

## Places background paper - Frodsham

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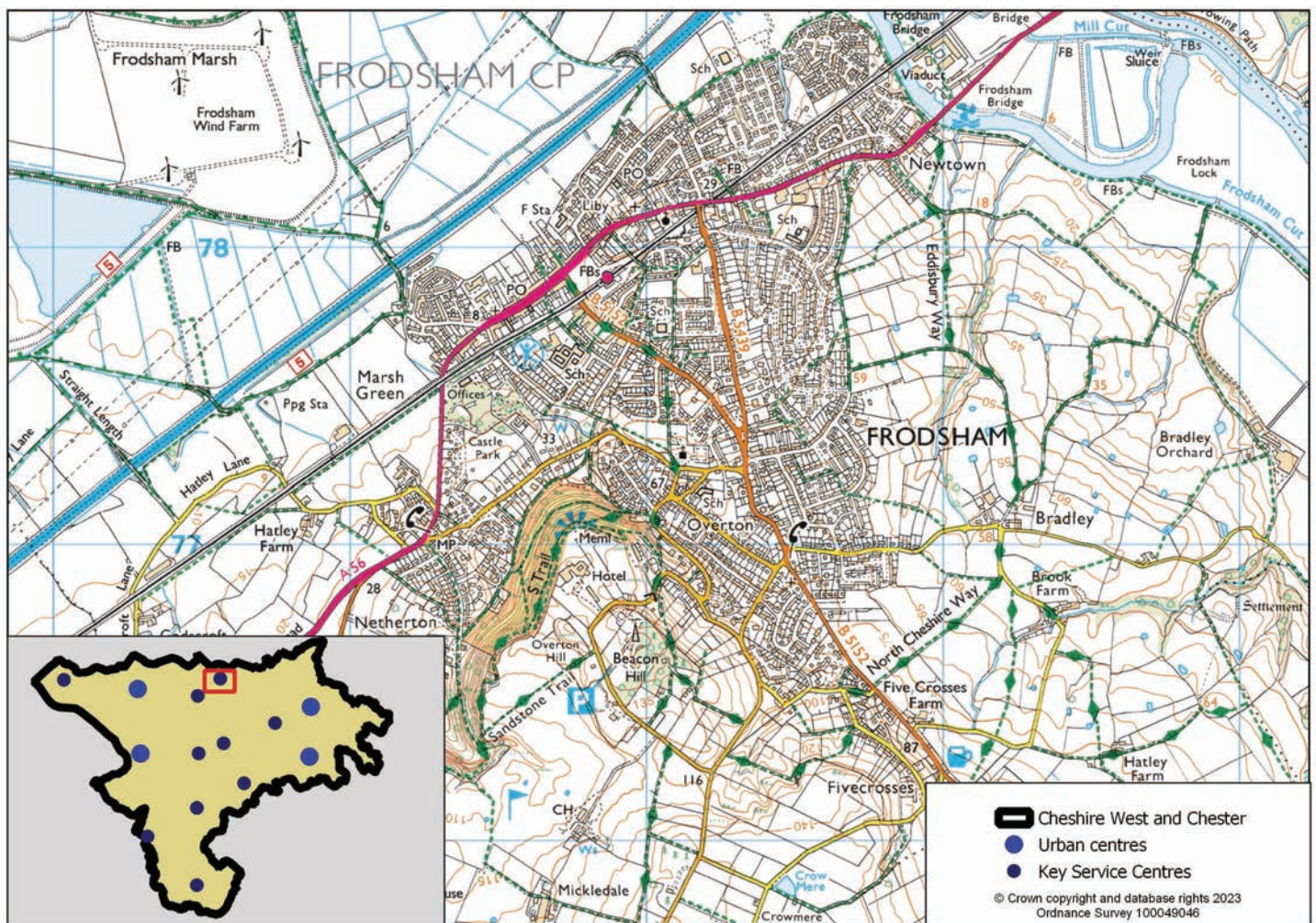
# 1 Frodsham

## 1 Frodsham

**1.1** Frodsham is a popular market town, which lies to the north of the borough and has developed to become a distinctive and attractive market town, with a mixture of historic buildings and independent traders.

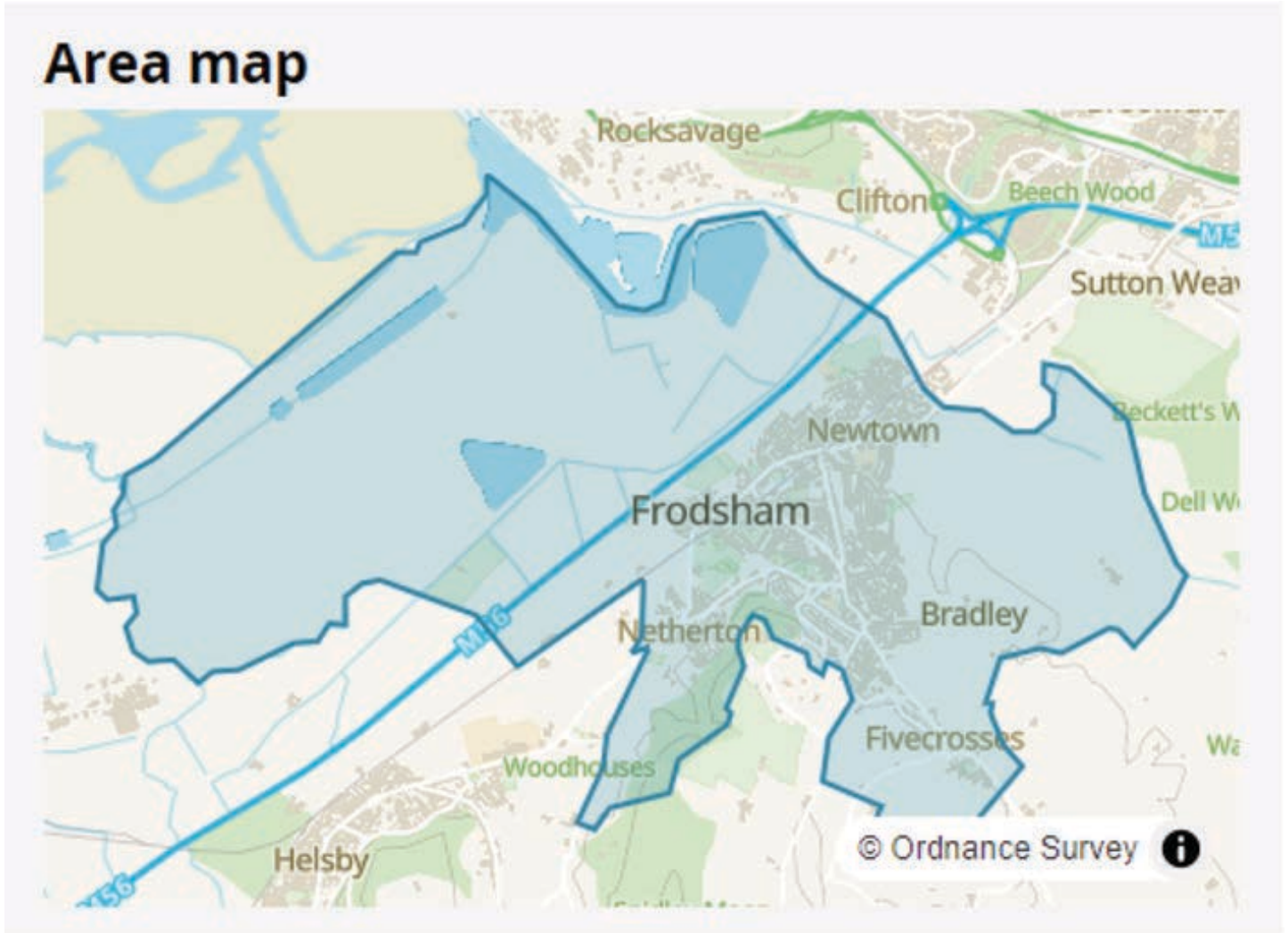
**1.2** The River Weaver flows through the area to the east and the town overlooks the Mersey Estuary, Frodsham Marshes and Manchester Ship Canal. Frodsham is in a prime location for access to Junction 12 of the M56 motorway and the railway line links Frodsham with Chester and Manchester. Frodsham Hill, a clear landmark on the Cheshire Plain offers dramatic views over the Mersey Estuary and is popular with walkers and the starting point of the Sandstone Trail.

Map 1.1 Frodsham location



## 2 Socio-economic profile

Map 2.1 Frodsham area map

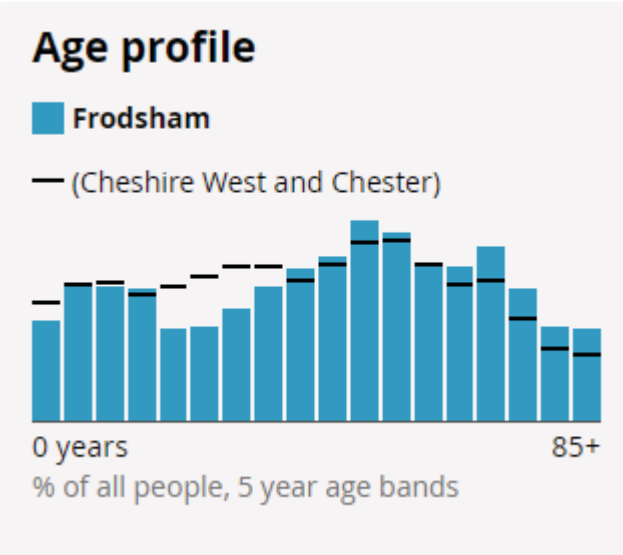


**Frodsham: ONS – Built up area.** The data and boundaries displayed in this profile are aggregated from small areas on a best-fit basis, and therefore may differ slightly from other sources: <https://www.ons.gov.uk/visualisations/customprofiles/build/>



2 Socio-economic profile

Table 2.1 Frodsham socio-economic profile

Topic	Settlement figure		Borough figure		Settlement share of borough total
Population					
<b>Total existing population</b>  (Census 2021, rounded to the nearest 100 people )	9,100		357,200		2.55%
<b>Age Profile</b>   <p>Age profile</p> <p>■ Frodsham</p> <p>— (Cheshire West and Chester)</p> <p>0 years 85+</p> <p>% of all people, 5 year age bands</p> (Census 2021)	<b>Age</b>	<b>%</b>	<b>Age</b>	<b>%</b>	
	0-4:	4.1	0-4:	4.9	
	5-9:	5.5	5-9:	5.6	
	10-14:	5.5	10-14:	5.7	
	15-19:	5.4	15-19:	5.2	
	20-24:	3.8	20-24:	5.5	
	25-29:	3.9	25-29:	5.9	
	30-34:	4.6	30-34:	6.3	
	35-39:	5.5	35-39:	6.3	
	40-44:	6.2	40-44:	5.8	
	45-49:	6.7	45-49:	6.4	
	50-54:	8.2	50-54:	7.3	
	55-59:	7.7	55-59:	7.4	
	60-64:	6.3	60-64:	6.4	
	65-69:	6.3	65-69:	5.6	
	70-74:	7.1	70-74:	5.8	
	75-79:	5.4	75-79:	4.2	
	80-84:	3.9	80-84:	3.0	
	85+:	3.8	85+:	2.7	
	Households				
<b>Number of households</b>  (2021 Census, rounded to the nearest 100 households)	4,100		155,200		2.64%
<b>Household size</b>	1 person in household	31.6%	1 person in household	30.2%	N/A

## Socio-economic profile 2

Topic	Settlement figure		Borough figure		Settlement share of borough total
Population					
(2021 Census, percentage of all households)					
	2 people in household	37.5%	2 people in household	36.4%	
	3 people in household	14.8%	3 people in household	16.1%	
	4 or more people in household	16.1%	4 or more people in household	17.2%	
<b>Household composition</b>  (2021 Census, percentage of all households)	One person household	31.5%	One person household	30.2%	N/A
	Single family household	66.4%	Single family household	65.3%	
	Other household types	2.1%	Other household types	4.4%	
<b>Accommodation type</b>  (2021 Census, percentage of all households)	Whole house or bungalow	88.5%	Whole house or bungalow	87.4%	N/A
	Flat, maisonette or apartment	9.6%	Flat, maisonette or apartment	11.9%	
	A caravan or other mobile or temporary structure	1.9%	A caravan or other mobile or temporary structure	0.7%	
<b>Number of bedrooms</b>  (2021 Census, percentage of all households)	1 bedroom	7.1%	1 bedroom	7.0%	N/A
	2 bedrooms	22.2%	2 bedrooms	23.1%	
	3 bedrooms	45.0%	3 bedrooms	45.7%	
	4 or more bedrooms	25.7%	4 or more bedrooms	24.3%	
<b>Tenure of household</b>  (2021 Census, percentage of all households)	Owns outright	44.8%	Owns outright	37.1%	N/A
	Owns with a mortgage or loan or shared ownership	32.6%	Owns with a mortgage or loan or shared ownership	32.4%	
	Social rented	10.6%	Social rented	14.6%	
	Private rented or lives rent free	12.0%	Private rented or lives rent free	15.8%	

## 2 Socio-economic profile

Topic	Settlement figure		Borough figure		Settlement share of borough total
Population					
Employment					
<b>Economic activity status</b>  (2021 Census, % of people aged 16 years and over)	Economically active: In employment	54.3%	Economically active: In employment	57.2%	N/A
	Economically active: Unemployed	2.1%	Economically active: Unemployed	2.8%	
	Economically inactive	43.6%	Economically inactive	40.0%	
<b>Employment history</b>  (2021 Census, % of people aged 16 years and over not in employment)	Not in employment: Worked in the last 12 months	9.5%	Not in employment: Worked in the last 12 months	12.3%	
	Not in employment: Not worked in the last 12 months	72.5%	Not in employment: Not worked in the last 12 months	67.3%	
	Not in employment: Never worked	18.0%	Not in employment: Never worked	20.5%	
<b>Occupation</b>  (2021 Census, % of people aged 16 years and over in employment)	Managers, directors and senior officials	15.7%	Managers, directors and senior officials	14.0%	
	Professional occupations	24.9%	Professional occupations	20.5%	
	Associate professional and technical occupations	15.3%	Associate professional and technical occupations	13.2%	
	Administrative and secretarial occupations	9.6%	Administrative and secretarial occupations	8.9%	
	Skilled trades occupations	8.2%	Skilled trades occupations	9.3%	
	Caring, leisure and other service occupations	6.4%	Caring, leisure and other service occupations	8.8%	

## Socio-economic profile 2

Topic	Settlement figure		Borough figure		Settlement share of borough total
Population					
	Sales and customer service occupations	7.0%	Sales and customer service occupations	8.2%	
	Process, plant and machine operatives	5.5%	Process, plant and machine operatives	6.9%	
	Elementary occupations	7.3%	Elementary occupations	10.2%	
Travel to work and transport					
<b>Number of cars or vans</b>  (2021 Census, % of all households)	No cars or vans in household	14.4%	No cars or vans in household	16.7%	N/A
	1 car or van in household	40.1%	1 car or van in household	40.8%	
	2 cars or vans in household	35.4%	2 cars or vans in household	32.0%	
	3 or more cars or vans in household	10.1%	3 or more cars or vans in household	10.5%	
<b>Distance travelled to work</b>  (2021 Census, % of people aged 16 years and over in employment)	Less than 10km	23.0%	Less than 10km	32.7%	N/A
	10km to less than 30km	25.0%	10km to less than 30km	18.6%	
	30km and over	4.9%	30km and over	5.2%	
	Works mainly from home	37.0%	Works mainly from home	31.5%	
	Other	10.0%	Other	12.1%	
<b>Method of travel to workplace</b>  (2021 Census, % of people aged 16 years and over in employment)	Work mainly at or from home	37.0%	Work mainly at or from home	31.5%	N/A
	Underground, metro, light rail, tram	0.0%	Underground, metro, light rail, tram	0.1%	
	Train	1.3%	Train	0.8%	

2 Socio-economic profile

Topic	Settlement figure		Borough figure		Settlement share of borough total
Population					
	Bus, minibus or coach	0.5%	Bus, minibus or coach	1.7%	
	Taxi	0.2%	Taxi	0.6%	
	Motorcycle, scooter or moped	0.4%	Motorcycle, scooter or moped	0.4%	
	Driving a car or van	49.3%	Driving a car or van	50.8%	
	Passenger in a car or van	3.2%	Passenger in a car or van	3.9%	
	Bicycle	0.8%	Bicycle	2.0%	
	On foot	6.6%	On foot	7.4%	
	Other method of travel to work	0.8%	Other method of travel to work	0.9%	



## Availability of services and facilities 3

### 3 Availability of services and facilities

#### Town Centre Retail

**3.1** Frodsham is identified as a town centre for the purposes of retail policy. The centre has a train station that connects to Chester and Manchester. The centre mostly runs parallel to the M56 motorway, and the origins of the centre are mostly likely to have been a commuter route prior to the motorway being opened. There is still high numbers of commuter traffic and given that Frodsham is a destination in its own right reflects the low vacancy rates. There is a small Morrisons supermarket close to the crossroads, in the centre and there is a Sainsburys local towards the south. The centre has always been successful and has a consistent, low vacancy rate including through the pandemic. This last year, vacancy rates have started to increase, however are still low compared with the national rate and other centres in the borough. Many units don't tend to be long term vacancies, with the exception of banks that have closed their branches in the centre in recent years. There is a good mix of retail and leisure as well as national chains and independent retailers. This is an attractive centre, with some historic buildings. Residential is often mixed between the commercial uses. There is a popular weekly market in the centre that draws a wider customer other than local residents. Frodsham is a large settlement and does have a wide catchment of residents to support the centre, although there are also a number of small retail uses around the settlement. Given the geography of Frodsham, the centre maybe inaccessible for some residents by foot or cycling.

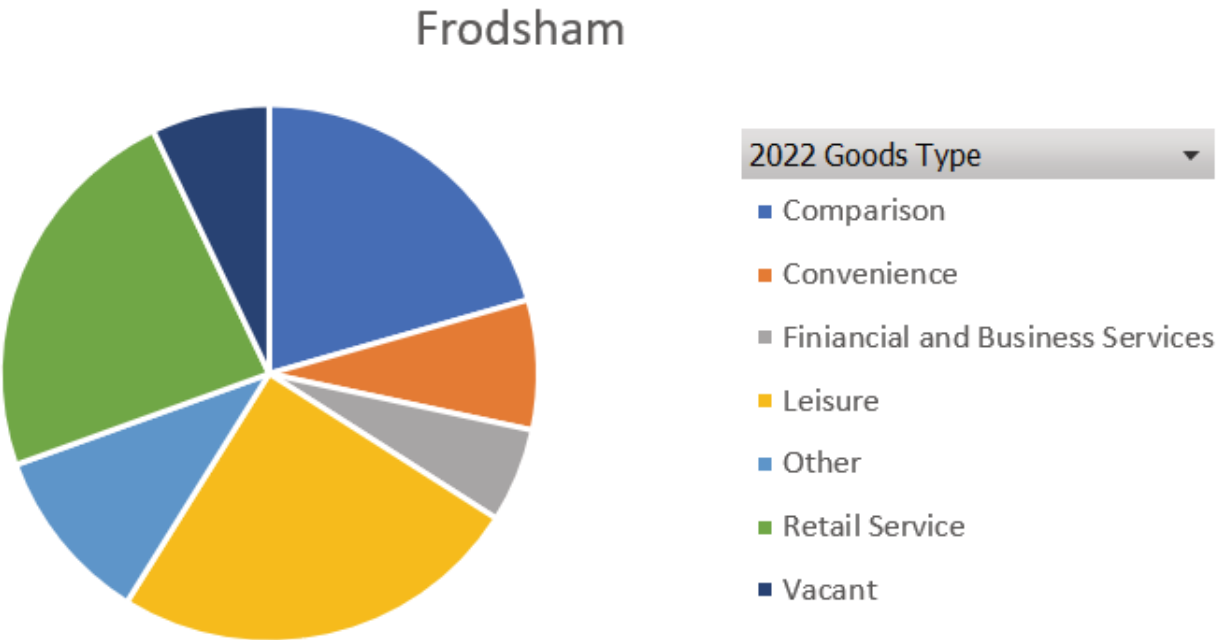
**3.2** Many of the units are small in size and are well suited to an independent retailer who could also take advantage of visitors to the weekly market, presenting a unique offer compared with other centres in the area. Outside the town centre boundary, to the south is a leisure centre, doctors and library with open space and play park within walking distance. A walkway between buildings links these areas together, promoting active travel, however these are not obvious or attractive, but does offer convenience to visit the centre and an opportunity for linked trips. Parking is mixed between some pay for car parks, on road parking and free, time limited, car parks. The centre can be dominated by cars and people looking for parking spaces.

**3.3** Local Retail Centres in the borough have been surveyed (Spring/Summer 2023) to ascertain the 'health' of the centres in terms of vacancy rates compared to the previous year. The retail offer in each settlement and a breakdown of the commercial goods type (2022) is provided in the graph below (e.g. comparison, convenience, leisure uses).

3 Availability of services and facilities

Figure 3.1 Frodsham retail goods by type

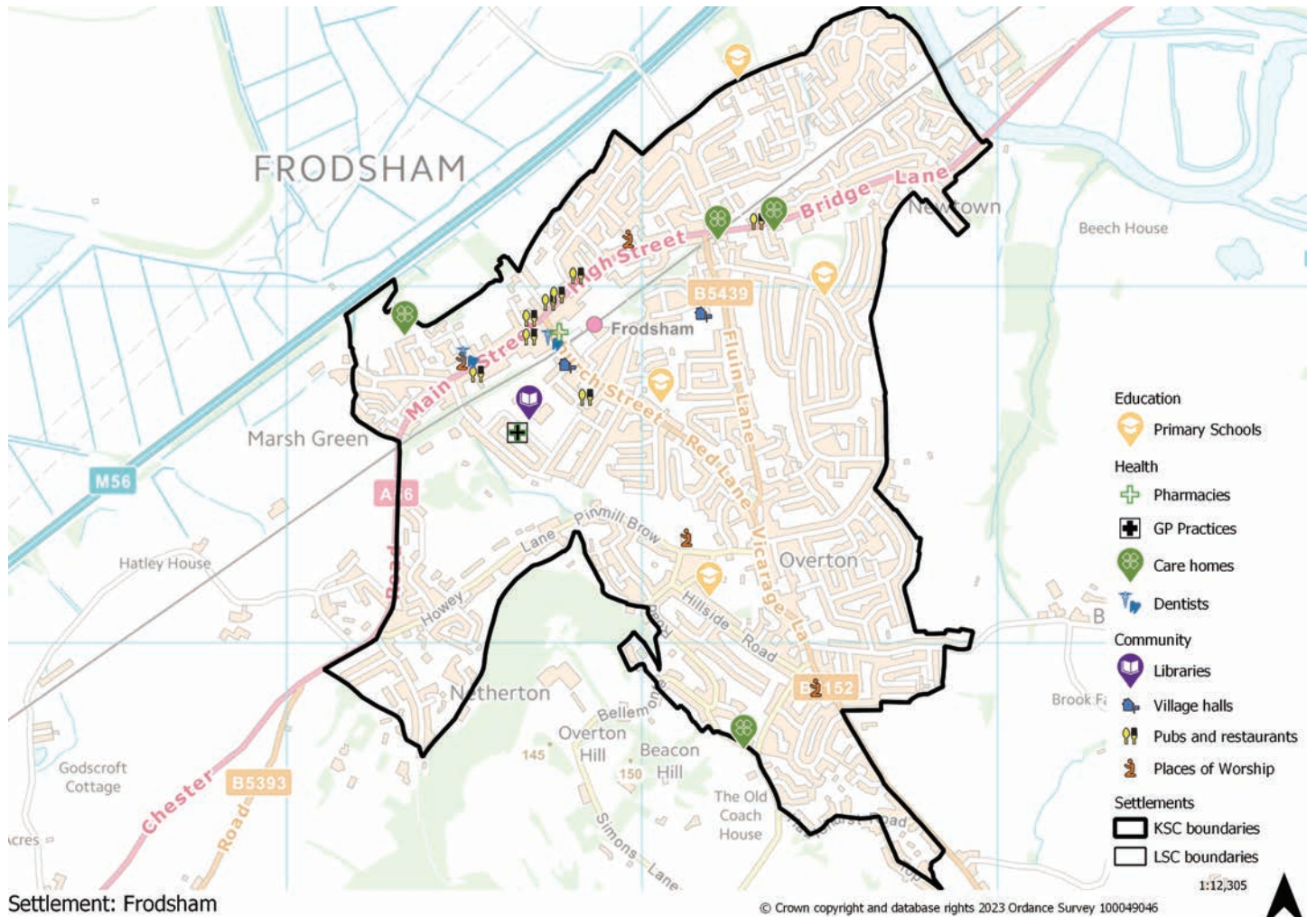
Count of 2022 Goods Type



## Availability of services and facilities 3

## Social and community infrastructure

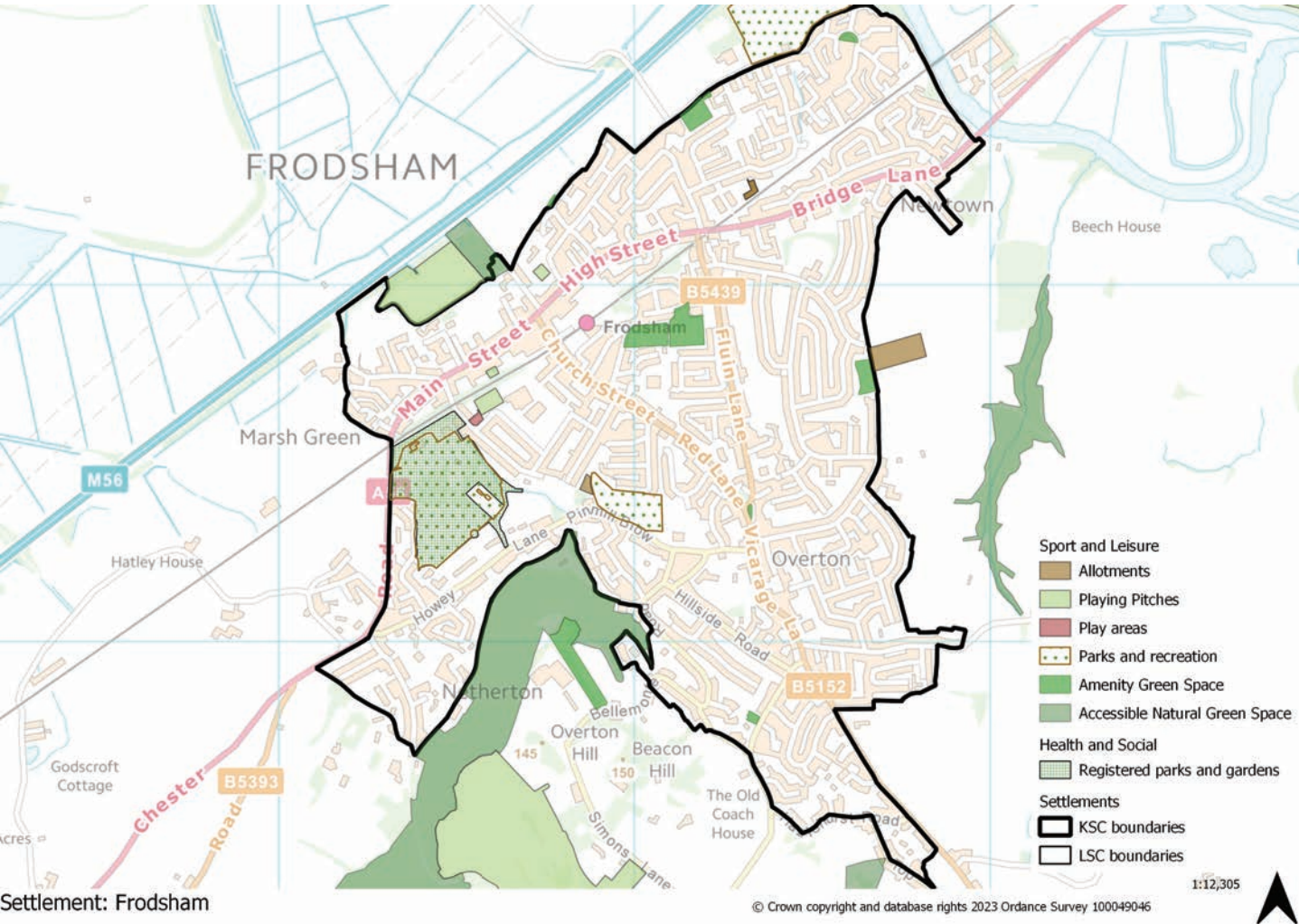
Map 3.1 Frodsham community facilities



3 Availability of services and facilities

Green infrastructure, sport and leisure

Map 3.2 Frodsham green infrastructure

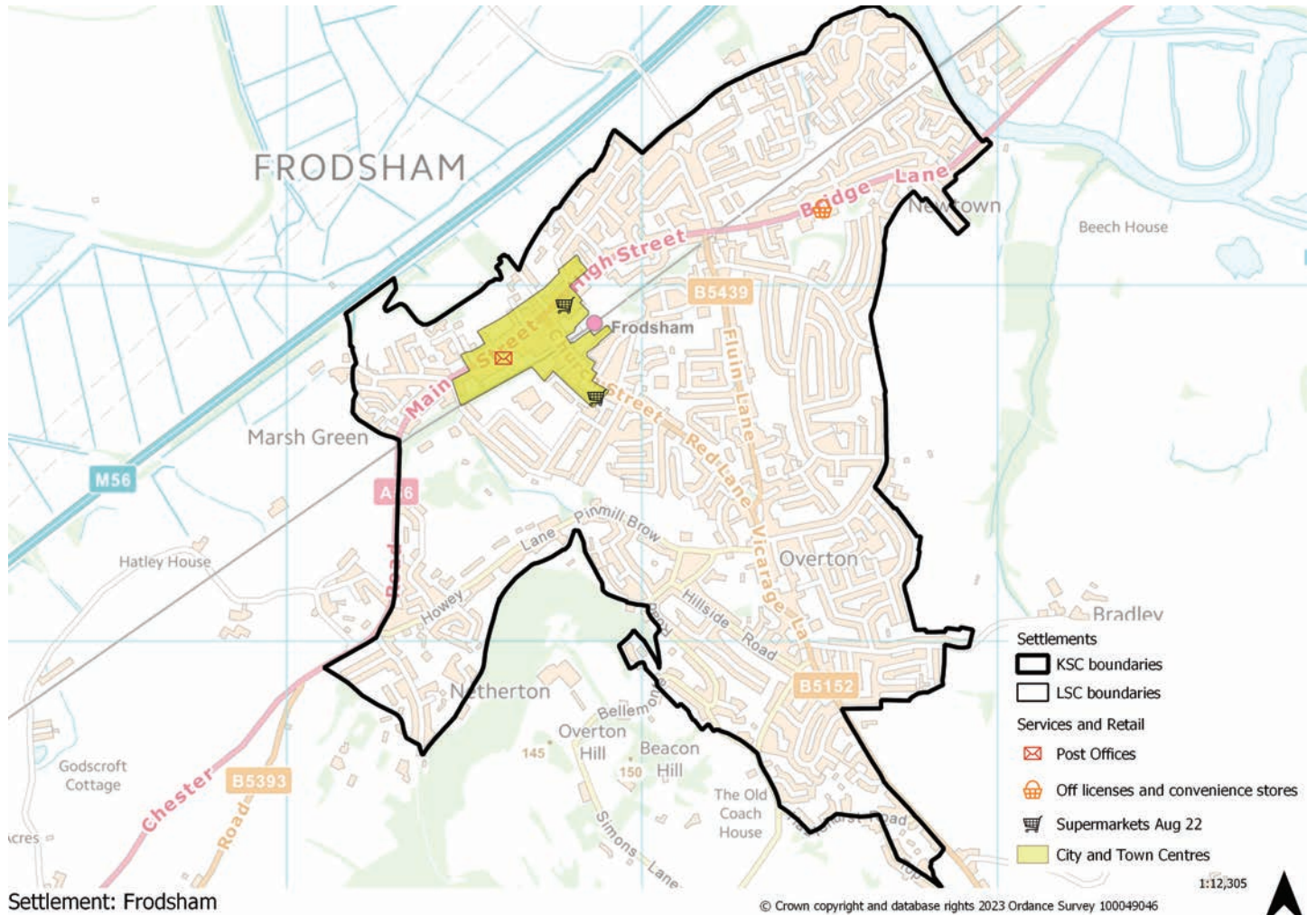




## Availability of services and facilities 3

## Local retail and services

Map 3.3 Frodsham retail and services





4 Accessibility / access to public transport

4 Accessibility / access to public transport

Map 4.1 Frodsham accessibility

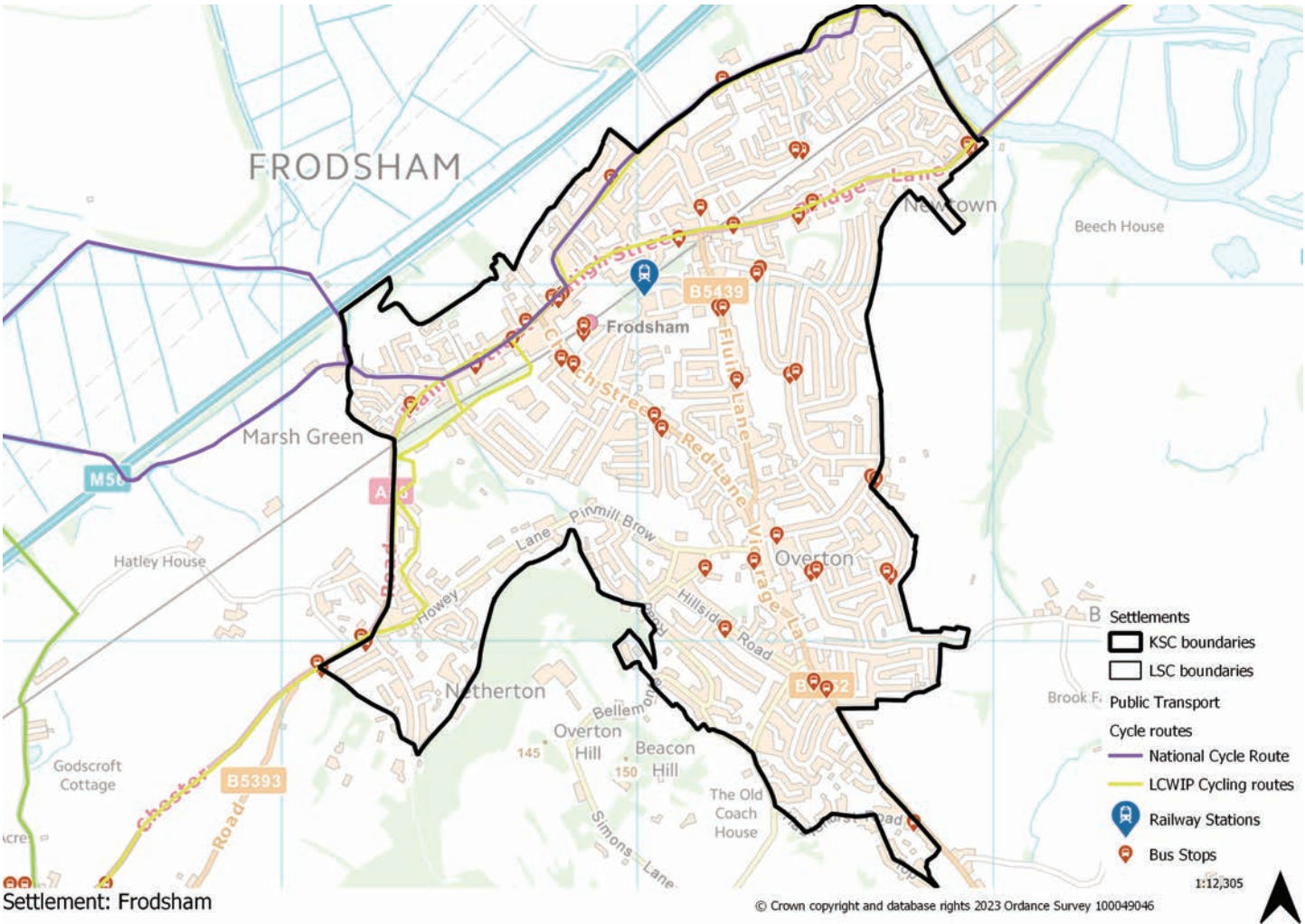


Table 4.1 Distance to other towns/higher order service centres

From Frodsham to:	Distance (approximate miles)	Approximate travel time by bus	Approximate travel time by train	Approximate travel time by bicycle	Approximate travel time by car
Chester	11	32 minutes	20 minutes	1 hour	25 minutes
Ellesmere Port	14	39 minutes	1 hour 29 minutes (train and bus)	55 minutes	17 minutes
Northwich	11	51 minutes	1 hour 25 minutes (no direct service)	57 minutes	23 minutes
Winsford	14	1 hour 19 minutes (no direct service)	1 hour 53 minutes (train and bus)	1 hour 13 minutes	27 minutes

## Accessibility / access to public transport 4

From Frodsham to:	Distance (approximate miles)	Approximate travel time by bus	Approximate travel time by train	Approximate travel time by bicycle	Approximate travel time by car
Runcorn	6	39 minutes (no direct service)	32 minutes	32 minutes	11 minutes
Warrington	11	1 hour 3 minutes	36 minutes	55 minutes	21 minutes

Table 4.2 Frequency of train services from Frodsham

Main train routes from Frodsham	Days	Frequency
Manchester	Daily	1/1 hour
Chester	Daily	1/1 hour
Liverpool	Daily	1/1 hour

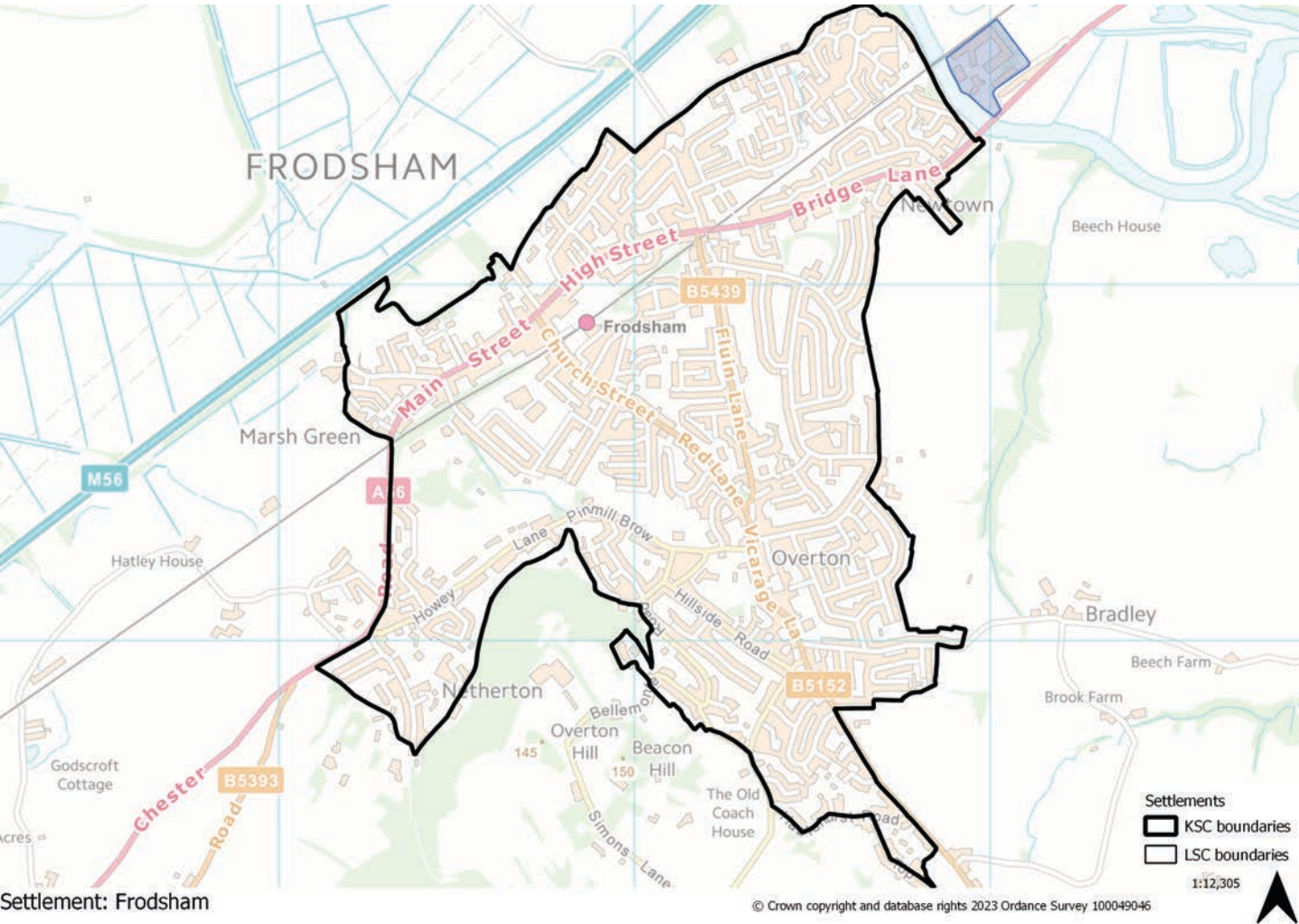
Table 4.3 Frequency of bus services from Frodsham

Bus routes from Frodsham	Days	Frequency
Chester	Daily	1/1 hour
Runcorn	Mon-Sat	1/1 hour
Northwich	Mon-Fri	1/2 hour
Warrington	Mon-Sat	1/1 hour

5 Employment opportunities

5 Employment opportunities

Map 5.1 Frodsham employment opportunities

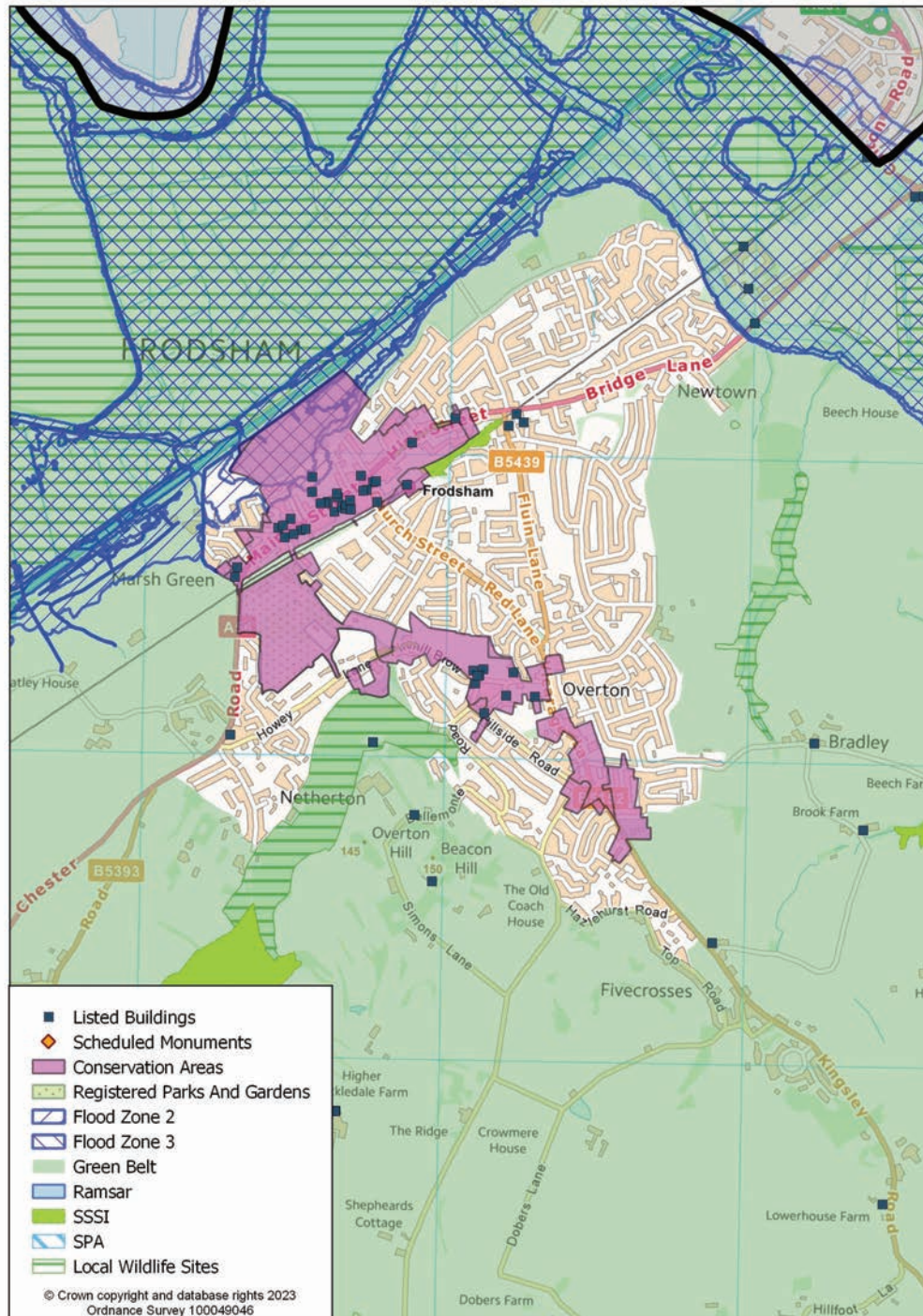




## Constraints - natural / built environment 6

## 6 Constraints - natural / built environment

Map 6.1 Frodsham constraints



6 Constraints - natural / built environment

Landscape Character

Table 6.1 Landscape character assessment

Landscape Character Type	General Description
Drained marsh (Frodsham, Helsby and Lordship Marshes) - to the north west	<p>The northern boundary of this landscape character area is formed by an artificial bank which separates it from the Manchester Ship Canal and open Estuary of the Mersey Estuary beyond. The southern boundary is marked by the railway and urban edges of Frodsham and Helsby. The River Weaver lies to the east and industrial development to the west.</p> <p>The flat, open nature of this landscape often provides expansive views of the surrounding area including the Dee and Mersey estuaries, which are intrinsic to its existence and character. The close proximity to industrial sites and the open views of these areas also has a significant impact.</p>
Undulating enclosed farmland (Helsby to Frodsham)- to the south west	<p>The Helsby to Frodsham Undulating Enclosed Farmland is a small transitional character area lying between the steeply rising Frodsham Sandstone Ridge to the south and the steeply rising Helsby Hill to the west, and the flat, low lying Frodsham, Helsby and Lordship Marches and Mersey Estuary to the north. A railway line forms the northern boundary of the character area. Helsby lies immediately to the west and Frodsham to the east.</p>
Frodsham Sandstone Ridge - to south	<p>The Frodsham Sandstone Ridge is a prominent ridge that extends from Frodsham in the north to Delamere Forest in the south. The boundaries are defined primarily by geology and topography. The Sandstone Ridge stands prominently above the surrounding Plain and is visually one of the most distinctive landmarks in the Cheshire West and Chester landscape. The ridge has a very strong cultural and natural character for example there is a concentration of prehistoric sites, woodland and heathland, sandstone quarries and exposures and sandstone buildings, walls and sunken lanes.</p>
River Valley (Lower Weaver Valley) - to north east	<p>The Lower Weaver Valley has fairly low, but steep valley sides. It flows from Northwich to the Mersey Estuary. The boundaries of the valley are defined predominantly by landform with the top of the slopes meeting the adjacent landscapes types of the Undulating Enclosed Farmland and Cheshire Plain East.</p>



## Frodsham profile summary 7

## 7 Frodsham profile summary

### Socio-economic profile

- Frodsham is a large settlement and a popular market town. Frodsham has a 2.55% share of the borough's population.
- The age profile shows that the highest percentage of residents are between 50 and 54.
- There are 4,100 households in the settlement, mostly 3 or more bedroom houses or bungalows, with the majority being 2 person households owned outright.
- 54.3% of residents are in employment, slightly below the borough figure. The primary occupation of working residents is professional.
- 40.1% of the households have 1 car or van which is only 0.7% lower than the borough average.
- 37.0% of residents work from home which is higher than the borough figure and where they do travel to work the main method is by driving a car or van.

### Availability of services and facilities

- Frodsham is identified as a town centre for the purposes of retail policy. There is a good mix of retail and leisure as well as national chains and independent retailers. Residential is often mixed between the commercial uses. There is a popular weekly market in the centre that draws a wider audience than local residents. Frodsham is a large settlement and does have a wide catchment of residents to support the centre. The town centre has a variety of key local services including a supermarket, post office, leisure centre, and medical services. Castle Park Arts Centre is a key asset for Frodsham providing three art galleries, craft units, coffee shop and workshop rooms.

### Social and community infrastructure

- Education – four primary schools
- Health – GP practice and medical centre, dentists, care homes and pharmacies.
- Community, culture and entertainment – community hall, library, places of worship, several pubs and restaurants.
- Castle Park House and Gardens offers a mixture of formal gardens and lawns and recreational leisure facilities such as a bowling green and tennis courts. The house offers access to Council Services and purpose built conference and office facilities.

### Accessibility / access to public transport

- Frodsham has excellent transport links to the A56 and M56 to Manchester and Chester and has a railway station which is served by an hourly service from Chester to Manchester via Warrington and between Chester and Liverpool.
- There is an hourly bus service to Ellesmere Port and the Countess Hospital/Chester and an hourly service to Warrington via Runcorn and Halton. A service runs once every two hours to Northwich via Cuddington.
- Frodsham is at the head of the Sandstone Trail which stretches 34 miles (55 kilometres) and offers superb walking opportunities across Cheshire between Frodsham and Whitchurch in rural north Shropshire, to the south. Access can also be gained along the River Weaver and Frodsham Marshes for other walking opportunities.

7 Frodsham profile summary

Employment opportunities

Table 7.1 Frodsham employment opportunities

Number of jobs (2021)	Economically active (excluding full-time students)	Economically inactive	Jobs less economically active population	Job density
3,225	5,087	4,136	-1,862	0.63

Constraints - natural / built environment

- Frodsham settlement area is bounded by the North Cheshire Green Belt. Within the settlement and the wider area there are a range of designated built environment features, including four Conservation Areas, a number of Listed Buildings, a Scheduled Monument and a Registered Park and Garden. Both within and outside of the main settlement area, there are a number of natural environment designations, including Local Wildlife Sites, Antient Woodland, Sites of Special Scientific Interest (SSSI) and international designations covering the Mersey Estuary (RAMSAR site). Areas to the north/north west of Frodsham are within flood zone 3a and 3b (high probability of flooding and functional flood plain).