

INDEPENDENT EXAMINATION OF THE FRODSHAM NEIGHBOURHOOD PLAN

EXAMINER: Andrew Mead BSc (Hons) MRTPI MIQ

Gill Hesketh
Frodsham Neighbourhood Plan Steering Group

Charlotte Aspinall
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Cheshire West and Chester Council

Via email

Examination Ref:02/AM/FNP

4 July 2024

Dear Ms Hesketh and Ms Aspinall

Having now had a fulsome opportunity to review all the documentation submitted with the Frodsham Neighbourhood Plan (FNP) and conducted the site visit, I have a number of questions for Frodsham Town Council and Cheshire West and Chester Council which seek clarification on some of the matters within the FNP.

In order to progress the examination, I would be grateful for responses to my questions to be provided by **Wednesday 17 July 2024**, if possible. All the points set out below flow from the requirement to satisfy the Basic Conditions.

Questions to Frodsham Town Council (FTC) and Cheshire West and Chester Council (CWaCC)

Specific questions of clarification to each Council are listed below, but I would be happy to have comments from either Council about any of the questions asked.

1. Date of submission to CWaCC.
 - a. **Question to FTC.** Please could the date of the submission of the FNP to CWaCC be confirmed?
2. Habitats Regulations Assessment (2023)
 - a. **Question to FTC.** I refer to paragraphs 7.12, 8.4 and 8.5 of the Habitats Regulations Assessment and the comments by CWaCC in the Regulation 16 consultation response. Please explain how the changes recommended by the Appropriate Assessment have been incorporated into the FNP?
3. Fig 3.2
 - a. **Question to CWaCC.** Does the Council consider that Fig 3.2 showing the identified sites for residential development is adequate for development management purposes, or is the Interactive Local Plan, which includes made neighbourhood plans, intended as the appropriate map base?
 - b. **Question to FTC.** Although the background papers reveal the identified sites for residential development in greater detail than on Fig 3.2, I consider that the Plan should incorporate

larger scale maps, perhaps as Insets, showing their exact delineation. Does the Council have any comments?

4. Housing Allocations

- a. **Question to FTC.** The Plan states that the housing requirement for Frodsham under the adopted Local Plan (Part One) is for at least 250 dwellings to be delivered between 2010 and 2030. The Plan also states (page 14) that the CWaCC Monitoring Report 2021/2022 indicates 191 dwellings have been completed and a further 27 dwellings have extant planning permission. The resulting “shortfall” is 32 dwellings. Is this the current position?
- b. **Question to FTC.** In noting the Regulations 14 and 16 comments by CWaCC about the suggested housing densities in the Plan allocations, if the densities were to be reduced to those in the Housing and Economic Land Availability Assessment (25 – 30 dwellings per hectare), would the housing requirement of 250 dwellings still be met?
- c. **Question to CWaCC.** What evidence is there that a housing density of 50 – 75 units/ha for the 0.84ha site on land at Frodsham Health Centre (Site S/01) would be inappropriate?

5. Affordable Housing

- a. **Question to FTC.** Has the Council any comments on the point raised by CWaCC about whether the Local Connection test should be for first occupation only?

6. Heritage Assets

- a. **Question to FTC and CWaCC.** The second bullet point of Policy H6 considers both designated and non-designated heritage assets and, in seeking to preserve or enhance non-designated heritage assets, fails to take into account the balancing exercise advised in the National Planning Policy Framework, Paragraph 209. Therefore, in order to meet the Basic Conditions, I am considering recommending removing non-designated heritage assets from the second bullet point and introducing a further bullet point to consider non-designated heritage assets separately. Do the Councils have any comments?

7. Local Green Space

- a. **Question to FTC.** I assume that Fig 5.2 is an error and that it should be corrected to Fig 5.1 (unless Fig 5.1 has been omitted from the Plan). If so, the remaining enumeration of the Figures in Section 5 would require correction.

8. Policy GSRL4

- a. **Question to CWaCC.** On page 8 of the Regulation 16 comments from CWaCC, a suggestion is made about the removal or amendment of wording in Policy GSRL4. Please could this be clarified and a form of words suggested? I assume it is not a repeat of the point about Frodsham Marshes on page 7.

9. Policy CA4

- a. **Question to FTC.** Policy CA4 refers to a list of schemes in Section 6.8.1 which should be addressed through the Community Infrastructure Levy (CIL). The Regulation 16 comments by

CWaCC state that the list does not have approval from a highways point of view and has not been checked for viability or deliverability. Therefore, without questioning the inclusion of the list in the Plan or any individual project, it seems to me that the policy should be qualified as being aspirational and subject to later scrutiny when the opportunity arises for the implementation of any specific scheme. Has the Town Council any comments?

In the interests of transparency, may I prevail upon you to ensure that a copy of this letter is placed on both the Town Council and Cheshire West and Chester Council websites.

Thank you in advance for your assistance.

Yours sincerely

Andy Mead

Examiner