for retirement living, the development will not prejudice the delivery of the identified site next to Frodsham Health Centre but will simply complement any future provision that may occur as part of that site's redevelopment. In fact the proposed development at Moor Lane sits full square with the aims and objectives of the Neighbourhood Plan and its potential contribution to key policies (including housing) should be recognised.</p> <p>More importantly, we also note that you have identified a site (Reference FRO/0038 Land off Greenfield Lane, Frodsham) for potential redevelopment which is adjacent to our vacant landholding. In fact, reference is made to the potential creation of a one-way system exiting on to Moor Lane. Given that our site also seeks to use Moor Lane for access/egress there may be some beneficial synergies which could be maximised if our</p>	
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			<p>opportunity was considered further as part of the refinement of the Neighbourhood Plan. We also have a good relationship with the Frodsham Sea Scouts who will also be central to the delivery of any redevelopment off Greenfield Lane.</p> <p>Whilst Morbaine and Pure will continue to pursue the redevelopment of the vacant land to the rear of Main Street, irrespective of the development of the Neighbourhood Plan, it seems entirely sensible to at least have further discussions as to how this land could support wider aspirations for a one-way system or to help unlock sites that are in valuable, sustainable locations at the rear of Main Street but are constrained in terms of their access.</p>	
086	Natural England	Policy H1	<p>The plan area is near to the Cheshire Sandstone Ridge, which is an area that Natural England is assessing against the criteria for designation as an Area of Outstanding Natural Beauty (AONB). Whilst this assessment process does not confer any additional planning protection, the National Planning Policy Framework (paragraph 174) states that planning policies and decisions should protect and enhance valued landscapes and recognise the intrinsic character and beauty of the countryside.</p> <p>Natural England considers that the Cheshire Sandstone Ridge should be identified as a valued landscape in the Neighbourhood Plan with appropriate policies to protect and enhance its intrinsic character and natural beauty.</p> <p>AONBs are formally designated once a designation Order, made by Natural England, is confirmed by the Defra Secretary of State. Following the making of a designation Order by Natural England but prior to</p>	<p>Add a bullet point to Policy H1</p> <ul style="list-style-type: none"> • Protect and enhance the intrinsic character and natural beauty of the Sandstone Ridge <p>Add a bullet point to Housing Allocations S/10 Design Principles/ Requirements to read</p> <ul style="list-style-type: none"> • Development must protect the setting and character of the Sandstone Ridge <p>The allocation at Brereton House has been deleted.</p>

			confirmation by the Secretary of State, any area that is subject to a designation Order would carry great weight in plan making and as a material consideration in planning decisions. Consequently, housing allocations at Land at Penkmans Lane and Brereton House, Bradley Lane would require further consideration in light of this candidate AONB status.	
087	Home and Beauty 2	Policy H1	I don't see any negatives regarding the sites identified. 250 new homes on the one hand doesn't sound enough, but on the other hand I'd wonder if we do have the room for them, and indeed the infrastructure (dentists/schools etc). Is there any land available over either of the two motorway bridges, down Marsh Lane or off Ship Street? The recent development of the Old Library, into flats, was passed with 1 allocated parking space per flat and two visitor spaces. CWAC deemed this sufficient owing to, in their words, their expectation that residents would use public transport or cycle, and might not own a vehicle. In reality, most of the residents of the Old Library have two cars which are now parked all along Alexandra Mews, despite the double yellows. With this in mind, I'd ask the planners to be a bit more realistic with future developments when it comes to thinking 1 parking space is enough.	Noted. An amended parking policy covers the required parking provision and seeks to ensure that there is sufficient parking on new developments
088	Muir Group Housing Association	Policy H1	Noted that a Muir Group owned site has been identified. Muir's current intention is to develop this site either in its own right or in a complimentary way to our Ashton Court site. However there have not been any decisions or detailed considerations at this stage. It is expected that any development would be for 100% affordable housing.	Noted. The plan strongly supports affordable housing as identified in the Housing Needs Assessment report. Layout and design will be considered during formal planning processes.

			<p>In specific reference to the Muir owned site I would comment as follows on the detail provided:</p> <p>Muir owns the adjacent site and access</p> <p>I would make an observation that there is potential for unintended detrimental restriction to the site by seeking to determine the position/direction of the frontages. At this stage we have not undertaken details SI's on the site or access and as such don't know if there are restrictions in the ground which could determine a layout (service locations for example). Affordable Housing viability is different to market sale in that it has had significantly reduced revenue to support changes of this nature. It is also possible that Planners may have a different view on street scene.</p> <p>c. As per point b. until we fully understand the technical detail of the site it would be difficult to commit to a parking layout as a courtyard</p>	
089	Peter Hughes	FRO/005	<p>I have recently seen a copy of the Frodsham Neighbourhood Plan, brought to my attention by a neighbour. My attention was drawn to the Housing Section, specifically:</p> <p>Part 1, Paragraph 3.6.1 Identified Sites, within which you have identified Site FRO/0005 Brereton House, Bradley Lane, Frodsham which borders on to my own property.</p> <p>I have a number of questions, observations and objections to raise about this proposed development space.</p> <p>QUESTIONS</p> <p>Why were none of the neighbours informed of this proposal when it was identified in 2018/19?</p> <p>Who identified the space as suitable for development and what were the criteria. There is an existing property</p>	FRO/005 Brereton House, Bradley Lane, Frodsham has been removed as an allocation in the Neighbourhood Plan.

		<p>on this land. Does the plan envisage demolishing this to facilitate the building of two new properties? Are the current land owners and occupiers of the property aware of this?</p> <p>The current property only had planning permission for a single-story bungalow building. The plan suggests two buildings of two stories. How will they acquire planning permission where the builders of the bungalow could not?</p> <p>The proposal goes against previous permissions for development of the site. Has it occurred to anyone in the planning group that this proposal would set a precedent for any other property in Frodsham? Including your own home! Specifically, by identifying this existing property and implying that it could be demolished to make way for a new development, all houses in Frodsham are placed in this category. I certainly do not want a note through my letter box telling me that somebody has decided that my house is earmarked for demolition and development, as has happened to the current occupiers of the house on this piece of land!</p> <p>OBJECTIONS</p> <p>I do not want two new houses at the end of my garden which would give the owners full and close view of my home. I object to this clear loss of privacy.</p> <p>The area within which this proposal is sited is a settled residential community. I firmly believe that such a proposal would disrupt this. I object to this disruption of my community. I believe that the enclosed space is too small to accommodate two buildings.</p> <p>Despite the measurements showing that it is physically possible to squeeze them in, surely, it's about the</p>	
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			<p>quality of life and the space that we have around us? I object to having my own "Breathing space" reduced by this proposal.</p> <p>The addition of two, two story houses at the foot of my garden will devalue my own house substantially. Obviously, I object strongly to that. When you have taken the time to read my observations and objections and responded to them and my questions, may I suggest that this proposal is withdrawn from the Frodsham Neighbourhood Plan before it is passed over to CWAC because once that happens, they will assume that it has the full support of the community, and I can assure you that it has no such thing. May I also suggest that in any future proposals you contact the people who will be directly affected by them, which clearly was not done on this case.</p>	
090	Mike Howard	FRO/005	<p>I own 1bradley lane and your proposed development of Brereton house has incensed me. My house runs at the side of this houses access lane which you propose to turn into the access lane for the ridiculous idea of building two houses within the boundary of the above house even though the land is not for sale. The word I keep reading is consultation. Where you at any time going to consult the residents who would be affected by this insane idea.? And why is it that the first time I know about it is when a dog-eared document is handed in to my neighbour who owns the above property who then informs me.! I havelived in my house here for 26 years and the thought of having two houses shoe horned into a site with an access road literally butting up against my boundary is the stuff of nightmares. Why were we not approached about our views on the matter. Is that what you mean by consultation!! Do our views not matter.</p>	<p>FRO/005 Brereton House, Bradley Lane, Frodsham has been removed as an allocation in the Neighbourhood Plan.</p>

091	John Reid	Policies H1	FRO/0005 Brereton House, Bradley Lane Frodsham. I am next door to this property. My garden borders a large part of Brereton House to the East. I strongly object to development on this land and I have never been informed of any such thing by you or the owner. The owner of this land a MR.M.G.Clarke as given me a written assurance that your development consultation is being undertaken WITHOUT HIS PERMISSION. He further has told me that FRO/0005 Brereton House, Bradley Lane Frodsham has never been available for development since he took possession of the property and furthermore is no longer available to be considered for development.	FRO/005 Brereton House, Bradley Lane, Frodsham has been removed as an allocation in the Neighbourhood Plan.
092	Paul Merryweather	Policy H1 - FRO/0038 Land off Greenfield Lane, Frodsham	Where would the sea scouts be based in the event of the land being used for housing?	This issue was discussed with the resident at a face to face event. If the land is brought forward for development, it would be in the gift of the landowner to negotiate an appropriate solution that would benefit the Sea Scouts.
093	Pam Anders	Policy H1 – FRO/005 Brereton House, Bradley Lane, Frodsham	After a visit to view your development plan I was stunned to find a development in Brereton House, which is off Bradley Lane, next door to me. have been round to speak to the owner. He told me that he knew about this and has not given his permission for his land to be prioritised for any form of development. He tells me that his solicitors are now dealing with this and you have been told to withdraw it. What is the situation with this?	FRO/005 Brereton House, Bradley Lane, Frodsham has been removed as an allocation in the Neighbourhood Plan.
094	Mario Clarke	Policies All	My House and land (Brereton House Bradley Lane) is not for sale and I require it to immediately be removed from this consultation. This presentation for	FRO/005 Brereton House, Bradley Lane, Frodsham has been removed as an allocation in the Neighbourhood Plan.

			consultation has been done expressly without my consent	
095	Mario Clarke	Policies All	I am the Legal owner of Brereton House Bradley Lane Frodsham WA6 6QA AS THE OWNER OF THIS LAND I AM STATING THAT THIS PROPERTY AND LAND IS NO LONGER AVAILABLE TO BE CONSIDERED FOR DEVELOPMENT.	FRO/005 Brereton House, Bradley Lane, Frodsham has been removed as an allocation in the Neighbourhood Plan.
096	Lila Williamson	Policy H1	FRO/0005 Brereton House, Bradley Lane, Frodsham. I am strongly objecting to ant attempt to develop the garden or land of my neighbour at Brereton House. I back on to this land and am directly effected by this nonsense proposal. No consultation of any form has been presented to me before you plastered this all over the Internet. I have spoken directly to the owner a Mr Mario Clarke and he has told me, and i quote "This land is no longer available to be considered for development and never has been!"	FRO/005 Brereton House, Bradley Lane, Frodsham has been removed as an allocation in the Neighbourhood Plan.
097	Ian Parkin	Policy H1	I would like to object to the inclusion of the property just off Bradley Lane as an unsuitable location / no direct consultation with those impacted. I also understand that since the inclusion of this proposal, the landowner has withdrawn the inclusion and thus it calls into question the accuracy of the rest of the plan. Frodsham is sadly lacking in smaller private properties that would allow elderly residents to downsize as and when they need to. Nothing I can see in this plan addresses this, more so the significant elderly population.	FRO/005 Brereton House, Bradley Lane, Frodsham has been removed as an allocation in the Neighbourhood Plan.
098	Lila Williamson	Policy H1	No development in relation to Brereton House FRO/0005 Brereton House, Bradley Lane, Frodsham.	FRO/005 Brereton House, Bradley Lane, Frodsham has been removed as an allocation in the Neighbourhood Plan.
099	Mark Stubbs	Policy H1	My parents in law are most concerned about a planned development in Brereton House which is next door to	FRO/005 Brereton House, Bradley Lane, Frodsham has been removed as an allocation in the Neighbourhood Plan.

			<p>them. They do not understand how any houses can be built in someone's garden and nor do I either.</p> <p>I have now looked at you plans on line and there seems to be an intention to build two detached houses in the garden of the house next door, that being Brereton House. I have written to the owner and he has replied with the information that this plan is nothing to do with him. If that is true then who is putting forward this plan. The owner, a Mr Clarke, says that he owns the house and land totally and he is adamant that he has not given any permission for development of any kind. If what he says is true then can you explain what is going on? Who is telling the truth?</p>	
100	CWAC	FRO/0010	<p>Any work should minimise the effect on the Grade II listed building adjacent to the site – suggest this is reworded to reflect national and Local Plan policy in relation to heritage assets. E.g., rather than minimise the effect, the wording could <i>include “shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and conserve the significance of a listed building and its setting”</i>.</p>	<p>Agreed – amend the second bullet point of FRO/0010 as suggested.</p>
101	CWAC	FRO/0038	<p>Have the access issues identified here been considered in detail? <i>“some other solution”</i> is too vague to include in your policy.</p> <p>The AECOM Masterplan also advises that the site is within the Frodsham (Town) Conservation Area and therefore any redevelopments that could have potential impact on historic designations need to be carefully considered and respect this setting. Your policy for this site therefore needs to reflect this.</p>	<p>Add to the design section of FRO/0038</p> <p>As the site is within Frodsham Town Conservation Area any impact on historic designations must be carefully considered and development must respect the setting of the Conservation Area.</p>

			Single storey dwellings and buildings surrounding the site - this should be reflected in the description and the design principles for this site.	
102	Mersey Waver Scout District	Policy H1 FRO/0038	On page 17 of the document you refer to FRO/0038 Land off Greenfield Lane, Frodsham, and state 'Site Description: The site is located on the northern edge of Frodsham off High Street with the 3rd Frodsham Sea Scouts occupying the site' This is incorrect, 3rd Frodsham Sea Scouts only occupy 50% of this site, accessed from Greenfield Lane. The other 50% is owned by Mersey Weaver District Scouts, accessed from Moor Lane. It was also disappointing that the first we as Scouts were aware that the land was be designated as potential to be developed for housing was in this published plan. For certain there has been no prior discussion with the District Scouts and I suspect the same will be true of 3rd Frodsham. It is also disappointed to see very little in the way of youth provision mentioned in the plan. There is a desire to build more housing yet nothing in the plan to help increase access to youth services. As we both know that existing youth provision is at capacity (3rd Frodsham and 4th Frodsham are both full and I understand the youth club and guides are as well). As an example of the unmet demand we have 118 young people of joining age waiting to join either 3rd or 4th Frodsham. Any loss of facilities such as that in use by 3rd Frodsham and the District Centre would only compound this problem.	The site was identified in Cheshire Wests and Chester's Housing and Economic Land Availability Assessment (HELAA). If the land is brought forward for development, it would be in the gift of the landowner to negotiate an appropriate solution that would benefit the Sea Scouts.
103	CWAC	FRO/0039	Would the need for an access agreement with the neighbouring landowner mean that the site is not available?	The access is owned by the same organisation; therefore the site is available. Add to the design section of FRO/0039

			<p>There are 3 TPOs on the western boundary of the site. See comments on policy H2 below in relation to referencing policy DM 45 of the Local Plan.</p> <p>St Hilda's Drive appears to be predominantly one and 1.5 storey dwellings (bungalows and dormer bungalows), again this should be reflected in the description and design principles.</p> <p>Does the proposed density match the surrounding area as seems high compared to density proposed for site FRO/0038.</p>	Any work on trees must comply with policy DM 45 of the CWaC Local Plan.
104	CWAC	Health Centre Queensway	<p>The current use is a mix of PDL and greenfield. Seems very high density for housing and exceeds all of the densities that we suggest in HELAA 2017, Table 2.3 (Key Service Centres are 25-30 dw/ha).</p> <p>If the high density refers to the site being proposed for a flatted/apartment scheme, this needs to be explicit in the policy.</p> <p>First Homes (see comments previously made). Perhaps this should read "should assist in providing affordable housing for young families, including First Homes"</p> <p>The policy needs to be more specific i.e. reuse/ conversion for x number of units, and x number of new builds as it is unclear how 12 units could be delivered on the site.</p> <p>Density also exceeds suggested density for a Key Service Centre (unless flatted/apartment development).</p>	The land use proposed is for a flatted/apartments scheme to assist in downsizing and provide some affordable housing for young families including First Homes. The emphasis on a high proportion of the site to be developed to encourage the older generations to release their dwellings and downsize. The allocation information suggested by CWAC will be included in the revised plan. AECOM's recommendations for the site reflect vision for the site.
105	Ruth Basden	Policy H1 - Site S/01 Land at Frodsham Health Centre,	<p>Good that brownfield sites have been identified. Site S/01 Land at Frodsham Health Centre, Princeway Frodsham - quite a high density for dwellings suggested here. Recently I heard that some new developments specify that residents are not car owners. I do not know how this could be enforced, but I wonder whether this site may be a good place for such a policy.</p>	The land use proposed is for a flatted/apartments scheme to assist in downsizing and potentially some affordable housing for young families including First Homes. The emphasis on a high proportion of the site being developed is to encourage older generations to release their larger dwellings and downsize. The allocation information suggested by CWAC will be included in

		Princeway Frodsham		<p>the revised plan. AECOM's recommendations for the site reflect vision for the site.</p> <p>The idea of a development coming forward for non-car owners is noted. The sites proximity to the full range of the Town's shops and services could encourage people not to own a car. However, CWaC's Parking Standards sets the framework and criteria for all new dwelling planning application.</p>
106	Sherry Zaman	Policy H1	<p>Land at Frodsham Health Centre. Myself and my husband are of the opinion that this should not be used for high density housing. This would contradict the stated aim of fitting in with local character in terms of scale. We think that 2 storeys should be the maximum. As this site is close to other bungalows, single storey living should also be considered which would cater for elderly residents / wheelchair dependent residents. High density housing would also have a very undesirable effect on traffic. Currently Martin Road, Queensway and Princeway provide a lower traffic density, less polluted route from Church Street to Castle Park. High density housing would inevitably bring more traffic to these roads and also contribute to parking issues along these named streets. This land is currently regularly used by dog walkers and is a relatively wild area? Has there been any assessment of wildlife inhabiting this area? It would be highly undesirable for any mature trees in this location to be removed. If this land is to be developed, we think that alternative uses should be considered. This site would potentially be suitable for a swimming pool for example, something that the plan states would be highly desirable for town residents. A natural swimming pool/recreation area with a community veg garden would be even better!</p>	<p>Noted. The site was considered following a report by an independent planning consultancy group who looked at density, existing uses and highways and access issues. The site is sloping hence the inclusion of three stories to match the height of the current Health Centre building. The proposal is for a mix of flats and houses which is reflected in the density.</p> <p>An assessment of wildlife on the site would be included in the formal planning process, as would the retention of mature trees, should the site come forward for development.</p>

107	CWAC	S/07 – Brook Works	A mixed use allocation for housing/employment is supported, providing the type is compatible with the residential units. The policy mentions small workspaces but this could specify the employment type, such as Class E(g), B2 or B8. Do the dwelling density calculations take account of the proposed business use within the site? This might be a question to direct to AECOM. As above: suggest this is reworded to reflect national and Local Plan policy in relation to heritage assets. E.g. rather than minimise the affect, the wording could include “shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and conserve the significance of a listed building and its setting.”	AECOM’s site assessment studied the potential for residential development for the part of the site that fronts onto Main Street including the preservation of the listed building, Brook House, as well as continuing to support businesses that exist on the rear of the site. Amend the wording as suggested by CWAC in their comment. Amend the site specifics to read “The site would support up to 12 residential units as well as Use Class B2 B8 and E(g).” Hyperlink to details of Use Classes.
108	CWAC	S/10 – Penkmans Lane	Current use is greenfield - garden land.	Noted. Amend the current use section to state ‘Greenfield – garden land.’
109	UU	H1	We note that there are new allocations for future development as part of Policy H1 (Location of Housing Development). Evidence based work conducted to date to support the Neighbourhood Plan has not included any specific work on flooding including surface water flooding, sewer flooding, reservoir flooding, groundwater flooding and wider utility constraints. We request that appropriate assessment is undertaken to understand any potential constraints relating to flooding, utility assets that pass through a site, and groundwater issues. The consideration of flooding should include an assessment of the risk of flooding from all sources including the risk from sewer and reservoir flooding. You should contact United Utilities to discuss this further.	Cheshire West and Chester Local Plan identified that Frodsham and the infrastructure of the town could support a minimum of 250 houses. United Utilities are a statutory consultee on any development and surface water, flooding, sewers and groundwater would be considered during the formal planning processes. It is therefore not appropriate to include assessment data in the Plan.

			When considering policy to guide the development of new allocations, we welcome the site-specific considerations which you have included in your emerging Neighbourhood Plan. We request that these are updated once the above constraints have been assessed.	
110	UU	H1	We also request that further guidance is provided in respect of the approach to drainage on these sites within the site-specific policy. It is critical to do all we can to ensure that surface water only discharges to the public sewer as a last resort and therefore we would encourage you to investigate with any site promoters whether there are alternative options to the public sewer for the management of surface water as part of the evidence gathering for the Neighbourhood Plan. These investigations should then be reflected in the policy guidance for each site.	Cheshire West and Chester Local Plan identified that Frodsham and the infrastructure of the town could support a minimum of 250 houses. United Utilities are a statutory consultee on any development and surface water, flooding, sewers and groundwater would be considered during the formal planning processes. .
111	UU	H1	At this stage we wish to note a modelled flood risk from the public sewer in close proximity to ' <i>Land off Greenfield Lane, Frodsham</i> ' which is allocated for 10 dwelling units. As a result of this risk, we request that you include the following reference in your site specific guidance for this site. <i>'Existing public sewers pass near to this site which modelling data identifies as being at risk of sewer flooding. This will need careful consideration in the design and master planning of this site.'</i>	Cheshire West and Chester Local Plan identified that Frodsham and the infrastructure of the town could support a minimum of 250 houses. United Utilities are a statutory consultee on any development and surface water, flooding, sewers and groundwater would be considered during the formal planning processes.
112	UU	H1	We recommend wording be included in the Neighbourhood Plan for new development to manage foul and surface water in a sustainable way in accordance with national planning policy. We wish to emphasise the importance of any future policy setting	Cheshire West and Chester Local Plan identified that Frodsham and the infrastructure of the town could support a minimum of 250 houses.

			<p>out the need to follow the hierarchy of drainage options for surface water in national planning practice guidance which clearly identifies the public combined sewer as the least preferable option for the discharge of surface water. We would welcome the following addition regarding sustainable drainage for inclusion within the Neighbourhood plan:</p> <p><i>'Applications for new development and proposals will be required to be supported by a foul and surface water management strategy. The hierarchy for the management of surface water should be followed and surface water will only be allowed to discharge to the public sewer as a last resort.</i></p> <p><i>Drainage will be required to be considered early in the design process and linked to any strategy for landscaping and biodiversity. Applications for major development must be supported by a sustainable drainage strategy and will be required to incorporate sustainable drainage which is multi-functional and designed in accordance with the four pillars of sustainable drainage, in preference to underground piped and tanked storage systems, unless, there is clear evidence why such techniques are not possible.</i></p> <p><i>Applicants should consider all sources of flood risk, site topography, any naturally occurring flow paths and any low lying areas where water will naturally accumulate. Resultant layouts should take account of such existing circumstances to ensure the most sustainable drainage and flood resilient solution is achieved.'</i></p>	<p>United Utilities are a statutory consultee on any development and surface water, flooding, sewers and groundwater would be considered during the formal planning processes.</p>
113	Natural England	Policy H1	<p>Potential Impacts to Mersey Estuary SPA and Ramsar</p> <p>Potential likely significant effects to the designated site have been identified within Appendix 5 – HRA Screening by the proposed housing allocations under Policy H1.</p>	<p>An updated SEA and HRA has been prepared.</p>

			<p>This includes direct and indirect pathways for recreational disturbance, water quality (which may be affected by discharge) and atmospheric pollution which may harm qualifying birds and their habitat, alone and in combination with other proposals and projects. Whilst the above potential impacts have been screened out due to the positioning of the M53 and the Manchester Ship Canal. We require further consideration of any discharges or quality issues which may impact the River Weaver, which flows into the Mersey Estuary. There are also potential impacts to functionally linked land at Frodsham Marshes which have been identified but has not yet progressed to appropriate assessment.</p> <p>Our main concerns are potential habitat loss or degradation as a result of recreation, water and air quality impacts.</p>	
114	Peel	Policy H1	<p>The policy refers to the location of developments being supported on brownfield land. This is not consistent with the strategic policies of the Local Plan and therefore does not meet the basic conditions. Frodsham is classified as a “rural area” and Policy STRAT 8 (rural area) states development will be supported which serves local needs in the most accessible and sustainable locations to sustain vibrant rural communities. No reference is made to brownfield development.</p>	<p>Amend policy H1 bullet point one to read</p> <ul style="list-style-type: none"> • Are preferably on brownfield land <p>It is considered that this is in conformity with the NPPF paragraphs 119 and 120. A new bullet point will be added to policy H1 to read Accord with Local Plan policy DM19.</p>
115	Rob Makenzie	Policy H1	<p>Does the Masterplan Document form part of the Neighbourhood Plan or not? Once you refer to it in a policy, a developer might seek to rely upon other parts of the document in support of a proposal. It might be better to extract the detailed site plans from the</p>	<p>Noted – Hyperlinks to each document will be included to facilitate access to relevant supporting documents</p>

			Masterplan and incorporate them into the main document, together with any accompanying text that you feel would be helpful. Whatever you decide to do, the masterplan is not easy to find. Having all the supporting documents in a single pdf is a little unwieldy. At the very least it would help to have hyperlinks to individual documents to avoid the need to scroll through so many pages.	
116	Andrew Rudd	Policy H1	I would support those priorities fully. The land behind the Health Centre (site of former school) has remained unused for a very long time - it would be good to see it made available for low-cost, entry level housing.	Noted.
117	Cycle North Cheshire	Policy H1	This relates to the fourth bullet point: <i>"As a preference to support active travel health etc..."</i> Whilst 800m is ideal for pedestrians and residents with mobility scooters, cyclists especially if they have ebikes can travel a greater distance of up to 2km.	Noted.
118	Eileen Sparke	H1	The ideas seem positive but I am concerned that great consideration should be given to occupants of certain sites for example the third Frodsham sea scouts; their needs must be met in order for them to survive.	Noted. This issue was discussed with residents at a face-to-face event. If the land is brought forward for development, it would be in the gift of the landowner to negotiate an appropriate solution that would benefit the Sea Scouts.
119	Rob Mackenzie	H1	The phrase "as a preference" in relation to distance from the town centre sets this criterion aside from the others. It implies some kind of weighting or sequential approach, which is not really appropriate for determining individual planning applications. Suggest leave those three words out.	Noted. Amend policy H1 bullet point one to read <ul style="list-style-type: none"> • Are preferably on brownfield land It is considered that this is in conformity with the NPPF paragraphs 119 and 120.
120	Rob Mackenzie	H1	The "policy intention" (second para) "To ensure the built environment fits in with the local character of Frodsham in terms of design, materials, and scale" sits within the coloured box for policy H1 but is not addressed in H1. This text could be moved to sit next to	Noted. Amend policy H1 bullet point one to read <ul style="list-style-type: none"> • Are preferably on brownfield land It is considered that this is in conformity with the NPPF paragraphs 119 and 120.

			H2, or the whole Policy intention section could be separated out to cover all the housing policies.	
121	Rob Makenzie	H1	I am concerned that there is no policy relating to "exception sites". As you will be aware, one such site was permitted in the green belt opposite Helsby High School on the grounds that it provided affordable housing. The possibility that applications come forward for similar development in Frodsham cannot be ruled out. I would like to see a policy in the plan which sets clear criteria for location, design, and sustainability.	<p>Policy H1 has been amended to include reference to Cheshire West and Chester Local Plan Local Plan Policy SOC2 re rural exception sites.</p> <p>Amend policy H1 bullet point one to read</p> <ul style="list-style-type: none"> • Are preferably on brownfield land <p>It is considered that this is in conformity with the NPPF paragraphs 119 and 120.</p>
122	Chris Grindrod	Policy H1	<p>We continually see 'green' land being developed, this includes residential gardens, pub gardens, treed areas being developed. These are all 'small' developments, but many small development contribute the large reduction in green space, increased surface water run off as a result of concreting / tarmacking over former green space. A development to rear of my own property off Carriage Drive is a good example of this. Objections from nearby residents ignore by the CWAC planning committee.</p> <p>Furthermore, we see old historic building such as the Cheshire Cheese converted into multiple properties packed onto a small piece of land.</p> <p>Frodsham and Helsby are suffering from over development along with many towns in Cheshire. What were once desirable place to live become increasing less desirable places to live.</p>	Noted, the Neighbourhood Plan policies are designed to ensure that development is well designed, fits in with the character if Frodsham and that important green spaces are protected and enhanced.
123	Matthew Booth	Policy H1	Agree with brownfield site development. New housing will put pressure on schools. There is no secondary school in Frodsham, with Helsby High being the closest. Consideration should be given to the type of housing	Noted. A formula exists for calculating school places and funding contributions from new developments which is undertaken at local authority level.

			and the extra children who will need places in centres of education	
124	Susan Harrison	Policy H1	We are looking to downsize to Frodsham town in the next few years. We would like to be in walking distance of shops and train station.	Noted. The Neighbourhood Plan seeks to ensure that there will be an appropriate mix of housing type, size and tenure, including opportunities for downsizing.
125	Gladman	Policy H1	We consider that Policy H1 should be re-worded to make clearer the instances in which residential development will be supported. The bullet points as currently worded could be read as either a list of requirements or a series of options in which only one needs to be satisfied in order to receive support from the Neighbourhood Plan.	Amend policy H1 bullet point one to read <ul style="list-style-type: none"> • Are preferably on brownfield land Agreed. Include a new bullet point to Policy H1 to state <ul style="list-style-type: none"> • Provide affordable housing in line with Local Plan policy SOC2. It is considered that this is in conformity with the NPPF paragraphs 119 and 120.
126	Gladman	Policy H1	Policy H1 also states development will be directed to sites that fall within the identified settlement boundary. Gladman object to the use of rigid settlement boundaries if these would preclude otherwise sustainable development from coming forward. The Framework is clear that development which is sustainable should go ahead without delay. The use of a settlement boundary to arbitrarily restrict suitable development from coming forward on the edge of settlements does not accord with the positive approach to growth required by the Framework and is contrary to basic condition (a)	Policy H1 has been amended to confirm that developments must accord with Local Plan Policy DM19.
127	Gladman	Policy H1	Therefore, for the settlement boundary policy to be appropriate Gladman encourage the Parish Council to amend this policy to allow for development adjacent to existing settlement boundary of a scale commensurate to the settlement. This would ensure the plan allows for a degree of flexibility with regards to potential changes in circumstances in the authority.	Disagree. The Godmanchester Neighbourhood Plan had a different policy context and only had an emerging local plan. Cheshire West and Chester has an adopted local plan. There is no need or requirement for the Neighbourhood Plan to redraw the settlement boundary or specifically allow for development adjacent to the boundary. Policy H1 has been amended to

			<p>We highlight the Examiners Report in to the Godmanchester Neighbourhood Plan which states; <i>'Limiting new development to "within the settlement boundary" could prevent new housing development, even of a moderate or minor scale'</i></p> <p>Consequently, the Inspector concluded the following; <i>'Nevertheless, in my opinion, Policy GMC1 should be modified to state that "Development...shall be focussed within or adjoining the settlement boundary as identified in the plan'</i></p>	confirm that developments must accord with Local Plan Policy DM19
128	Climate Action Frodsham	Policy H1	<p>Climate Action Frodsham would like to see more emphasis put on preservation of mature trees. Mature trees sequester carbon, produce oxygen, absorb pollution, provide shade in increasingly hot summers and tree roots soak up lots of water, helpful in flood prone areas and also in reducing water run off. Greenery also has a positive effect on mental health for town residents. CAF would like to see the statements related to mature trees strengthened, for example, FRO/0038A and S/01 "mature trees must be preserved" with "wherever possible" removed. Also, for S/07B CAF would like to see the statement strengthened to "tree lined buffer ...to be extended" rather than "to be considered".</p> <p>CAF think that the density of new residential developments should take into account the impact of new developments on both pollution levels and traffic volume, particularly where this will impact quieter routes used by pedestrians and cyclists. Some sites, particularly S/01 may be suitable for car free or low car use developments.</p>	Noted. Agreed – amend policy H2 section 3 to read 'Hedgerows, hedge boundaries and mature trees should be retained where possible and any tree works must conform with policy DM 45 of CWaC's Local Plan

129	Samantha Sansom	Policy H1	Affordable housing is needed	Noted. Developers must provide a certain level of affordable housing on developments over a certain size. Policy H4 covers affordable housing in more detail.
130	Home and Beauty	Policy H1	The land by the Health Centre is ripe for development however access remains an issue. One solution could be to use Kydds Wint.	Noted. Access and highway issues would be dealt with at the planning application stage.
131	Mike Metcalf	Policy H1	More affordable and mixed range of houses to encourage young families and a balanced community	Noted. The Neighbourhood Plan seeks to ensure that there will be an appropriate mix of housing type, size and tenure, to benefit all members of the community. Policies H4 and H5 cover these issues in more detail.
132	Stephanie Parker	Policies H1, H3	Building bungalows and apartments on the land adjacent to the medical centre is an excellent idea (provided lifts are included in any apartment blocks). It would be sensible to offer to pay either removal fees or solicitors fees to encourage older folk to move from larger properties into these smaller properties. It is imperative that we keep our 18 - 30 demographic in this area but is becoming impossible for them to find housing. By moving people out of family sized properties and into smaller dwellings it will free up the family properties and, in turn, free up smaller properties for our younger people. I do feel that if permission could be given for a 'retirement village' to be built on Frodsham Golf Course (currently For Sale) it would be a great addition to this area. Similar to the retirement villages elsewhere it could have many facilities on-site and run a bus service into the village and back thus taking traffic off the roads and helping the environment.	Noted. The Neighbourhood Plan policies are designed to help to ensure that there is a good mix of house type, tenure and affordability in Frodsham that will benefit the whole community and all age ranges and demographics. Paying fees is outside the remit of Neighbourhood Plans. Frodsham Golf Course is currently being rewilded by the Woodland Trust, and is green belt land so not identified for housing development.
133	Stephen Hill	Policy H1	Your report indicates 180 of 250 dwellings are already completed and when the planned developments especially, the site at Princeway are completed	Noted. The Neighbourhood Plan policies will help to ensure that there is a good mix of house type, tenure and affordability in

			probably exceeded. Also given the extensive building program at Mereside in Helsby there seems adequate housing provision in the area for the foreseeable future. The key element therefore needs to be the right balance of properties and the provision of adequate infrastructure to support the increase in population.	Frodsham along with associated infrastructure that will benefit the whole community and all age ranges and demographics
134	Tom	Policy H1	Needs more focus on the education provision. If all of these new developments and houses are families with children how will the local schools cope with the influx? Otherwise, it's a positive move as would rather have more residences than waste brownfield or abandoned buildings and more people leads to more customers for the local shops etc. Needs to be accompanied by better road improvements and school provision	Noted. However, highways issues are outside the scope of the Neighbourhood Plan. A formula exists for calculating school places and funding contributions from new developments which is undertaken at local authority level.
135	Amy Heald	Policy H1 -	The land used by 3rd Frodsham scouts should not be redeveloped for housing. They provide a huge range of activities for young people and children in Frodsham.	This issue was discussed with residents at a face-to-face consultation event. If the land is brought forward for development, it would be in the gift of the landowner to negotiate an appropriate solution that would benefit the Sea Scouts.
136	David Fletcher	H1	Sounds good	Noted.
137	Vencini	Policy H1	Bring a McDonalds into Frodsham. Also, a retail park would be helpful	Noted. The Neighbourhood Plan cannot dictate what shops and restaurants will open in Frodsham but seeks to ensure that the town remains vibrant and thrives.
138	Steve Milner	Policy H1	I would be cautious about developing the land adjacent to the Princeway Health Centre - local diagnostic and treatment centres are likely to be developed on a national basis and this is the ideal location for such a facility	Noted.
139	Andrew Hayes	Policy H1	There are extremely limited options to build the homes that are needed to allow many residents to downsize. Creative, joined up thinking and collaboration between	Noted.

			the council and developers will be needed to deliver this.	
140	Antony Rogers	Policy H1	Developments for housing should be required to have good sized gardens for families and off-road parking. Stipulating solar panels for renewable energy. Plots should be advertised so local residents can self-build. Materials should fit in with the surrounding properties, but special considerations should be given to building Materials and design where it can be proven that these methods will be more efficient for the environment.	Noted, the Neighbourhood Plan seeks to ensure that new developments are well designed, fit in with the character of Frodsham and have appropriate outside space and parking provision. Self-build is identified within the policy.
141	Jennifer	Policy H1	Concern re the development by the surgery. Great in principle but there is, already, a lot of congestion on the roads around this area which are used for access to the surgery. A need for existing residents to have more off road parking space.	Noted. The site has been assessed by an independent professional planning consultancy and off-road parking and potential congestion were considered during the assessment
142	Andrew Basden	Policy H1	The Plan should more strongly prioritize provision of well-designed dedicated foot/cycle paths to connect and encourage active travel. That schemes that provide these will be supported.	The Access and Connectivity policy address these issues, and the plan strongly supports active travel
143	Rob Martin	H1-H6 agreed	Agreed	Noted.
144	Michael Garvey	Policy H1	Many of the sites identified in the Plan are no longer available. Some new sites, such the site of the old Meadow Court are not included. Some owners of the sites have changed. The Plan has not been kept current. There appears to be no determination of how affordable homes are to be provided nor how the supporting infrastructure such as education and health provision will be provided.	Policies seek to ensure that over a certain threshold affordable homes will be required. Cheshire West and Chester Council will consider the affordable housing provision and infrastructure at the planning application stage, in line with policies and planning guidance. It is acknowledged that new “windfall” sites will come forward in the future and the Plan policies will apply.
145	Louise Robinson	Policy H1	Totally agree we need affordable housing and housing for pensioners. But it must be well lit etc and not like	Noted.

			the pensioners bungalows in ship st where anti-social behaviour is frequent	
146	Ian Parkin	Policy H1	It's very difficult to see how 230 houses can be built without using Green Belt or land that is currently utilised by industry. If land utilised by industry is utilised, this further drives demand for non-affordable housing due to the "dormitory" effect. It's also important to consider the impact of rising sea levels due to Global Warming where most of the social housing currently in Frodsham could be under water.	250 properties for Frodsham is the figure identified and included in the Cheshire West and Chester Local Plan. 180 have been completed, and 36 have planning permission.
147	Steven Haywood	Policy H1	The town would benefit from development of the brownfield sites mentioned.	Noted.
148	Emma Roberts	Policy H1	Imperative that any new housing is for first time buyers and even more vital is insulated to a high standard.	Noted. Policy H3 seeks to ensure that Frodsham will have a range of housing to cater for all demographics of the community.
149	Stuart Mercer	Policy H1	I agree with the plan in the main but priority for social housing to support locals to stay in the area would be beneficial	Noted. Please see Policy H4. The eligibility for affordable housing would follow a cascade pattern. Amend policy H4 as follows - Add a new sentence to the end of the policy to read Should there be no local households who meet the criteria of this policy, the CWaC cascade approach will be used to determine eligibility.
150	Emma Barlow	Policy H1	I already have issues parking outside my house without all the extra residents proposed with the new housing. When I park at the rear of Wayford (ship street) it's extremely dark as there is very little street lighting. Will the new housing be incline of parking and appropriate lighting?	New housing would need to be well designed with associated parking.
151	Gail Fullbrook	Policy H1	The need for the focus of residential development to be on smaller, first time buyer homes should be	The policies specifically identify first time homes as required. The provision of downsizing properties is designed to facilitate

			maintained in order to halt the aging profile of the town.	the freeing up of larger houses enabling families to move into family sized homes and increasing the availability of first homes.
152	Rob Martin	Policy H1	Agree. However, no comment is made regarding sustainable and eco building	<p>Whilst sustainable construction is covered in the Local plan policy DM4, higher standards would be welcomed. Add at the end of the second section of Policy H5: Design and Character (Architectural Styles and Materials)</p> <p>The use of sustainable materials, the incorporation of renewable energy initiatives and the efficient design of buildings will be encouraged.</p>
153	Kathleen Povall	Policy H1	Good to develop on brown field sites	Noted.
154	Jeffrey Sutcliffe	Policy H1	Where housing is to be built consideration before approval of any development must always be given and planned for upgrading access routes, off road parking, local facilities and services such as local shop/s, doctors and dentists, schools, parks, community hubs.	Noted. The Neighbourhood Plan seeks to ensure that developments are appropriately located with acceptable highways, infrastructure and facilities provided, as identified in the Masterplan and site assessments. Access routes and parking are considered during the formal planning process.
155	Colette Hutchinson	Policy H1	Basically agree with policy H1 but I am not in agreement with some of the building in the back gardens. I hope any future planning will be subject to the same rather strict rules imposed by Cheshire west and Chester planning department.	All decisions on planning applications will be made by Cheshire West and Chester planning department.
156	Rob Mackenzie	H1	Does the master plan document form part of the neighbourhood plan or not? Once you refer to it in a policy, a developer might seek to rely on other parts of the document in support of a proposal. It might be better to extract the detailed site plans from the master plan and incorporate them into the main document, together with any accompanying text that you feel would be helpful. Whatever you decide to do, the master plan is not easy to find. Having all the	<p>Noted. Hyperlinks to documents will be provided.</p> <p>Amend the fourth bullet point of Policy H1 to read To support active travel health and wellbeing and sustainability, new dwellings are preferably within 800m of the junction of Church St and Main St</p>

			<p>supporting documents in a single PDF is a little unwieldy. At the very least it would help to have hyperlinks to individual documents to avoid the need to scroll through so many pages.</p> <p>The phrase “as a preference” in relation to a distance from the town centre sets this criterion aside from the others. It implies some kind of weighting or sequential approach, which is not really appropriate for determining individual planning applications. Suggest you leave those 3 words out</p> <p>The policy intention in the second paragraph “to ensure the built environment fits in with the local character of Frodsham in terms of design materials and scale” sits within the coloured box for policy H1 but is not addressed in H1. This text could be moved to sit next to H2 or the whole policy intention section could be separated out to cover all the housing policies</p> <p>The following comment does not specifically relate to H1, but you have not provided any opportunity to comment on items that have not been included in the plan. I'm concerned that there is no policy relating to “exception sites” as you will be aware one such site was permitted in the green belt opposite Helsby High school on the grounds that it provided affordable housing. The possibility that applications come forward for similar developments in Frodsham cannot be ruled out. I would like to see a policy in the plan which sets clear criteria for location, design, and sustainability.</p>	<p>Exception sites are covered by policy SOC2 of the Cheshire West and Chester Local Plan, and therefore it was not considered necessary to repeat policy. The need to reference SOC2 has been added to Policy H1. Design and sustainability would be covered by policies for all housing. They should not be considered differently just because they are exception sites.</p>
157	Gillian Harrison	H1	I fully agree that any development must be on brownfield sites wherever possible and every effort made to utilise long term empty properties	Noted.
158	Patrick Eakin	Policy H1	Agreed	Noted.

159	MP	Policy H1	Fits with representations made to me by Frodsham constituents and stakeholders. Certainly a need for good quality 55 plus single dwelling housing as well as genuinely affordable family housing. Rent or buy options with first homes support. Local connection policies will help sustain the community.	Noted. The intention of the Neighbourhood Plan policies is to help to ensure that there is a good mix of house type, tenure and affordability in Frodsham that will benefit the whole community and all age ranges and demographics
160	CWAC	Policy H2	Mature trees should be retained where possible: reference to policy DM 45 of the Local Plan (Part Two) could be made here which requires replacement planting of trees lost to development at a ratio of at least two new trees for each tree lost.	<p>Agreed:</p> <p>Add a policy intention to H2 to read – Policy Intention: To ensure that new development is well laid out and designed, taking account of natural features and reducing exposure to pollution.</p> <p>Amend policy H2 section 3 to read ‘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</p>
161	UU	H2	<p>We therefore recommend the inclusion of the following wording in Policy H2 (housing layout and design) and/or within the Frodsham Design Code in the Neighbourhood Plan regarding water efficiency:</p> <p><i>‘All new residential developments must achieve, as a minimum, the optional requirement set through Building Regulations Requirement G2: Water Efficiency or any future updates. All major non-residential development shall incorporate water efficiency measures so that predicted per capita consumption does not exceed the levels set out in the applicable BREEAM ‘Excellent’ standard. Where the ‘Excellent’ Standard cannot be achieved, evidence must be submitted with an application to the satisfaction of the local planning authority. The BREEAM ‘Very Good’ standard must be met as a minimum.’</i></p>	UU is a statutory consultee and can specify this requirement during the formal planning processes.

162	UU	H2	<p>On the basis of the above, we wish to recommend the following policy for inclusion in any Neighbourhood Plan.</p> <p><i>'New development should ensure that the occupiers of new developments will enjoy an appropriate standard of amenity and will not be adversely affected by neighbouring uses and vice versa. When applicable, applicants will be required to submit the relevant impact assessments, outlining any adverse effects from the neighbouring site, and any required mitigation in accordance with the agent of change principle.'</i></p>	Noted. These issues will be dealt with during the formal planning processes, therefore there is no need to include them in the Plan.
163	Gladman	Policy H2	<p>Draft Policy H2 states that development should respect views and vistas identified on Fig 3.5 but the wording of bullet point 1 is unclear whether the policies intention is only the views identified or including those identified. We believe that a word may have been inadvertently omitted in the sentence that would provide this clarity.</p> <p>Taking the potentially wider definition, we submit that new development can often be located in areas without eroding the views considered to be important to the local community and can be appropriately designed to take into consideration the wider landscape features of a surrounding area to provide new vistas and views. Accordingly, Gladman would ask for clarification on the wording of this policy and submit that this matter should be investigated and based on appropriate evidence prior to Regulation 16 stage.</p>	Amend policy H2, point 1. To read 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
164	Kenneth Stanley	H2	A tree line could be developed up the Main St as it once used to be before being removed for silly traffic calming methods	Noted.

			The old nightclub at the side of Morrisons could be removed and used for either old people or first time small house development and free land at the front could be made into a leisure area or tree lined.	
165	Home and Beauty 2	Policy H2	<p>I agree with the suggestions laid out in H2, however in my (albeit limited) experience of policies and realities I'd be sceptical of these policies being adhered to. My only example relates to the Old Library, where the one remaining mature tree was felled to make way for the development, and despite lovely landscaped gardens being included on the plans, they never came to fruition as the developer folded prior to completion.</p> <p>03.12 in FNP Part 2 shows an old picture of the front of my business, stating it has disregarded local character. I take exception to that comment for a number of reasons, the first being that the photo is about 5 years out of date - the shop front no longer looks like that. Secondly, when the shop did look like that, if it "disregarded local character" why did the neither FTC nor CWAC have a problem with it, and what do they think of the Vape shop where Sayers used to be, for example? I'd say that shows blatant disregard for the local character.</p>	This was discussed face to face with the respondent. The Town Design Statement is a historical document and cannot be altered.
166	Matthew Booth	Policy H2	Agreed	Noted.
167	Susan Harrison	Policy H2	We would like to move to a three-bedroom bungalow or house in the next few years within walking distance of shops and train station	Noted. The Neighbourhood Plan seeks to ensure that there will be an appropriate mix of housing type, size and tenure, including opportunities for downsizing.
168	Mike Metcalf	Policy H2	Agreed	Noted.
169	Fiona Barry	Policy H2	I think that there should be a statement about all new housing development being designed to be future	Whilst sustainable construction is covered in the Local plan policy DM4, higher standards would be welcomed. Add at the

			proofed for further climate change, with a minimum of 10" (270mm) roof insulation, double glazed windows and doors, rainwater collection for use of grey water, and solar panels as a minimum, with heat or ground source pumps installed dependent on the size of the development.	<p>end of the second section of Policy H5: Design and Character (Architectural Styles and Materials)</p> <p>The use of sustainable materials, the incorporation of renewable energy initiatives and the efficient design of buildings will be encouraged.</p>
170	Ruth Basden	Policy H2	<p>Nature and biodiversity are very important for the human race, so, a definite 'yes' to the principles that include biodiversity and the area's green infrastructure. Keeping mature trees and planting trees are both important. Regarding planting trees, I have heard that sometimes people have funding for planting trees and do so, but without the knowledge to know which species of trees should be planted in which locations. Also, that aftercare may not be carried out, so that a dry spring or summer (or indeed any long period without much rain) results in the death of the trees.</p> <p>As you will know, the Woodland Trust own/manage woodlands in the Frodsham area and I'm sure that they would be pleased to help with queries about planting and management.</p> <p>I see the FNP was launched in March 2015, some years before "Cheshire West and Chester Council unanimously declared, on 21 May 2019, that the borough is in a Climate Emergency". Also, in March 2022, Frodsham Town Council declared a Climate Emergency. The need for sustainable development is mentioned in FNP and in the Vision it states that Frodsham will: Be thriving and sustainable, which is good, but I think that more urgency about the state of the planet and the need for planning that takes this into</p>	Noted.

			account might be included in the final version of the FNP.	
171	Climate Action Frodsham	Policy H2	CAF would like to see statements related to mature trees strengthened. Please see previous comments. Eg. "mature trees must be retained" rather than "should be retained where possible". Housing layout should take into account the impact of new developments on both pollution levels and traffic volume, particularly where this will impact quieter routes used by pedestrians and cyclists. CAF would welcome consideration of no car or low car use developments.	Noted, following advice from CWaC Policy H2 has been amended. Agreed – amend policy H2 section 3 to read ‘Hedgerows, hedge boundaries and mature trees should be retained where possible and any tree works must conform with policy DM 45 of CWaC’s Local Plan
172	Andy Todd	H2	Opposite us in 92 Church Street is a piece of land and house offered for sale with planning for two houses. Access will thus be required for three properties, two plus the existing house for sale, on an already busy and often congested road. I suggest planning for a maximum of one additional house. Most properties have two cars and a garden space, equals six cars and garden, this is impractical.	Noted. Comments re: active planning applications should be sent to Cheshire West and Chester Council.
173	Rob Mackenzie	Policy H2	There has been a trend in recent years for hedges to be removed and replaced by fences or walls. Hedges provide important wildlife habitats and add to visual amenity. I would like to see reference to retaining hedges where possible in principle 3.	Agreed – amend policy H2 section 3 to read ‘Hedgerows, hedge boundaries and mature trees should be retained where possible and any tree works must conform with policy DM 45 of CWaC’s Local Plan
174	Colin Steen	Policy H2	The promotional video of Frodsham is beautiful and this is because of the lack of high rise buildings which would dominate the town. Please avoid.	Noted, Policy H2 seeks to ensure that buildings are well designed and fit in with local character.
175	Chris Grindrod	Policy H2	The principle in themselves are sound for areas that aren't already suffering from over development, such as Frodsham.	Noted.

176	Samantha Sansom	Policy H2	The more trees the better. Traffic in Frodsham is currently horrendous. Always queues. Not great for air quality!	Noted. Whilst highways issues are outside the remit of Neighbourhood Plans, the policies identify the use of green barriers alongside roads that are prone to traffic queues as well as the retention of mature trees and hedgerows.
177	Andrew Hayes	Policy H2	The above proposed policy, if adopted, will help to preserve the character of the town.	Noted.
178	Jennifer	Policy H2	Sounds good as long as the requirements are not diluted and manipulated by developers. E.g. finding excuses to omit the trees, or cut them down	Noted.
179	Eileen Sparke	H2	This could be a very long process and I am pleased that the words “must respect the views and vistas in Frodsham” are used.	Noted.
180	Gillian Harrison	H2	Landscaping is important. The hilly topography of Frodsham must be considered when siting housing for older people	Noted.
181	Rob Mackenzie	H2	See comments under H1 re policy intention. Also, there has been a trend in recent years for hedges to be removed and replaced by fences or walls. Hedges provide important wildlife habitats and add to visual amenity. I would like to see reference to retaining hedges where possible in principle 3.	Agreed – amend policy H2 section 3 to read ‘Hedgerows, hedge boundaries and mature trees should be retained where possible and any tree works must conform with policy DM 45 of CWaC’s Local Plan.
182	Andrew Basden	Policy H2	Every house should have solar PV and solar heating installed, be oriented for solar gain, have insulation in excess of national regulations, and have electric vehicle charging installed, and all these features able to be upgraded when the technology changes.	This aspiration is welcomed; however it is outside the remit of Neighbourhood plans to insist on householders making improvements.
183	Michael Garvey	Policy H2, H5, H6	Agreed	Noted.
184	Colette Hutchinson	Policies H2-4	Agreed	Noted.

185	Jeffrey Sutcliffe	Policy H2	Points 2&3: Where bio-diversity and landscape is to be considered the budgets should be secured and upheld by law in advance for regular and tidy upkeep and maintenance of such areas of land. These areas must not degenerate and erode the visual aspect of Frodsham. Point 4: Consideration of extended road safety (given increase of volume of traffic) should be included before approval for road safety on key routes. This should include Pedestrian Crossings.	Noted, please see policy CA1 regarding access and safety
186	Iris Keating	H2	The nine identified sites seems sensible and the commitment to development on brownfield sites is to be applauded.	Noted.
187	Kathleen Povall	Policy H2	Must consider space for parking cars as this is an issue on roads in the town. Good to keep trees.	Noted.
188	Louise Robinson	Policy H2	Well thought out policies	Noted.
189	Stuart Mercer	Policy H2-H6	Agreed	Noted.
190	Ian Parkin	Policy H2	230 properties is a significant number without impacting greenbelt land. What it potentially does is remove what industrial / commercial spaces to the detriment of businesses. Please also see my previous comments about the land off Bradley Lane	250 properties for Frodsham was the figure identified and included in the Cheshire West and Chester Local Plan. 180 have been completed, and 36 have planning permission. FRO/005 Brereton House, Bradley Lane, Frodsham has been removed as an allocation in the Neighbourhood Plan.
191	Ian Parkin	Policy H2	Again, difficult to see how this could be delivered. There is also the requirement to facilitate downsizing due to an elderly population.	Policy H3 specifically identifies downsizing homes along with family sized homes, and starter homes
192	Maureen Pidgeon	Policy H2	New developments need to take into account additional traffic using already busy or dangerous junctions. Access to new developments must consider existing residents	Noted. Please see Policy CA1. The site assessments consider traffic flows and off-street parking. The formal planning processes also consider this issue.

193	Sherry Zaman	Policy H2	I would like to mature trees retained, full stop. i.e., I think that where possible part should be removed.	Noted, the policy must be in conformity with local and national guidance, which does not allow for this stance. The policy does seek to ensure that trees are retained wherever possible.
194	Patrick Eakin	Policy H2	Agree with policy, with preference for wording to indicate that new developments must not entrench car dependency and therefore must ensure that each dwelling within any new development has access to a suitable covered and secure bike store (2 spaces per house, one per flat minimum). This is in keeping with the current Cheshire West Parking Standards but should be included to prevent backsliding of standards. I would also like to see included support for residents to add cycle storage sheds to the grounds of properties that do not currently have these, or as communal facilities located on road where properties do not have large gardens and road space is currently used for car parking (for example, Ship Street) - one secure cycle store shed can easily accommodate six bicycles in the space occupied by one parked car.	The Plan strongly supports Active Travel. Provision of retrospective cycle storage is outside the remit of the Plan, but parking standards are included.
195	Muir Group Housing Association	Policy H2	None other than Muir would make best endeavors to meet the aspirations subject to financial viability and site constraints	Noted
196	Andrew Rudd	Policy H2	These are very good guidelines. Might they be linked with a one way system - up Fluin Lane, down Church Street - which would significantly reduce the pollution and speed of traffic?	Noted. Highways issues are outside the scope of the Neighbourhood Plan. Your comments will be passed on to Frodsham Town Council for their consideration.
197	Antony Rogers	Policy H2	Astro turf or other materials which aren't porous shouldn't be permitted to limit rainwater being dispersed on to the highway.	United Utilities is a statutory consultee, and these issues will be considered during the formal planning processes

198	Peel	Policy H2	This policy refers to developments respecting views and vistas in Frodsham. The views and vistas are presented in FNP Document 2, Appendix 11: Frodsham Design Code. There is limited information or supporting evidence which explains why these views are 'respected', or the definition of 'respected'. This policy cannot be supported, and further evidence is required to support the basis of this policy which must be revised to address these points.	The Design code was prepared by independent planning consultants AECOM, the policy has been reworded for clarification.
199		Policy H2	This policy also refers to setting developments back from main roads and provide a green buffer to reduce pollution. The supporting evidence (FNP Document 2, Appendix 14) states Frodsham is subject to an Air Quality Management Area (AQMA). There is no supporting evidence which explains that a green buffer would reduce pollution. Strategic Policy LPP1 SOC5 (health and well-being) states that developments that give rise to significant adverse impacts on health and quality of life will not be allowed.	Noted. Providing a green buffer would distance new development from proximity to polluting vehicular emissions.
200	CWAC	Policy H3	Unclear as to what the policy intention is and which parts of the text form the land use policy (need separating). Repeats general principles of Local Plan policies but does not cross reference any specific policies. Does not add detail or provide any % figures for mix and type or affordable housing. We would comment here that your proposed allocations must also meet the criteria of housing types listed under this policy.	It is important that developers know from the start that communal / play spaces and the Field in Trust criteria will be requirements in any development. Amend the policy intention to read – Policy Intention: To ensure a wide range of housing type, size and tenure, with appropriate recreational space. Amend policy H3 to read- 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,

			Suggest that the communal/play spaces/Fields in Trust element of this policy is moved to your GS,H&W-B,RL section to avoid confusion.	tenures, and sizes throughout the development taking account of the needs in the area. Priority will be given to developments that include: <ul style="list-style-type: none"> • Provision of affordable/social housing, including First Homes • Provision of appropriate “downsizing” dwellings capable of adaption for resident’s increasing health needs to meet the needs of older people • Provision of family sized homes • Provision of homes for supported living including neurodivergent people In developments over five dwellings the development must meet the Fields in Trust (FIT) criteria for provision of play
201	Chris Grindrod	Policy H3	I agree with the priority developments.	Noted
202	Andrew Rudd	Policy H3	Excellent priority	Noted
203	Andrew Hayes	Policy H3	Developers will build for profit regardless of policy	Noted. The policy seeks to ensure a good mix of housing from developers.
204	Antony Rogers	Policy H3	All developments should have adequate gardens outside space for the dwelling. I don't think flats or apartments would look right.	Noted.
205	Samantha Sansom	Policy H3	Affordable housing and first homes are what's needed, but Frodsham is currently too expensive. We've lived here since 1999 and cannot afford to move to a nicer part of Frodsham	Noted. The Neighbourhood Plan policies are designed to help ensure that more affordable and appropriate housing is developed in Frodsham.
206	Ian Parkin	Policy H3	Referring to comments about rising sea levels and the need for elderly residents to downsize as and when required, this plan does not address this. There is also the question of accuracy due to the inclusion of land (off Bradley Lane) that is now no longer available. As for	Policy H3 addresses downsizing. This is a specific draft version of the plan, and as such it will be modified to take account of comments and redrafted. Bradley Lane will be excluded from the submitted version. The community strongly supported the protection of Frodsham’s surrounding Green Belt

			social housing, this is poorly addressed and fails to tackle the limitations imposed by central government. Simply put, is Frodsham now at capacity without utilising Green Belt?	
207	Mike Metcalf	Policy H3	Agreed	Noted.
208	Susan Harrison	Policy H3	We would be interested in moving to a freehold three-bedroom bungalow or house	Noted. The Neighbourhood Plan seeks to ensure that there will be an appropriate mix of housing type, size and tenure, including opportunities for downsizing.
209	Home and Beauty	Policy H3	Do developers want to build affordable/social housing, or do they want to maximise their profits?	Noted. Developers must provide a certain level of affordable housing on developments over a certain size.
210	Stephen Hill	Policy H3	The town should cater for the current older population and the downsizing option outlined at Princeway seems a sensible proposal. But we need to ensure we retain and attract young families as they provide the vitality a town like Frodsham needs. We cannot afford to live in the past or remember the good old days of BICC and the jam factory.	Noted. The Neighbourhood Plan policies are designed to help to ensure that there is a good mix of house type, tenure and affordability in Frodsham along with associated infrastructure that will benefit the whole community and all age ranges and demographics.
211	Tom	Policy H3	Each of these should be mixed within developments so that areas don't become more desirable than others - make sure that each development has a mix of property types / values / affordability scores etc	<p>Amend the policy intention to read –</p> <p>Policy Intention: To ensure a wide range of housing type, size and tenure, with appropriate recreational space. Amend policy H3 to read</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 resident’s increasing health

				<p>needs to meet the needs of older people</p> <ul style="list-style-type: none"> • Provision of family sized homes • Provision of homes for supported living including neurodivergent people
212	David Fletcher	Policy H3	Agree, no need for the building of 4 and 5 bedroomed houses. Meet the needs of the young and old with affordable and appropriately sized dwellings.	Noted, the policy aims to provide a more appropriate mix of house types and tenures to benefit the community, as identified in the Housing Needs Report.
213	Matthew Booth	Policy H3	The priority developments includes most home types...	Noted
214	Patrick Eakin	Policy H3	<p>Disagree with blanket policy for priority for affordable/social housing. Invariably this policy will mean affordable housing concentrated into Waterside Ward and not across the town, which is wrong. This policy needs to be more nuanced to allow an appropriate balance of affordable/social housing across the town to avoid perpetuating the North/South divide that already exists.</p> <p>Further disagree with policy for land behind medical centre to be used for downsizing. This land is ideally suited to enable families to live without car dependency. I am also sceptical of the extent to which "downsizing" ever actually occurs (vs residents moving out of family home straight into purpose built retirement complexes).</p>	Noted. Particular emphasis has been given to any development of the Health Centre site being a mixed development including first homes and downsizing properties. The policy would apply to all new developments over the size threshold wherever located.
215	Kathleen Povall	Policy H3	Must include houses suitable for all ages/levels of ability to buy.	Noted.
216	Peter Hughes	Policy H3	"new housing should provide a mix of house types, tenures, and sizes taking account of the needs in the area. Developments should provide appropriate	FRO/005 Brereton House, Bradley Lane, Frodsham has been removed as an allocation in the Neighbourhood Plan.

			communal spaces including play and leisure areas." This proposal does not.	
217	Gail Fullbrook	Policy H3	I really support this priority. affordable housing should be scattered through the town rather than in specific areas.	Noted
218	Iris Keating	H3	It appears that the needs across our demographic profile are being met	Noted
219	Louise Robinson	Policy H3	Please ensure roads are adequate as there is off road parking as otherwise I fear for access if emergency vehicles in some places where off road parking is inadequate	All new developments are required to have adequate off road parking as identified in the site assessments and CWaC's Parking standards .
220	Colette Stevens	Policy H3	There should be sufficient provisions for more younger people and young families as well as catering for the ageing population of Frodsham.	Noted. Policy H3 seeks to ensure that Frodsham will have a range of housing to cater for all demographics of the community, based on the Housing Needs Report
221	Jeffrey Sutcliffe	Policy H3	Any developments should be pleasing to the eye and be fitting of the town. All aspects of the community and especially future demographics should be considered when building homes.	Noted. The Neighbourhood Plan seeks to ensure that developments are well designed and that new homes benefit the whole community.
222	Kenneth Stanley	H3	There is no affordable housing for first time buyers but this does not mean that the green belt should be built on.	Noted. Policies within the Plan deal specifically with affordable housing. The community strongly supported the maintenance of Frodsham's Green Belt.
223	Rob Mackenzie	H3	The layout of this policy is confusing because of the use of the heading "policy" towards the end. It could be inferred that the section headed "priority" does not form part of the policy in the same way that the policy intention is not part of the policy. I suggest re drafting as follows: 1.Priority will be given to developments that include: Provision of affordable / social housing Provision of appropriate downsizing dwellings capable of adaption for residents' increasing health needs to meet the needs of older people	Policy H3 has been amended following advice from CWaC as follows – Amend the policy intention to read – Policy Intention: To ensure a wide range of housing type, size and tenure, with appropriate recreational space. amend policy H3 to read In line with polices SOC1, 2 and 3 of the Local Plan, proposals for new housing, including those allocated in the

			<p>Provision of first homes</p> <p>Provision of family sized homes</p> <p>2. In developments of over 5 dwellings the development must meet the fields in trust criteria for the provision of play</p> <p>The term “downsizing dwelling” needs to be defined in either by reference to the number of rooms or the maximum floor space. Without any definition it means different things to different people depending on whether one is downsizing from a 3-bed semidetached house or a seven bedroom detached house</p>	<p>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 resident’s increasing health needs to meet the needs of older people • Provision of family sized homes • Provision of homes for supported living including neurodivergent people <p>.</p>
224	Andrew Basden	Policy H3	The Plan should more strongly prioritize provision of well-designed dedicated foot/cycle paths to connect and encourage active travel. That schemes that provide these will be supported.	Active travel is identified in the policies based on the ADRA report. Please also see Policy CA1
225	Maureen Pidgeon	Policy H3	A mix is needed including bungalows but as already mentioned, there will be more pressure on existing infra structure which has to be addressed at the same time.	Noted. The Policy seeks to ensure a good mix of housing.
226	Sherry Zaman	Policy H3	Please see previous comments re housing for older people (consider single storey)	Policy H3 seeks to ensure a good range of housing type and size to benefit the community, which will include single storey.
227	Morbaine Ltd (Developer)	Policy H3	We support the intention to encourage the development of appropriate "downsizing" dwellings that are capable of meeting the needs of older people.	Noted.
228	Eileen Sparke	H3	This sounds ideal but I assume that plans are in hand for any alterations to the above policy this is so important for residents, but I approve of the principles.	Noted.
229	Muir Group Housing Association	Policy H3	Muir's focus is on affordable housing delivery. The plan should be aware that in the case of affordable housing this will need to be driven by Housing need to assist the	Noted. Policy H3 has been amended following advice from CWaC.

			<p>local authority in achieving its affordable housing targets which is a key factor in Homes England being willing to support schemes with any grant funding. As such demand figures could determine the type and number of homes that Muir could develop on its site.</p> <p>2. I have noted and am supportive of the desire to provide play provision. I would just note on the grounds of viability and potential site size/constraint in Muirs case this may not always be achievable.</p>	<p>It is important that developers know from the start that communal / play spaces and the Field in Trust criteria will be requirements in any development.</p> <p>Amend the policy intention to read –</p> <p>Policy Intention: To ensure a wide range of housing type, size and tenure, with appropriate recreational space.</p> <p>Amend policy H3 to read</p> <p>In line with polices 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 resident’s increasing health needs to meet the needs of older people • Provision of family sized homes • Provision of homes for supported living
230	Michael Garvey	Policy H3	No detail on how this mix of house type is set out within the plan. Who will determine this and what criteria will be used?	The Frodsham Housing Needs Assessment will be considered, and CWaC will consider the mix that the developer proposes at the planning application stage.
231	Colin Steen	Policy H3	Please be careful about what is approved at planning committee. The beauty of Frodsham is clearly displayed in your promotional video, open land, green fields, play areas, low rise buildings, thatched roofs, timber clad buildings, sandstone facades and so on. Just look at	Noted. The policies of the Neighbourhood Plan seek to ensure that buildings are well designed and respect local character. The 250 figure was determined in the adopted Cheshire West and Chester Local plan and 180 have been built already, with a

			<p>what happened to the beautiful Liverpool waterfront when 'architects' took over plans and built awful high-rise flats and destroyed a UNESCO World Heritage site and I would certainly be sad if something similar happened to Frodsham in the effort to building single/dual occupancy accommodation. When permitting the additional dwellings, please also consider carefully the impact on the services in Frodsham. 250 additional dwellings could be as much as a 10% rise in population. Consider transport/road congestion, access to schools, GP/hospital services and clinics, leisure facilities and so on. It's not just about building a house.</p>	<p>further 36 having planning permission (2021). Road congestion will be considered during the formal planning processes.</p>
232	Colin Steen	Policy H3	<p>Can you please also consider dwellings for adults with learning disabilities that require supporting living? There is a high proportion of people in Frodsham who need this resource.</p>	<p>Amend the policy intention to read – Policy Intention: To ensure a wide range of housing type, size and tenure, with appropriate recreational space.</p> <p>Amend policy H3 to read</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 resident’s increasing health needs to meet the needs of older people • Provision of family sized homes • Provision of homes for supported living for those with disabilities including neurodivergence. <p>.</p>

233	Ruth Basden	Policy H3	Yes to the priorities	Noted
234	Jennifer	Policy H3	Sounds fine on paper	Noted
235	CWAC	Policy H4	Policy H4 provides a local connection criteria for allocation of affordable housing. Given the shortfall in affordable housing, it is appreciated the community wish to prioritise households with a local connection to the parish, however this Policy does not provide for a cascade should there be no local households who meet the H4 eligibility criteria, particularly as there is a requirement for current residents to have lived in the parish for at least 5 years – which is a long time (The Housing Allocations Policy refers to 2 years). It is therefore recommended a cascade approach be adopted.	<p>The Frodsham Housing Needs Report highlighted that there is a shortage of affordable housing in Frodsham.</p> <p>Add a new sentence to the end of the policy to read</p> <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>
236	Rob Martin	Policy H4	Agree - Is there a definition of affordable housing?	<p>A definition of affordable housing can be found in the glossary of the National Planning Policy Framework at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPFDecember2023.pdf</p>
237	Rob Mackenzie	Policy H4	Policy intention?	<p>Noted; add policy intention:</p> <p>To ensure that housing is provided for local residents with affordable housing needs</p>
238	Andrew Rudd	Policy H4	Is there any audit of the scale of need for affordable housing exclusively from within Frodsham itself? I would like to see the possibility of enriching our community with incoming families, not just those who already live here.	<p>The Plan supports first homes and downsizing properties. There is a Frodsham Housing Needs Survey which indicates the housing need from within Frodsham.</p> <p>The Frodsham Housing Needs Report highlighted that there is a shortage of affordable housing in Frodsham.</p> <p>Add a new sentence to the end of the policy to read</p>

				Should there be no local households who meet the criteria of this policy, the CWaC cascade approach will be used to determine eligibility.
239	Jennifer	Policy H4,5	Sounds o.k.	Noted.
240	Michael Garvey	Policy H4	Who will be responsible for conducting the test and ensuring the accuracy and validity of applicants?	CWaC and registered social housing providers.
241	David Fletcher	Policies H4-6,	Agreed	Noted.
242	Stephanie Parker	H4	Agreed	Noted.
243	Mike Metcalf	Policy H4	If there isn't much employment in the parish how can they pass the point 2 if on their own	People may meet other criteria, such as living in the Parish or having family members in the Parish.
244	Rob Mackenzie	H4	What is the policy intention?	Noted; add policy intention: To ensure that housing is provided for local residents with affordable housing needs
245	Kenneth Stanley	H4	The land behind the Old Hall could have been converted to affordable housing now they are going to be really expensive unaffordable dwellings for a certain class of people	Noted.
246	Jeffrey Sutcliffe	Policy H4	The plans for affordable homes should rightly match those who have grounded family connections to the area. In particular they should be in employment in order to afford an affordable home.	Noted.
247	Louise Robinson	Policy H4	Affordable really should be affordable,	Noted. A national definition of affordable housing is in the National Planning Policy Framework at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_deember2023.pdf
248	Lila Williamson	Policy H4	What builder is able to consider the cost to sale ratio of "affordable housing"	The percentage of affordable houses required is in line with CWaC's policy and Local Plan
249	Gail Fullbrook	Policy H4	I'm not sure I agree with this priority. Refreshing the population is important too.	Noted. The eligibility for affordable housing would follow a cascade pattern – The policy has been amended as follows –

				<p>Add a new sentence to the end of the policy to read</p> <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>
250	Kathleen Povall	Policy H4	Very good plan	Noted.
251	Iris Keating	H4	This seems fair and equitable	Noted.
252	John Reid	Policy H4	Affordable Housing should be in affordable areas. This preoccupation with shoehorning affordable housing into any area is a mistake.	Disagree.
253	Patrick Eakin	Policy H4	<p>I have significant unease with this policy, which I see as borderline discriminatory. Of the suggested criteria, is there to be an Australian-style points score system? Does someone who meets 3 criteria get preference over someone with one, even if that person then drives out of Frodsham to the outskirts of Manchester every day for work, contributing to pollution and congestion? Is this even a necessary policy to include - I am unclear that this adds benefit to Frodsham town overall. Preferably, we should be looking to live with a reasonable commutable distance to work. Hence the only part of this policy I can see merit in, is prioritising those that have permanent employment in the parish (even then, this policy will discriminate against those in the gig economy, or those not in employment). My preference is to support affordable housing locally for those that work within a distance that can be commuted using walking, cycling, or currently available public transport.</p>	<p>The Frodsham Housing Needs Report highlighted that there is a shortage of affordable housing in Frodsham.</p> <p>Add a new sentence to the end of the policy to read</p> <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>

254	Eileen Sparke	H4	If a couple apply for housing and only one has lived in Frodsham and fulfils these criteria, can the couple be involved?	Yes
255	Andrew Basden	Policy H4	The Plan should state that insulation for affordable housing should be in excess of national or local regulations or standards then in force (and much in excess of 2022 regulations or standards), not just complying with them. This will ensure that occupants of affordable housing will have lower heating bills than the average. (This is in addition to solar PV and heating and electric car charging, as mentioned above.) Though the Plan might not carry legal force with this, it should be clearly stated as an objective. -- All accompanying text should be reworded to suit the above. And the design codes and statements should be strengthened accordingly.	<p>This aspiration is welcomed. Whilst sustainable construction is covered in the Local plan policy DM4, higher standards would be welcomed. Add at the end of the second section of Policy H5: Design and Character (Architectural Styles and Materials)</p> <p>The use of sustainable materials, the incorporation of renewable energy initiatives and the efficient design of buildings will be encouraged.</p>
256	Chris Grindrod	Policy H4	Agreed	Noted.
257	Samantha Sansom	Policy H4	Agree	Noted.
258	Andrew Hayes	Policy H4	This will locals to stay local.	<p>The Frodsham Housing Needs Report highlighted that there is a shortage of affordable housing in Frodsham.</p> <p>Add a new sentence to the end of the policy to read</p> <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>
259	Antony Rogers	Policy H4	Great idea	Noted.
260	Ian Parkin	Policy H4	Not sure I agree with this as all it achieves is a steady stream of similar schemes elsewhere and therefore	The Frodsham Housing Needs Report highlighted that there is a shortage of affordable housing in Frodsham.

			nobody can move for work. That knocks onto congestion on the roads and is this really what we should be doing? Nice sentiment, impractical and likely to result in legal challenges. Certainly does not look at the bigger country wide issues.	<p>Add a new sentence to the end of the policy to read</p> <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>
261	Morbaine Ltd (Developer)	Policy H4	With regard to affordable housing, it is clear that there must be consistency between the principles of Draft Policy H4 and the policies contained within the Adopted Local Plan. There also needs to be reference to a 'viability test' rather than just assuming that all developments over 0.1 hectares will be able to deliver 30% Affordable Housing. If not, this could impact significantly on deliverability of housing within Frodsham which in turn could undermine the overall vision.	<p>Noted. Policy H4 and Policy H1 have been amended following comments from CWaC.</p> <p>30% affordable housing is in line with CWaC's policy</p>
262	Muir Group Housing Association	Policy H4	The plan states a prescriptive local connection test in relation to affordable housing. Whilst I am not adverse to the principle of this, it would be advisable for those delivering the plan to make themselves aware of the potential for this to restrict the use of funding to enable site delivery. It is possible that Homes England may refuse to grant fund a scheme if restrictions are considered as onerous s they need to protect the use of public funds. In addition some lenders supporting affordable housing delivery may take a similar view.	<p>Noted. Policy H4 and Policy H1 have been amended following comments from CWaC.</p> <p>30% affordable housing is in line with CWaC's policy</p>
263	Stephen Hill	Policies H4,5	Agreed	Noted.
264	CWAC	Policy H5	Is it the intention that these policies, relating to design and character only relate to housing development (as specified in H5 " <i>new residential development</i> ") or all	Agreed. Remove the word 'residential' from the first sentence of the policy.

			built development as the policy intention would suggest?	
265	Chris Grindrod	Policy H5	I agree with this policy. It would be beneficial to include a statement that all new developments should be Passivhaus building standards to combat climate change and contributed to decarbonization of the economy.	<p>Whilst sustainable construction is covered in the Local plan policy DM4, higher standards would be welcomed. Add at the end of the second section of Policy H5: Design and Character (Architectural Styles and Materials)</p> <p>The use of sustainable materials, the incorporation of renewable energy initiatives and the efficient design of buildings will be encouraged.</p>
266	Samantha Sansom	Policy H5	Agree	Noted.
267	Colin Steen	Policy H5	Agree	Noted.
268	Mike Metcalf	Policy H5	Agreed	Noted.
269	Stephanie Parker	H5	Agreed	Noted.
270	MP	Policy H5	More cycling and walking infrastructure essential. Would almost add broadband fibre. Current Openreach programme not sufficient.	Noted, please see also policies CA1-CA3 and GSRL2 which cover these issues. The Neighbourhood Plan seeks to ensure an improvement and enhancement of walking and cycling facilities in Frodsham, along with improved broadband.
271	Matthew Booth	Policy H5	Agree with design and character. New developments should be well connected to paths and cycle ways and additionally consideration should be given to increase provision of public services (buses)	Bus services are outside the scope of the Neighbourhood Plan. Connectivity is covered in Policy CA1.
272	Patrick Eakin	Policy H5	Agreed	Noted.
273	Andrew Rudd	Policy H5	All good	Noted.
274	Andrew Hayes	Policy H5	Preservation of the existing conservation areas has been poor so it will be difficult for this policy to be upheld in any future planning cases.	Noted. Policy H6 seeks to ensure the conservation and enhancement of heritage assets.
275	Ruth Basden	Policy H5	Good that all of these requirements are listed and required.	Noted.

276	Eileen Sparke	H5	Very good intentions but can such intensity lead to long delays; how large a committee would be needed to consider all of these conditions?	The planning officers and planning committee at Cheshire West and Chester would consider any applications.
277	Muir Group Housing Association	Policy H5	Muir will seek to work with the design aspirations wherever possible however, this ability may be restricted by viability on affordable housing schemes and could jeopardize delivery of affordable housing if too restrictive.	Noted. Whilst not wishing to jeopardise affordable housing delivery, affordable housing can be well designed and fit in with local character. It is considered that the policy is not too restrictive.
278	Ian Parkin	Policy H5	Surely this is covered by existing planning legislation and thus duplicates what is already in place. Energy efficient houses that are affordable may not look like houses we are currently familiar with.	The Frodsham Design code and Frodsham Town Design Statement add locally distinct information and guidance, rather than duplication.
279	Maureen Pidgeon	Policy H5	The old buildings of Frodsham must not be overshadowed by new building. Good pedestrian links are vital.	Noted.
280	Sherry Zaman	Policy H5	Please see previous comments re development at Frodsham health centre - 3 storeys does not fit in with local buildings here.	The site is sloping, and the height is considered appropriate in the context of the Health Centre buildings.
281	Antony Rogers	Policy H5	One of the worst planning rules is extensions being subordinate to the existing dwelling, looks awful. Matching existing building materials in the area I agree with unless it can be proven alternative materials have less impact on the environment and heat loss.	Noted, the Neighbourhood Plan seeks to ensure that new developments are well designed and fit in with the character of Frodsham.
282	Iris Keating	H5	Pleased that these are being addressed	Noted.
283	Kathleen Povall	Policy H5	Good detail re safe pedestrian access	Noted.
284	Peter Hughes	Policy H5	To ensure the built environment fits in with the local character of Frodsham in terms of materials, scale, accessibility, and sustainability. This proposal does not.	FRO/005 Brereton House, Bradley Lane, Frodsham has been removed as an allocation in the Neighbourhood Plan.
285	Gail Fullbrook	Policies H5,6,	Agreed	Noted.

286	Louise Robinson	Policy H5	Please don't build without vehicle access as if people have to walk too far down windy paths then they can become isolated in the winter	Noted. Please see policy CA1 which seeks to ensure that good footpath connection.
287	Jeffrey Sutcliffe	Policy H5	<p>Where housing is to be built consideration before approval of any development must always be given and planned for upgrading access routes, off road parking, local facilities and services such as local shop/s, doctors and dentists, schools, parks, community hubs. Homes in the town centre should be in keeping or improving the towns look. Volume of Traffic/ Road Access/ Road Safety should be given including developments of pedestrian road crossings.</p> <p>There is not much in this plan on Heritage which should be front and centre of the plan and have much greater consideration than is up to now. The buildings once considered assets to the town should be encouraged to be kept as such and not destroyed or altered so much to the exclusion of residents.</p> <p>The sad loss of both the Old Library/Rock Surgery from within the public sector to housing. The sad loss and sell off of The Old Hall Hotel to housing (approved quickly by the local councils) is very real proof that a Neighbourhood Plan is needed and needed fast before the council continues to agree to town erosion.</p>	Noted. The Neighbourhood Plan seeks to ensure that housing is well designed and that appropriate facilities are provided or improved. Please see Policy H6 regarding heritage assets.
288	Colette Hutchinson	Policy H5	Policy H5 is a good idea .Some recent developments and theses of the past of the past have been out of character and design for the area	Noted.
289	Kenneth Stanley	H5	Very pleased that this would be looked into. Frodsham has a pleasing look and this needs to remain. But the green belt also needs to be protected as virtually all historical field systems dating back to Domesday have been built on. also, the land near Frodsham bridge /	Noted.

			flood plain could be developed for use of boating nature reserves etc	
290	CWAC	Policy H6	<p>Suggest a slight wording change to bring the heritage asset policy in-line with the Local Plan and the NPPF: Development should <i>conserve the significance of and preserve or enhance</i> both designated and</p> <p>Replace 'the special interest character and appearance of Conservation Areas with: <i>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.</i></p>	Agreed. The policy will be amended as suggested by the comments from CWaC
291	CWAC	Policy H6	<p>Comments from CWaC Archaeologist:</p> <p>Noted that Part 1 of the draft Plan contains a Heritage Policy (H6), which appears in Paragraph 3.11. This talks about designated and non-designated heritage assets but doesn't specifically reference archaeology.</p> <p>There is no specific requirement to include a detailed consideration of archaeological matters, however, the Archaeology Planning Advisory Service has previously produced some notes on this subject (which can be viewed on the Neighbourhood Planning Toolkit: https://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/np/toolkit) as a guide to addressing this subject in more detail as the Plan advances beyond its draft stage.</p>	<p>The policy intention and first sentence of the policy will be amended to read</p> <p>Policy Intention – To ensure that new developments take account of the desirability of preserving or enhancing designated and non-designated heritage assets and their settings or any features of special architectural or historic interest, along with archaeological remains and landscapes.</p> <p>Policy: Development should protect or enhance both designated and non-designated heritage assets and the character and setting of areas of acknowledged significance, and archaeological remains and landscapes.</p> <p>A list of heritage assets, both statutory and non-statutory are included in the Town Design Statement Part Two of the Neighbourhood Plan.</p>
292	CWAC	Policy H6	Further detail on heritage matters is contained in Part 2 of the draft submission. In particular, the Frodsham Town Design Strategy (2010) contains three appendices (3.1, 3.2, and 3.3) which list the Listed Buildings, locally-	In section 1.1 add after the following sentence

			important buildings, and the un-Listed Buildings in the Plan area. Listed Buildings represent designated heritage assets and, in order for this appendix (3.1) to be comprehensive, it might usefully have included the Scheduled late prehistoric enclosure at Woodhouses (SM1013297). The same comment applies to Map 3.3 which shows the distribution of designated heritage assets and which could have included the Woodhouses site, especially as Frodsham's Area of Archaeological Potential (as defined during the English Heritage-funded Cheshire Historic Towns survey in the 1990s) is shown on Figure 3.1. It is appreciated that the Strategy is a supporting document and is now twelve years old so these observations on its content are included merely to highlight areas of potential archaeological interest.	Frodsham has many historic assets featuring one Grade I, one Grade II*, and over 60 Grade II Listed Structures, along with a number of archaeological sites.
293	CWAC	Policy H6	The proposed site allocations in the draft plan have been checked against the information held in the Cheshire Historic Environment Record. Although some lie within Frodsham's Area of Archaeological Potential, whilst development proposals for these sites may not generate an objection on archaeological grounds or a recommendation for pre-determination work, in some instances, it might be advised that a targeted programme of archaeological observation and recording, with the work secured by condition, was appropriate but this would be dependent on the precise nature of the development proposals.	Noted. Should the sites be allocated and come forward for development, this will be considered at the planning application stage.
294	Historic England	H6	Speak to the staff at Cheshire Archaeology Planning Advisory Service who manage the Historic Environment Record (HER, formerly SMR). They should be able to provide details of locally important buildings, archaeological remains and landscapes as well as designated heritage assets.	The policy intention and first sentence of the policy will be amended to read Policy Intention – To ensure that new developments take account of the desirability of preserving or enhancing

				<p>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: Development should protect or enhance both designated and non-designated heritage assets and the character and setting of areas of acknowledged significance, and archaeological remains and landscapes.</p> <p>A list of heritage assets, both statutory and non-statutory are included in the Town Design Statement Part Two of the Neighbourhood Plan.</p>
295	Historic England	H6	Refer to our advice on ' <i>Neighbourhood Planning and the Historic Environment</i> ' and Advice Note No.11 (HEAN11)	Noted.
296	Historic England	H6	Offer solutions to heritage assets that are at risk from their condition or vacancy; or are vulnerable to becoming so during the life of the plan. The national register does not ordinarily cover Grade II listed buildings or non-designated heritage assets, so your plan could usefully consider whether there are any are at risk.	<p>Amend Policy H6, fifth sentence to read</p> <p>Development should sensitively conserve and adapt redundant heritage assets and buildings at risk for new uses.</p> <p>At the end of the justification under the policy add</p> <p>'The community specifically highlighted their concerns about the condition of Brook House in Fountain Lane, and the Good Shed next to the station.'</p>
297	Historic England	H6	Consider how the significance of heritage assets can be enhanced	Agreed. This is referenced in policy H6
298	Historic England	H6	Include a positive strategy for local heritage assets (these may include buildings, monuments, sites, places, areas, landscapes, or views that are important to the local community for their heritage value).	It is considered that policy H6 will help ensure the preservation and enhancement of local heritage assets.
299	Historic England	H6	Put an appraisal of any conservation areas in place, to clearly set out its special interest, thus informing any	Policy H6 references the Conservation Areas. Their appraisals are carried out by the Local Authority and are on the CWaC

			plan policies to protect and enhance them. Add local depth, setting out specific themes, characteristics or features to be protected, or what measures would be acceptable to mitigate the impact of development that higher-level policy might allow.	website and include details regarding their special characteristics which should be protected and enhanced.
300	Historic England	H6	Familiarise yourself with the terminology of historic environment planning (such as “historic environment”, “conservation”, “significance”, “heritage asset”, and “setting”) by referring to the glossary in the NPPF and ensure that your plan maintains consistency with the terminology used in the NPPF.	Agreed, we will use the correct terminology in the submission version of the Neighbourhood Plan.
301	Peel	Policy H6	The requirement of Policy H6 to conserve or enhance heritage assets is inconsistent with the statutory duties of The Planning (Listed Buildings and Conservation Areas) Act 1990 (‘the 1990 Act) and the heritage policies of the NPPF. Case law has established that preserving the character or appearance of an area is achieved by either “...a positive contribution to preservation or by development which leaves the character or appearance unharmed that is to say preserved...”	Noted. Policy H6 has been amended following suggestions from CWaC
302	Rob Mackenzie	Policy H6	Last para – Do you mean “should be resisted” or “will be resisted”?	Should be resisted.
303	Chris Grindrod	Policy H6	Agreed	Noted.
304	Anonymous Resident 10	Policy H6	Seems reasonable but given need to meet need to be energy efficient is this always economically affordable?	Noted.
305	MP	Policy H6	Very good, agreed	Noted
306	Stephanie Parker	Policy H6	Sometimes the future is more important than preserving the past. For instance, the Goods Shed is a total eyesore. This should be demolished and used as extra parking. The far end of the car park could then be	Noted. The Neighbourhood Plan seeks to ensure the sensitive redevelopment of the Goods Shed and other redundant buildings

			used to build affordable apartments for first-time buyers.	
307	Matthew Booth	Policy H6	Agree it is important to preserve the character and heritage of Frodsham	Noted.
308	Andrew Hayes	Policy H6	Preservation of the existing conservation areas has been poor so it will be difficult for this policy to be upheld in any future planning cases.	Noted. Policy H6 seeks to ensure the conservation and enhancement of heritage assets.
309	Colin Steen	Policy H6	Agree	Noted.
310	Patrick Eakin	Policy H6	Agreed	Noted.
311	Jennifer	Policy H6	Agree but cost could be a problem	Noted.
312	Fiona Barry	Policy H6	I strongly agree with the statement that 'Development should sensitively conserve and adapt redundant heritage assets for new purposes', however there needs to be access for the public even if only annually, to ensure that buildings once used such as banks do not become private housing and inaccessible.	Noted. There is no legislation to allow for this.
313	Samantha Sansom	Policy H6	Frodsham is a lovely little market town. Everything should be in keeping. Some things currently are not	Noted. The intention of the Neighbourhood Plan policies is to ensure that development is well designed and in keeping with the character of Frodsham
314	Ian Parkin	Policy H6	Seems fine.	Noted.
315	Maureen Pidgeon	Policy H6	Old buildings even in disrepair should be preserved as a priority	Noted.
316	Antony Rogers	Policy H6	I agree last resort only.	Noted.
317	Sherry Zaman	Policy H6	Agreed	Noted.
318	Andrew Rudd	Policy H6	Agreed	Noted.
319	Colette Hutchinson	Policy H6	I agree with Policy H6 Could some provision be made to include more sustainable building ? Such as more than adequate insulation Solar panels ground source heat pumps etc	Whilst sustainable construction is covered in the Local plan policy DM4, higher standards would be welcomed. Add at the end of the second section of Policy H5: Design and Character (Architectural Styles and Materials)

			along with provision for leaving along local wildlife? Toads, frogs etc.	The use of sustainable materials, the incorporation of renewable energy initiatives and the efficient design of buildings will be encouraged.
320	Louise Robinson	Policy H6	Yes, new design needs to fit in with the area	Noted
321	Kathleen Povall	Policy H6	Very important to retain character of present buildings and areas in town. Old Hall Hotel development is worrying!	Noted
322	Kenneth Stanley	H6	Agree to all the above, but certainly pavements – roads, and new roads to areas mentioned are definitely needed.	Noted
323	Colette Stevens	Policy H6	Not all of the empty buildings on the high street should be turned into residential properties, where possible some of the beautiful buildings should retain some commercial aspects.	Noted. The policy allows for sensitively conserving and adapting redundant heritage assets for new uses.
324	Iris Keating	H6	Excellent; our heritage is so important and links to tourism and the visitor economy	Noted
325	Gillian Harrison	H6	Heritage is important and the existing historical buildings need to be protected to avoid ugly developments such as Eddisbury square	Noted
326	Kathleen Povall	Policy EDVE2	we need a museum!	Noted
327	Ruth Basden	Policy H6	Yes - Frodsham has a lot of assets to do with history and heritage and they should be preserved or enhanced whenever possible.	Noted
328	John Reid	Policy H6	Too little enforcement of heritage assets is applied and this does little to confront that.	Noted. Enforcement issues are beyond the scope of the Neighbourhood Plan.
329	CWAC	Section 4	We would support the focus on the town centre, supporting tourism as well as other main town centre uses to support the vitality and viability of the town centre.	Noted. The policy allows for sensitively conserving and adapting redundant heritage assets for new uses.

330	CWAC	Para 4.4	Tourism and Visitor Economy: "The marshland area is a nationally significant ornithological asset which could bring increased visitor numbers with better marketing" See comments on the HRA (comment 726) below in relation to increased visitor numbers and impacts on the marshes.	Noted. Policy EDVE2 has been amended following advice from CWaC. Remove the second bullet point of section 4.4 Tourism and Visitor Economy. Paragraph 4.4 has been amended to read "the marshland area is recognised as a Local Wildlife Site for grassland, wetland, saltmarsh, birds, invertebrates, and vascular plants."
331	Fiona Barry	Section 4	Page 22 <u>4.1. Introduction</u> . "resident's" needs amending to "residents'".	Agreed. Amend as suggested.
332	Fiona Barry	Section 4	4.2. Background. There needs to be provision of a community building which can offer shared services, given that Frodsham's last bank closed in 2021. Ideally, a mobile bank or a weekly banking service should be provided in this building, to support both businesses' and residents' needs. Without this, I am not convinced that Frodsham can continue to be the Key Service Centre it was when the Plan was being created.	Noted. While it is beyond the scope of the Neighbourhood plan to ensure that banking services are provided, an addition to para 4.4 under Retail and Services has been proposed as follows: " Residents also wish to see a continuation of banking services in keeping with Frodsham's role as a Key Service Centre."
333	Fiona Barry	Section 4	Page 23 <u>Business and employment</u> . Although diversification by farmers may be necessary, I would prefer that support is given to keep these farmers in traditional dairy, meat and potato production, to reduce food miles and to support eating locally produced, seasonal food.	Noted. A new bullet point is proposed under 4.4, Business and Employment as follows: "Local hospitality venues find that locally grown produce is an attractive selling point and wish to see traditional farming practices maintained where possible"
334	Fiona Barry	Section 4	A redundant building such as Barclays Bank could be adapted to become a business hub, for people wishing to hold meetings, hotspot working, networking and so on, which would help the many small business people working out of their spare bedrooms.	Noted. While it is beyond the scope of the Neighbourhood plan to ensure that banking services are provided, an addition to para 4.4 under Retail and Services has been proposed as follows: " Residents also wish to see a continuation of banking services in keeping with Frodsham's role as a Key Service Centre."
335	Fiona Barry	Section 4	In order for businesses to operate effectively, there needs to be fast broadband and good connectivity. One provider has attempted to install 5G in the middle of a	Noted.

			residential area, however I believe that the Plan should identify future sites where the various 5G masts and associated 6 foot high street cabinets could be accommodated. Without these, businesses will not flourish. It is far preferable that sites are selected by the Plan, to provide a variety of locations around the town, to ensure the maximum coverage.	
336	Fiona Barry	Section 4	Tourism and the visitor economy. The town has one hotel, but it is at the top of the hill and away from the pubs and restaurants. There is no bed and breakfast accommodation, and the Old Hall Hotel seems destined to be changed to residential units. There should be support to retain a hotel within the town, either through the pubs opening up their upstairs rooms or through the conversion of another redundant building into this provision.	Noted. Policy EDVE2 supports tourism. An additional sentence will be added to the first bullet point under 4.4, Tourism and the Visitor Economy, as follows: As of autumn 2022, there is already ongoing conversion of some town centre properties to provide Air bnb accommodation, indicating a rise in demand.
337	Fiona Barry	Section 4	Frodsham has a strong amateur dramatic society, and other groups such as Frodsham Panto and Frodsham Choral Society. Yet there is no theatre for them to operate from, with appropriate parking. The Goods Shed is a possible option, with sound proofing. I suggest that this would be a very desirable addition to the town. With careful design, it could also double as a cinema.	Noted. The goods shed is specifically mentioned under EDVE1
338	CWAC	Policy EDVE1	The locations identified for flexible workspace could be shown on a map. Suggest using 'in accordance with' the strategic policies.....rather than alignment in the last bullet point and similarly in the last paragraph of this policy. The SME priority list would also need to be in line with the retail policies of the Local Plan e.g. in relation to 'pop-up' shops and restaurants.	Amend policy EDVE1 to read The development of new businesses and the expansion of existing businesses in Frodsham will be supported, where applicable, subject to <ul style="list-style-type: none"> • Development respecting local character and residential amenity, and

			<p>Policy EDVE1 business and employment: amend to add “Applications for the development of flexible workspace for small businesses in Frodsham that wish to expand...”, to ensure this doesn’t conflict with Green Belt and countryside strategic policy.</p> <p>Move sentence “Specific locations have been identified....” to the explanation, unless the policy intends to make specific employment land allocations.</p> <p>Amend to add: “align with the employment and retail policies....” As the policy includes employment units alongside retail. Suggest deleting “diverse activities on farmland” or adding a separate policy for diversification on land outside the settlement boundary, to ensure compliance with STRAT9.</p>	<ul style="list-style-type: none"> • 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 • The conversion of large empty premises <p>Add the following to the Explanation of Policy section</p> <p>Specific locations have been identified in the course of consultations, including those at Brook House on the corner of Fountain Lane and Main Street and the Weaver Light Industrial Estate (not an exclusive list).</p>
339	Peel	Policy EDVE1	This policy does not meet the basic conditions for a Neighbourhood Plan due to being at odds with strategic	Policy EDVE1 has been amended following advice from CWaC.

			policy ECON 2 (town centres) of LPP1. This strategic policy recognises Frodsham for its important role as a retail and service centre, and supports town centre developments which create attractive, vibrant and safe centres. There are no restrictions within the strategic policy which would preclude such developments (notwithstanding the development management policies of LPP2 which help control impacts on amenity and the environment).	
340	Gillian Harrison	EDVE1	Local businesses need to be encouraged	Noted
341	Ian Parkin	Policy EDVE1	A big assumption in this was very much a focus on retail. As that is likely to diminish further, it would be good to have more facilities such as good quality, small and affordable industrial units that businesses can start out with. But referring to the previous sections on housing on brownfields sites, this seems to be at odds with each other. Car Parking will always be limited and therefore the assumption appears to be that visitors will use public transport. Clearly not going to be the solution.	Policy EDVE1 focusses on employment and business, not simply retail. See also paragraph 4.4 under Business and Employment.
342	Andrew Hayes	Policy EDVE1	Agreed	Noted
343	Stephen Hill	Policy EDVE1	The draft plan refers consistently low vacancy rates but there a number of large premises which are empty and have been empty for years. Former NatWest Bank, Midland Bank & TSB bank. The Amore and Mojitos bar are closed. The Yuet Ben restaurant is closing. The Old Hall has closed and is one of the few to be redeveloped. Shops are vacant in Eddisbury Square. So I think thriving is not how many residents see Frodsham. Active but not thriving.	Noted. EDVE1 has now been amended to include large empty premises such as the redundant bank buildings. The Midland Bank building has already been converted to create a hospitality destination.

344	Antony Rogers	Policy EDVE1	I'd like to see more restaurants, cafes, shops and pubs. Also, anything to help the market thrive.	Noted, the Neighbourhood Plan seeks to ensure the continued vitality and vibrancy of Frodsham. See also the proposed addition to paragraph 4.4 under Retail and Services: "The weekly market in Main Street is strongly supported"
345	Michael Garvey	Policy EDVE1	A review of the way business rates are determined and collected is needed. What support will be given to new businesses and what impact with Enterprise and Investment Zones have on this Plan?	Noted, while this is beyond the scope of the Neighbourhood Plan, it is proposed to add an additional bullet point to paragraph 4.4 under Business and Employment as follows: "Local businesses wish to see competitive business rates and rentals as identified in the Frodsham business survey"
346	Maureen Pidgeon	Policy EDVE1	Rentals should be affordable and not a deterrent to new businesses and shops	Noted, while this is beyond the scope of the Neighbourhood Plan, it is proposed to add an additional bullet point to paragraph 4.4 under Business and Employment as follows: "Local businesses wish to see competitive business rates and rentals as identified in the Frodsham business survey" ."
347	Jennifer	Policy EDVE1	Sounds good, depending on what "diverse activities" are in practice.	Noted.
348	Iris Keating	EDVE1	The need to support local businesses is essential	Noted.
349	Home and Beauty	Policy EDVE1	I would like to see extended opening hours and Sunday trading so that residents who work out of the town can access things in their leisure time.	Noted. Since this is not a land use issue, it is beyond the scope of the Neighbourhood Plan. Your comment will be passed to Frodsham Town Council for their consideration.
350	Samantha Sansom	Policy EDVE1	I think businesses are really struggling in Frodsham. Are rents unrealistic? It would be great to encourage/help businesses other than hair dressers and their like!!	Noted, while this is beyond the scope of the Neighbourhood Plan, it is proposed to add an additional bullet point to paragraph 4.4 under Business and Employment as follows: "Local businesses wish to see competitive business rates and rentals as identified in the Frodsham business survey".
351	David Fletcher	EDVE1	Agreed	Noted, with thanks, EDVE1 and Paragraph 4.4 have been modified to emphasise this.
352	Colette Stevens	Policy EDVE1	Support the development of co-working spaces in Frodsham with guaranteed high-speed internet and printing facilities. This would be welcomed in the working from home era in the case of internet issues, a	Noted, EDVE1 and Paragraph 4.4 have been modified to emphasise this.

			need to print for work and importantly a welcome change of scenery.	
353	Chris Grindrod	EDVE1	Agreed	Noted.
354	Mike Metcalf	Policy EDVE1	Frodsham is so far behind many towns across Cheshire and the country. It has the widest town street I know of and the least accommodating street culture. The towns wide high street should be encouraging and allowing use of pavement use for outside cafes wine bars and restaurants. This will add so much to the local economy and a place to visit day and night. Why aren't we capitalising on this unique asset and jewel in our towns crown?	Agreed. Policy EDVE3 has been amended to incorporate this suggestion.
355	Ian Wardle	EDVE1	Agreed	Noted.
356	Rob Martin	EDVE1-EDVE2	Agreed	Noted.
357	Colin Steen	Policy EDVE1	Only support commercial developments if they are linked in ethos and detail included in section 3, i.e. in keeping with the make up of Frodsham.	Noted. The plan must be read as a whole so new development must be well designed and in character with the local area. See also the revised text to EDVE3
358	Andrew Rudd	Policy EDVE1	These are good guidelines. I don't know whether it is relevant here, but we have suffered the loss of several shops and businesses - e.g. Paperwell which has significantly reduced and degraded our distinctive and rich high street. Can the business plan have an element of intervention and support for local businesses? (Rates reduction, sponsored publicity, workforce support for example...)	Noted, while this is beyond the scope of the Neighbourhood Plan, it is proposed to add an additional bullet point to paragraph 4.4 under Business and Employment as follows: "Local businesses wish to see competitive business rates and rentals as identified in the Frodsham business survey"." Your comments will be passed to FTC.
359	Colette Stevens	Policy EDVE1	I commute to Manchester City centre three times a week, as do many other people judging from the number of people on the platform. Whilst increasing online activities is, of course, crucial - the town plan should also ensure connectivity to major cities is	Noted. Policy EDVE1 seeks to support the provision of working from home business hubs such as would be provided by any future development of the Goods Shed. Your comments will be passed to FTC.

			retained, more employers are asking employees to return to the office. There is no co-working space in Frodsham with hot tea/coffee or access to guaranteed Wi-Fi and printer facilities that I'm aware of. This would be a welcome addition.	
360	Louise Robinson	Policy EDVE1	Sounds good to help and encourage new businesses	Noted.
361	Stuart Mercer	Policy EDVE1	Agreed	Noted.
362	Patrick Eakin	Policy EDVE1	Agree with policy, with further wording to highlight that sustainable farming practices are to be encouraged and supported.	<p>Noted. Policy EDVE1 has been amended as follows following comments from CWaC:</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</p>

				<p>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 • The conversion of large empty premises • Diverse activities on farmland <p>Add the following to the Explanation of Policy section</p> <p>Specific locations have been identified in the course of consultations, including the redundant bank buildings (TSB, NatWest and Barclays), Brook House on the corner of Fountain Lane and Main Street and the Weaver Light Industrial Estate (not an exclusive list).</p>
363	Fiona Barry	(4.5. Policy EDVE1)	There need to be full stops at the end of bullet points 2 and 3 in this section.	Noted. Amend as suggested.
364	Climate Action Frodsham	Policy EDVE1	CAF welcomes the intention to demonstrate that potential effects of noise and environmental impacts have been explored and avoidance and mitigation measures employed.	Noted.
365	Colette Hutchinson	Policy EDVE1	Personally, not very relevant but I am sure much work has been put into this policy	Noted.
366	Ruth Basden	Policy EDVE1	New businesses to be sustainable for the planet, in alignment with the Councils' declaration of a Climate Emergency.	Whilst sustainable construction is covered in the Local plan policy DM4, higher standards would be welcomed. Add at the end of the second section of Policy H5: Design and Character (Architectural Styles and Materials)

				<p>The use of sustainable materials, the incorporation of renewable energy initiatives and the efficient design of buildings will be encouraged.</p> <p>Add an additional heading to paragraph 4.4 entitled “Safety and the Environment” comprising: All developments associated with business, employment, tourism, visitors, retail and services must:</p> <ul style="list-style-type: none"> •Have an acceptable environmental impact once operational. •Have due regard to the safety of individuals whether as residents, workers or visitors.
367	Andrew Basden	Policy EDVE1	<p># Presupposition of Economic Growth. The Plan seems to presuppose conventional economics, based on GDP growth. This is a mistake. There is a major move within economics, as a field, an area of study, and a profession, to move away from this. It is increasingly recognised that adherence to, and presupposition of, economic growth as an aim or objective (c.f. 4.3) has led and is leading to major harm, in climate change, biodiversity loss, pollution, mental stress, overwork, addition and many other ills. The Frodsham Plan should avoid being locked into the old regime. Action: Reword all text that mentions growth, as suggested below.</p> <p># The field of economics is moving away from growth-as-such to recognizing limits to growth and the need for degrowth in some sectors or places. it is wise for a Plan to recognise this and be able to be prepared so as to manage it when it comes, rather than have it forced on them in ways that will spell disaster for the Plan.</p> <p>See: # Mark Carney, 2021 'Value(s)'. # Kate Raworth, 'Doughnut Economics'</p>	<p>Noted. Policies EDVE1, 2 and 3 have been amended in response to comments from CWaC. The Frodsham Neighbourhood Plan is required to be consistent with the CWAC Local Plan and the NPPF. The revised policy contains input from both residents and CWAC.</p>

			<p># Professor Sir Partha Dasgupta, 2021, The Economics of Biodiversity, published by UK Treasury.</p> <p># Tim Jackson, 'Prosperity Without Growth' and subsequent publications on post-growth and de-growth.</p> <p># Instead of GDP, economists are moving to other indices that include human wellbeing and environmental sustainability, which are omitted from GDP. e.g. Human Development Index (HDI), Gross Happiness Index, and the work of the United Nations Statistics Division on redesigning the Structure of National Accounts to include these things by 2025 (SNA2025).</p> <p># 4.3 Objective.</p> <p>Undifferentiated growth is harmful. We need growth in firms and enterprises that enhance environmental sustainability and de-growth in firms whose activities harm and threaten or undermine environmental sustainability, and cause other harms as mentioned above. Whilst it is recognised that current government policy might not allow to differentiate firms on such ground, there is not reason to assume that this will always be the case throughout the whole tenure of the Plan. The Plan can and should differentiate between harmful and good economic activity, and support and encourage the latter and prevent the former.</p> <p>Action: Reword objectives, and accompanying text accordingly.</p> <p>Tourism and visitor. Similar comment. It is increasingly recognised that much tourism is destructive, both of local conditions and also of the global environment such as generating major climate change emissions, and also spreading pandemics. Local and environmental</p>	
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			<p>sensitive tourism, however, is to be encouraged. This will be tourism by visitors arriving by active travel and public transport, but not by car or plane. Therefore, the Plan should differentiate between the two, its second Objective. Action: Reword the objective and accompanying texts.</p> <p># The Plan should not be locked into the old regime of economics. It should be rewritten to acknowledge and encourage and be ready for the new.</p> <p>4.5, EDVE1. In the policy, add after "growth", "that enhances environmental sustainability directly and indirectly" or "that contributes to the environmental sustainability agenda".</p>	
368	Kenneth Stanley	EDVE1	<p>The Weaver light industrial estate could be improved, the industrial units down the lane to Main Street from Castle Park need development and improvement and tidying up as they look scruffy</p> <p>Pop up shops, food markets could be opened in the old now locked up Nat West Bank, TSB bank, Barclays buildings, all of which are empty; some for many years; These could be opened as small units with people paying weekly for use but diverse, even antique centres for antique fair people. Farmland near Weaver navigation for docking and narrowboat use as well as shops and facilities etc.</p>	Noted, while clean-up activities such as this are beyond the scope of the Neighbourhood Plan, EDVE1 has now been amended to include large empty premises such as the redundant bank buildings for potential future development. The Midland Bank building has already been converted to create a hospitality destination.
369	Eileen Sparke	EDVE1	There is a definite need to maintain and improve our town centre I agree with the proposal	Noted.
370	Rob Mackenzie	EDVE1	“Diverse activities on farmland” could cover a wide range of activities, not all of which would necessarily be suitable for the open countryside. I suggest that the last paragraph should start “Subject to the other relevant policies in this neighbourhood plan and relevant	Noted, Policy EDVE1 has been amended. Also, a new bullet point is proposed under 4.4, Business and Employment as follows:

			policies in the Cheshire West and Chester local plan, employment development will be supported including:"	"Local hospitality venues find that locally grown produce is an attractive selling point and wish to see traditional farming practices maintained where possible."
371	Rob Mackenzie	Policy EDVE1	"Diverse activities on farmland" could cover a wide range of activities, not all of which would necessarily be suitable for the open countryside. Suggest that the last paragraph should start "Subject to the other relevant policies in this Neighbourhood Plan, and relevant policies in the Cheshire West and Chester Local Plan, employment development will be supported including:"	Noted, Policy EDVE1 has been amended. Also, a new bullet point is proposed under 4.4, Business and Employment as follows: "Local hospitality venues find that locally grown produce is an attractive selling point and wish to see traditional farming practices maintained where possible."
372	MP	Policy EDVE1	Yes, also add the promotion of digital hubs.	Agreed. Policy EDVE1 has been amended.
373	Rob Martin	EDVE1-EDVE2	Agreed	Noted.
374	Steven Heywood	Policy EDVE1	Given the advent of hybrid working, there is certainly scope for the town to develop as a working hub location.	Noted.
375	Jeffrey Sutcliffe	Policy EDVE1	More National chains should be encouraged amongst the independent ones to assist with the longevity of town prosperity. With High Streets changing Restaurants and Bars should also aesthetically be considered. There is a current lack of Tourism focus, with the need for sustaining and improving quality hotels (lack of council willingness to intervene for the town benefit - eg Old Hall Hotel). A Town modelled on the likes of Stockton Heath or Wilmslow would maintain Frodsham's healthy economic position. There is currently also poor health and wellbeing focus such as Quality and affordable Gyms/Leisure Facilities. There also requires greater focus on a Typical tourism or leisure business to drive people to the town and to spend money within the town.	Noted. Whilst much is beyond the scope of the Neighbourhood Plan, policies EDVE1, 2 and 3 have been amended in line with CWAC comments covering some of these topics. Your comments will be passed on to the Frodsham Town Council.

			<p>Castle Park for all its beauty does must allow and find a way to make profitable the public access to the focal point the house within the grounds of the park.</p> <p>The Conservatory must once again be preserved with purpose and not allowed to rot once more any further. Perhaps a Tourism Councillor could be considered. If it was a previous focal point and open to the public building or space, then priority should be given as such for the future.</p>	
376	CWAC	Policy EDVE2	<p>Tourism and the visitor economy: very similar wording to Local Plan (Part One), ECON3 – suggest it would be better to cross reference ECON3 and only provide the local detail. The wording “build on the existing attractions of Castle Park” is not clear. As above, re: “promote the future use of the marshes” – should reflect the local wildlife site designation and be fully assessed, to ensure no adverse effect on wildlife or habitats from increased visitors. Add to “provide additional tourism accommodation within Frodsham”, to ensure it meets policy STRAT9 of the Local Plan (Part One).</p>	<p>Amend policy EDVE2 to read</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 applicable, 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, watersports, 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

				<ul style="list-style-type: none"> • Demonstrate that potential effects on biodiversity, noise and environmental impacts have been explored and avoidance and mitigation measures employed.
377	Canals and Rivers Trust	Policy EDVE2	The community's aspirations for the waterway corridor could usefully be incorporated into a new or different policy within the plan. For example, Policy EDVE2: Tourism and the Visitor Economy could be expanded to set out the community's aspirations for land next to the waterway.	<p>Amend the third bullet point of Policy EDEV2 to read</p> <ul style="list-style-type: none"> • Promote the use of the Weaver navigation and the adjoining riverside, whilst protecting wildlife, 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, watersports, and fishing, and the changes to the use of moorings to allow the mooring of boats that could promote tourist activities on the waterway. <p>Add a new bullet point</p> <ul style="list-style-type: none"> • Promote the sensitive use of the sandstone ridge
378	Gladman	Policy EDVE2	Gladman support the recognition of Castle Park as one of the key tourism attractions in Frodsham. We are keen to discuss with Frodsham Planning Group the local aspirations for Castle Park and whether Land at Dig Lane (located adjacent to Castle Park on the western side of the A56) could incorporate any community benefits within a future scheme that would help serve these aspirations.	Noted, Your comments will be passed on to the Frodsham Town Council.
379	Canals and Rivers Trust	Policy EDVE2	<p>The Trust would suggest the inclusion of 'amenity value' within the list of criteria to safeguard the character of the waterway corridor.</p> <p>The Trust owns and manages the Weaver Navigation, including its navigational safety. Whilst an increase in boating/recreational use of the Weaver Navigation would be welcomed in principle, it is important that recreational use, including water-based leisure, would be appropriately managed to safeguard the navigational</p>	Noted, Policy EDVE2 has been amended in line with comments from CWAC. Your comments will be passed on to Frodsham Town Council.

			<p>safety, amenity and environmental quality of the waterway.</p> <p>The Trust own and manage the Daniel Adamson Mooring, which is located on north bank of the Weaver Navigation, to the west of Sutton swing bridge.</p> <p>Recreational/leisure activities along the Weaver Navigation should not adversely affect this mooring, including its functional operation and navigational safety.</p>	
380	Canal and River Trust	Policy EDVE2	<p>The Trust welcome the general aims of Policy EDVE2 (Economic Development and the Visitor Economy) with regard to the identification of the potential role of the Weaver Navigation in promoting tourism activity in the area. The Policy requires development to be of a suitable scale and type for its location and that any development needs to demonstrate that potential effects on biodiversity, noise and environmental impacts have been identified and mitigated. The Trust would suggest the inclusion of 'amenity value' within this list of criteria to safeguard the character of the waterway corridor.</p> <p>The Trust owns and manages the Weaver Navigation, including its navigational safety. Whilst an increase in boating/recreational use of the Weaver Navigation would be welcomed in principle, it is important that recreational use, including water-based leisure, would be appropriately managed to safeguard the navigational safety, amenity and environmental quality of the waterway.</p> <p>The Trust own and manage the Daniel Adamson Mooring, which is located on north bank of the Weaver Navigation, to the west of Sutton swing bridge.</p> <p>Recreational/leisure activities along the Weaver</p>	<p>Noted, Policy EDVE2 has been amended in line with comments from CWAC. Your comments will be passed on to Frodsham Town Council.</p>

			Navigation should not adversely affect this mooring, including its functional operation and navigational safety.	
381	Peel	Policy EDVE2	This policy does not meet the basic conditions for a Neighbourhood Plan due to being at odds with LPP1 strategic policy ENV4 (biodiversity and geodiversity) which requires sites of international, national, and local importance to be safeguarded and enhanced, and notes development should seek to provide net gains. Under the Environment Act 2021 (which supersedes the adoption of the Local Plan), all planning permissions granted in England (with a few exemptions) will be required to deliver at least 10% biodiversity net gain from an as yet unconfirmed date, expected to be in November 2023. The future requirements for BNG are established in CWACC's interim guidance note4. It is recommended policies within the FNP are reflective of the requirement for enhancement to ecological sites, and for the delivery of a minimum of 10% biodiversity net gain.	Policy EDVE2 has been amended following advice from CWaC. The second bullet under paragraph 4.4 – Tourism and the Visitor Economy - has been amended to read: “The marshland area is recognised as a Local Wildlife Site for grassland, wetland, saltmarsh, birds, invertebrates, and vascular plants.”
382	Peel	Policy EDVE2	In addition, the FNP incorrectly recognises Frodsham Marshes as a nationally significant ornithological asset. Frodsham Marshes does not have a national ecological designation status. It is recognised as a Local Wildlife Site for grassland, wetland, saltmarsh, birds, invertebrates, and vascular plants. It is recommended the correct status of Frodsham Marshes is reflected in the FNP.	Policy EDVE2 has been amended following advice from CWaC. The second bullet under paragraph 4.4 – Tourism and the Visitor Economy - has been amended to read: “The marshland area is recognised as a Local Wildlife Site for grassland, wetland, saltmarsh, birds, invertebrates, and vascular plants.”
383	Matthew Booth	Policy EDVE2	Lots of tourists come to Frodsham to undertake parts of the sandstone trail. The hill is a valuable attraction, and it could be promoted with better maps and signage.	Noted. Policy EDVE2 has been amended. Your comment will be passed to Frodsham Town Council.

			I also agree the marshes could be better used. It's a bit of an overgrown mess. I suggest recreation grounds like a stunt/tricks area for mountain bikers and BMX.	
384	Iris Keating	EDVE2	Expanding Frodsham's cultural offering is essential, and I feel this needs to be developed further	Noted. See the second bullet point under Paragraph 4.4, Tourism and the Visitor Economy
385	Andy Todd	EDVE2	The footpath on the far side of the swing bridge to Dutton locks is now flooded alongside the Weaver below Aston so a circular walk is not possible - this is not just in wet weather and is due to the creation of wetland and drainage. A section of the return route on the opposite bank is now overgrown and narrow bordered by barbed wire. Maintenance or moving fencing back is required -this will encourage Weaver way tourism	Noted. Policy EDVE2 has been amended. Your comment will be passed to Frodsham Town Council.
386	Jennifer	Policy EDVE2	Sounds good in theory as long as the final point is enforced	Noted, with thanks. The third bullet point under paragraph 4.4 has been amended to emphasise this point.
387	Michael Garvey	Policy EDVE2	I agree with this ambition of this part of the Plan, but more could have been done to set out how this will be achieved and how the Plan would support this activity. To ensure benefits to the local authority there needs to be a growth in the disposable income of residents and visitors	Noted. While the growth of disposable income is outside the scope of the Neighbourhood Plan, the Plan aims to ensure that the town can benefit from such growth in the future.
388	Andrew Rudd	Policy EDVE2	The work on Castle Park and the Memorial area on the hill have been impressive. Purchase of the private car park - now unused - behind WH Smith, and making pedestrian access through to the Health/Leisure/Library complex could enhance access and flow tremendously. That could also allow an improvement of Eddisbury Square. The restrictive punitive parking there reduces the footfall to shops, preventing return visits. Why not make Eddisbury Square into another peaceful public garden space, in fact another tourist attraction?	Noted. Parking charges themselves are outside the scope of the Neighbourhood Plan, but your comments will be passed on to the Town Council.

389	Stephen Hill	EDVE2	<p>You refer to the railway siding shed next to the Frodsham station but as far as I know no clear agreement or plans have been agreed for this building. You mention in passing Frodsham Refuse site which is I believe integrally linked with what use can be made of the station car park site.</p> <p>Let's not throw the baby out with dishwater. The Refuse site is a much used and valuable asset which if removed would mean travelling to Ellesmere Port, Chester or Northwich to deposit waste. Given this can involve multiple trips I know many people would be very reluctant to see this site disappear. Rumours of moving it to Mill Lane, facing Gleaves are pie in the sky as the land would need to be purchased at a cost in excess of £1 million, I am led to believe.</p> <p>Like replacing the House of Lords - until someone comes up with a viable alternative that everybody agrees with we stay with what we have and we know works. Even if it's not exactly perfect.</p>	Noted. The Neighbourhood Plan seeks to ensure the sensitive redevelopment of the Goods Shed. Your comments will be passed on to the Town Council.
390	Cycle North Cheshire	Policy EDVE2	<p>This relates to the third bullet point: <i>"wherever possible, developments should be accessible by a range of transport methods, including cycling, walking and public transport"</i></p> <p>Our suggestion is that Active Travel routes should be mapped for the town which link each of the residential areas/Wards of Waterside, the Lakes, Overton & Five Crosses and Castle Park with each of the primary destinations such as the station/bus stops/taxis, shops, schools, the medical centre/library/leisure centre and parks/ Frodsham Hill. Each of these routes should well signposted to show visitors, and residents, where to go and be improved to enable safe access and road</p>	Policy GSRL 3 seeks to enhance and extend Frodsham's Cycle Paths/Routes for All and amended Policy CA1 seeks to implement the recommendations set out in A Cycle Strategy for Frodsham to help ensure that Frodsham is a cycle friendly town. Your comments will be passed on to the Town Council.

			<p>crossings for pedestrians, cyclists and wheelers (trikes, etrikes and mobility scooters.</p> <p>Note : This suggestion would support CW&C's Climate emergency modal shift goal and is also aligned with the Welsh Government requirement for nominated towns to develop such maps noting that Flintshire has initiated the requirement in some localities.</p> <p>https://lle.gov.wales/catalogue/item/ActiveTravelApprovedRoutes/?lang=en</p>	
391	Gillian Harrison	EDVE2	Tourism is a good income source. Things like the existing blue plaques and photo boards need to be cared for to help highlight the town's history	Noted. Your comments will be passed on to the Town Council.
392	Maureen Pidgeon	Policy EDVE2	Accommodation in town centre has been lost with closure of Old Hall. The old bank buildings of Nat West and Lloyds could be put to good use and the Amore site which has become an eyesore.	Noted. EDVE1 has been revised to include old redundant buildings including the banks. There is also ongoing investment in Air bnb accommodation
393	David Fletcher	Policy EDVE2	Are there any visitor attractions!!! Do we need more tourist accommodation – I don't think so.	Noted.
394	Kenneth Stanley	EDVE2	Closed and disused buildings, especially old banks and old yards down by the side of the drill hall and up towards castle park. Old Victorian businesses need tidying developed and reused; also road and land towards Marsh Lane needs development and improvement and when the road is laid it could be a major cycling initiative. More information is also required on blue plaque sites in Frodsham. Frodsham also has two major prehistoric sites, Woodhouse and Bradley hill forts; these are virtually unknown to visitors.	Noted. Your comments will be passed on to the Town Council.
395	Stuart Mercer	Policy EDVE2	Maximise the network of walking routes and promote them accordingly.	Noted. Your comments will be passed on to the Town Council.

396	Ian Parkin	Policy EDVE2	This is a good aspiration but cannot exclude commercial activities.	Noted. Commercial activities are not excluded where they would add tourism and the visitor economy.
397	Colette Hutchinson	Policy EDVE2	Yes, I agree in general with this policy. I think there is some potential to encourage visitors to the town and the area to help the general economy of the area.	Noted.
398	Ruth Basden	Policy EDVE2	The policy could also include the idea that new tourism opportunities should be of benefit to planet Earth, as well as to the local economy. Good that biodiversity and environmental impacts are listed.	Agreed. EDVE2 and paragraph 4.4 have been amended to reflect the need for future developments to consider these issues.
399	Patrick Eakin	Policy EDVE2	Agree with policy, but with wording to highlight that Frodsham must be sustainable tourist destination, both in the activities offered, and through how we encourage visitors to arrive. Encouraging more visitors by cars will cause more misery for locals with congestion on the roads that we will get benefit from.	Agreed. EDVE2 and paragraph 4.4 have been amended to reflect the need for future developments to consider these issues.
400	Colin Steen	Policy EDVE2	Tourist accommodation - to my knowledge 2 hotels have closed in Frodsham in recent years. There'll be reason for this!	Noted. While the pandemic had a huge temporary impact on the hospitality sector, there are signs of recovery and there is ongoing investment in Air bnb accommodation.
401	John Reid	Policy EDVE2	Cheshire West and Chester has done its best to discourage visitors to Frodsham with the unilateral decision to implement parking fees to every scrap of available parking.	Noted. Your comments will be passed to Frodsham Town Council
402	Colette Stevens	Policy EDVE2	It's difficult to take Frodsham seriously as a tourist destination when there's no hotel or b&b in the town or within reasonable walking distance. Surely this is a missed opportunity for the sandstone trail and other nearby attractions. These kinds of developments should be encouraged and incentivised. Also, an opportunity to improve footpaths around the marshes and along the weaver, these are not passable in places.	The Neighbourhood Plan policies seek to ensure the provision and enhancement of footpaths, leisure activities along the River Weaver and the enhancement, improvement and provision of tourism facilities and there is ongoing investment in Air bnb accommodation
403	Loise Robinson	Policy EDVE2	There is currently a lack of tourist accommodation in the centre, but hotels near are good and also pods /	Noted

			campsite are Lady Heyes. Sadly The Old Hall closed which was an ideal hotel location. What is happening with the old Amore buildings ?	
404	Mike Metcalf	Policy EDVE2	See earlier comment about maximises the towns biggest asset in the form of its wide high street and allowing cafes, bars and other retail outlets to adopt a permanent outside culture. It's our most under used asset.	Agreed. Policy EDVE3 has been amended to incorporate this suggestion.
405	Chris Grindrod	Policy EDVE2	I agree with this policy. The marshes are an interesting area. Unfortunately, they are blighted by pollution, be it litter, dumped building material, fly tipping, farm pollutants. This would be an ideal area to return to nature. A further opportunity would be to acquire Frodsham Golf Course to turn it into a natural reserve or expansion of the surrounding Woodland.	Noted. Policy EDVE2 has been amended. Part of Frodsham Golf Course has recently been acquired by the Woodland Trust for precisely this purpose. Your comments regarding pollution will be passed to Frodsham Town Council.
406	William Barry	Policy EDVE2	On the slide. When was this adventurous consideration put together. This is out of kilter with the present economic gloom	Noted
407	MP	Policy EDVE2	Definitely a need for expanded quality accommodation offer to help realise the potential of the visitor economy in Frodsham. Enhance the festival offer, Food and Drink Festival for example.	Noted. EDVE2 has been revised to specifically encourage this. Your comments will be passed to Frodsham Town Council.
408	Andrew Hayes	Policy EDVE2	There will need to be investment in improving the look and feel of the town to make it more inviting to visitors. Frodsham currently looks unloved - there are overgrown hedgerows, street debris and litter everywhere, grot spots near the station and around the town centre. The tip is also in an eyesore for anyone arriving by train.	Noted. Your comments will be passed to Frodsham Town Council.
409	Fiona Barry	EDVE2	The rail network enables people to visit Frodsham easily and with reduced carbon footprint. However reduced	Noted.

			takeup of public transport in 2020-22 due to various lockdown restrictions, and the rail strikes of 2022 have impacted on usage	
410	Ian Wardle	EDVE2, EDVE3	Agreed	Noted.
411	Andrew Basden	Policy EDVE2	<p>4.6 EDVE2, Tourism. I applaud the mention of "green tourism" but the policy and its wording need to be much stronger and more specific about it. Action: Reword policy and accompanying text, including explanations, accordingly, to take into account the need to encourage truly green visiting and discourage that which damages the environmental sustainability not only locally but globally. For example, "will be supported where - this would benefit the local economy ..." should be reworded to restrict support to economic activity that enhances rather than diminishes environmental sustainability.</p> <p># Example where wording needs strengthening: Replace the verb in "including cycling, walking and public transport" to read "prioritizing cycling, walking and public transport".</p> <p># I applaud mention of biodiversity in EDVE2, but it needs to be strengthened</p>	Noted. EDVE2 has been revised to reflect these issues.
412	CWAC	EDVE3	Suggest the 'commercial core' referred to in this policy is defined. Does it mean town centre/ primary shopping area boundary as defined by the Local Plan? Similarly, the policy mentions 'defined shopping area'..... these areas need to be clarified and defined to avoid confusion when applying the policy.	<p>Agreed, amend Policy EDVE3 to read:</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

				<ul style="list-style-type: none"> • are proportionate to the location in scale and type. <p>Amend the first sentence of the second part of the policy to read</p> <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> <p>Also, the first bullet point under Retail and Services of paragraph 4.4 has been amended to define the commercial core of the town.</p>
413	Michael Garvey	Policy EDVE3	Agreed	Noted.
414	Matthew Booth	Policy EDVE3	Agreed	Noted.

415	Andy Todd	EDVE3	To expand the number of small independent retailers, business rates will need to be kept as low as possible. Provide as much free and inexpensive parking as possible to encourage shopping locally	Noted, while this is beyond the scope of the Neighbourhood Plan, see the amended text to paragraph 4.4 and the revision to policy EDVE1. Your comments will be passed to Frodsham Town Council.
416	Jeffrey Sutcliffe	Policy EDVE3	A variety of retail of local and National should be maintained	Noted. Your comments will be passed to Frodsham Town Council.
417	MP	EDVE3	Agreed	Noted.
418	Stephen Hill	Policy EDVE3	Let's have less tattoo shops & Vape shops! The recently opened Homebrew Tap in Church Street has been a welcome addition to the town complementing the other establishments in the town centre. On a separate subject there was no mention in the draft report of what the future holds for the old Army Drill Hall next to the Yuet Ben? This building I understand can hold up to 900 people. The last I heard it had structural issues and I am not sure it is still be used by the Army Cadets. This is an historic building and should be used rather than neglected.	Noted. The Neighbourhood Plan seeks to ensure the sensitive reuse and the protection of heritage assets.
419	Samantha Sansom	Policy EDVE3	Yes, please help businesses survive! We don't need more hair dressers etc. We need diversity. Are rents too high? There used to be a good selection - even a book shop. Now its hair dressers or charity shops	Noted. While rent prices are beyond the scope of the Neighbourhood Plan, an addition has been made to paragraph 4.4 to reflect the concerns of businesses over this issue.
420	David Fletcher	Policy EDVE3	Difficult when you have Cheshire Oaks on your doorstep. Agree keep the noise and vandalism down.	Noted, Frodsham provides an important local alternative to retail parks for some purposes and the Plan seeks to encourage this.
421	Andrew Rudd	Policy EDVE3	These are good guidelines. I don't know whether it is relevant here, but we have suffered the loss of several shops and businesses - e.g. Paperwell which has significantly reduced and degraded our distinctive and rich high street. Can the business plan have an element of intervention and support for local businesses? (Rates	Noted. The Neighbourhood Plan policies must only concentrate on land use issues, so while the suggestions are outside the scope of the Neighbourhood Plan, paragraph 4.4 has been amended to reflect the concerns of businesses over rents and rates and your comments will be passed to Frodsham Town Council.

			reduction, sponsored publicity, workforce support for example...)	
422	Eileen Sparke	EDVE3	The future of our town is a major concern. Night time events here have to be strictly regulated eg hours of closing	Noted, your comments will be passed to Frodsham Town Council.
423	Stuart Mercer	EDVE3	Agreed	Noted.
424	Patrick Eakin	Policy EDVE3	Agree with policy, with additional emphasis on the need to promote sustainable retail.	Agreed. EDVE3 has been amended accordingly.
425	Colette Hutchinson	EDVE3	Agreed	Noted.
426	Ruth Basden	Policy EDVE3	The sentence below, from the 'explanation of policy' is good and is not so clear in the policy as given above. "environmentally friendly" is important. "Residents and visitors value Frodsham's independent shops and services and would like future developments to be of a low impact, environmentally friendly nature that cherishes and does not destroy."	Noted EDVE3 has been revised to reflect this issue.
427	Ian Parkin	Policy EDVE3	Can I refer to my previous comments, not everything should be heavily biased towards Retail and Night Time economy.	Noted. The Neighbourhood Plan covers many issues, not just retail and this is reflected in policies EDVE1 and 2.
428	Colette Stevens	Policy EDVE3	Business rates should be reduced to retain the current small businesses and encourage others to fill empty spaces. Rail links should be strengthened to avoid more cars and parking chaos, also allows people to safely enjoy a drink at one of the many pubs/bars.	Noted. The Neighbourhood Plan policies must only concentrate on land use issues so outside the scope of the Neighbourhood Plan, paragraph 4.4 has been amended to reflect the concerns of businesses over rents and rates as identified in the Frodsham business survey. Your comments will be passed to Frodsham Town Council.
429	Kathleen Povall	Policy EDVE3	resist arrival of shops found elsewhere. Retain independent businesses.	Noted.
430	Loise Robinson	Policy EDVE3	Make rates cheaper for small businesses and they may be more viable, better than having empty units	Noted. The Neighbourhood Plan policies can only concentrate on land use issues, this is outside the scope of the Neighbourhood Plan, paragraph 4.4 has been amended to

				reflect the concerns of businesses over rents and rates as identified in the Frodsham business survey. Your comments will be passed to Frodsham Town Council.
431	Rob Martin	Policy EDVE3	Diversity in the night-time economy so all residents are catered for, and that the town still is a safe place to walk at night.	Noted. Policy EDVE3 seeks to support the enhancement of the night time economy.
432	Mike Metcalf	Policy EDVE3	See earlier comment about maximises the towns biggest asset in the form of its wide high street and allowing cafes, bars and other retail outlets to adopt a permanent outside culture. It's our most under used asset.	Agreed. Policy EDVE3 has been amended to incorporate this suggestion.
433	Chris Grindrod	Policy EDVE3	Agreed	Noted.
434	Kenneth Stanley	EDVE3	There is a need to stop the influx of the same type of what I call easy business opportunities - another nail business opening down Main Street; this will make six nail shops, 12 hairdressers, and 4 tattoo studios. This needs to be stopped to allow more diverse businesses to operate. There are now three substantial buildings, empty all ex-banks; superb structures which could open to be, say, antique centres with small business opportunities, small craft business and opportunities for people unable to afford the high rental prices for shops in Frodsham.	Noted. The policy is designed to ensure a good mix of retail within Frodsham. The scope of EDVE1 has been expanded to include redundant buildings such as the ex-banks for consideration in future business development opportunities. Your comments will be passed to Frodsham Town Council.
435	Iris Keating	EDVE3	Frodsham as a retail shopping destination will only succeed if more independent shops are encouraged	Noted, your comments will be passed to Frodsham Town Council.
436	Antony Rogers	Policy EDVE3	Eddisbury Square needs a face lift and looks tired. Anything which can be incorporated in the plan to make it more appealing would help.	Noted, your comments will be passed to Frodsham Town Council.

437	Jennifer	Policy EDVE3	This is fine as long as commercial developments are successful and don't end up as empty, boarded eyesores.	Noted.
438	Lila Williamson	Policy EDVE3	Again where are we now if not in financial uncharted waters, I doubt if much of what has been proposed can realistically happen	Noted
439	Gillian Harrison	EDVE3	Safety needs to be considered	Noted. A new heading under paragraph 4.4 entitled Safety and the Environment has been included to highlight this issue.
440	Rob Mackenzie	Policy EDVE3	What about alternative uses for redundant retail premises? The shrinking retail sector will continue to affect Frodsham just like everywhere else. Should there be a policy for redundant retail premises, perhaps with a primary core where alternative uses will be resisted? The plan should encourage residential "living over the shop" developments.	Noted. Policy EDVE3 and paragraph 4.4 have been amended.
441	Maureen Pidgeon	Policy EDVE3	High rentals can make it difficult for new businesses to get started. A more interesting mix of shops is definitely needed. As city High Streets decline there is more demand for small town shops. We have too many of the same kind of shop. What happened to clothes shops, book shops etc we also need to attract younger people who are less inclined to visit shops	Noted. The Neighbourhood Plan policies can only concentrate on land use issues, this suggestion is outside the scope of the Neighbourhood Plan, paragraph 4.4 has been amended to reflect the concerns of businesses over rents and rates. Your comments will be passed to Frodsham Town Council.
442	Andrew Hayes	Policy EDVE3	The town centre conservation area is weakened by the look of many premises. A mish mash of inappropriate signage, lack of street cleaning and anti-social nighttime activity will need controlling.	Noted. Policy H6 seeks to ensure the conservation and enhancement of heritage assets.
443	CWAC	Section 5 Policy GS, H&W-B, RL1	Suggest that rather than setting out a list of priorities, the policies within this section are amended to become land use policies which can be implemented; for example, "subject to meeting other relevant policies in the Plan, development will be supported where they: retain, preserve, protect....."	Agree. Amend Policy GS, H&W-B, RL1 to become policy GSRL2 – Protecting and Enhancing Open Spaces and read Policy Intention – To protect and enhance Frodsham's open spaces

			<p>protect existing venues.....</p> <p>provide high quality broadband.....</p>	<p>Policy: Subject to accordance with relevant policies in the Neighbourhood Plan, development will be supported, where applicable, where they:</p> <ul style="list-style-type: none"> • retain, preserve, maintain, protect and provide additional or new Green Spaces for communal and social use. • identify, designate and protect additional/new Green Spaces within the Frodsham town boundary. • identify venues and 'ad-hoc' spaces for cultural and community activity • protect existing venues or provide suitable alternatives for all clubs, groups, organisations and associations that need these venues to function and operate • provide high quality broadband/internet access throughout the town, parks and green spaces <p>Add: 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>
444	CWAC	Pages 29-32	<p>Does the Plan seek to designate all these Local Green Spaces in Fig 5.1? The table has a map ref column, but no map is provided.</p> <p>All your proposed LGS designations should be mapped, and landowners consulted. Further supporting evidence to accompany these designations should also be provided which assesses each site against the NPPF criteria for their designation.</p> <p>An example of this is the extent of site 27 Frodsham Marshes and whether this extends to the windfarm? This would be an extensive tract of land and would therefore not meet the criteria for LGS designation.</p>	<p>Agreed. The Local Green Space policy will be relouked at, redrafted, provide further justification and include improved maps.</p>

			Site areas and boundaries for each designation should also be included.	
445	CWAC	Policy GS,H&W-B,RL	Suggest that this sections' policy naming is too long and easily confused/ misspelt. Noted that GSRL1 was used in previous iterations of the draft Plan.	Agree. The policies will be renamed as GSRL
446	CWAC	Section 5 Policies	Some of your priorities set out within these policies may be better listed as 'aspirations' rather than policy criteria as not all of the priorities will be able to be implemented or applicable to every development proposal.	The policies have been amended to include the words 'where applicable'
447	CWAC	Table 5.1	Table 5-1 assesses a number of areas to be designated as local green space. The inclusion of the 'footpaths' section of this seems overly generic. We would wish to comment that anything which would impact on our ability to upgrade, maintain or enhance these routes in future should be avoided.	Noted, the Local Green Space policy will be amended.
448	Fiona Barry	Section 5	<p>Page 27 <u>5.3. Recreation and Leisure usage. 2nd paragraph</u>. The reference to 930 Leisure Centre users is misleading, this does not include many residents who attend one class and pay for that, so this figure is very low compared to the use.</p> <p>There is no mention of the library in this paragraph or anywhere else. The library is essential to the town and it helps support mental health issues, provides a warm space, and of course through the provision of the 10 Peoples' Network computers provides online access for those seeking employment, a Ukrainian keyboard, access to specific software and supports literacy through a range of activities. The building that houses these two key facilities is in need of improvement, but this I not mentioned in the Plan, but needs to be. There is a campaign that has been running for 3 years to</p>	At the end of paragraph one of section 5.3 add Frodsham library is essential to the town and provides many services and activities.' The library is a warm hub and activities include U3A, digital device sessions, children's activities, a social group for visually impaired people, a job club and help for people to improve their English.

			ensure that the facilities, which are pivotal to the town, are maintained now and into the future.	
449	Fiona Barry	Section 5	5.6 Policy GS etc. There is no mention that Manley Copse on Manley Road has been registered in the Fields in Trust scheme. It should have been.	The local green space policy has been redrafted.
450	Canals and Rivers Trust	Figure 5.1	<p>We consider that the following issues need to be addressed in order to ensure that the plan meets the statutory basic conditions that a Neighbourhood plan must meet before it can progress to a referendum:</p> <p>The provision of a map showing the spatial boundaries of proposed Local Green Space designations.</p> <p>Deletion of the 'Weaver Navigation Swing Bridge Footpath 13+19 – Daniel Adamson Mooring' as Local Green Space (figure 5.1) which does not accord with national planning policy</p>	Noted – the local green space Policy has been redrafted and the maps improved.
451	Peel	Policy GSH&W-BRL1	<p>This policy seeks to designate and protect all local green spaces (LGS) in Frodsham. This policy does not meet the basic conditions of conforming with the strategic policies of the LPP1. No policy within the Local Plan specifies that all LGS should be protected. Rather, policies within the Local Plan seek to protect, manage and improve green spaces that are of high quality and are of importance</p> <p>This approach is also contrary to the NPPF. The NPPF is clear that designating land as LGSs should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Furthermore, it requires that</p>	The local green space policy has been redrafted.

			LGSs should be capable of enduring beyond the end of the plan period.	
452	Peel	Fig 5	The FNP provides a list of LGS at Figure 5 using criteria based on paragraph 102 of the NPPF. The NPPF is clear that sites must comply with all criteria in order to be designated as LGSs ¹⁰ . It is clear from Figure 5 in the FNP that not all LGSs meet the criteria within the NPPF, and as such cannot be designated as LGSs.	It is incorrect to assume that every criterion in paragraph 102 b) must be met in order for the land to be designated. In fact, the words 'for example' and 'or' in the NPPF text show clearly that the site need not meet all of the criteria in clause b). For instance some sites could be designated for their tranquility even if they lack historical significance, or some for their recreational value even if not rich in wildlife. However, the local green space policy is being redrafted.
453	Peel	Fig 5	In addition, no map is provided to understand the location and extent of the proposed LGSs. It is therefore difficult to analyse the results of the criteria-based approach taken in the FNP.	Noted. The local green space policy is being redrafted.
454	Peel	Fig 5	Peel NRE has a specific interest in Frodsham Marshes, owning the majority of this land. As no map is provided to show the extent of land proposed as a LGS it is assumed that the whole of Frodsham Marshes is proposed to be designated as such. Regardless of the extent of land proposed as an LGS, this designation would fail to meet the NPPF requirements ¹¹ , and cannot be designated as an LGS in the FNP: Frodsham Marshes is arguably some distance from the local community, being located beyond the town across the M56; it does not have an historic significance; and the area as a whole would comprise an extensive tract of land. In addition, the land is already designated as part of the Cheshire Green Belt and is protected by Green Belt	Noted. The local green space policy is being redrafted.

			policy, and no additional local benefit would be gained by designation as LGS.	
455	Peel	GS1	It should also be noted that no consultation was held with land-owners in the forming of the LGS designations.	Noted. The local green space policy is being redrafted based on CWaC guidance.
456	Canals and Rivers Trust	Policy GS,H&W-B,RL1	The above Policy proposes to designate a list of Green Spaces, outlined in a table at Figure 5.1, which includes 'Weaver Navigation Swing Bridge Footpath 13+19 - Daniel Adamson Mooring'. Whilst the table includes a column for 'map references', a map showing the Green Space Designations has not been included in the consultation documents and the extent of land being included in the allocation is therefore unclear.	Noted. The local green space policy is being redrafted and the maps improved based on CWaC guidance.
457	Canals and Rivers Trust	Policy GS,H&W-B,RL1	With regards to the proposed designation of 'Weaver Navigation Swing Bridge Footpath 13+19 -Daniel Adamson Mooring' we have concerns that the designation of land next to the waterway as Local Green Space may have unintended consequences, which could prevent future proposals to enhance the enjoyment of the waterway. This may include the provision of visitor facilities, or facilities to enhance the use of the waterway for boaters, watersports, and fishing amongst others, and the changes to the use of moorings to allow the mooring of boats that could promote tourist activities on the waterway. It is the opinion of the Trust that the designation referred to as 'Weaver Navigation Swing Bridge Footpath 13+19 – Daniel Adamson Mooring' in the table in Figure 5.1, does not accord with the above tests and consequently should not be included within proposed local green space designation.	Noted. The local green space policy is being redrafted and the maps improved based on CWaC guidance.

			<p>The section proposed forms part of a planning unit comprising the entire Weaver Navigation and therefore forms part of an extensive tract of land.</p> <p>The site should not be segregated from the rest of the waterway based purely on artificial geographical boundaries.</p>	
458	CWAC	Para 5.11	<p>Ensure that the list of community views stated under Policy GS, H&W-B, RL-5 are covered in other policies of the Plan and are referenced correctly. E.g. business hubs are included in Policy EDVE1: Business and Employment not in the housing policy as stated.</p>	<p>Amend the Further Information and Community Views section of Policy GSRL-5 as follows</p> <p>Encourage working from home hubs (ref: Business and Employment Policy)</p> <p>Implementing Active Travel (ref Housing Policy and Connectivity and Access Policy)</p> <p>Delete Repurposing redundant buildings for Community Use (ref: Housing Policy).</p>
459	CWAC	Policy GS,H&W-B,RL1	<p>Suggest the LGS assessment table and supporting text is presented as an Appendix rather than in the body of the Plan.</p> <p>Our previous comments still stand in relation to the importance of having a specific policy on Local Green Spaces which identifies each of the formally identified (and evidenced) Local Green Space designations which should also be shown on a map with a defined boundary. Your supporting policy should also recognise the restrictions on development on these Local Green Spaces. Examples of other such policies are provided below.</p> <p><i>“Local Green Space is designated at the XX sites shown on Map X and supporting plans. These are listed in the Appendices. Development of Local Green Space is not permitted, other than in very special circumstances”</i></p>	<p>Noted. The local green space policy is being redrafted and the maps improved based on CWaC guidance.</p> <p>Agreed. The Local Green Space policy will be relooked at, redrafted, provide further justification and include improved maps.</p> <p>A new policy GSRL1 – Local Green Space Designation will be drafted to read</p> <p>Policy Intention: To designate Local Green Space</p> <p>Policy: ‘The following sites are designated as Local Green Spaces, in line with NPPF paragraphs 101 and 102 (2021) and</p>

			<p><i>“The Neighbourhood Plan designates the following areas as Local Green Space due to their special character, significance and community value. The following sites (shown on the map) will be protected from developments that will lead to the loss of these green spaces. Managing development within a Local Green Space should be consistent with policy for Green Belt in accordance with the NPPF”.</i></p> <p>Your current policy text under policy Policy GS,H&W-B,RL1 might then relate to other types of open space not formal Local Green Spaces?</p>	Local Green Space guidance in PPG (followed by the list of sites).’
460	Canal and River Trust	Policy GS1	<p>The Canal & River Trust (the Trust) is the guardian of 2,000 miles of historic waterways across England and Wales. Our vision is that “living waterways transform places and enrich lives”. The Weaver Navigation is located along the north boundary of the Neighbourhood Plan Area and is owned and managed by the Trust.</p> <p>The Trust recognises and values the important role of planning policy in not only protecting its network of inland waterways and reservoirs from inappropriate development, but also in unlocking the potential of inland waterways to bring multiple benefits to local communities.</p> <p>The multifunctional nature of waterways means that our infrastructure has the potential to deliver a wide range of benefits including the provision of:</p> <p>Access to open space for recreational opportunities, and as a community resource for health and well-being benefits;</p> <p>Opportunities to create and maintain ecological habitats and green corridors to support biodiversity and networks of green infrastructure;</p>	Noted – the Local Green Space Policy has been redrafted and the maps improved based on CWaC guidance.

			<p>A strategic and local infrastructure performing multiple functions (e.g. land drainage, utilities infrastructure, and a water resource; and</p> <p>Functions to support climate change, carbon reduction and environmental sustainability e.g. Alternative travel routes (walking, cycling) and urban cooling. The Trust therefore broadly encourages policies which seek to: protect the environmental and recreational value of waterways and to safeguard them against inappropriate development;</p> <p>support their ability to deliver economic, social and environmental benefits to local communities and the nation as a whole; and secure the long-term sustainability of the inland waterway network, their corridors and adjoining communities.</p> <p>We note the positive way in which the Neighbourhood Plan makes it clear that the Weaver Navigation is valued by the local community. We are confident that the policies proposed are based on a desire to protect this valued asset and we greatly welcome this. We do however have concerns about possible unintentional consequences of elements of the plan and believe that changes are required.</p> <p>We consider that the following issues need to be addressed in order to ensure that the plan meets the statutory basic conditions that a Neighbourhood plan must meet before it can progress to a referendum:</p> <p>The provision of a map showing the spatial boundaries of proposed Local Green Space designations.</p> <p>Deletion of the 'Weaver Navigation Swing Bridge Footpath 13+19 – Daniel Adamson Mooring' as Local Green Space (figure 5.1) which does not accord with national planning policy Further detail on these matters</p>	
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			is set out below and we would be happy to discuss these matters further with you.	
461	Canal and River Trust	Policy GS1	<p>Policy GS, H&W-B, RL1 intends to designate and protect Green Spaces within Frodsham and prioritise development that retains, preserves, maintains, protects and provides additional or new Green Spaces for communal and social use. The above Policy proposes to designate a list of Green Spaces, outlined in a table at Figure 5.1, which includes ‘Weaver Navigation Swing Bridge Footpath 13+19 -Daniel Adamson Mooring’. Whilst the table includes a column for ‘map references’, a map showing the Green Space Designations has not been included in the consultation documents and the extent of land being included in the allocation is therefore unclear. Sections of Footpath 13, the Daniel Adamson Mooring, on the off-side (nontowpath side) of the Weaver Navigation, and the Sutton Swing Bridge, are owned by the Canal & River Trust.</p> <p>A plan showing the spatial boundaries of proposed Green Space designations should therefore be provided for clarity. With regards to the proposed designation of ‘Weaver Navigation Swing Bridge Footpath 13+19 - Daniel Adamson Mooring’ we have concerns that the designation of land next to the waterway as Local Green Space may have unintended consequences, which could prevent future proposals to enhance the enjoyment of the waterway. This may include the provision of visitor facilities, or facilities to enhance the use of the waterway for boaters, watersports, and fishing amongst others, and the changes to the use of moorings to allow the mooring of boats that could promote tourist activities on the waterway.</p>	Noted – the Local Green Space Policy has been redrafted and the maps improve based on CWaC guidance. The Daniel Adamson mooring will be removed from the list. See also EDVE section 4.

			<p>This designation would have the effect of the equivalence of the Green Belt when determining planning applications. The policy resists all development proposals that will undermine the essential open character of a space, unless there are exceptional circumstances to justify why consent should be granted. Applying such an approach could restrict the ability of the Trust (and others) to provide facilities on the offside of the waterway that support active and thriving waterways. This would conflict with the objectives of policies in Section 4 (Economic Development and the Visitor Economy) of the Draft Neighbourhood Plan which seek to encourage the development of a local visitor/tourism economy, which includes promoting the use of the Weaver Navigation. The Trust also considers that insufficient evidence has been provided to justify the designation of this stretch of land adjacent to the waterway as Local Green Space. In order to be designated as local green space an area of land must meet all the qualifying criteria set out in para 77 of the NPPF which states:</p> <p>Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:</p> <ul style="list-style-type: none"> ● where the green space is in reasonably close proximity to the community it serves; ● where the green area is 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), tranquillity or richness of its wildlife; and ● where the green area concerned is local in character and is not an extensive tract of land". 	
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		<p>It is the opinion of the Trust that the designation referred to as 'Weaver Navigation Swing Bridge Footpath 13+19 – Daniel Adamson Mooring' in the table in Figure 5.1, does not accord with the above tests and consequently should not be included within proposed local green space designation.</p> <p>The section proposed forms part of a planning unit comprising the entire Weaver Navigation and therefore forms part of an extensive tract of land. The site should not be segregated from the rest of the waterway based purely on artificial geographical boundaries. In a previous appeal decision ('Canal Bank West of Ladies Bridge Pewsey, Wiltshire' - Appeal Ref: APP/E3905/C/06/2019638) an Inspector concluded that the whole canal formed a planning unit and a small section of it should not be treated as a separate unit. Furthermore, the Trust has been unable to identify where justification has been provided as to why this land is "demonstrably special, or holds particular local significance. No evidence has been provided to indicate that there is a discernible difference in appearance, character or heritage value of this stretch of land to those adjacent areas not considered for the Green Space designation, either within or outside of the neighbourhood plan area.</p> <p>The Trust is unclear as to the rationale for the designation of the aforementioned section of land, adjacent to the waterway, as Local Green Space. The Canal & River Trust is the statutory undertaker with responsibility for regulating navigation on this waterway. Its primary duty, as set out in S10 of the Transport Act 1962 is to 'provide to such an extent as they may feel expedient services and facilities on the</p>	
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			<p>inland waterways owned or managed by them'. We benefit from permitted development rights under the Town and Country Planning (General Permitted Development) Order 1995. This would remain unchanged by the designation. The waterway forms part of our operational land and we will continue to manage the waterway in accordance with our charitable objectives. The proposed designation may restrict proposals outside of the scope of our permitted development rights which are nonetheless in accordance with our charitable aims and more widely beneficial to the local community and users of the waterway corridor.</p> <p>The Trust therefore asks that the proposed Local Green Space allocations 'Weaver Navigation Swing Bridge Footpath 13+19 -Daniel Adamson Mooring' are deleted from the plan.</p> <p>The community's aspirations for the waterway corridor could usefully be incorporated into a new or different policy within the plan. For example, Policy EDVE2: Tourism and the Visitor Economy could be expanded to set out the community's aspirations for land next to the waterway</p> <p>We would be happy to engage further with the Neighbourhood Plan Steering Group to discuss policies that support their intentions and our charitable objects.</p> <p>Conclusion</p> <p>We would seek the provision of a plan outlining the spatial allocation of the proposed Local Green Space Designations to provide clarification on the extent of proposed designation.</p> <p>We suggest that unless the designations of Local Green Space, alongside the waterway can be properly justified</p>	
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			in accordance with national policy, the proposed Local Green Space allocations 'Weaver Navigation Swing Bridge Footpath 13+19 -Daniel Adamson Mooring' should be deleted from the plan. We suggest that the benefits of the waterway corridor as multi- functional space, may be better recognised and protected in a new or alternative policy (eg EDVE2: Tourism and the Visitor Economy)	
462	Andrew Rudd	Policy GS1	The Woodland Trust acquisition of the Golf Course has significantly enhanced the whole environment of the hill. It would be good if council policy connected more of these green spaces coming down into Frodsham itself.	Noted – the Local Green Space Policy has been redrafted and the maps improved based on CWaC guidance.
463	Ian Parkin	Policy GS1	Seems ok, more so with the revised use of Frodsham Golf Club.	Noted.
464	Rob Mackenzie	Policy GS,H&W-B RL 1	For clarity I think that the designated green spaces should be listed in the plan itself.	Noted – the local green space policy has been redrafted and the maps improved based on CWaC guidance.
465	William Barry	Policy GS1	I note that mention has been made in the FNP to support mobile internet access ("provide high quality broadband/internet access throughout the town, parks and green spaces") but no mention has been made anywhere in the FNP of either overhead Openreach Fibre or siting of 5G masts by one or more of the mobile operators. There have been three planning applications to date for a 60 foot then two 50 foot masts on Fluin Lane, under CWaC planning references 21/01457/TEL, 21/03501/TEL and 22/01943/TEL. All applications to date have been refused. The FNP does not appear to recognise the likely intent of mobile operators seeking to expand their 5G and subsequently 6G coverage (even	<p>In the updated policies amend the final bullet point of Policy GS, H&W-B, RL1 to read</p> <ul style="list-style-type: none"> • Provide high quality broadband/ internet access and throughout the town, parks and green spaces where the equipment and associated facilities are sympathetically located and well designed to fit into the existing street scene and do not have a negative impact on the character of the area.

			more masts) in Frodsham; nor does the Town Council or CWaC appear to have any strategy for the sympathetic location of 5G base station infrastructure around the town. I'm sure that the FNP does not intend to be silent on 5G communications and nor should it. For information there is a significant body of local objection to these three applications under the public access on the CWaC planning portal which might be relevant to the FNP team in their deliberations. Much of this good work in the FNP will come to naught if these structures are not proactively planned to preserve the current streetscapes.	
466	Climate Action Frodsham	Policy GS1	CAF welcome the above.	Noted
467	MP	Policies GS1-4	Agreed	Noted
468	Robert Taylor	Policy GS1,3	<p>Please do not shut the leisure centre. It is an invaluable asset to the local community. If anything, replacement / modernisation should be performed. Removing the local services would significantly impact the ability for adults to do physical activity.</p> <p>I play squash there weekly, the closest alternative option were the centre to close is Northwich or Chester. Having a busy job and young children, closure of this site would effectively mean quitting the sport. Which would impact my physical and mental wellbeing and also that of the group I play with. I'm certain that my situation is not unusual here.</p> <p>At least.... Keep the status quo. Better.... Put it on plan to improve and upgrade the facilities.</p>	The Plan supports the enhancement and development of all the town's leisure and recreation facilities. It is recognized that a local swimming pool is a long-held aspiration and was frequently mentioned in feedback from the community.

469	Sara Wakefield	Policy GS1,3	<p>I am writing to request the removal of Community “Green Space” designation for the caves field.</p> <p>This is privately owned agricultural land of which we are tenants and is used for grazing livestock currently. Changing the planning use will not only have a detrimental effect on the use i.e. should we decide to grow crops there will be limits to how we as paying tenants can use it. In addition to paying rent, paying for fencing and the insurance for the field I don’t see how the usage can be changed to community green space unless of course someone else is going to reimburse those fees and cover the cost of insurance in future.</p> <p>We have experienced littering, antisocial behaviour, fences being cut, gates left open with livestock escaping, calls from neighbouring field owners and police telling us who is up to no good in there, fireworks being set off, individuals thinking they have the right to roam when in fact there is one PROW that is located along the very edge of the field and out at the top and we have only recently managed to reduce the anti-social behaviour issues that the police and Council are aware of in the field and have no wish to go backwards as I believe this proposal would cause.</p> <p>Even merely labelling the land as “community green space” will have people thinking its public space rather than being privately owned. Given that the other land proposed in the plan is mostly owned by the Council then I am at a loss as to why privately owned land would even have been considered – of course people will still come to go sledging and we will still clear up the rubbish afterwards as usual.</p>	This has been removed from the list of Local Green Spaces.
470	Sara Wakefield	Green Spaces	<p>I am writing to request the removal of Community “Green Space” designation for the caves field.</p>	This has been removed from the list of Local Green Spaces.

			<p>This is privately owned agricultural land of which we are tenants and is used for grazing livestock currently. Changing the planning use will not only have a detrimental effect on the use i.e. should we decide to grow crops there will be limits to how we as paying tenants can use it.</p> <p>In addition to paying rent, paying for fencing and the insurance for the field I don't see how the usage can be changed to community green space unless of course someone else is going to reimburse those fees and cover the cost of insurance in future. We have experienced littering, antisocial behaviour, fences being cut, gates left open with livestock escaping, calls from neighbouring field owners and police telling us who is up to no good in there, fireworks being set off, individuals thinking they have the right to roam when in fact there is one PROW that is located along the very edge of the field and out at the top and we have only recently managed to reduce the anti social behaviour issues that the police and Council are aware of in the field and have no wish to go backwards as I believe this proposal would cause. Even merely labelling the land as "community green space" will have people thinking its public space rather than being privately owned. Given that the other land proposed in the plan is mostly owned by the Council then I am at a loss as to why privately owned land would even have been considered – of course people will still come to go sledging and we will still clear up the rubbish afterwards as usual.</p>	
471	Lila Williamson	Policy GS1	Essential	Noted

472	Michael Garvey	Policy GS1	More investment needed to drive this forward. More joined up thinking between statutory and voluntary organisations	Noted. Investments are outside the remit of Neighbourhood Plans
473	Ruth Basden	GS1, GS2, GS5	Agreed	Noted.
474	Kenneth Stanley	GS1	The orchard behind Barclays old bank could be looked after more; the site of the old gas works could be cleared out and developed into possibly more allotments; vegetables and flowers produce competitions held in community centre. Brio involved with castle park health/sports initiatives. Land down here could more easily provide space for high quality broadband FG masts; the roads here need major improvements as land down by the side of the Devonshire bakery virtually only dirt tracks not roads.	Concerns will be passed to FTC
475	Colette Hutchinson	GS1, GS4, GS5	Agreed Noted, with thanks.	Noted.
476	Maureen Pidgeon	Policy GS1	Green accessible spaces are vital for a thriving community and for all age groups.	Noted.
477	Sherry Zaman	Policy GS1	Agree with policy, although I'm not sure broadband is needed in green spaces.	Noted.
478	Stuart Mercer	GS1-2	Agreed	Noted.
479	Jeffrey Sutcliffe	Policy GS1	Any current green space in use by the local public should be maintained	Noted. The local green space policy has been redrafted following guidance from CWaC.
480	Andrew Hayes	Policy GS1, GS2, GS4, GS5	Agreed	Noted.
481	Jennifer	Policy GS1,2, GS4, GS5	Agreed	Noted.

482	John Reid	Policy GS1	Protection of our Green spaces will ultimately be a "political" decision by C.W.A.C	The local green space policy has been redrafted, but a local green space designation is a powerful planning tool which seeks to ensure the protection of the green space from inappropriate development.
483	Louise Robinson	Policy GS1	There is no mention of the old play area on Francis Rd? Could it not be developed again as there are younger residents on the road who would benefit	The local green space policy and maps has been redrafted following guidance from CWaC. Your comments will be passed on to Frodsham Town Council for their consideration.
484	Colin Steen	Policy GS1	This is vital, it is what makes Frodsham beautiful.	Noted.
485	Rob Martin	Policy GS1 – GS4	Agreed	Noted.
486	Mathew Booth	Policy GS1	Agreed	Noted.
487	Runcorn Rowing Club	Policy GS1	<p>The Rowing Club have obtained planning consent for a new boathouse and social space https://webapp.halton.gov.uk/planningapps/index.asp (use reference number 21/00102/FUL)</p> <p>This ambitious project will provide Frodsham with a state of the art resource for indoor and outdoor rowing, canoeing and access to the River Weaver Navigation. We would like to work with Frodsham Town Plan to make sure that the health and wellbeing benefits are maximised for the community of both Frodsham and Halton Residents. The benefits of rowing and access to the water are well established. The location of the facilities in a socially deprived area (Ship Street and Beechwood and Heath in Halton) with the need for dedicated sports and activity facilities. We are also at the end of the A56 leisure corridor (Helsby and Frodsham and are actively consulting with BRIO consultation and needs assessment)</p>	Noted. Please see response to comment 377 from the Canal and Rivers Trust which amends policy EDVE2 to ensure that the use of the river is promoted. The Neighbourhood Plan can only focus on developments within the designated Frodsham Neighbourhood Plan area. Your comments will be passed on to Frodsham Town Council.

488	Ian Wardle	GS1, GS2, GS4	Agreed	Noted.
489	Chris Grindrod	Policy GS1	I agree with this policy. With regards to 'identify, designate and protect additional/new Green Spaces within the Frodsham town boundary.' Frodsham Marshes and Frodsham Golf Course would be an ideal opportunity to achieve this objective.	The Local Green Space Policy and maps are being redrafted following guidance from CWaC.
490	Kathleen Povall	Policy GS1	Frodsham has a thriving group doing regular weekly Health & Wellbeing Walks.	Noted.
491	Patrick Eakin	Policy GS1	Agreed	Noted.
492	Mike Metcalf	Policy GS1	Fibre Broadband has been promised for nearly 10 years. It's left to private suppliers to decide. Surely, we should dictate and make it mandatory.	Noted. The Neighbourhood Plan seeks the improvement of broadband facilities in the Neighbourhood area.
493	Andrew Basden	Policy GS1	<p># Green spaces are not just for recreation or wellbeing. They are also for biodiversity and for food-growing that contributes to the sustainability agenda. Neither are adequately recognised in this section. (Of course a football pitch must be flat grass, but improvements could be found.)</p> <p># Biodiversity requires wildlife corridors, as mentioned above. Wildlife corridors and spaces enhance wellbeing. (I am very pleased to see what was the golf course being turned to biodiversity.)</p> <p># Food growing, including agriculture. This needs to be considered carefully, and especially to Plan to encourage developments that move towards more sustainable agriculture. What this entails is not discussed here.</p> <p># I am pleased at the mention of allotments and community orchards. These are a major step in the right direction, especially since they help to orientate Frodsham residents to the importance of local food-</p>	The Local Green Space Policy and maps has been redrafted following guidance from CWaC. It identifies areas for food production and protection of wildlife and encouraging biodiversity are themes in several policies

			growing. But more is needed, and especially to include agriculture and the need for it to change direction, along with these. # Action: Reword objectives, policies and text of this section accordingly. For example, the Criteria in 5.6.1 need adding to and rewording. For example, in Policy 3, add "biodiversity" before "recreation".	
494	CWAC	Policy GS, H&W-B, RL2	Suggest that rather than setting out a list of priorities, the policies within this section are amended to become land use policies which can be implemented; for example, <i>“subject to meeting other relevant policies in the Plan, development will be supported where they: retain, preserve, protect..... protect existing venues..... provide high quality broadband.....”</i>	Agree. Amend Policy GS, H&W-B, RL2 to become policy GSRL3 – and read Subject to accordance with relevant policies in the Neighbourhood Plan, where applicable, development will be supported where they: <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
495	UU	GS,H&W-B,RL2	We specifically request that the Parish Council considers opportunities for source control and slowing the flow of surface water as part of any future public realm improvements, which could be achieved through: water recycling including water butts; green roofs; permeable surfacing; retrofitted swales; bioretention tree pits; and rain gardens.	UU is a statutory consultee, and these issues will be addressed during formal planning processes
496	UU	GS,H&W-B,RL1&2	United Utilities wishes to recommend the following wording for inclusion in the Neighbourhood Plan. <i>‘Any approach to landscaping will be required to be evaluated to identify opportunities for landscaping to be integrated with sustainable surface water management design objectives. The evaluation of surface water</i>	UU is a statutory consultee, and these issues will be addressed during formal planning processes

			<p><i>management opportunities should be undertaken early in the design process including retrofit opportunities. Applicants should investigate and implement related SuDS opportunities including:</i></p> <p><i>Opportunities for water recycling</i></p> <p><i>Green roofs;</i></p> <p><i>Permeable surfacing;</i></p> <p><i>Swales and storage areas;</i></p> <p><i>Bioretention tree pits; and</i></p> <p><i>Rain gardens.'</i></p>	
497	Lila Williamson	Policy GS2	Essential to do all to keep the quality of what is a Cheshire Market Town	Noted.
498	Andrew Rudd	Policy GS2	Excellent intentions	Noted.
499	Climate Action Frodsham	Policy GS2	Agreed	Noted.
500	Runcorn Rowing Club	Policy GS2	<p>The Rowing Club have obtained planning consent for a new boathouse and social space https://webapp.halton.gov.uk/planningapps/index.asp (use reference number 21/00102/FUL)</p> <p>This ambitious project will provide Frodsham with a state-of-the-art resource for indoor and outdoor rowing, canoeing and access to the River Weaver Navigation.</p> <p>The rowing club incorporate an adaptive squad getting those less mobile on land active and moving on the water. Our new facilities will allow us to expand this in an accessible and friendly space.</p>	Noted. Please see response to comment 377 from the Canal and Rivers Trust which amends policy EDVE2 to ensure that the use of the river is promoted. The Neighbourhood Plan can only focus on developments within the designated Frodsham Neighbourhood Plan area. Your comments will be passed on to Frodsham Town Council
501	Patrick Eakin	Policy GS2	Agree with policy, if possible, with wording to suggest that relocating the recycling centre to green belt land	Noted.

			would be considered acceptable given the overall benefit to the town.	
502	Samantha Sansom	Policies GS2-4	Agree	Noted.
503	Samantha Sansom	Policy GS5	Frodsham does have little spaces of green which are useful	Noted.
504	Ian Parkin	Policy GS2	Certainly there needs to be more focus on recycling and ideally reuse before recycling. I feel this will need a mind shift from CW&C / Central Gov who see these services as either not required or an earnings opportunity.	Noted.
505	Iris Keating	GS2	We really do need a recycling centre on the brownfield site opposite Gleaves garden centre	This site is currently designated as green belt. Re siting of the recycling facilities is a concern for residents and was mentioned frequently in feedback and consultations.
506	Michael Garvey	Policy GS2	Agreed	Noted.
507	Kathleen Povall	Policy GS2	yes, do all this please!	Noted.
508	Colette Hutchinson	Policy GS2	I like the idea of more recycling and the enhancement of community gardens and orchards	Noted.
509	Maureen Pidgeon	Policy GS2	Despite the unattractive appearance of the recycling centre it is a much used facility and could be improved.	Noted.
510	Mike Metcalf	Policy GS2	Agreed	Noted.
511	Kenneth Stanley	GS2	Allotments in Frodsham need to be tidied to allow more places to operate. Pop up initiatives could be provided in the empty bank buildings previously mentioned, plus Land behind Barclays old bank could be tended better and the orchard there improved, as a lot of land down this lane is wasted and overgrown.	Noted.
512	Gillian Harrison	GS2	Green spaces are extremely important and need to be conserved	Noted.

513	Louise Robinson	Policy GS2	Could Francis Rd old play area be utilised if not as a play area again then as a new orchard or something	The Local Green Space Policy and maps have been redrafted following guidance from CWaC. Your comments will be passed to Frodsham Town Council for their consideration.
514	Matthew Booth	Policy GS2	I like the idea of more local produce outlets and pop ups. A Saturday morning local produce market in Castle Park could work well.	Noted.
515	Chris Grindrod	Policy GS2	This policy requires further work: Provide land for food production/allotments >> Additional allotment space would be welcome. Perhaps instead of building on more garden some of these could be used to provide additional allotment space. Create recycling facilities that meet the needs of residents and visitors both now and in the future >> I often see many recyclable materials dumped in the 'non-recyclable' skip at Frodsham 'Recycling' Center. There should be plastic recycling facilities provided for hard plastics and soft plastics. Recycling facilities for carpets, tyres, mattresses. Similar to the facilities you can find at Halton Recycling Center on Picow Farm Road.	Provision of recycling facilities is outside the remit of Neighbourhood Plans
516	Peel	Policy GSH&W-BRL2	Creating and protecting important green spaces is important for communities to thrive. However, it is important to make clear that green spaces are not just for community and social use, but some also play an important ecological function which should be recognised in this policy, as recognised by strategic policy SOC6 of LPP1.	This is covered in paragraph 5.2.
517	CWAC	Policy GS, H&W-B, RL3	Suggest that rather than setting out a list of priorities, the policies within this section are amended to become land use policies which can be implemented; for	Policy GSRL 5 replaces Policy GS, H&W-B, RL3 and Policy GS, H&W-B, as they are almost identical

			example, “subject to meeting other relevant policies in the Plan, development will be supported where they:	
518	Lila Williamson	Policy GS3	This must be thought through far more carefully than you have done so far.	Noted.
519	Patrick Eakin	Policy GS3	Strongly agree.	Noted.
520	Eileen Sparke	GS3	I am concerned about cycle paths; recent developments do not seem to have attracted lots of cyclists. An immense amount of money has been spent, but I'm not convinced it has been well spent; care must be taken to use finances where they are actually needed.	Noted.
521	Iris Keating	GS3	More free public meeting spaces are needed to achieve the above	Noted.
522	Stephen Hill	Policy GS3	I am not sure what you can do to make cycling safe between Frodsham & Kingsley. Attempts in Liverpool and other big cities to introduce cycle lanes and restrict other traffic has been a disaster with undersize cycle lanes and gridlock traffic. Please don't just swallow a slogan and implement it without considering all the consequences. Liz Truss found this out to her cost!	Noted. The Neighbourhood Plan seeks to enhance the provision of cycling facilities and encourage safe cycling
523	Stephen Hill	Policy GS3	Seems an eminently sensible idea if the landowners are agreeable and can see a profit in it.	Noted.
524	Rob Mackenzie	Policy GS,H&W-B RL3	Is this not the place set out policy intentions for the Leisure Centre (retain it) and also aspirations for a swimming pool?	The Plan supports the enhancement and development of all the town's leisure and recreation facilities. It is recognized that a local swimming pool is a long-held aspiration and was frequently mentioned in feedback from the community.
525	Mike Metcalf	Policy GS3	Cycle paths linking nearby towns including Chester	The enhancement and provision of cycle facilities is covered in the Connectivity and Access section of the Neighbourhood Plan – particularly policies CA1
526	Climate Action Frodsham	Policy GS3	CAF welcome the plans to improve pedestrian and cycling infrastructure. In particular, we would like to see more intelligent crossings (puffin), especially for Main	Noted.

			Street, Fluin Lane and Church Street. There is evidence that pelican and puffin crossings are safer for pedestrians, particularly for children and elderly women apparently! This is particularly relevant due to the proximity to local primary schools. We have not discussed cycling infrastructure in detail as we expect that local cycling groups are likely to comment on this, however, we are broadly in favour of upgrading cycling infrastructure.	
527	Andrew Rudd	Policy GS3	St Laurence Church and its Parish Hall are actively engaged in the provision of quiet safe space for the whole community. Financial support for this would be very welcome, and also encouragement for other churches/faith groups to follow suit. Such spaces - Parish Hall, Churches, Gilly's Quiet Garden, Manley Road plot and others could be publicised together as part of our tourist offer.	Financial support for groups is outside the scope of the Neighbourhood Plan
528	Kathleen Povall	Policy GS3	Frodsham already has a good Health & Wellbeing Walks group meeting on Tuesdays & Wednesdays.	Noted.
529	David Fletcher	Policy GS3	Public toilet facilities are needed both in the town and in the open areas	Noted. Your comments will be passes on to the Town Council.
530	Ruth Basden	Policy GS3	Yes to all of these and especially to enhancing and extending cycles paths and safe routes for walking.	Noted.
531	Kenneth Stanley	GS3	No comments needed; we have a Brio, we have Castle Park; the whole park could be made into a fitness route with a small running track, keep fit equipment fixed into the park route, a BMX or skateboard ramp/ramps in one area, plus of course more diverse aided business opportunities around and in cafe areas.	Noted.
532	Gillian Harrison	GS3	All green spaces need support. Manley Copse needs to be included in the registration of green spaces	The Local Green Space Policy and maps are being redrafted following guidance from CWaC.

533	Rob Mackenzie	GS3	Is this not the place to set out policy intentions for the leisure centre (retain it) and also aspirations for a swimming pool?	The Plan supports the enhancement and development of all the town's leisure and recreation facilities. It is recognized that a local swimming pool is a long-held aspiration and was frequently mentioned in feedback from the community.
534	Andy Todd	GS3	Be more proactive in ensuring that dogs are on leads in areas such as children's playgrounds and pitches. Has anyone been fined yet? I doubt it	Noted, this is beyond the scope of the Neighbourhood Plan.
535	Colette Hutchinson	Policy GS3	Generally in agreement - I am not sure exercise equipment in parks ever works well - it has been done before!	Noted.
536	Maureen Pidgeon	Policy GS3	We must keep a leisure centre and improve its facilities . Too often Frodsham has missed out. Improved footpaths and cycle ways would be welcomed. New cycle ways should ideally be away from roads. The recent new cycle way linking Frodsham and Helsby seems to have cost an awful lot and is not used by many cyclists who I don't like it. Future projects need careful consideration.	The Plan supports the enhancement and development of all the town's leisure and recreation facilities. It is recognized that a local swimming pool is a long-held aspiration and was frequently mentioned in feedback from the community. Please also see Policy CA1.
537	Andrew Hayes	Policy GS3	The local road network is in a dreadful condition and heavy traffic make them dangerous for cyclists.	Noted.
538	Jennifer	Policy GS3	Broadly agree as long as there is a balance between the active and contemplative	Noted.
539	Jeffrey Sutcliffe	Policy GS3	These should be maintained and improved	Noted.
540	Sherry Zaman	Policy GS3, GS5	Agreed	Noted.
541	Colette Stevens	Policy GS3	Swimming provisions closer to Frodsham would be amazing! Improve footpaths and consider improving footpaths along Howey Lane (I understand the challenges with this, but it's dangerous).	The Plan supports the enhancement and development of all the town's leisure and recreation facilities. It is recognized that a local swimming pool is a long-held aspiration and was frequently mentioned in feedback from the community.

			More sports / activity groups which cater for people that work e.g., running groups, more classes as the leisure centre would also be welcomed.	
542	Stuart Mercer	Policy GS3	Footpaths are a valuable asset that could be improved and promoted better	Noted. Please see policy CA1.
543	Louise Robinson	Policy GS3	The new cycle way on the A56 has made the road narrow now, high curbs mean cars may not be able to move out of the way of emergency services. Could the marshes be improved for cycling as they are so bumpy and potholed it's uncomfortable but that would be an ideal route towards the Chester Greenway - which is a fantastic place to cycle. We need something similar. Also access to the new cycle way is from narrow roads which are not safe for children to cycle on so I can't see many cycling to school on it even now.	Noted, please see policy CA1 re cycle facilities and improvements.
544	Peter Hughes	Policy GS3	To encourage developments that maximise opportunities for activities enhancing recreation, sport, leisure, and mental well-being. This proposal does not enhance my well-being, both physical and mental.	FRO/005 Brereton House, Bradley Lane, Frodsham has been removed as an allocation in the Neighbourhood Plan.
545	Colin Steen	Policy GS3	What's happening to the leisure centre? If you're extending cycle paths/route such as the one that's been installed on the A56 to Helsby, the west bound section is poorly designed and dangerous. It's worse that what was there before, and it won't be long before there's an incident between pedestrian and cyclist. Provide public exercise equipment in parks and green spaces; Provide public classes in green and open spaces; Provide spaces for quiet contemplation. Provide additional locations for activities not currently catered for - particularly facilities for under-represented groups (who are these?)	The Plan supports the enhancement and development of all the town's leisure and recreation facilities. It is recognized that a local swimming pool is a long-held aspiration and was frequently mentioned in feedback from the community.

			All these priorities require decent weather, if it's cold, windy, raining then people don't want to exercise outdoors, I repeat, what's happening to the leisure centre?	
546	Ian Wardle	Policy GS3,5	Keep the existing leisure centre	The Plan supports the enhancement and development of all the town's leisure and recreation facilities. It is recognized that a local swimming pool is a long-held aspiration and was frequently mentioned in feedback from the community.
547	Matthew Booth	Policy GS3	<p>I fully support additional cycle paths. Frodsham is not well connected to its neighbours, and I am a big fan of the new cycleway to Helsby. More of the same, for example the idea of linking to Delamere gets my full support.</p> <p>I am against outdoor public exercise equipment. It seems to rapidly deteriorate and those in Kingsley never seem to be in use. The money could be spent on better park equipment for children (e.g. Townfield park could do with an update) and exercise classes which will probably attract more users than outdoor equipment.</p>	Noted. Exercise classes are outside the scope of the Neighbourhood Plan. Your comments regarding Townfield Park will be passed on to the Town Council.
548	Chris Grindrod	Policy GS3	<p>I generally agree with this policy. Regarding 'Enhance and extend Frodsham's Cycle Paths/Routes for All'. There is plenty of opportunity within Frodsham for this to be achieved. Examples: Cycle path through Frodsham Town Centre</p> <p>c.2. Cycle Path up Fluin Lane</p> <p>3. Cycle \ Pedestrian path up Howey Lane and make the road either one way or no through traffic</p>	Noted. The Neighbourhood Plan seeks to enhance the provision of cycling facilities and encourage safe cycling. No action required.
549	John Reid	Policy GS3	Cheshire West and Chester has done little to maintain existing facilities. Look at Frodsham Leisure Centre if it had been up to Cheshire West and Chester it would be closed now along with our local Recycling Depot.	Noted.

			You cannot expect the inhabitants of Frodsham to believe that Cheshire West and Chester has the interests of Frodsham at Heart!	
550	Ian Parkin	Policy GS3	Seems fine with the exception of the proposals currently doing the rounds for CNC. The ideas contained in the report need to be revisited.	Noted.
551	Michael Garvey	Policy GS3	Agree but there should have been some examples provided that the community can aspire to	Noted.
552	CWAC	Policy GS, H&W-B, RL4	Suggest that rather than setting out a list of priorities, the policies within this section are amended to become land use policies which can be implemented; for example, "subject to meeting other relevant policies in the Plan, development will be supported where they:	<p>Agree. Amend policy GS, H&W-B, RL4 to become GSRL4 and read</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 and Frodsham Quayside/River Side and the marshes.
553	Kathleen Povall	Policy GS4	excellent ideas, hope they come to fruition	Noted.
554	Ian Parkin	Policy GS4	Seems ok so long as the potential rising sea levels are considered when making investments.	Noted.
555	Climate Action Frodsham	Policy GS4	CAF think that any development of leisure facilities along the waterways should take biodiversity into account with appropriate avoidance and mitigation measures put into place.	<p>Noted – this is covered in amendments to Policy EDVE2 which now reads</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 applicable, 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, watersports, 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.
556	Eileen Sparke	GS4	I am concerned that more people using water could result in more accidents and problems. How do you check the training of those using the water? It has to be monitored and qualified youngsters and adults already participating must be protected.	This is beyond the scope of the Neighbourhood Plan.
557	Runcorn Rowing Club	Policy GS4	The Rowing Club hold three events a year which are attended by clubs from across the northwest and up to 400 people with a festival atmosphere. The events include a long-distance race (Head race) in the winter, a junior regatta (The Ball Cup) and a small boats Head race, each turn the club into a great day out which local residents are welcome to come and enjoy as well as seeing the river full of boats. We are currently being	Noted. Please see response to comment 377 from the Canal and Rivers Trust which amends policy EDVE2 to ensure that the use of the river is promoted. The Neighbourhood Plan is only concerned with developments in the designated Frodsham Neighbourhood Plan area. Your comments will be passed on to Frodsham Town Council

			considered for a regional venue. The Liverpool University Boat Club, Canoe Club and Sea Cadets also hold regular events again attracting regional and local visitors to the area.	
558	Mike Metcalf	Policies GS4,5	Agreed	Noted.
559	Iris Keating	GS4	Essential for economic and environmental reasons	Noted.
560	Peel	Policy GSH&W-BRL4	This policy seeks to restore the Frodsham Marshland Nature Reserve to a SSSI (Site of Special Scientific Interest). This policy does not meet the basic conditions of conforming with the strategic policies of the LPP1.	We welcome aspirations to increase designations / protections such as SSSIs that reflect how much the community values the local landscape. The potential designation as an AONB for areas around the Sandston Ridge are also welcomed
561	Peel	Policy GSH&W-BRL4	This policy is repetitive of policy GS,H&W-B,RL 3: Developing Existing and New Activities. It is recommended these policies should be combined into one policy to reduce repetitiveness.	Agreed – policy GS, H&W-B, RL3 has been deleted. Please see the response to comment 549
562	Andrew Rudd	Policy GS4	Agreed	Noted.
563	Michael Garvey	Policy GS4	Agree fully with this part of the Plan but again some thought as to where the financial investment comes from would be beneficial	Financial investment is outside the scope of the Plan
564	Patrick Eakin	Policy GS4	Strongly agree, with added emphasis on sustainable restoration and access.	Noted. Policy GS4 has been amended.
565	Maureen Pidgeon	Policy GS4	Would welcome renovation of old buildings especially the goods shed	Noted.
566	Ruth Basden	Policy GS4	Really good to restore the Marshland Nature Reserve to an SSSI. Leisure activities on the River Weaver - well the jet-skiers who use the river in the warmer months make a lot of noise and mean that a peaceful walk along the river bank is not possible! Obviously, some types of leisure affect other types. Will attention be given to noise and other possible disturbances?	Please see response to comment 377 (Canal Trust EDVE2)

567	Sherry Zaman	Policy GS4	Agree with policy. Leisure facilities along water courses should take into account wildlife in the area.	Noted, with thanks. Please see response to comment 408 and Policy EDVE2
568	Jeffrey Sutcliffe	Policy GS4	These should be maintained and improved	Noted.
569	Louise Robinson	Policy GS4	Could the paths and roads be improved on the marshes to encourage access. Also paths by the river need improving.	Noted.
570	Emma Roberts	Policy GS4	Stop the abhorrent Frodsham wildfowlers organisation from shooting on the marsh and scaring wildlife and Birdlife. Any shooting inches countryside should be banned as so antiquated unnecessary and detrimental to wildlife.	Noted. This is beyond the scope of the Neighbourhood Plan.
571	Stuart Mercer	Policy GS4	Activities on the river need to consider impact on wildlife	Noted. Please see Policy EDVE2 and response to comment 408
572	Matthew Booth	Policy GS4	Agreed	Noted.
573	John Reid	Policy GS4	Naive	Noted.
574	Chris Grindrod	Policy GS4	I agree with this policy. Restoring the Marshland Nature Reserve is something that would be popular and achievable given the right focus and enforcement of existing environment laws. Currently is blighted by litter, farm pollutants, building waste dumping and other fly tipping.	Noted.
575	Vencini	Policy GS4	Brook House appears to be in a state of collapse and needs urgent restoration work. It is an eyesore on the otherwise beautiful Main Street.	The Neighbourhood Plan seeks to ensure the sensitive reuse and the protection of heritage assets.
576	Kenneth Stanley	GS4	The Marshland nature reserve is a disgrace; it's on my running route and the road to it, or non-existent road to it, is abominable; it needs bird hides for watchers put there. The publication of a blue plaque Frodsham guide; the Weaver could be developed and the progress of narrow boats improved plus facilities for them.	Noted. Please see the response to comment 408 re the river Weaver

577	CWAC	Policy GS, H&W-B, RL5	Suggest that rather than setting out a list of priorities, the policies within this section are amended to become land use policies which can be implemented; for example, "subject to meeting other relevant policies in the Plan, development will be supported where they:	<p>Agree. Amend policy GS, H&W-B, RL5 and GSRL5 to read</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 • Enhance and extend Frodsham's Cycle Paths/Routes for All
578	Kenneth Stanley	GS5	This has already been done; it needs someone to suggest facilities and get finances to allow things to happen using the expertise of Brio and the wonderful Castle Park.	Noted.
579	Michael Garvey	GS5	Agreed	Noted.
580	Eileen Sparke	GS5	Great very keen to support	Noted.
581	Samantha Sansom	Policy GS5	Frodsham does have little spaces of green which are useful	Noted.
582	Patrick Eakin	Policy GS5	Strongly agree	Noted.
583	Ian Parkin	Policy GS5	A lot of the items in this plan seem to be conflicting with others. As an example, if 250 house are built and commercial is expanded along with green spaces that don't already exist, where does this land come from?	250 properties for Frodsham was the figure identified and included in the Cheshire West and Chester Local Plan. 180 have been completed, and 36 have planning permission.
584	Runcorn Rowing Club	Policy GS5	The rowing club incorporate an adaptive squad getting those less mobile on land active and moving on the water. Our new facilities will allow us to expand this in an accessible and friendly space. We are keen to teach	Noted. Please see response to comment 377 from the Canal and Rivers Trust which amends policy EDVE2 to ensure that the use of the river is promoted. The Neighbourhood Plan is only concerned with developments in the designated Frodsham

			under represented groups water based skills and with our schools programme take juniors (from 11years) out on the water each week as part of their regular PE sessions. We currently take pupils from OBA and Merchant Taylors School in Liverpool. We are keen to expand this to Frodsham High School.	Neighbourhood Plan area. Your comments will be passed on to Frodsham Town Council
585	Kathleen Povall	Policy GS5	Agree this is vitally important	Noted.
586	Stuart Mercer	Policy GS5	Agreed	Noted.
587	Gillian Harrison	GS5	The library plays an important role in the community. It is a designated warm space, provides computer facilities and a wonderful book lending service. Its location is central and has parking support is required to avoid any closure	At the end of paragraph three of section 5.3 add Frodsham Library is essential to the town and provides many services and activities.' The library is a warm hub and activities include U3A, digital device sessions, children's activities, a social group for visually impaired people, a job club and help for people to improve their English.
588	Andy Todd	GS5	The cycle route work done on the road from Netherton to the high school was a waste of money. Take care to spend on projects that will be used and make a difference eg a possible cycle and walk round the marshes along the Weaver. Repair main road Potholes.	Noted. Your comments will be passed on to the Town Council.
589	Jeffrey Sutcliffe	Policy GS5	Improve on the NHS and doctors facilities including longer opening hours	Noted. Opening hours are beyond the scope of the Neighbourhood Plan.
590	Louise Robinson	Policy GS5	Make sure any spaces are either lit or locked at night to stop antisocial behaviour.	Noted.
591	Matthew Booth	Policy GS5	Agreed	Noted.
592	Chris Grindrod	Policy GS5	Agreed	Noted.
593	Rob Martin	Policy GS5	Is it appropriate to comment on the need for a new Leisure Centre?	The Plan supports the enhancement and development of all the town's leisure and recreation facilities. It is recognized that a

				local swimming pool is a long held aspiration and was frequently mentioned in feedback from the community.
594	Andrew Rudd	Policy GS5	There is still some neglect of the North side community around Weaver Vale. If there is a choice, leisure funds should be prioritised towards those residents.	Financial support is unfortunately outside the scope of the Neighbourhood Plan.
595	Iris Keating	GS5	I was a little surprised that there is no mention, as far as I can see, of our excellent library and the way it is embedded in our community especially as a warm space along with brio (who were mentioned a lot) they have links with and work with the Princeway surgery. The leisure centre is OK but the library and its staff are something special and this is not reflected in the draft plan.	At the end of paragraph one of section 5.3 add Frodsham Library is essential to the town and provides many services and activities.' The library is a warm hub and activities include U3A, digital device sessions, children's activities, a social group for visually impaired people, a job club and help for people to improve their English.
596	Robert Taylor	Policy GS5	Invest in enhancing the sports centre	The Plan supports the enhancement and development of all the town's leisure and recreation facilities. It is recognized that a local swimming pool is a long-held aspiration and was frequently mentioned in feedback from the community.
597	MP	Policy GS5	Agree, also invest in existing community, leisure and library facilities to a first class for all standard.	Noted.
598	Amy Heald	Policy GS5	The cycle path to Helsby high school is under used as there is not enough safe storage at the school. There needs to be a campaign to encourage pupils to cycle.	Your comment will be passed on to Helsby High School
599	Climate Action Frodsham	Policy GS5	Embedding physical activity: Previous comments apply - CAF welcome the plans to improve pedestrian and cycling infrastructure. In particular, we would like to see more intelligent crossings (puffin), especially for Main Street, Fluin Lane and Church Street. There is evidence that pelican and puffin crossings are safer for pedestrians, particularly for children and elderly women apparently! This is particularly relevant due to the proximity to local primary schools. We have not discussed cycling	Noted.

			infrastructure in detail as we expect that local cycling groups are likely to comment on this, however, we are broadly in favour of upgrading cycling infrastructure.	
600	Stephen Hill	Policy GS5	Healthy body and mind improves quality of life and can help reduce the strain on our local medical and mental health services.	Noted.
601	CWAC	Section 6	Not unreasonable to identify 'primary' routes as an aspiration, however the ability to require this is in reality limited – perhaps this just needs the addition of a 'where possible' caveat or similar. Additionally, we would suggest that the 'primary routes' map has some omissions, namely parts of Fluin Lane and on Main Street. Not clear why sections of these roads have been excluded from the 'primary routes' list (is this due to Fluin Lane being part of the AQMA?) – Figure 6.0 should either be amended or explained more fully.	Sections of Fluin Lane and Main Street are excluded because Fluin Lane is wide enough to accommodate parked vehicles, and Main St has allocated parking bays.
602	Cycle North Cheshire	CA1-3	<p>Connectivity and Access Policies - Most vehicle traffic from the M56 motorway to Kingsley, Norley and the Delamere Forest routes through Frodsham.</p> <p>The need to promote and sustain Active Travel has been identified both through consultation and national policy.</p> <p>A comprehensive network of Public Rights of Way (ProWs) criss-crosses the town and these need to be improved and continually maintained to support the needs of an evolving demographic and technologies.</p> <p>The existing cycle infrastructure within and around Frodsham needs expanding and improving.</p> <p>This relates to the first sentence: <i>"Most vehicle traffic etc..."</i> "A policy should be included to protect land from development which would provide an alternative route</p>	Noted. However, highways issues are outside the remit of the Neighbourhood Plan. Policies CA1-CA3 have been amended.

			<p>for the ever increasing volume of motor vehicles which comes through Frodsham to either access new housing or leisure developments to the south of the town. e.g. Delamere, Oakmere, Beeston, Tarvin, Tarporley or seek an alternative route around the frequently blocked M56.</p> <p>This relates to the last sentence: “<i>The existing cycle infrastructure etc...</i>” This builds on the suggestion made above. It is suggested that land to the north of the town alongside the M56 is protected to provide a segregated cycle/pedestrian track is which avoids the highly congested centre of the town. Starting at the Quay lane a track alongside the river, the north side of Saltworks playing field, the Marshlands tree garden and the cricket field linking to Williams Lane and onto Marsh lane appears to be accessible. Additionally access to/from the town centre could be linked down either Greenfield or Moor lanes.</p> <p>https://maps.cheshirewestandchester.gov.uk/cwac/webmapping</p> <p>This is in keeping with the CWaC LCWIP, (Local Cycling and Walking Infrastructure Plan) and the Sustrans “Future Vision”, for Frodsham which both advocate a cycling/walking path linking Halton to Helsby, passing through Frodsham, creating a safe, segregated route for commuters and importantly active travel options for children of Helsby High school. The exact route alignment is currently being established by Sustrans and it is possible that the option described above may be preferred. We believe that this potential option should be kept open pending a decision by CW&C/Sustrans which would of course require subsequent community approval.</p>	
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			<p>Overall, this chapter (6) provides an extremely strong case for improving access for cyclists which is encouraging. However, whilst there is very good network of public footpaths in the parish town there is very limited attention given to the needs of pedestrians or ‘wheelers’ who may use either trikes/etrikes or mobility scooters. The suggestion described in EDVE2 is applicable here also</p> <p>Our suggestion is that Active Travel routes should be mapped for the town which link each of the residential areas/Wards of Waterside, the Lakes, Overton & Five Crosses and Castle park with all of the primary destinations such as the station/bus stops/taxis, shops, schools, the medical centre/library/leisure centre and parks/ Frodsham Hill. Each of these routes should well signposted to show visitors and residents where to go and also be improved to enable safe access and road crossings for pedestrians, cyclists and wheelers.</p>	
603	CWAC	Policy CA1	<p>This policy is rather long which might lead to difficulties in implementing and understanding each of its elements in detail. Suggest this policy is split over a number of separate new policies, for example Footways might become a separate policy and EV charging points might become a standalone policy.</p> <p>Might also be useful to add some more explanation as not currently clear what some elements of the policy would mean in practice <i>e.g..” All developments that include new roadways will ensure all parking provision in accordance with Housing and the Built environment is provided for off the roadways”?</i></p> <p>Policy CA1 – Suggest that this should refer to connection to cycle and footways, rather than just footway connections – and instead of referencing</p>	<p>Split the policy into three – footpaths and cyclepaths, electric vehicle charges and parking, and amend the following policy numbers accordingly.</p> <p>Amend the Policy intention box to read:-</p> <p>Policy CA1 – To ensure that development provides infrastructure, footpaths and cycle paths fit for the future, and that Frodsham is an active travel enabled town supporting the needs of cycling for education, commuting, recreation and leisure and shopping.</p> <p>Policy CA1 – Footpaths and cycle paths</p>

			<p>current DfT guidelines, reference the LTN 1/20 walking and cycling standards: https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-120</p>	<p>Where appropriate, developments must connect to the nearest existing footway and cyclepaths. In determining specifications for connections, the LTN 1/20 walking and cycling standards https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-120 and A Cycle Strategy for Frodsham</p> <ul style="list-style-type: none"> • Education: Safe routes to primary schools, all areas of Frodsham to join the A56 cycleway to Helsby High School. • Leisure: A safe and easy route from Frodsham to Delamere. • Employment: A safe route following the alignment of NCN5 from the Chester Greenway through Frodsham to connect with the Runcorn Cycle Network, Halton and The Heath <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>Supporting infrastructure must utilise good practice guidelines as set out in the ADRA summary. Footpaths, cyclepaths, signage and street furniture must be sensitive to the character of the Conservation Areas, the locality and the surrounding area.</p> <p>Policy CA2 – Electric Vehicles Amend the Policy intention box to read:- Policy CA2 – To ensure the use of electric vehicles are supported to help reduce pollution and improve air quality, and contribute to the town’s sustainability.</p> <p>Revise policy to: New developments will, where viable, include provision for charging points for electric vehicles Retrofitting EV charging infrastructure is to be encouraged in line with CWaC EV Charging Infrastructure Strategy</p>
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				<p>Policy CA3 – Parking</p> <p>Amend the Policy intention box to read:-</p> <p>Policy CA3 – To ensure that adequate vehicle and cycling parking is provided, to help Frodsham remain a safe and active travel friendly town.</p> <p>Revise policy to</p> <ul style="list-style-type: none"> • Car Parking development of new or existing car parking should be provided in accordance with the CWAC Parking Standards SPD and will include the following features: <ul style="list-style-type: none"> ▷ Car parks for public use will include safe pedestrian access (in accordance with the specifications above) to the nearest roadside footway or footpath network and will be to a standard as required for the use of a wheelchair or mobility scooter. ▷ All car park development should, where possible, include lighting systems that comply with CWAC specifications. Any car park re-configuration will allow for disabled bays to be located closest to the services the car park is designed for (e.g. Station car Park / proximity to platforms). • Parking on Primary Routes: ▷ Development on the marked-up areas of the primary routes (Fig 6.0) should, where possible, accommodate all vehicle parking requirements on the development site where it can be demonstrated that parking on the road would cause a severe impact on congestion or a highway safety issue. • Secure cycle storage and cycling parking provision should be of at least the standard required in the Cheshire West and Chester Parking Standards Supplementary Planning Document.
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				<p>Amend the Explanation boxes as follows.</p> <p>CA1 – Keep the first two paragraphs and add the three paragraphs from the former CA2 policy. To read – Connectivity for new and re-developments must account for the evolving demographics thus future infrastructure must cater for all intended users with segregated provision for vehicles, cycles and pedestrians wherever possible.</p> <p>All developments can make a valuable contribution to nearby schemes; either through direct contributions (Section 106 agreements / Community Infrastructure Levy) or improvements to adjacent or connecting infrastructure.</p> <p>A Cycle Strategy for Frodsham details how cycling infrastructure should dovetail with adjacent schemes, fulfil the requirements set out by CWAC and provide a convenient menu of schemes from which improvements to cycling infrastructure can be prioritised.</p> <p>Some Active Travel routes are incorporated in supporting documentation (ADRA summary, a Cycle Strategy for Frodsham) however a complete list is outside the scope of the NP and to be progressed by organisations such as FTC, Cycle North Cheshire, Sustrans etc in conjunction with CWaC.</p> <p>Policy CA2 – Explanation of policy revised to</p> <p>The stated goal of the CWAC Frodsham Air Quality Action Plan in response to the Frodsham AQMA</p>
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				<p>is to reduce emissions.</p> <p>The growing use of electric vehicles (EV) brings additional demands for the supporting infrastructure. Recommendations for EV charge points are specified in CWAC Parking Standards Supplementary Planning Document and the DfT, in response to the Road to Zero strategy, recently outlined a list of proposals to support the goal that all new cars and vans will be 'zero emission' by 2040.</p> <p>CA3 – Explanation revised to Ensuring adequate car parking will lead to safer roads with less hazardous on street parking, and help the town remain a vibrant place to live, work and visit.</p>
604	CWAC	Policy CA1 – Electric Vehicle Charging Points:	<p>We note that this policy makes reference to the Council's Parking Standards SPD (Feb 2022) which includes recommended best practice guidelines for the provision of Electric Vehicle Charging Infrastructure within new developments, including changes of use. The charging point recommendations within the SPD are:</p> <ul style="list-style-type: none"> 1 per dwelling (where there is dedicated offroad parking); 1 per 10 parking spaces for communal parking for flats etc; 1 per 10 spaces for staff parking in commercial developments and 1 per 10 spaces for retail and leisure customer parking. <p>The SPD recognises that the building regulations are changing and from June 2023 all new developments will have to meet these requirements.</p>	<p>Policies CA1-CA3 have been amended, as detailed above.</p>

			<p>The minimum rates stated in your draft policy CA1 are above the recommended rates in the SPD and the Building Regs requirements:</p> <p>1 per 5 spaces for residential communal parking;</p> <p>1 per 5 staff parking spaces in commercial developments and</p> <p>1 per 15 spaces for retail customer parking (is 1 per 15 the intended figure as this requires less EV charging than the SPD or forthcoming Building Regs?)</p> <p>The difference in the recommended levels will need to be fully justified with evidence if they are to be taken forward as policy within your Neighbourhood Plan. If the levels you are proposing are aspirational, you might include '<i>unless shown that this makes the scheme unviable due to costs</i>' or something similar within the policy wording? The evidence and explanation you provide to the Examiner, might include locally specific issues requiring these tighter requirements e.g., addressing specific air quality issues in Frodsham (e.g. Frodsham AQMA) as well as the vision of your plan for Frodsham to be sustainable and tackling climate change for example.</p>	
605	CWAC	Policy CA1	<p>Access roads within developments.</p> <p><i>All developments that include new roadways will ensure all parking provision in accordance with Housing and the Built environment is provided for off the roadways.</i></p> <p>We would suggest an amendment to state that parking should be provided in accordance with the CWAC Parking Standards SPD.</p> <p>Footway connections:</p> <p><i>Any development must connect to the nearest existing footway and the connection must be in sympathy with the local style. Specifications (width) for the connection</i></p>	Policies CA1-CA3 have been amended, as detailed above.

			<p><i>will be determined by reference to A Cycle Strategy for Frodsham.</i></p> <p>It may not always be possible to provide a link to the nearest existing footway and would depend on the scale of development. For instance, a small development of a couple of houses along a road with no footways would not be expected to provide a particularly long length of footway. It should say where possible/achievable and dependant on the scale of development.</p> <p>Car Parking</p> <p>Meeting CWAC lighting specifications is not something that is enforceable in a private car park from a highway objection point of view if it doesn't affect the highway.</p> <p>Parking off road on identified 'primary' routes:</p> <p>Whilst the intention of this paragraph is understood, we could not support this as a general principle. It would only be defended where it could be proven it created a severe impact on congestion or a highway safety issue, so it comes down to each specific case. There are other ways of dealing with on-street parking, which is creating issues, in the form of yellow lines etc, so other legislation does exist.</p>	
606	Canals and Rivers Trust	Policy CA1	<p>In principle, we support the use of our towpaths as sustainable active travel routes and welcome proposals to improve their access and usage. New development near waterways can lead to additional demands on the use of our towpaths, and the need for towpath surface improvements and enhanced access provision.</p> <p>The Trust would highlight the importance of being able to secure developer contributions for such maintenance or improvements where appropriate.</p>	Noted. Policies CA1-CA3 have been amended, as detailed above.

			The Trust would welcome additional text that advises of the process for the potential impact of development to be mitigated through the planning process, with regard to securing planning obligations for towpath maintenance and improvement.	
607	Ian Wardle	Policy CA1	Maintain the roads and pavements properly	Noted, this is outside the scope of the Neighbourhood Plan.
608	Andrew Basden	Policy CA1	<p>6, Connectivity</p> <p># It is good that cycling and walking and public transport are mentioned a lot.</p> <p>However, wording needs to be stronger.</p> <p># Objectives: Replace "encourage" with "prioritize" etc.</p> <p># Currently, many paths are blocked or signs have been removed.</p> <p>Policy CA1, to ensure infrastructure fit for the future. That sounds admirable. And I am pleased to see reference to footways and charging points. However, the text needs strengthening because there are too many loopholes (e.g. "where feasible"). And the emphasis still seems to be on the car and roadways, rather than cycling and walking</p>	<p>Policies CA1-CA3 have been amended, as detailed above.</p> <p>Amend paragraph 6.3 first objective to read 'To prioritise sustainable transport and reduce congestion and vehicle emissions.'</p>
609	Ruth Basden	Policy CA1	<p>Yes to footways and cycle policy.</p> <p>Good to hear about electric vehicle charge points.</p> <p>We have a charge point on our drive, but when we are away from home, finding a working charge point is often much harder than it is for petrol car owners to fill up with petrol! We need more charge points asap as a queue for a charge point often lasts a lot longer than a queue for petrol. Even a fast charge point (as at motorway service station) takes about 40 minutes. Add queuing time to that as well and journey times are increased again - not good for people travelling with children.</p>	Noted.

			Also, if at all possible, the public charge points should be ones that can be used with a credit or debit card, not ones tied to a particular provider. When I used petrol, I didn't need to join BP or Shell etc to use their pumps!	
610	Chris Grindrod	Policy CA1	<p>This policy is good but needs additional work including: Howey Lane is currently used by many pedestrians including primary and high school children. The road is unsafe to pedestrians and only a matter of time before someone is injured. This is of prime concern to me. This route is prime for conversion to one way traffic with provision of a pedestrian/cycle route.</p> <p>Inaction on this whilst building more and more houses creating more and more traffic shows where the priority is. I'm not concerned with the impact to traffic. As a driver myself, I will live with it, or alternatively I will get out of my vehicle and walk or cycle.</p> <p>Electric car charge points shouldn't only be a consideration for new developments. They should be provisioned through the village particularly in areas of parking density.</p> <p>'Ease of access of footways' >> Why is parking on the pavement accepted outside of the Methodist church that sold off their car park for development?</p> <p>'All developments that include new roadways will ensure all parking provision in accordance with Housing Policy ' >> Most new developments have insufficient parking. The priority is cramming as many dwellings on the parcel of land as possible. This needs to change.</p>	Noted, with thanks. Policy CA1 has been split into three separate policies and amended. Your comments regarding specific problematic areas will be passed on to the Town Council.
611	Peel	Policy CA1	This policy is supported in principle; however it is recommended key points should be addressed to ensure the policy is fully consistent with strategic policy LPP1 STRAT 10 (transport and accessibility). This includes reference to minimising the need for travel,	Policy CA1 has been amended.

			promoting sustainable forms of travel, and creating safer and secure transport whilst improving accessibility to jobs and key services.	
612	Maureen Pidgeon	Policy CA1	Electric charging points are needed now The problems of traffic congestion caused by problems on M56 need to be addressed . Easy access to more frequent train and bus routes is a priority to help reduce traffic and create a healthier environment.	Noted.
613	Climate Action Frodsham	Policy CA1	CAF welcome the plans to improve pedestrian and cycling infrastructure. In particular, we would like to see more intelligent crossings (puffin), especially for Main Street, Fluin Lane and Church Street. There is evidence that pelican and puffin crossings are safer for pedestrians, particularly for children and elderly women apparently! This is particularly relevant due to the proximity to local primary schools. We have not discussed cycling infrastructure in detail as we expect that local cycling groups are likely to comment on this, however, we are broadly in favour of upgrading cycling infrastructure. Car Parks - consideration should be given to installation of overhead solar panels for any sizeable new car park development.	Noted.
614	Steve Milner	Policy CA1	Volume of Pass Through traffic in Frodsham. Frodsham is used as a conduit for three main flows of traffic: As a through route to Helsby As a diversion route from the M56 As a gateway to south Cheshire The first two are inevitable and probably permanent. There are few viable alternatives. The third route does, however, have an alternative. Much of this traffic,	We welcome the aspiration to reduce congestion and improve air quality in Frodsham. Highways issues including signage are outside the remit of the Neighbourhood Plan, but your comments will be passed on to FTC to raise with CWaC Highways

			<p>particularly in the Summer, is for the Delamere area, to access either housing (much of it new) or recreational visits to the forest area. It is though equally possible to access this area from the A533 and A49. However, there is no attempt on either the M56 or the Mersey Gateway bridge to direct traffic to the Delamere area from these busy routes. The only signage is for Frodsham.</p> <p>Proposal</p> <p>Signage from these major routes is reviewed to try and direct traffic onto these A roads rather than the minor B roads and residential roads that are currently used to transit through Frodsham. In particular: -</p> <p>Signage to be introduced on A533 indicating Delamere Forest visitor traffic to follow A533 and A49 (Forest Road) to reach the visitor car parks 2. Signage at Junction 10 M56 to indicate A49 as preferred route for Delamere Forest visitor traffic</p> <p>Frodsham Town Centre</p> <p>Frodsham consists of a T junction with ribbon development on all three approaches. This is mostly shopping but with some hospitality and commercial outlets. There is usually a high footfall during normal working hours. Much of this pedestrian traffic is either elderly or families with children. Despite this no consideration is given whatsoever to the needs of these groups, these are people who due to age or the presence of young children are not as fleet footed as maybe others are, yet it is necessary for them to dodge often fast moving and heavy traffic for which they are most definitely secondary in priority. I find this shameful.</p> <p>Proposal</p>	
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			<p>Fundamentally alter priorities of movement in Frodsham town centre. Pedestrians should be the priority, not traffic. The pedestrian should be helped and protected whilst out in the designated shopping area. Specific measures to achieve this could be:- A56 through Frodsham High Street to be reduced to 20mph A56 to be reduced in width at certain places to give wider pavements to facilitate use of pavements by bars and cafes</p> <p>Priority to be given to the pedestrian at crossings- instant green man for crossing - in other words “altered priorities”</p> <p>Consideration be given to forming a non-signaled junction at the A56 Church Street T junction. The use of raised cobbles in this area and on other parts of the A49/ Church Street would assist with this. Other towns have done this, eg Poynton in East Cheshire, for example.</p> <p>Church Street</p> <p>Church Street is dangerous. There is a narrow bottleneck under the bridge, a very busy supermarket, a train station, various car parks AND a waste disposal site, all within a 100yards. Pedestrians, particularly the elderly struggle to cross. Further up the road, the narrowness of what was once a country lane, means there is only one – narrow – pavement. It is not a pleasant (or safe) experience to either walk or cycle along this stretch of road</p> <p>Proposal</p> <p>Reduce speed to 20mph in the shopping zone</p> <p>Additional zebra crossing(s)</p> <p>Make Church Street/Red Lane one way all the way up to the junction with Fluin Lane. This would permit proper</p>	
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			<p>footpath provision and even the space for marked cycle lanes</p> <p>In turn Fluin Lane should also be one way, in the opposite direction.</p> <p>5. Consideration should also be given to a weight limit restriction (excluding farm vehicles and direct access) on Church Street and Fluin Lane</p>	
615	Kenneth Stanley	CA1`	Car parking at the side of the old NatWest and Barclays banks could be improved and make dozens more spaces plus the need to purchase the land behind WH Smith's this would make parking spaces for at least 40 cars with charging points it is totally unacceptable for this to have to have been locked up for many years like it has been.	Noted. Your comments will be passed on to the Town Council.
616	Jeffrey Sutcliffe	Policy CA1	There is a current lack of pedestrian road crossings so any further expansion of the town should focus on this.	Noted.
617	Iris Keating	CA1	All seems sensible and hopefully achievable	Noted.
618	Gillian Harrison	CA1	Car parking is important, but consideration needs to be given to those who wish to travel on foot. Older people find the uphill trek from the town difficult when shopping, so a stop and go free minibus service between the shopping area and say the Overton area or the Lakes Estate could be considered	Noted. Services such as bus routes are outside of the scope of the Neighbourhood Plan. Your comments will be passed on to the Town Council.
619	Colette Hutchinson	Policy CA1	This is a big policy and covers numerous ideas - I have no idea how many EV points will be needed in the future, so it can only be an estimate , also the provision of footpaths is a great idea but there are times footpaths are built to the aesthetic detriment and big cost of an area only to be used by few people on rare occasions.	Noted.
620	Eileen Sparke	CA1	My concern is that so many proposals are enclosed here but some will be prioritised due to finance and person power etc. Who makes these decisions will be	Policy CA1 has been redrafted

			consulted again the list is too long and needs to be title phase one phase two etc so the consultation can begin again.	
621	William Barry	Policy CA1	I totally support the proposal for a further footway leading to Hazlehurst Road, as at plan reference 6.7.1.5. This is an extremely dangerous section of road for any pedestrian walking up to Penkemans Lane, but even more dangerous for those walking down the road and especially those parents walking with small children. This cannot have a high enough priority for me.	Noted.
622	Rob Martin	Policy CA1	Need to be bolder with charging point requirements so that we don't have to play catch-up post 2030.	Noted, there is a new Electric Vehicle Policy CA2.
623	Ian Parkin	Policy CA1	Perhaps somebody could also consider marking the bays on Main Street as a quick win to avoid three spaces being taken by two inconsiderate motorists?	Noted. Your comments will be passed on to the Town Council.
624	Louise Robinson	Policy CA1	Make sure any car parks are free affordable and that they are managed by competent fair companies who don't make mistakes when fining people	Management of car parks is outside the scope of the Neighbourhood Plan
625	Stuart Mercer	Policy CA1	I agree with the plan in general, but recent road works have also had a big impact on the village as there is little resilience in routes through or around the village. Any future works should consider the impact on residents especially if works are being carried out concurrently	Noted.
626	Colette Stevens	Policy CA1	Improve footpaths, make sure they're not covered with nettles.	Noted.
627	Andrew Hayes	Policy CA1	Agreed	Noted.
628	Steven Haywood	Policy CA1	As a resident of Newlands Close, there is a real need to build a pavement from Hazlehurst down to the lower level of Manley Road as the speed of traffic coming down is extremely dangerous. Add to this cyclists and	Noted.

			walkers and it is a matter of time before more serious accidents occur.	
629	Stephen Hill	Policy CA1	Two hours free parking is inadequate if you are coming into Frodsham for a meal or anything other than a straightforward shop. This impacts on local businesses. We can and do walk into Frodsham 4 or 5 a week, but it is not always practicable. It is a significant turn off to go into Frodsham as a resident an incur parking charges for the privilege. So please consider any changes carefully.	Noted. Parking charges are beyond the scope of the Neighbourhood Plan, but your comments will be passed on to the Town Council.
630	David Fletcher	Policy CA1	Agreed	Noted.
631	Matthew Booth	Policy CA1	Agree on all points. Safe walking access routes are essential. I think Howey lane should again be looked at with a view to co-locating cars, bikes and pedestrians.	Noted.
632	Matthew Booth	Policy CA2	Strongly agree with these points and would make a great difference to local community health and wellbeing	Noted.
633	MP	Policies CA1-3	Agreed	Noted.
634	Robert Taylor	Policy CA1	Howey Lane is very dangerous for pedestrians and on a major path for children from Overton to the high school. It's simply too narrow... Witness the walls being collided with regularly (2 destroyed this year alone). Either it should be widened and pavement provisioned or an alternate pathway provided to get from the top of town to Netherton. The track from the top end of Howey Lane to carriage drive could be an alternative route if surfacing and pedestrian lighting was provided. This should be considered if widening Howey is not possible.	Noted. Your comments will be passed on to the Town Council. There is a Cycling Strategy for Frodsham
635	Mike Metcalf	Policy CA1	Buses. What about a local dial up shuttle bus. Fixed charge. £2. Day time use only.	Public transport is outside the scope of the Neighbourhood Plan.

636	Kathleen Povall	Policy CA1	Road safety is of paramount importance. Pedestrians can be extremely careless. Crossing Main Street is dangerous as it is so wide - and folk are too lazy to walk along to the refuges or traffic lights.	Noted.
637	Andrew Rudd	Policy CA1	Agreed	Noted.
638	Andrew Rudd	Policy CA2	Connectivity with the Runcorn side is very helpful	Noted.
639	Michael Garvey	CA1 – CA2	Agreed	Noted.
640	Patrick Eakin	Policy CA1	<p>Disagree slightly with policy:</p> <p>Access roads within development - needs to include access to secure and covered bicycle store facilities.</p> <p>Footway connections - needs to also include appropriate space for cycleway connections</p> <p>Electric vehicle charge points.- agree regrading</p> <p>residential requirements but emphasis that this is only required if the development is to have car parking spaces (some central developments could be justified as car free and not requiring a space). The EV requirements for non-residential buildings for leisure, retail or public services (e.g. The Medical Centre, supermarket) are unnecessary and can be removed.</p> <p>Unless specified, business will provide a 7kwh charger that will not provide meaningful range in the time people are parked. For an example of this, see the use of the pod point chargers at Tesco's whilst they were free, and the use now that they require payment).</p> <p>These EV charging spaces are only useful if 50kwh+ rapid chargers are installed. This would need to be mandated, but in any case, having just one for every 15 spaces will cause problems with cars queuing to use the</p>	Policy CA1 has been amended.

			<p>charger. This need is much more appropriately filled by having electric forecourts. Furthermore, the majority of EV charging is done at home, so this policy won't benefit</p> <p>Frodsham residents. For those without access to off street parking and chargers, a solution is not yet forthcoming (except the obvious reduce car use and improve active travel).</p> <p>4) Not included, but I think there is merit in supporting a car club/car share scheme in Frodsham, and it would be good to see this referenced in the Neighbourhood plan. This could be based in Moor Lane Car Park.</p>	
641	CWAC	Policy CA2	Again, it may be useful to reference LTN 1/20 guidelines here in the policy which would give it greater weight.	Policy CA2 has been amended
642	Cycle North Cheshire	Policy CA2	Include primary schools as local schools e.g. the Manor school have been encouraging pupils to either walk or cycle to school. Residents who read this summary are obliged to refer to both the Neighbourhood plan itself and the separate un referenced Cycle Strategy for Frodsham to understand where these cycle routes should be developed. It would be much easier for everyone involved in making planning decisions if a map showing the primary 'Desire Lines' for cyclists within the town was illustrated within the plan itself.	Amended Policy CA1 now mentions Primary Schools.
643	Maureen Pidgeon	Policy CA2	As previously stated the recent Frodsham to Helsby cycle way has been controversial and many cyclists continue to use the road. Problems need to be addressed. Many roads around Frodsham are not very suitable for cyclists so bespoke tracks would be safer for all concerned.	Noted. The Neighbourhood Plan seeks to support and improve cycling facilities.
644	Andy Todd	CA2	How can you make the stretch of road from the town centre to Netherton safe for cyclists? Thus the new	Noted.

			cycle route is irrelevant - children choose to walk or get lifts. That money could have been spent elsewhere - try not to attract bad feeling with further wasteful expenditure. I see very few cyclists on it	
645	Climate Action Frodsham	Policy CA2	CAF have not discussed cycling infrastructure in detail as we expect that local cycling groups are likely to comment on this, however, we are broadly in favour of upgrading cycling infrastructure.	Noted.
646	Ruth Basden	Policy CA2	Yes to all developments that will make cycling safer.	Noted.
647	Ian Wardle	Policy CA2	Much more important to maintain the roads and pavements	Noted, this is outside the scope of the Neighbourhood Plan
648	Kenneth Stanley	CA2	The cycle routes seem per team perfectly OK between Helsby and Frodsham with the new road layout, but the pavements around and to Frodsham town centre are a disgrace and are dangerous.	Noted.
649	Andrew Basden	Policy CA2	<p># It is good that cycling and walking and public transport are mentioned a lot.</p> <p>However, wording needs to be stronger.</p> <p># Objectives: Replace "encourage" with "prioritize" etc.</p> <p># Currently, many paths are blocked or signs have been removed.</p> <p>Policy CA2 Cycling. Add "shopping" to list of what cycling is for.</p> <p>There is a great need for cycle routes away from the A56.</p> <p># For example: From Castle Park, instead of going up the narrow, busy hill to Netherton, a good cycle route could be obtained by using the footpath that goes along the south side of the railway onto the back road that emerges near Helsby High School.</p>	The Policy intention box has been amended to include shopping.

650	Patrick Eakin	Policy CA2	Strongly agree, with added emphasis on the need to develop a segregated route through Frodsham and from all points to the centre.	Noted.
651	Chris Grindrod	Policy CA2	The land down by the marshes owned by Peel Holding along the Manchester Ship canal could be opened up as a cycle route. Currently there is no public access.	Noted.
652	Kathleen Povall	Policy CA2	important	Noted.
653	Mike Metcalf	Policies CA2,3	Agreed	Noted.
654	Louise Robinson	Policy CA2	Agree safe routes needed to join the A56 cycle way. I'd love to be able to cycle off road like the greenways in Chester from my home.	Noted.
655	Rob Martin	Policy CA2	Agreed	Noted.
656	Jennifer	Policy CA2	No comment as not a cyclist, so not qualified to answer this one	Noted.
657	Iris Keating	CA2	Pleased to see this included	Noted.
658	Andrew Hayes	Policy CA2	Great if this can be achieved	Noted.
659	Sherry Zaman	Policy CA2	New cycle route to Helsby High School is good but doesn't join up with safe cycle routes. I would definitely use a safe route connecting Frodsham to the Runcorn cycle network for commuting purposes. This would also allow my husband to ditch his diesel vehicle and use my EV, further reducing pollution in our area. Currently, getting out of Frodsham on a bike is not safe in my opinion.	Noted. The policy seeks to improve and enhance cycle routes
660	Lila Williamson	Policy CA2	There is an "A.B.C" to this. Where is the financial infrastructure and more importantly Realistically - where is it going to be?	Noted.
661	Samantha Sansom	Policy CA2	Cyclists seem to manage as is. No need for expensive extras	Noted.

662	Jeffrey Sutcliffe	Policy CA2	As the town is on a hillside and money has already been wasted on cyclists perhaps cycling is less of a priority than good footpaths or access for safe running routes.	Noted.
663	Colette Hutchinson	Policy CA2	Good idea if it is used enough A big Thank you to all involved in such a complex and detailed well presented document Well done	Noted.
664	Ian Parkin	Policy CA2	Requires careful consideration and a more balanced team to get the best results for all.	Noted.
665	David Fletcher	Policy CA2	Not possible due to the width of the roads and lack of footpaths	The Neighbourhood Plan seeks to improve and enhance footpaths and cycleways.
666	Amy Heald	Policy CA2	Requires safe bike storage and pupil education at HHS. Pupils need educating and encouraging to use the bike path.	Noted. This is beyond the scope of the Neighbourhood Plan. Your comment will be passed on to Helsby High School
667	CWAC	Policy CA3	Policy CA3 – we are not aware that this list of schemes has CWAC approval and certainly haven't been prioritised. The Plan should explicitly note that any such proposals are local aspirations only and would be subject to CWAC technical approvals and to viability and deliverability constraints as part of the planning process. (see additional comments below in relation to policy CA3).	<p>Amend policy CA3 to become CA4.</p> <p>The policy is locally distinct to Frodsham.</p> <p>Amend policy CA4 to read</p> <p>'Through the Community Infrastructure Levy (or any updated funding programme) the specified infrastructure deficiencies as detailed in 6.8.1 will be addressed. Other funding schemes that may come forward independently of new developments may also be used by the Town Council to address infrastructure issues.</p> <p>Amend the Explanation to read</p> <p>Neighbourhood CIL can be spent on infrastructure in the local area, in consultation with the local community. Local councils must use CIL money to support the development of the local council's area, by funding:</p>

				<p>(a) the provision, improvement, replacement, operation, or maintenance of infrastructure; or</p> <p>(b) anything else that is concerned with addressing the demands that development places on an area.</p> <p>This can include pavements, cycleways and transport links and social infrastructure and green infrastructure.</p> <p>Amend the Policy Intention box to read-</p> <p>To utilise funds to improve pedestrian and cyclist facilities, along with social and green infrastructure.</p>
668	CWAC	Policy CA3	<p>The principle of having schemes is seen as acceptable, however this is a long list, of what are aspirational schemes. It doesn't say who has identified these schemes or vetted them? Have these been agreed with CWAC as Highway Authority? I would suggest that any such list would have to be a 'worked 'up list of actual schemes, with an idea of costs, that could be achieved (see also comments on CA3 below).</p>	<p>Policy CA3 (new Policy CA4) has been amended.</p>
669	CWAC	Policy CA3	<p>Regarding Policy CA3 (para 6.7) please could you clarify whether you intend to target Section 106 contributions towards pedestrian and cyclist infrastructure or do you intend to use the Neighbourhood Portion of the Community Infrastructure Levy (CIL), allocated to the town council, to fund these sorts of projects? CIL is not considered as an agreement with a developer but a statutory levy they are required to pay.</p> <p>In the 'Explanation' section "The Local Planning Authority must have a clearly defined set of locally prioritised schemes to help determine Community Infrastructure agreements with developers". Again, please could you clarify whether you are referring to Section 106 sums or CIL funds? Section 106 sums can only be secured for sums that are:</p>	<p>Policy CA3 (New Policy CA4) and its explanation have been amended.</p>

			<p>necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.</p> <p>Neighbourhood CIL can be spent on infrastructure in their local area, in consultation with the local community. Local councils must use CIL money to support the development of the local council's area, by funding:</p> <p>the provision, improvement, replacement, operation, or maintenance of infrastructure; or anything else that is concerned with addressing the demands that development places on an area.</p> <p>The following is the definition of 'infrastructure', according to the Town and Country Planning Act 2008. Typically, there are three broad categories of infrastructure:</p> <p>Social infrastructure: e.g. art and culture, sports halls, education, health, social care, emergency services, community centres, village halls</p> <p>Physical infrastructure: e.g. pavements, cycleways, flood defences, highways, transport links</p> <p>Green infrastructure: e.g. play areas, public open space, woodlands</p> <p>If you could clarify which stream of funding you are suggesting will fund the improvements would be very useful.</p>	
670	Cycle North Cheshire	Policy CA3	<p>We feel strongly that funding which would support the development of the much needed improved cycling and walking infrastructure for the town should not be solely dependent on levies placed on developers. Our reason is that progress would be too slow to address what are</p>	Policy CA3 has been amended.

			<p>structural challenges resulting from the highly constrained topography on which the town has been built over many centuries. The policy should include seeking alternative sources of funding so that active implementation of schemes can be pursued.</p> <p>A policy should be included that requires that set of priorities should be discussed and agreed by the Town Council in conjunction with CW&C Planners & Highways.</p> <p>Within the plan itself, clause 6.7.1, Site specific schemes, states that <i>“Key pedestrian routes have been identified in Frodsham that lack effective connectivity either due to poor layout or inadequate infrastructure and also</i></p> <p><i>“Safe road crossings are an essential feature of pedestrian connectivity; they give pedestrians the confidence to plan journeys by foot, especially so for those with impaired mobility and children.”</i></p> <p>We agree wholeheartedly endorse with these statements as the development of several such crossings would enhance the inclination of residents to swap use of their cars for Active Travel. See also 6.4.</p> <p>These statements are reinforced by Fig 6.1 which shows the approx. location of suitable crossings. However the location of any new crossing should be aligned with the preferred Active travel routes. See above.</p> <p>We also wholeheartedly endorse the observations made in clauses 6.7.1.4 & 5 relating to the absence of footpaths on Howey Lane and Manley Road. A suggestion for Howey lane is to introduce one or two sections of filtered chicane on the narrow sections of</p>	
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			the road which would permit a segregated shared user footpath/cycle lane to be introduced.	
671	Maureen Pidgeon	Policy CA3	As already commented, cyclists of all ages need to feel safe and using main roads is not the best way and any new initiatives need to be properly thought through.	Noted. The Neighbourhood Plan seeks to support and improve cycling facilities.
672	Kenneth Stanley	CA3	The road down Howey Lane could have a pedestrian stop first on the left and then on the right on the way down but a pavement is an impossibility due to protected Cliff faces which in themselves are a tourist attraction.	Noted.
673	Patrick Eakin	Policy CA3	Agree, with identification that the exit from Ship Street onto High Street is problematic for cyclists at peak times.	Noted.
674	Ruth Basden	Policy CA3	<p>I do not know how the 'funding agreements through development' will work for pedestrian crossings etc. I would be wary of the developers doing the work, as it may be done to low standards, which nevertheless will tick the boxes!</p> <p>(No doubt there are some good developers!)</p> <p>I am told that pelican crossings are safer for pedestrians than zebra crossings. As a driver, I know that pelican crossings sometimes leave drivers waiting for nobody, as the pedestrians have managed to cross in advance of the lights changing!! I have heard of puffin crossings, which sound good. This website looks useful and others are no doubt also useful.</p> <p>https://www.differencebetween.com/difference-between-pelican-and-vspuffin-crossing/</p>	Noted.
675	Peel	Policy CA3	This policy does not meet the basic conditions due to not being compliant with legislation ¹² or the NPPF ¹³ , which requires obligations imposed to meet all of the following tests:	The policy has been amended on the advice from CWaC

			necessary to make the development acceptable in planning terms; directly related to the development; and c) fairly and reasonably related in scale and kind to the development	
676	Andy Todd	CA3	Most cyclists are leisure types on mountain bikes on the bridleway or lycra-clad road cyclists on nearby minor roads access via main roads to their preferred locations is inevitable and understandable. Motorists should be patient and understanding and cyclists should go in single file. This is just an ongoing problem; it is perhaps insoluble.	Noted. This is beyond the scope of the Neighbourhood Plan.
677	David Fletcher	Policy CA3	Moving out of Frodsham towards Delamere Forest has several steep hills, narrow roads and lack of footpaths.	Noted.
678	Ian Parkin	Policy CA3	Fact is that Frodsham is a three road town, a de-facto M56 bypass and connectivity for surrounding rural areas. Pinch Point? Options could include a secondary route from the rural edge of Frodsham to the M56 but what does this achieve? A drive to use train/ public transport then drives pressures on car parking, CW&C / private companies using the motorist as a cash cow and how would an elderly person living in Kingsley access the public transport infrastructure without a car? More consideration and broader focus required.	Noted. Highways issues are beyond the scope of the Neighbourhood Plan.
679	Colette Hutchinson	Policy CA3	Agreed	Noted.
680	Jeffrey Sutcliffe	Policy CA3	Agreed	Noted.
681	Muir Group Housing Association	Policy CA3	As per previous comments, where delivering affordable housing schemes the revenue can often limit the opportunity to contribute	Noted.
682	Jennifer	Policy CA3	Agree the need not sure the developers will	Noted.

683	Louise Robinson	Policy CA3	Have a sign installed on M56 to say time to next junction, as frequently in the summer due to the chevrons suddenly making cars slow down, the drivers come off and cause jams in Frodsham when if they had stayed on the motorway they would have got to Hapsford quicker.	Noted. Highways issues are beyond the scope of the Neighbourhood Plan.
684	John Reid	Policy CA3	In the coming economic environment this stuff here is pie in the sky.	Noted.
685	Stephen Hill	Policy CA3	As per previous comments. Given the mess and expense of the cycle lane from Frodsham to Helsby which was ill thought out and executed many residents cannot see how on a narrow road from Frodsham up to Kingsley a successful and efficient cycle/ traffic balance can be achieved? Causing bottlenecks on this road because of an ill thought cycle way would be a disaster both economically and politically.	Noted. The Neighbourhood Plan seeks to enhance the provision of cycling facilities and encourage safe cycling.
686	Stephen Hill	Policy CA3	See previous comments. Please use funding wisely so it benefits as many people as possible.	Noted.
687	Andrew Hayes	Policy CA3	Great if this can be achieved	Noted.
688	Antony Rogers	Policy CA3	Any cycle lanes improvements should be designed so they don't impact on the flow of car traffic. Every road user should benefit from improvements.	Noted. The Neighbourhood Plan seeks to enhance the provision of cycling facilities and encourage safe cycling.
689	Matthew Booth	Policy CA3	Agree	Noted.
690	Michael Garvey	Policy CA3	Should Community Infrastructure Agreements be confined to pedestrian and Cyclist infrastructure? What about other priorities such as health, leisure and Education?	Policy CA3 has been amended to include other infrastructure.
691	Kathleen Povall	Policy CA3	Yes. A swimming pool has been thought about for YEARS and it's never happened!!	The Plan supports the enhancement and development of all the town's leisure and recreation facilities. It is recognized that a

			The voluntary LIFTS scheme is needed because of hospitals being so distant from the town.	local swimming pool is a long-held aspiration and was frequently mentioned in feedback from the community.
692	Andrew Rudd	Policy CA3	Agreed	Noted.
693	Gail Fullbrook	Policy CA3	An important priority.	Noted.
694	CWAC	Habitats Regulations Assessment	<p>We note that the Habitats Regulations Assessment (final version October 2021) is part of this current consultation. We have previously submitted our comments on the HRA (October 2021) and these comments have been incorporated within the final version, therefore we have no further comments to make at this stage.</p> <p>The Neighbourhood Plan needs to be amended to take account of the recommendations set out in the appropriate assessment section (section 7) of the HRA. The recommendations include a caveat that residential development will only be supported if the developer commits to providing homeowner packs etc, that a caveat is added to policy EDVE2 to say that tourism development is only supported if it won't result in adverse impacts on the ecological value and function of Frodsham Marshes and the section promoting future use of the marshes is removed. If these amendments to the Neighbourhood Plan aren't made, the HRA may conclude that there could be an adverse effect on the integrity of European sites.</p> <p>These mitigation measures need to be included in the Neighbourhood Plan at the next stage. After changes are made to the Neighbourhood Plan, the HRA will need to be reviewed to assess whether it can still be concluded that the Neighbourhood Plan will not result</p>	<p>Updated SEA & HRA have been prepared.</p> <p>Add a new first bullet point to policy EDVE2 to read</p> <ul style="list-style-type: none"> • Will not result in adverse impacts on the ecological value and function of Frodsham Marshes <p>Remove the second bullet point from the explanation of the policy.</p>

			in any adverse effects on the integrity of the European sites and whether any further mitigation measures are required.	
695	CWAC	SEA Report (Jan 2022)	The Environmental Report will need to be reviewed by AECOM to assess the impacts of any amendments made to the policies as a result of the current consultation. The report may need to be amended to take account of changes to the policies and there may be further mitigation measures that are required. The Neighbourhood Plan should be amended to take account of any further suggestions made in the Environmental Report before it is submitted to the Local Authority.	Updated SEA &HRA have been prepared.
696	CWAC	SEA Report (Jan 2022)	In general, it isn't clear why it has been decided just to do a SEA report, rather than combining it into a SA report. SEA just covers environmental issues. Whilst there is no legal requirement for a SA, the qualifying body must demonstrate how its plan will contribute to achieving sustainable development. By concentrating on the environmental side, it makes it more difficult to justify the higher growth option proposed in your Plan (as this will probably have more negative environmental impacts, but more positive social and economic impacts).	The Basic Conditions Statement will demonstrate how the plan contributes to sustainable development.
697	CWAC	SEA Report (Jan 2022)	Table B - It would be helpful to state the source and date of the completion and commitment data used in this table. The most up-to-date commitment and completion figures for Frodsham are published in the Annual Monitoring Report 2021 (Table A2) as you have included at para 5.16 of the report: https://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/mon/	Updated SEA &HRA have been prepared.

698	CWAC	SEA Report (Jan 2022)	<p>Table 2.1 – Aims and Objectives – this seems incomplete and misses some of the objectives and aims listed under each of the topic/policy areas within the draft Plan e.g.</p> <p>“Frodsham will value its community and heritage and promote access to services” Aim: “To encourage development of Frodsham’s tourism and visitor economy”.</p> <p>“To designate and therefore protect all local Green Spaces. Aim: To prioritise developments that retain, conserve, maintain, protect and provide additional or new Green Spaces for community and social use”.</p> <p>“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”.</p> <p>There is a typo in the final aim listed in the table which should read “To ensure connections within.....the town and to adjacent.....”</p>	Updated SEA &HRA have been prepared.
699	CWAC	SEA I Report (Jan 2022)	<p>Para 5.4 states “... and paragraph 5.66 adds "where a key service centre” – this is missing some text, as the sentence in para 5.66 of the Local Plan (Part One) is “Where a key service centre is constrained by Green Belt the level of development reflects the ability of the settlement to accommodate new development without Green Belt release”.</p>	Updated SEA &HRA have been prepared.
700	CWAC	SEA I Report (Jan 2022)	<p>Table 6.1 – Typo in the table ‘competitions’ instead of ‘completions’</p> <p>It would be helpful here to add that STRAT 8 of the Local Plan (Part One) states that the housing figure for the rural area is “<i>at least 4,200</i>”.</p>	Updated SEA &HRA have been prepared.

701	CWAC	SEA Report (Jan 2022)	We are unsure about the way the housing growth scenarios have been assessed and the scoring and conclusions (maybe some reasons for this approach could be provided?). When we did the site appraisals for the Local Plan, we would look at each site individually and the impacts of that site, without considering the impacts of all other policies. We would then identify potential negative impacts and ways to mitigate those impacts or improve positive impacts. Your SEA has considered everything together.	Noted.
702	CWAC	SEA I Report (Jan 2022)	We also consider that air quality impacts won't be the same under both scenarios and that scenario 1 would have more negative impacts than scenario 2? We appreciate that the differences would be small in scale; but given the AQMA this may still be significant.	Updated SEA &HRA have been prepared.
703	CWAC	SEA Report (Jan 2022)	It isn't clear why the biodiversity scoring is split into two parts – it seems to relate to different policies, whereas the assessment is being made on options for level of development?	Updated SEA &HRA have been prepared.
704	CWAC	SEA I Report (Jan 2022)	We consider that an option for a greater amount of development would also have greater climate change impacts before mitigation is taken into consideration. Likewise, more development would have a greater impact on heritage, landscape and transportation? Part of the reason to undertake SEA is to identify potential mitigation / improvements – so we think it would be helpful if this could be split out of the assessment somehow.	Updated SEA &HRA have been prepared.
705	CWAC	SEA Report (Jan 2022)	Following on from the above, we consider that all the sites should have been assessed individually so it could have been established which had the best outcome	Updated SEA &HRA have been prepared.

			from a SEA perspective and identified specific mitigation / improvements for each one.	
706	CWAC	SEA Report (Jan 2022)	Likewise, we feel that each of the policies should have been assessed individually rather than just having a section relating to each theme.	Updated SEA &HRA have been prepared.
707	CWAC	SEA Report (Jan 2022)	Having said this, we do acknowledge that all the main things listed in the Regs and guidance are included and the guidance says the SEA report should take a proportionate approach. The guidance also says that the SEA should focus on the environmental impacts which are likely to be significant, and your report concludes that there are no major / significant negative effects. We do however consider that more detail could have been included in relation to the policies and that there a missed opportunity for identifying mitigation / improvement measures for each policy.	Noted.
708	CWAC	SEA I Report (Jan 2022)	The climate change section (para 9.14 onwards) doesn't seem to take account of potential impacts of development of the sites on increasing / causing surface water flooding and potential mitigation measures.	Updated SEA &HRA have been prepared.
709	CWAC	SEA Report (Jan 2022)	It is unclear why para 9.50 identifies a minor long-term negative effect in terms of transportation? The description in the sections above mainly refer to the policies having positive effects. The negative aspect may come from the site allocations, but this isn't mentioned in section 9 and in the other sections potential minor impacts from the allocations seem to have been outweighed by positive impacts of the general policies – this assessment therefore seems inconsistent.	Updated SEA &HRA have been prepared.
710	CWAC	SEA Report (Jan 2022)	In the assessment of impacts there isn't much consideration of secondary, cumulative or synergistic impacts – which is required under the regulations.	Updated SEA &HRA have been prepared.

711	CWAC	SEA I Report (Jan 2022)	Para 12.2 states that it is anticipated that monitoring of effects of the NP will be undertaken by CWAC as part of the AMR. This wording should be amended slightly. The NP group are generally responsible for monitoring the effectiveness of the NP (to help with decisions on reviewing the plan etc). The Regs require that the responsible authority (which would be CWaC in terms of SEA) shall monitor the significant environmental effects of the implementation of the plan with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action. So CWaC need to monitor significant environmental effects of plans for which SEA is required. As written, it would suggest that CWaC are responsible for all types of monitoring of all NPs.	Updated SEA &HRA have been prepared.
712	CWAC	SEA Report (Jan 2022)	Appendix II is the scoping report, but this hasn't been included (and will need to be included for consultation purposes etc.).	Updated SEA &HRA have been prepared.
713	Natural England	SEA	Natural England notes that a Strategic Environmental Assessment, Sustainability Appraisal and Habitats Regulations Assessment Screening Determination for Frodsham Neighbourhood Plan Prepared by Cheshire West and Chester Council (dated March 2022) had been produced. However Natural England had not previously been consulted on this version of the document.	Updated SEA &HRA have been prepared.