

Frodsham Neighbourhood Plan Steering Group Meeting

Monday 7th January 2019 at 6.30pm Castle Park House

Attendees:

Caroline Ashton, Resident FTC

Martin Maris, Resident

Andrew Rowe, Resident

Peter Vickery, Resident

Liam Jones, Resident FTC

Mark Warren, Resident

Gill Hesketh, Support and Admin, Resident

Apologies: Steve Carmody, Lynn Carmody, Chris Burrows, Ashley McCraight

The minutes of the last meeting were accepted, all actions complete.

Masterplanning Report

The Masterplanning report from Wei Deng of AECOM has been received and circulated in late December. Feedback on the report was discussed, the general consensus was that there needed to be more specific detail about the sites, and clear linkage with both the previous AECOM report and with the housing needs analysis. The “precedent images” were thought to be unhelpful. The map outlining the specific views and vistas special to Frodsham was a highlight in the report. It was agreed that for consistency the Ship street site and greenfield Lane sites in the original AECOM report should be included in the masterplan report. GH reminded the group that funding for a “design codes” report was in process with locality and AECOM and this may add more detail about the sites.

GH to send this feedback to AECOM along with a list of inaccuracies and typos.

Draft Plan:

PV had collated a draft Plan from all the information and draft policies from the group, which had been circulated. PV suggested a small group should be convened to edit the draft, the group agreed this was a good idea. PV, AR & AMcC will undertake this task and provide a “marked up” re draft for the meeting on 29th January.

Affordable housing and Rural Exception Sites:

AR tabled a comprehensive discussion paper on affordable housing for which he was thanked. A lengthy discussion took place about the perceived need for affordable housing in Frodsham, factors highlighted included the need for downsizing houses, the “missing” demographic age group of 15 – 31years old, the difficulty for young people to get on the

property ladder and the sustainability of our schools and shops. CWaC's Local Plan sets a target of 30% of affordable housing in developments. It was noted that the housing needs report stated Frodsham is on target to deliver CWaC's affordable housing needs but that that is a minimum number and NP's can set targets appropriate to their locality. Clear evidence of a need for more affordable housing would be required for the examiner. GH to contact CWaC planning to find out if any other Plan has exceeded the 30%, and what evidence was provided to support that.

The group agreed it was vital to set criteria for any potential Rural Exception Sites (RES) that may come forward for affordable housing in Frodsham and supported the Local plans stipulations of affordability in perpetuity and a "local test" to ensure housing is allocated to those with a connection to Frodsham. Several additional criteria were discussed, such as RES's would only be considered if they are within easy, flat walking distance of services, they would not worsen air quality or add to road congestion, and adhere to the general criteria in the Built Environment policy. MW to draft criteria for discussion.

AOB

CA told the group that two part time interim town clerks (from Boughton and Kingsmede) were supporting FTC while the post is advertised.

Any suggestions for February twitter sent to MM, a volunteer is needed to write March's twitter.

The meeting closed at 8.30pm.

Next meetings;

- Tuesday 22nd January 2019 at 1.30pm
- Tuesday 29th January 2019 at 1.30pm
- Monday 4th February 2019 at 6.30pm
- Tuesday 19th February 2019 at 1.30pm
- Monday 4th March 2019 at 6.30pm
- Tuesday 19th March at 1.30pm

All at Castle Park House

Action from this meeting:

ACTION	OUTCOME
1. GH to contact Planning re 30% target for affordable housing	Email sent 8/1/19
2. GH to provide feedback on Masterplanning report	

3. Editorial group to convene.	
4. MW to draft criteria for RES	
5. All to send tweet suggestions to MM	