

# Frodsham Town Council

## Committee Report

### Planning Policy and Evidence Assessment – Land off Langdale Way, Frodsham

#### **Purpose of the Report**

To present a summary of the independent *Planning Policy and Evidence Assessment – Land off Langdale Way, Frodsham – Assessment of the LDA Vision Document (August 2025)* and to seek the Committee's views on its use as part of Frodsham Town Council's response to the Cheshire West and Chester Council consultation on the emerging Local Plan.

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#### Background

An independent planning assessment has been commissioned to review the LDA Vision Document for land off Langdale Way against the adopted Frodsham Neighbourhood Plan, the Cheshire West and Chester Local Plan, the National Planning Policy Framework (NPPF) and other relevant planning evidence.

The assessment has been prepared to assist the Council in understanding the planning implications of the proposals and to provide an evidence-based review of the site should it form part of future planning policy or development proposals.

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#### Summary of Findings

The assessment concludes that the Vision Document presents a well-designed conceptual masterplan incorporating positive principles such as green infrastructure, biodiversity enhancement, sustainable drainage, active travel connections and high-quality public spaces.

However, the report also concludes that these design aspirations do not, in themselves, demonstrate that the proposed development accords with the adopted planning policy framework.

The principal conclusions are:

- The Vision Document is a promotional document and carries no statutory planning weight.

- The proposed allocation lies outside the development strategy established by the adopted Frodsham Neighbourhood Plan.
  - The document does not demonstrate exceptional planning circumstances sufficient to justify departure from the Neighbourhood Plan.
  - Whilst the Housing Needs Report identifies a continuing need for affordable housing, it does not identify Langdale Way as the appropriate location to meet that need.
  - Significant additional technical evidence would be required before the site could be considered suitable for allocation or planning permission, including detailed assessments of transport, ecology, landscape, infrastructure, drainage and environmental impacts.
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## Status of the Vision Document

The report emphasises that the LDA Vision Document is not part of the statutory Development Plan and therefore should not be afforded the same planning weight as:

- the adopted Cheshire West and Chester Local Plan;
- the adopted Frodsham Neighbourhood Plan;
- national planning policy; or
- supporting evidence prepared through the formal Local Plan process.

The document should therefore be regarded as a promotional proposal rather than planning policy.

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## Positive Aspects Identified

The assessment recognises several positive elements within the Vision Document, including:

- retention and enhancement of green infrastructure;
- biodiversity enhancement proposals;
- sustainable drainage measures;
- improved walking and cycling connectivity;
- high-quality landscape design; and
- an emphasis on place-making.

These principles are supported in planning terms but do not override wider policy considerations regarding the suitability of the site for development.

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## Principal Planning Issues

The report identifies a number of significant planning issues requiring further consideration, including:

- conflict with the adopted Neighbourhood Plan's spatial strategy;
  - insufficient evidence demonstrating the need for development on this particular site;
  - lack of detailed environmental and infrastructure assessments;
  - uncertainty regarding transport impacts;
  - potential effects upon landscape character, biodiversity and ecological networks; and
  - the need for considerably more technical evidence before any allocation or planning application could be properly assessed.
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## Overall Planning Balance

Overall, the independent assessment concludes that whilst the Vision Document contains many positive design aspirations, it does not presently provide sufficient planning justification to support development of the site.

The report therefore provides an evidence-based assessment which may assist Frodsham Town Council in considering future planning consultations, including the preparation of representations to Cheshire West and Chester Council regarding the emerging Local Plan, and in responding to any future planning application affecting the site.

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## Emerging Local Plan Consultation

Cheshire West and Chester Council is currently consulting on the emerging Local Plan. The closing date for representations is **26 September 2026**.

The independent Planning Policy and Evidence Assessment provides a comprehensive, evidence-based review of the proposed Langdale Way development against the adopted Frodsham Neighbourhood Plan, national planning policy and other relevant planning evidence. Subject to approval by Full Council, the report could therefore form Frodsham Town Council's formal response to the emerging Local Plan consultation.

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## Recommendations

It is recommended that the Committee:

1. **Notes** the findings of the independent *Planning Policy and Evidence Assessment*.
2. **Acknowledges** that the assessment identifies both positive design principles and significant policy issues requiring further consideration.
3. **Agrees** that the assessment should be retained as part of Frodsham Town Council's planning evidence base to inform future planning consultations and any subsequent planning application relating to land off Langdale Way.
4. **Recommends to Full Council** that the Planning Policy and Evidence Assessment be approved as Frodsham Town Council's formal evidence-based response to Cheshire West and Chester Council's consultation on the emerging Local Plan and submitted before the consultation closing date of **26 September 2026**.
5. **Authorises** the Town Clerk, in consultation with the Chair of the Committee, to make any minor editorial amendments required prior to submission, provided these do not alter the substantive conclusions of the report.
6. **Requests** that the final approved assessment be retained as supporting planning evidence for future Local Plan consultations and the determination of any planning application affecting the site.