

Amenities & Planning Committee Meeting

14th September 2026

Meeting pack

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Note that confidential reports relating to agenda item 17(a),(b),(c) have been sent to members of the Amenities & Planning Committee and will not be published by reason of the confidential and commercially sensitive nature of the business to be transacted relating to the Council's live Grounds Maintenance procurement and tender evaluation process.

Agenda for the Amenities and Planning Committee Meeting to be held on 14th September 2026 at Castle Park Arts Centre at 7pm

Members: Cllrs J Critchley, D Critchley, Drapeur (Vice Chair), Hayes (Chair), Holman, Hook, Lofts, Lowrie, Neild, Wade and Wood

Members of the press and public are welcome to attend. The meeting will be audio recorded.

Signed: *Jo O'Donoghue (FSLCC)* Town Clerk

Dated: 9/09/2026

Meeting 4

1. Apologies and reasons for absence

To receive apologies and approve reasons for absence from members.

2. Declarations of interest

To note any declarations of interest on items which are on the agenda.

3. Suspending Standing Orders

To note Standing Orders require that any suspension be approved by resolution of the meeting, in accordance with Standing Orders 1(r)(ix) and 25(a). This process will apply to all items other than agenda item 4.

4. Public participation

Members of the public are invited to speak on items which are on the agenda in accordance with FTC policy on public speaking at meetings:

<https://frodsham.gov.uk/wpcontent/uploads/2023/10/Publicspeaking-at-meetings-2023.pdf>

5. Approval of minutes

To approve the minutes from the Amenities & Planning Committee Meeting held 10/08/2026.

6. Planning

- a) To note any applications which have been commented on between meetings.
- b) To note the following planning applications and agree response to Cheshire West and Chester Council:

Application number	Address	Description
26/02227/FUL	Godscroft Cottage, Godscroft Lane, Frodsham, WA6 6XU	Erection of an agricultural storage building and hardstanding forming an access track and turning head. (Retrospective).
26/02462/FUL	15 Blue Hatch, Frodsham, WA6 7QJ	Single storey side extension to replace existing conservatory and replace garage door with a window

26/02480/FUL	3 Derfel Cottages, London Road, Frodsham, WA6 7DS	Loft Conversion with dormer to rear
26/02557/FUL	29 Princeway, Frodsham, WA6 6RX	Single storey rear extension
26/02756/TPO	Overton Hill Bellemonte Road Frodsham WA6 6HH	The work specification is to remove invasive rhododendron across Frodsham Woods, Frodsham Hill, Woodhouse Hill and Snidley Moor. The rhododendron will be cut as close to ground level as possible, Eco-plugs will be applied to the cut stumps every 3cm of stem diameter. In order to access the rhododendron, some natural regeneration and trees may have to be removed. Where possible, the removal of mature trees will be avoided. The woodlands are under an approved Forestry Commission Management Plan, with the majority covered within the attached Felling Licence(s). Sub compartment 2a (2.64Ha) of Frodsham Woods is located within the Dunsdale Hollow SSSI. As part of the wider operation, we are planning to remove the rhododendron in this area, subject to consent from Natural England. A part of this sub compartment is not currently within the approved Felling Licence, therefore we are requesting permission to remove trees/ natural regeneration if necessary.

7. Frodsham Neighbourhood Plan

- a) To note the report provided by the Town Clerk.
- b) To note that Frodsham Neighbourhood Plan group will begin a review of the existing Neighbourhood Plan in the light of the NPPF published in August 2026 and changes to the emerging Cheshire West and Chester Local Plan.
- c) To note that the Town Clerk has ordered 5 copies of the National Planning Policy Framework published in August 2026, 4 copies for members of Frodsham Neighbourhood Planning Group and 1 office copy at a cost of £13/each plus delivery.
- d) To note that the Finance & General Purposes Committee will need to consider making budgetary provision for a potential review and revision of the current Frodsham Neighbourhood Plan.

8. M56 Motorway Noise – Resident Request

- a) To note correspondence received from a resident of Overton raising concerns regarding environmental noise from the M56 motorway between Junctions 12 and 14 and to note the report provided by the Town Clerk.
- b) To consider the request and determine whether Frodsham Town Council should make representations to National Highways seeking investigation of appropriate noise mitigation measures.

9. Black Locust tree – Community Field

To note that a site visit was undertaken with NTC on 2/09/2026 regarding Black Locust growth adjacent to a residential boundary. NTC will cut back and remove the growth on FTC land within the next two weeks and also apply herbicide to prevent regrowth. The Town Clerk has informed the resident.

10. Footpath – Community Field

- a) To note that, following reports of overgrown bushes adjacent to the footpath between the two Community Fields, a site visit was carried out on 2/09/2026. NTC will attend within the next two weeks to cut back the vegetation and reduce its depth to ensure the footpath remains fully accessible.
- b) To note that a quotation has been received from Northwich Town Council for the following works:

£495.00 + VAT, works at the Community Centre, including cutting back the hedge from the pathway, removal of a specimen from the rear of London Road, and cutting back sycamore growth around residents' garages at Withy Close, including removal of waste.

c) To note that the quotations were approved by Cllr Hayes, Chair of the Amenities & Planning Committee, and the works have been instructed.

11. Hob Hey Wood

- a) To note that Hob Hey Wood Friends Group has submitted an application to the Wilder Cheshire Awards. Further information about the awards can be viewed [here](#).
- b) To note that the Town Clerk, in accordance with minute A&P/10/08/2026/10b, has obtained Land Registry documents for land adjacent to Hob Hey Wood and the associated report is contained within the meeting pack.
- c) To agree any further actions to be taken

12. Manley Road Copse

- d) To receive a report from Cllr Lofts regarding the access to the Copse.
- e) To agree action to be taken.

13. Memorial Field

To note that the water tap on the field is fully operational. A combination lock will be installed, with the access code provided to Cheshire Fire and Rescue Service to ensure access in the event of an emergency.

14. Crowmere Lake

To note that, in accordance with minute A&P/10/08/2026/11b, the Town Clerk contacted Cheshire Wildlife Trust to request an assessment of the current condition of the lake and advise on any appropriate action required and that no response has been received to date.

15. Carden Group

To note that, in accordance with minute A&P/10/08/2026/9b, Carden Group was invited to attend the Full Council meeting on 23 September 2026 to present its proposals for land adjacent to Hob Hey Wood in an open and public forum and that Carden Group has declined the invitation.

16. Exclusion of Press and Public

To consider and resolve that, pursuant to section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting during consideration of the following item on the grounds that publicity would be prejudicial to the public interest by reason of the confidential and commercially sensitive nature of the business to be transacted, namely information relating to the Council's live Grounds Maintenance procurement and tender evaluation process.

17. Grounds Maintenance Service Level Agreement – Tender 2027–2029

- a) To note the Confidential Report (F&GP/140926/GMSLA) provided by the Town Clerk.
- b) To approve the tender pack including scoring matrix.
- c) To approve the remaining recommendations contained within the Confidential Report (F&GP/140926/GMSLA) S7 para 1-8.

18. Close of meeting

Minutes from the Amenities and Planning Committee Meeting to be held on 10th August 2026 at Castle Park Arts Centre at 7pm

Attended by: Cllrs J Critchley, D Critchley, Drapeur (Vice Chair), Hayes (Chair), Holman, Hook, Lofts, Lowrie, Neild, Wade and Wood.

Also attended by: Cllr Sadler (non-committee member) and 2 members of the public

Meeting 3**1. Apologies and reasons for absence**

To receive apologies and approve reasons for absence from members.

NOTED: There were no apologies.

2. Declarations of interest

To note any declarations of interest on items which are on the agenda.

NOTED: There were no declarations of interest.

3. Suspending Standing Orders

To note Standing Orders require that any suspension be approved by resolution of the meeting, in accordance with Standing Orders 1(r)(ix) and 25(a). This process will apply to all items other than agenda item 4.

NOTED**4. Public participation**

Members of the public are invited to speak on items which are on the agenda in accordance with FTC policy on public speaking at meetings:

<https://frodsham.gov.uk/wpcontent/uploads/2023/10/Publicspeaking-at-meetings-2023.pdf>

NOTED: 1 member of the public spoke on item 11 on the agenda and expressed concern regarding the effect of the prolonged drought on water level within the lake. 1 member of the public attended to address item 10 expressing concern regarding any development of the land adjacent to Hob Hey Wood.

5. Approval of minutes

To approve the minutes from the Amenities & Planning Committee Meeting held 13/07/2026.

RESOLVED: The minutes were approved and signed.

6. Planning

a) To note any applications which have been commented on between meetings.

NOTED

b) To note the following planning applications and agree response to Cheshire West and Chester Council:

Application	Address	Details	Comments
26/02072/CAT	The Old Manor House, 84 Main Street, Frodsham, WA6 7AR	Reduce the crown of 1x cherry tree (in the centre of the garden) back to previous pruning points, equating to approximately 2-3 metres off the crown. Reduction of an overgrown and poorly maintained hedge	RELEVANT POLICIES: DM11, R1, M4, DM14, DM44, DM45, DM46 NO OBJECTION subject to the agreement of the Conservation Officer

		comprising very leggy bird cherry trees that have begun to fail. These will be reduced back down to hedge height.	
26/01954/S73	20 Queensway, Frodsham, WA6 6RR	Single storey rear extension, single storey front porch - variation of condition 2 (approved plans) of planning application 26/00608/FUL	RELEVANT POLICIES: DM11, R1, M4, DM44, DM45 NO OBJECTION
26/02063/FUL	46 Hillside Road, Frodsham, WA6 6AQ	Single storey rear extension to replace conservatory	RELEVANT POLICIES: DM11, R1, M4, DM44, DM45 NO OBJECTION
26/02120/FUL	79 High Street, Frodsham, WA6 7AN	Retrospective erection of porch	RELEVANT POLICIES: DM11, R1, M4, DM44, DM45, DM46 NO OBJECTION subject to the agreement of the Conservation Officer

7. Planning Appeal Ref: 6010251, 46 Thirlmere Close, Frodsham, WA6 7LZ

To note that the inspector has concluded that the proposal fails to accord with the development plan taken as a whole such that the appeal cannot succeed.

NOTED

8. Budget report

To note the budget report provided by the Town Clerk.

NOTED

9. Carden Group

- a) To note that the Carden Group, as landowners of land to the east of Frodsham between Townfield Lane and Hob Hey Wood, have requested a private meeting with Frodsham Town Council to open an early and constructive dialogue regarding their interests in the area.

NOTED

- b) To agree any action to be taken.

RESOLVED: It was unanimously agreed to decline the developer's request for a private meeting and instead invite the developer to attend the next meeting of the Full Town Council on 28 September 2026, providing an opportunity for any discussion to take place openly and transparently.

It was further agreed that the Clerk would publish a statement on the Town Council's website confirming that Frodsham Town Council considers that large-scale housing development within the Green Belt adjacent to Hob Hey Wood would be inconsistent with the spatial and environmental principles established through the community-supported Frodsham Neighbourhood Plan.

10. Hob Hey Wood Land Management, Potential Development

- a) To receive a verbal report from Cllr Drapeur regarding fields adjacent to Hob Hey Wood.

NOTED: Cllr Drapeur provided a report and requested that FTC investigate ownership of adjoining fields.

- b) To agree action to be taken in relation to the fields.

RESOLVED: It was agreed that, once the fields have been identified, the Town Clerk will obtain Land Registry titles and plans.

ACTION: JO

- c) To note the report from Hob Hey Wood Friends Group regarding designation as a Local Nature Reserve.

NOTED

- d) To consider whether to apply for Local Nature Reserve designation for the woodland and to note that this item was deferred from May 2024 pending further information on the associated costs. It has since been confirmed that the only anticipated cost would be the provision and installation of a small sign identifying the site as a Local Nature Reserve.

RESOLVED: It was agreed to apply for Local Nature Reserve designation with the support of Hob Hey Wood Friends Group.

ACTION: JO

11. Crowmere Lake

- a) To note the report provided by the Town Clerk.

NOTED

- b) To agree action to be taken

RESOLVED: It was agreed to contact Cheshire Wildlife Trust to request an assessment of the current condition of the lake and advice on any appropriate action that may be required.

ACTION: JO

12. Manley Road Copse

- a) To note the report provided by the Town Clerk.

NOTED

- b) To agree action to be taken.

RESOLVED: It was agreed that Frodsham Town Council would place the order for the sundial, in accordance with the design agreed by Frodsham WI. The Town Clerk will contact Frodsham WI to discuss retaining the new fence in its current position and the possibility of creating a wider opening within the hedgerow. The proposal for a new/wider opening in the hedgerow will be brought back to a future meeting of the Amenities & Planning Committee for consideration and approval.

ACTION: JO

13. Memorial Field

- a) To note that there has been a fire on the memorial field attended by Cheshire Fire and Rescue.

NOTED

- b) To note that the Town Clerk has requested that Northwich Town Council's Grounds Maintenance Team confirm whether the water tap on the field is currently connected to a water supply.

NOTED

- c) To consider and approve the quotation in the sum of £1,057 for the replacement of the bench that was removed due to natural wear and tear and associated health and safety concerns.

RESOLVED: The quotation was approved and the Town Clerk will place the order.

ACTION: JO

- d) To agree any further action to be taken.

14. Active Travel

- a) To note the report provided by Cllr Holman.

NOTED

- b) To agree action to be taken.

RESOLVED: It was agreed to proceed with Option B, as set out in the report, with the cost of the alterations to the noticeboards to be funded from the Active Travel Plan budget. Cllr Holman will provide the Town Clerk with the relevant contact details to enable the works to be instructed.

ACTION: JO/AH

15. Close of meeting

The meeting closed at 19:37.

FRODSHAM TOWN COUNCIL

Report to Full Council

Review of the Frodsham Neighbourhood Plan Following the National Planning Policy Framework 2026

Subject	Review of the Frodsham Neighbourhood Plan following publication of the National Planning Policy Framework 2026 and commencement of the new Cheshire West and Chester Local Plan
Report by	Town Clerk
Date	August/September 2026

1. Purpose of Report

To advise members of significant changes to national planning policy following publication of the new National Planning Policy Framework (NPPF) on 17 August 2026 and the implications of Cheshire West and Chester Council's (CW&C) new Local Plan process for the Frodsham Neighbourhood Plan 2024-2030.

The report recommends that Frodsham Town Council (FTC) commences an early review of the Neighbourhood Plan and participates fully in the emerging CW&C Local Plan consultations.

2. Background

The Frodsham Neighbourhood Plan was made by CW&C on 25 November 2024 following a referendum held on 14 November 2024, at which 79.4% of those voting supported the Plan.

The Plan therefore forms part of the statutory Development Plan for Cheshire West and Chester and is taken into account when planning applications within Frodsham are determined.

The independent examiner confirmed that the Plan covers the period 2024-2030 and, subject to the modifications subsequently made, satisfied the statutory Basic Conditions.

CW&C has now commenced preparation of an entirely new Local Plan under the Government's new plan-making system. This replaces the previous work undertaken under the legacy system, including the 2025 Regulation 18 Issues and Options consultation.

The new Local Plan is intended to cover the period December 2028 to December 2043 and will establish the amount and distribution of development across the borough, including housing and employment development and site allocations.

3. New National Planning Policy Framework

The Government published a completely revised NPPF on 17 August 2026.

The new NPPF replaces the December 2024 version and introduces significant changes to both plan-making and decision-making.

Neighbourhood planning remains an integral part of the planning system. The Frodsham Neighbourhood Plan has therefore not been cancelled or rendered ineffective by the new NPPF or CW&C's decision to prepare a new Local Plan.

However, neighbourhood plans must operate within the strategic planning framework established through national policy and the Local Plan.

Consequently, the new CW&C Local Plan may establish new strategic requirements for Frodsham, including the amount and distribution of housing development.

This creates a strong case for reviewing the Frodsham Neighbourhood Plan alongside preparation of the new Local Plan rather than waiting until the existing Neighbourhood Plan reaches the end of its plan period in 2030.

4. Current Status of the Frodsham Neighbourhood Plan

The Plan remains a recently made Development Plan document and continues to carry statutory weight.

Its recent adoption is particularly relevant when assessing planning proposals which conflict with neighbourhood policies.

FTC should therefore continue to refer to and rely upon relevant Neighbourhood Plan policies when responding to planning applications and Local Plan consultations.

The Council should not, however, assume that all existing policies will remain unaffected once the new CW&C Local Plan is adopted.

Where a subsequently adopted strategic Local Plan policy conflicts with an older neighbourhood policy, the later policy can take precedence.

5. Principal Area Requiring Review - Housing Location

The policy most likely to require substantive reconsideration is Policy H1 - Location of Housing Development.

The current Neighbourhood Plan was prepared within the strategic framework provided by the existing CW&C Local Plan.

The new Local Plan will establish a new development strategy extending to 2043 and could establish a new housing requirement for the Frodsham area.

The new NPPF also changes the national policy context relating to:

- housing delivery
- settlement growth
- efficient use of land
- development around well-connected railway stations
- Green Belt
- grey belt
- development densities
- sustainable locations for development

FTC should therefore not rely solely upon the existing settlement boundary or the fact that land is presently within the Green Belt when responding to potential future development.

Instead, an updated Neighbourhood Plan should establish a robust, evidence-based strategy identifying where development would and would not be appropriate.

6. Green Belt

The new NPPF continues to attach significant importance to the openness and permanence of the Green Belt.

However, national policy now provides a more detailed framework for assessing Green Belt and grey-belt land and circumstances in which development may be acceptable.

This has significant implications for Frodsham because substantial areas surrounding the settlement are within the Green Belt.

The forthcoming CW&C Local Plan may therefore involve assessment of individual parcels of Green Belt around Frodsham.

FTC should seek evidence demonstrating the functions performed by individual areas, including:

- prevention of urban sprawl
- prevention of encroachment into the countryside
- maintaining separation between settlements
- preserving the setting and special character of Frodsham
- landscape importance
- ecological importance and connectivity
- contribution to the overall integrity and openness of the Green Belt

This evidence would provide a significantly stronger basis for representations than opposition based solely upon Green Belt designation.

7. Hob Hey Wood and Surrounding Land

The potential development of land adjacent to Hob Hey Wood demonstrates the importance of an early review.

The existing Neighbourhood Plan recognises Hob Hey Wood as a Local Wildlife Site.

The new NPPF places increased emphasis upon nature recovery and connected ecological networks. An updated Neighbourhood Plan therefore provides an opportunity to assess Hob Hey Wood as part of a wider ecological network, rather than considering the designated woodland in isolation.

Evidence could identify connections between Hob Hey Wood, adjoining fields, hedgerows, watercourses, other woodland, the Sandstone Ridge and wider wildlife corridors.

This could provide evidence supporting the protection and enhancement of ecological connectivity around Frodsham.

Any review should therefore consider commissioning or collating appropriate ecological, landscape and Green Belt evidence relating to Hob Hey Wood and its surrounding landscape.

8. Frodsham Station and Sustainable Development

The new NPPF gives greater emphasis to development and appropriate densities around well-connected railway stations.

Given the presence of Frodsham railway station, this policy requires detailed consideration.

FTC should seek clarity from CW&C regarding:

- whether Frodsham Station is regarded as a well-connected station for the purposes of national policy
- what area CW&C considers to be within reasonable walking distance of the station
- whether Green Belt land is potentially affected by these provisions

- actual pedestrian accessibility rather than straight-line distance
- existing highway and pedestrian constraints
- capacity of local services and infrastructure
- the relationship between increased densities and Frodsham's established character

This should form a specific part of both the Local Plan consultation response and any Neighbourhood Plan review.

9. Policies Likely to Remain Strong

A preliminary assessment suggests that several elements of the existing Neighbourhood Plan remain well aligned with the new NPPF.

These include policies relating to:

- design and character
- heritage
- Local Green Space
- green infrastructure
- recreation and health
- walking and cycling
- biodiversity
- important views and landscape character
- retention of trees and hedgerows

Rather than replacing these principles, an updated Plan could strengthen them through refreshed evidence.

Particular consideration should be given to updating the Frodsham Design Code.

10. Policies Requiring Updating

A review should consider updating evidence and/or policy relating to:

Housing Mix - using updated evidence of local housing need, including affordable homes, smaller properties, family homes, accessible/adaptable accommodation and accommodation suitable for older residents.

Affordable Housing - to ensure consistency with the new NPPF, the emerging CW&C Local Plan and new requirements applying to development on Green Belt land.

Electric Vehicle Infrastructure - to reflect current national requirements and technological changes.

Parking - to reconcile sustainable transport objectives with the practical transport circumstances of Frodsham.

Infrastructure and developer contributions - to reflect the current planning obligations and infrastructure funding framework.

Economic development and visitor economy - supported by refreshed local evidence.

11. Local Green Space

The new NPPF continues to support Local Green Space designation.

The existing Local Green Space policy should therefore be retained.

As part of the review, FTC could assess whether any additional individual sites satisfy the national tests for Local Green Space designation.

This would require evidence demonstrating their particular local significance and should not be regarded as a mechanism for protecting extensive areas of countryside.

12. Relationship with the Emerging CW&C Local Plan

CW&C's new Local Plan will replace Local Plan Part One (2015) and Local Plan Part Two (2019).

The published timetable includes the following important stages:

Stage	Date
Sustainability Appraisal Scoping Consultation	24 August-28 September 2026
Local Plan Scoping Consultation	7-28 September 2026
Gateway 1	16 October 2026
Proposed Local Plan Content and Evidence Consultation	23 November 2026-8 January 2027
Gateway 2	1 March 2027
Full Proposed Local Plan Consultation	1 October-1 December 2027
Submission for examination	1 May 2028
Proposed adoption	1 December 2028

The timing provides FTC with an opportunity to influence the emerging strategy before decisions are made about the spatial distribution of development and potential site allocations.

13. Immediate September 2026 Consultations

FTC should submit representations to both the Sustainability Appraisal Scoping Consultation and Local Plan Scoping Consultation.

The representations should request that CW&C properly considers:

1. the recently made Frodsham Neighbourhood Plan as part of the planning and evidence baseline
2. the 79.4% referendum support for the Plan
3. the contribution made by individual Green Belt parcels around Frodsham
4. the landscape setting and special character of Frodsham
5. the Sandstone Ridge and important views
6. Hob Hey Wood and the wider connected ecological network
7. biodiversity and nature recovery
8. infrastructure capacity, including highways, schools, healthcare and utilities
9. drainage and flood risk
10. genuine walking and public-transport accessibility
11. Frodsham Station and the implications of the new NPPF
12. brownfield opportunities
13. reasonable alternatives to Green Belt development
14. the cumulative impact of development around Frodsham
15. how the emerging Local Plan will integrate with, rather than unnecessarily supersede, the recently made Frodsham Neighbourhood Plan

14. Proposed Neighbourhood Plan Review

It is not recommended that FTC immediately replaces the entire Neighbourhood Plan.

Instead, an initial review should identify policies in three categories.

A - Policies likely to remain substantially unchanged

- design and layout
- design and character
- heritage
- Local Green Space
- green/open space and recreation
- walking and cycling

B - Policies/evidence requiring updating

- housing mix
- affordable housing
- electric vehicle infrastructure
- parking
- developer contributions/infrastructure
- economic development and visitor economy

C - Policies requiring strategic reconsideration

Particular attention should be given to:

- Policy H1 - Location of Housing Development
- the settlement boundary
- Green Belt
- grey-belt considerations
- development around Frodsham Station
- housing requirements arising from the emerging Local Plan
- the relationship between new development and the environmental and infrastructure capacity of Frodsham

15. Evidence Base

An early review would allow FTC to assemble evidence before CW&C reaches decisions about potential allocations.

Consideration should be given to the following evidence:

- Green Belt assessment
- landscape and visual assessment
- ecological assessment/ecological network mapping
- Hob Hey Wood and surrounding habitat assessment
- Local Nature Recovery Strategy evidence
- updated Housing Needs Assessment
- infrastructure capacity
- highways and transport
- walking accessibility to Frodsham Station
- drainage and flood risk
- Local Green Space assessment
- updated Design Code
- heritage and important views
- assessment of brownfield opportunities

Where appropriate, FTC should seek to use existing evidence held by CW&C and other public bodies before commissioning additional work.

16. Financial Implications

There is no immediate requirement to commit significant expenditure simply by resolving to commence a review.

The initial stage can consist of:

- policy review
- engagement with CW&C
- identification of evidence already available
- identification of evidence gaps
- assessment of external funding/support available for neighbourhood planning
- preparation of a project plan and indicative budget

Any proposal to commission specialist consultants or technical evidence should subsequently be brought to Council for approval in accordance with FTC's Financial Regulations.

17. Risks of Taking No Action

If FTC waits until the new Local Plan is substantially advanced before reviewing the Neighbourhood Plan, there is a risk that:

- CW&C's spatial strategy will have progressed before FTC's updated evidence is available
- potential development sites around Frodsham may already have been identified
- existing housing policies may become increasingly inconsistent with the strategic framework
- opportunities to influence Green Belt assessment methodology may be lost
- environmental evidence relating to Hob Hey Wood and surrounding land may not be sufficiently reflected
- FTC becomes reactive to proposed allocations rather than participating in development of the strategy
- the Neighbourhood Plan reaches the end of its 2030 period shortly after adoption of the new CW&C Local Plan

Conversely, beginning the review now allows FTC to align its work with the Local Plan process and place locally specific evidence before CW&C at the formative stages.

18. Conclusion

The Frodsham Neighbourhood Plan remains a valid and important part of the statutory Development Plan and continues to carry weight in planning decisions.

The new NPPF does not remove neighbourhood planning.

However, publication of the NPPF on 17 August 2026 and commencement of CW&C's new Local Plan create a materially different strategic planning environment from that within which the Frodsham Neighbourhood Plan was prepared.

The most significant issues concern housing requirements, the location of development, Green Belt and grey belt, development around well-connected railway stations and the relationship between neighbourhood and subsequently adopted strategic policies.

At the same time, the increased national emphasis on biodiversity, nature recovery, ecological connectivity, green infrastructure, good design and sustainable transport provides opportunities to strengthen significant elements of the existing Frodsham Plan.

An early review would therefore allow FTC to protect the value of the work already undertaken while ensuring that the Plan remains effective within the emerging planning framework.

19. Recommendations

Members are asked to consider and, if thought appropriate, resolve that:

1. Frodsham Town Council notes the publication of the National Planning Policy Framework on 17 August 2026 and the implications for the Frodsham Neighbourhood Plan 2024-2030.
2. Council confirms that the made Frodsham Neighbourhood Plan remains the Town Council's adopted neighbourhood planning policy framework and should continue to be relied upon when responding to relevant planning applications and consultations.
3. Council agrees in principle to commence an early review of the Frodsham Neighbourhood Plan, with the initial stage comprising a policy review, evidence-gap assessment and consideration of the relationship between the Neighbourhood Plan and emerging CW&C Local Plan.
4. Particular attention in the review will be given to Policy H1, housing requirements and location, Green Belt and grey belt, the settlement boundary, Frodsham Station, environmental capacity, infrastructure and the relationship between Hob Hey Wood and the wider ecological network.
5. The Town Clerk is authorised to engage with CW&C Planning Policy officers to establish how CW&C intends to take the Frodsham Neighbourhood Plan into account in preparing the new Local Plan and to identify opportunities for coordination between the two plan-making processes.
6. FTC submits representations to the CW&C Sustainability Appraisal Scoping Consultation and Local Plan Scoping Consultation before the closing date of 28 September 2026, with the detailed response to be approved through the appropriate Council process.
7. The Town Clerk investigates available neighbourhood-planning support, technical assistance and grant funding and reports back to Council before any significant expenditure is committed.
8. A further report is brought to Council setting out a proposed scope, timetable, governance arrangements, evidence requirements and indicative budget for the review.
9. FTC's position in respect of potential development on land adjacent to Hob Hey Wood continues to be considered separately through the Local Plan process and any individual planning application, with representations based upon relevant Development Plan policies, national planning policy and appropriate environmental, landscape, Green Belt and infrastructure evidence.

Sources and References

National Planning Policy Framework, Ministry of Housing, Communities and Local Government, published 17 August 2026: <https://www.gov.uk/guidance/national-planning-policy-framework>

Cheshire West and Chester Council - New Local Plan:

<https://planningpolicy.cheshirewestandchester.gov.uk/new-local-plan>

Cheshire West and Chester Council - Local Plan timetable:

<https://planningpolicy.cheshirewestandchester.gov.uk/new-local-plan/local-plan-timetable>

Cheshire West and Chester Council - Frodsham Neighbourhood Plan:

<https://planningpolicy.cheshirewestandchester.gov.uk/neighbourhood-planning/frodsham-neighbourhood-plan>

AMENITIES & PLANNING COMMITTEE

M56 Motorway Noise – Request from Overton Resident

Purpose of Report

To consider correspondence received from a resident of Overton regarding noise generated by traffic using the M56 motorway between Junctions 12 and 14, and to determine whether Frodsham Town Council wishes to make representations to National Highways.

Background

The Town Council has received correspondence from a resident of Overton raising concerns about what they describe as significant and increasing environmental noise from the M56 motorway corridor, particularly between Junctions 12 and 14.

The resident considers that the elevated position of Overton results in the area being particularly exposed to traffic noise from the motorway, including tyre and road-surface noise from vehicles travelling at higher speeds.

Concerns have been raised about the impact of persistent motorway noise on the amenity and quality of life of residents.

The resident has asked Frodsham Town Council to support the community by making representations to National Highways.

Requested Action

The resident has specifically asked the Town Council to lobby National Highways to consider:

1. A reduction in the speed limit

Consideration of a permanent or dynamic reduction in the speed limit on the relevant section of the M56 from the current national motorway speed limit of 70 mph to either 60 mph or 50 mph, with the intention of reducing traffic noise.

2. Enhanced acoustic barriers

Consideration of the installation or improvement of acoustic fencing/noise barriers along appropriate sections of the M56 adjacent to Frodsham and Overton to reduce the impact of motorway noise on residential areas.

The resident has also referred to areas around Frodsham having previously been identified as a Noise Important Area and has asked that consideration be given to measures which address wider environmental noise rather than solely mitigation measures for individual properties.

Responsibility

The M56 is part of the Strategic Road Network and responsibility for its management, including matters relating to speed limits and highway infrastructure, rests with National Highways rather than Frodsham Town Council.

Frodsham Town Council therefore has no direct authority to introduce a reduced speed limit or install acoustic barriers on the motorway.

The Town Council can, however, make representations to National Highways and other relevant authorities on behalf of the local community should members consider this appropriate.

Considerations

Members may wish to consider whether there is merit in seeking further information from National Highways regarding:

- current or historic noise assessments relating to the M56 through Frodsham and Overton;
- the extent and status of any Noise Important Areas affecting Frodsham;
- whether National Highways has undertaken, or intends to undertake, any further noise monitoring in the area;
- whether speed reduction measures have been considered as a means of reducing environmental noise;
- the existing provision and effectiveness of acoustic barriers along this section of the M56;
- whether any additional noise mitigation measures are planned or could be considered; and
- whether National Highways would be willing to meet with representatives of the Town Council to discuss residents' concerns.

The Committee may also wish to consider whether any representations should be copied to the relevant Cheshire West and Chester Council ward members and/or the Member of Parliament.

Financial Implications

There are no direct financial implications arising from making representations to National Highways.

Any proposal involving expenditure by Frodsham Town Council would need to be brought back to the appropriate Committee or Full Council for consideration and approval.

Recommendation

Members are asked to consider the concerns raised by the resident regarding traffic noise from the M56 and determine whether Frodsham Town Council should make representations to National Highways seeking further information and requesting that potential noise mitigation measures, including speed management and enhanced acoustic barriers, be investigated.

FRODSHAM TOWN COUNCIL

Land Ownership Adjacent to Hob Hey Wood

Revised schedule – 19 August 2026

1. Purpose

This report brings together the HM Land Registry information supplied to Frodsham Town Council in relation only to the following titles: CH576465, CH675810, CH742261, CH601314, CH599289, CH571766, CH576468 and CH576470.

Its purpose is to provide a concise administrative schedule of the registered ownership and other relevant title information contained in the documents supplied, and to identify the relationship of those titles to Frodsham Town Council's Hob Hey Wood land where that relationship can be established from the title information reviewed.

HM Land Registry title plans show general boundaries rather than the exact legal line of a boundary. Any reference in this report to land adjoining or appearing to adjoin Hob Hey Wood is therefore a plan-based administrative assessment and should not be treated as a boundary determination or legal opinion.

2. Land ownership schedule

Title	Registered proprietor / status	Class	Description / relevance	Relationship to FTC land	Current application / other matter
CH576465	Deborah Mary Walker	Absolute	Large freehold parcel on the east side of Townfield Lane extending towards Ellis Lane.	No apparent direct boundary with FTC land on the plans supplied.	Dealing M608HHV lodged 12 March 2026 at 13:12:50 by Bridgemere UK Limited; customer reference SAB/CGL/Frodsham; Priority Protected – Awaiting Processing.
CH675810	Judith Mabel Lightfoot and Patricia Lightfoot	Absolute	Large northern field extending eastwards from the Townfield Lane / Ellis Lane area.	No apparent direct boundary with the FTC titles on the plans supplied.	No pending application identified in the documents supplied.
CH742261	Carden Group Limited	Absolute	Substantial block of land on the east and north-east side of Townfield Lane.	Appears to adjoin FTC land, subject to the general-boundary qualification.	Registered to Carden Group Limited in July 2025.
CH601314	Adam Kenneth Beardmore	Absolute	Land extending eastwards from Townfield Lane towards Hob Hey Wood. Part was transferred to FTC in 2013.	Plan evidence indicates a direct boundary with FTC land.	No pending application identified in the documents supplied.
CH599289	Adam Kenneth Beardmore	Possessory	Long/narrow parcel extending eastwards towards Hob Hey Wood. A parcel forming part of FTC's Hob Hey Wood holding was separated from the former holding.	Directly associated with the boundary of FTC land.	No pending application identified in the documents supplied.
CH571766	Adam Kenneth Beardmore	Absolute	Land east of Townfield Lane. Part of the former holding was transferred out in connection with	Plan evidence indicates retained private land meets/adjoins the FTC holding.	No pending application identified in the documents supplied.

Title	Registered proprietor / status	Class	Description / relevance	Relationship to FTC land	Current application / other matter
			FTC's 2013 acquisition.		
CH576468	Deborah Mary Walker	Absolute	Freehold field on the east side of Townfield Lane, with a pond shown towards the north-eastern area.	No apparent direct boundary with FTC's Hob Hey Wood land on the plans supplied.	The supplied register records a pending HM Land Registry application.
CH576470	Current registered proprietor not established from the documents supplied	To be confirmed	Land affected by a Deed of Grant dated 29 January 1962 relating to a 12-inch surface-water pipeline and two manholes.	To be confirmed from a current title register/title plan.	Dealing J608HHV lodged 12 March 2026 at 13:12:50 by Bridgemere UK Limited; customer reference SAB/CGL/Frodsham; Priority Protected – Awaiting Processing.

3. Titles appearing to adjoin Frodsham Town Council land

On comparison of the title information supplied, the privately owned titles most directly relevant to the boundary of Hob Hey Wood are CH571766, CH599289 and CH601314, registered to Adam Kenneth Beardmore, together with CH742261, registered to Carden Group Limited. These titles appear to meet or adjoin FTC's Hob Hey Wood land. This assessment remains subject to HM Land Registry's general-boundary principle.

4. Other titles within the surrounding land

CH576465 and CH576468 are registered to Deborah Mary Walker. The plans reviewed do not indicate an apparent direct boundary between these titles and FTC's Hob Hey Wood land. CH675810 is registered to Judith Mabel Lightfoot and Patricia Lightfoot and similarly does not appear, from the plans supplied, to share a direct boundary with the FTC titles.

For CH576470, the documents supplied do not establish the current registered proprietor or enable its relationship to FTC land to be confirmed. A current official register and title plan would therefore be required before a definitive administrative ownership entry could be made.

5. CH576465 and CH576470 – pending HM Land Registry dealings

Application enquiry information supplied records dealings against CH576465 and CH576470 lodged on 12 March 2026. Both were lodged by Bridgemere UK Limited at the identical priority time of 13:12:50 and both use the customer reference SAB/CGL/Frodsham.

Title	HMLR ref.	Priority	Lodged by	Status
CH576465	M608HHV	12 Mar 2026, 13:12:50	Bridgemere UK Limited	Priority Protected – Awaiting Processing
CH576470	J608HHV	12 Mar 2026, 13:12:50	Bridgemere UK Limited	Priority Protected – Awaiting Processing

The matching priority date and time, lodging party and customer reference suggest that the two applications are connected. This is an inference from the application data only. The application enquiry documents supplied do not state the nature of the dealings or identify a proposed new proprietor. The letters 'CGL' within the customer reference should therefore not be treated as evidence that Carden Group Limited is the proposed proprietor.

For CH576465, the register supplied continues to show Deborah Mary Walker as the registered proprietor but records that applications are pending.

6. CH576470 – 1962 drainage deed

The supplied Deed of Grant dated 29 January 1962 was made between Francis Bibby of Abbotsacre, 78 Townfield Lane, Frodsham, and Arthur Turner (Frodsham) Limited. It granted rights relating to a 12-inch diameter surface-water pipeline of approximately 175 yards and two buried manholes.

The deed includes rights to construct and use the pipeline and manholes and to enter the land to inspect, cleanse, repair, maintain, replace or renew them, with workmen, vehicles and equipment as necessary, subject to doing as little damage as possible and restoring the surface. These rights may be relevant to any future acquisition, land management, ecological works or drainage proposals affecting CH576470.

7. Summary by registered proprietor

Registered proprietor / status	Titles	Relationship to FTC land
Adam Kenneth Beardmore	CH571766; CH599289; CH601314	Titles appear to directly adjoin FTC land.
Carden Group Limited	CH742261	Appears to directly adjoin FTC land, subject to the general-boundary qualification.
Deborah Mary Walker	CH576465; CH576468	No apparent direct boundary with FTC land on the plans supplied; pending HMLR applications affect the wider title position.
Judith Mabel Lightfoot and Patricia Lightfoot	CH675810	No apparent direct boundary with FTC land.
Current proprietor to be confirmed	CH576470	Adjacency to FTC land to be confirmed from a current register/title plan.

8. Points requiring confirmation

- Obtain a current official register and title plan for CH576470 to establish the present registered proprietor and its relationship to FTC land.
- Re-check CH576465 and CH576470 once the pending HM Land Registry applications have been completed.
- Where any acquisition, disposal, boundary agreement or formal designation is proposed, obtain professional legal/title advice and do not rely on scaled measurements from Land Registry title plans.

9. Source and status of report

This revised schedule is based solely on the HM Land Registry registers, title plans, deeds, transfer documents and application enquiry information described in the source report supplied to Frodsham Town Council. It has been deliberately restricted to the eight titles listed in section 1. The Land Registry plans are not reproduced or appended to this report.

The report is intended as an administrative ownership schedule and not as a substitute for conveyancing, professional boundary advice or an official HM Land Registry search.