



Frodsham
TOWN COUNCIL

44 Main Street

Frodsham

WA6 7AU

☎ 01928 735150

Amenities & Planning Committee Meeting

19th October 2026

Meeting pack

Contents

Agenda

- Item 5 Minutes from 14/09/2026
- Item 6 Budget proposal
- Item 8 26/02915/PIP - Land off Hawthorne Road

Agenda for the Amenities and Planning Committee Meeting to be held on 19th October 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: 9/10/2026

Meeting 5

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 14/09/2026.

6. Budget Proposal 2027-2028

- a) To note the budget proposal provided by the Town Clerk.
- b) To approve a budget for recommendation to full council.

7. Planning

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

Application number	Address	Description
26/02824/FUL	74 Main Street Frodsham WA6 7AU	Installation of an external accessible entrance ramp to serve the approved ground-floor dental practice, together with associated handrails and guarding.

26/03155/CAT	13 High Street, Frodsham, WA6 7AH	1x Lime tree directly in front of no 13 High Street - Reduce the branches extending towards the property to prevent damage to the building and reduce bird droppings in the area where people eat and drink.
26/01591/FUL	Protos, Ince Biomass Power Plant, Marsh Lane, Ince	Erection and operation of a Carbon Capture Plant to serve the Ince Bio Power facility

8. 26/02915/PIP - Land off Hawthorne Road

- a) To note that the Town Clerk has liaised with Cllr Critchley and has sent an objection to the application on behalf of Frodsham Town Council.
- b) To note that Frodsham Neighbourhood Plan Monitoring Group have sent an objection to the application.

9. Hob Hey Wood

- a) To approve payment of £560 for 100 copies of the annual calendar.
- b) To receive a verbal update on the proposed signage.

10. Planters

- a) To note that the licences have been issued by Cheshire West and Chester Council.
- b) To agree action to be taken.

11. Active Travel

- a) To note that the proposed refurbishment of the two noticeboards located outside Morrisons and The Old Hall will require a full risk assessment to be submitted to Cheshire West and Chester Council through the Highways Volunteers Scheme, in conjunction with Civic Pride. Cheshire West and Chester Council will also need to approve the materials proposed for use before any works commence.
- b) To agree action to be taken.

12. Close of meeting

Minutes from the Amenities and Planning Committee Meeting held on 14th September 2026 at Castle Park Arts Centre at 7pm

Attended by: Cllrs J Critchley, D Critchley, Hayes (Chair), Holman, Hook, Lofts, Lowrie, Neild, Wade and Wood & J O'Donoghue (Town Clerk)

Also attended by: 2 members of the public

Meeting 4

1. Apologies and reasons for absence

To receive apologies and approve reasons for absence from members.

RESOLVED: Apologies were received and accepted from Cllr Drapeur (personal reasons).

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: One member of the public attended the meeting and raised concerns regarding Manley Road Copse, specifically a new entrance installed by a resident on land registered to Frodsham Town Council. It was reported that the installation had resulted in the width of the existing access being restricted. It was noted that the matter would be considered by Councillors under the relevant agenda item.

5. Approval of minutes

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

RESOLVED: The minutes were unanimously 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 number	Address	Description	Comments
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).	Relevant policies: DM17, DM11, ENV1, STRAT9, ENV9, M4, DM44, DM45 NO OBJECTION subject to the case officer taking account of the traffic concerns of a Hayden Mews resident
26/02462/FUL	15 Blue Hatch, Frodsham, WA6 7QJ	Single storey side extension to replace existing conservatory and replace garage door with a window	Relevant policies: DM11, R1, M4, DM44, DM45 NO OBJECTION
26/02480/FUL	3 Derfel Cottages, London Road, Frodsham, WA6 7DS	Loft Conversion with dormer to rear	Relevant policies: DM11, R1, M4, DM44, DM45 NO OBJECTION consistent with a similar loft conversion of an adjoining property
26/02557/FUL	29 Princeway, Frodsham, WA6 6RX	Single storey rear extension	Relevant policies: DM11, R1, M4, DM44, DM45 NO OBJECTION subject to it meeting the provisions of Supplementary Planning Document: House extensions and domestic outbuildings.

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.	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
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			currently within the approved Felling Licence, therefore we are requesting permission to remove trees/ natural regeneration if necessary. NO OBJECTION
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7. Frodsham Neighbourhood Plan

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

NOTED

- 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.

NOTED

- 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.

NOTED

- 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.

NOTED

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.

NOTED

- b) To consider the request and determine whether Frodsham Town Council should make representations to National Highways seeking investigation of appropriate noise mitigation measures.

RESOLVED: It was agreed that the Town Clerk will contact the resident and suggest they contact Cheshire West and Chester Council.

ACTION: JO

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.

NOTED

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.

RESOLVED: It was agreed to include this in the Grounds Maintenance SLA for the period 2027-2030.

ACTION: JO

- 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.

NOTED

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

NOTED

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](#).

NOTED

- 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.

NOTED

- c) To agree any further actions to be taken.

RESOLVED: It was agreed that the Town Clerk will contact the landowners to ask about their future plans for the land.

ACTION: JO

12. Manley Road Copse

- a) To receive a report from Cllr Lofts regarding the access to the Copse.

NOTED: The update report was noted.

- b) To agree action to be taken.

RESOLVED: It was agreed to ask Northwich Town Council to quote for a new improved access.

ACTION: JO

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.

NOTED

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.

RESOLVED: It was agreed that the Town Clerk will follow this up with Cheshire Wildlife Trust.

ACTION: JO

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.

NOTED

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.

RESOLVED: Members of the press and public were excluded for the remainder of the meeting.

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

a) To note the Confidential Report (F&GP/140926/GMSLA) provided by the Town Clerk.

NOTED

b) To approve the tender pack including scoring matrix.

RESOLVED: It was agreed to approve the tender pack and associated scoring matrix.

c) To approve the remaining recommendations contained within the Confidential Report (F&GP/140926/GMSLA) S7 para 1-8.

1. **RESOLVED:** Appoint Cllrs J Critchley, D Critchley, Hayes, Hook and Wood to attend the formal opening of tenders following the submission deadline of 12 noon on 4th November 2026.
2. **RESOLVED:** Agreed that the Town Clerk, together with the appointed Councillors, will form the tender evaluation panel and will evaluate each compliant tender against the published evaluation criteria and scoring matrix, recording the supporting evidence, individual scores and agreed moderated scores.
3. **RESOLVED:** Delegate authority to the Town Clerk to administer the tender process, arrange the formal opening of tenders, undertake the initial compliance checks and respond to requests for clarification where these do not materially alter the specification or tender requirements.
4. **RESOLVED:** Agreed that no authority is delegated to the Town Clerk or evaluation panel to award the contract and that, following completion of the evaluation, an additional meeting of the Amenities & Planning Committee will be convened to receive the evaluation findings and determine the Committee's recommendation.
5. **RESOLVED:** Agreed that the Amenities & Planning Committee's recommendation be referred to Full Council on 23 November 2026 for approval and formal award of the Grounds Maintenance contract for the period 1 January 2027 to 31 December 2029.
6. **RESOLVED:** Agreed that, where individual tender submissions, prices, evaluation scores or other confidential or commercially sensitive tender information are considered by the Committee, the press and public be excluded from that part of the meeting pursuant to section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, where the Committee is satisfied that publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

18. Close of meeting

The meeting closed at 19:50.

18:58

Annual Budget - By Centre (Actual YTD Month 5)

Note: Budget Report

		<u>2025-2026</u>		<u>2026-2027</u>						<u>2027-2028</u>		
		Budget	Actual	Brought Forward	Net Virement	Agreed	EMR	Total	Actual YTD	Proposal	EMR	Carried Forward
170	<u>Amenities</u>											
1100	Grants & Donation Received	0	1,370	0	0	0	0	0	0	0	0	0
	Total Income	0	1,370	0	0	0	0	0	0	0	0	0
2021	Grounds Maintenance SLA	36,000	38,012	0	0	40,000	0	40,000	9,535	40,000	0	0
4420	Xmas Lights	0	39,236	0	0	0	0	0	0	0	0	0
4514	Winter Gritting	3,000	586	0	0	4,000	0	4,000	0	4,000	0	0
4516	War Memorial Maintenance	1,000	0	0	0	1,000	0	1,000	0	1,000	0	0
4517	CCTV	5,500	5,000	0	0	5,500	0	5,500	0	5,500	0	0
4760	Play areas add works	4,000	280	0	0	4,000	0	4,000	295	4,000	0	0
4802	Annual RoSPA	350	0	0	0	400	0	400	487	500	0	0
4803	Play Area repairs/refurb	0	1,450	0	0	4,000	0	4,000	643	4,000	0	0
4804	Tree Works	3,000	0	0	0	3,000	0	3,000	0	3,000	0	0
4805	Hob Hey Wood	3,000	2,221	0	0	3,800	0	3,800	0	3,800	0	0
4806	Defibrillator Maintenance	1,000	1,135	0	0	1,300	0	1,300	180	1,300	0	0
4808	Daffodil Bulbs	600	249	0	0	600	0	600	0	600	0	0
4809	Rent & Rates	1,100	1,100	0	0	1,100	0	1,100	1,100	1,100	0	0
4811	Street Furniture	1,000	215	0	0	2,000	0	2,000	0	2,000	0	0
4812	Xmas Light Bulbs	1,000	0	0	0	1,000	0	1,000	0	1,000	0	0
4813	Additional grounds maint	4,000	7,820	0	0	6,000	0	6,000	505	6,000	0	0
4814	Manley Road Copse	500	840	0	0	500	0	500	0	500	0	0
4815	Marshlands	2,000	0	0	0	2,000	0	2,000	0	2,000	0	0
4816	Active Travel Dev't Fund	6,000	450	0	0	0	4,000	4,000	218	2,000	0	0
4817	Climate Action	5,000	0	0	0	0	3,000	3,000	0	0	0	0

Continued on next page

18:58

Annual Budget - By Centre (Actual YTD Month 5)

Note: Budget Report

		<u>2025-2026</u>		<u>2026-2027</u>						<u>2027-2028</u>		
		Budget	Actual	Brought Forward	Net Virement	Agreed	EMR	Total	Actual YTD	Agreed	EMR	Carried Forward
4818	Churchfields Safety Flooring	0	11,830	0	0	0	0	0	0	0	0	0
4819	Accessible Play Equipment	5,000	0	0	0	0	5,000	5,000	0	0	0	0
4999	Ship Street Play Area	350	0	0	0	0	0	0	0	0	0	0
5000	Annual RoSPA	500	472	0	0	500	0	500	0	0	0	0
8000	Town Clock	0	235	0	0	0	1,000	1,000	0	1,000	0	0
Overhead Expenditure		83,900	111,131	0	0	80,700	13,000	93,700	12,963	83,300	0	0
170 Net Income over Expenditure		-83,900	-109,761	0	0	-80,700	-13,000	-93,700	-12,963	-83,300	0	0
6000	plus Transfer from EMR	0	53,802	0	0	0	0	0	0	0	0	0
Movement to/(from) Gen Reserve		<u>(83,900)</u>	<u>(55,959)</u>			<u>(80,700)</u>		<u>(93,700)</u>	<u>(12,963)</u>	<u>(83,300)</u>		
Total Budget Income		0	1,370	0	0	0	0	0	0	0	0	0
Expenditure		83,900	111,131	0	0	80,700	13,000	93,700	12,963	83,300	0	0
Net Income over Expenditure		<u>-83,900</u>	<u>-109,761</u>	<u>0</u>	<u>0</u>	<u>-80,700</u>	<u>-13,000</u>	<u>-93,700</u>	<u>-12,963</u>	<u>-83,300</u>	<u>0</u>	<u>0</u>
plus Transfer from EMR		0	53,802	0	0	0	0	0	0	0	0	0
Movement to/(from) Gen Reserve		<u>(83,900)</u>	<u>(55,959)</u>			<u>(80,700)</u>		<u>(93,700)</u>	<u>(12,963)</u>	<u>(83,300)</u>		

30th September 2026

OBJECTION TO 26/02915/PIP

RELEVANT POLICIES

Cheshire West and Chester Local Plan

ENV1; ENV9; STRAT 9; M4; DM11; DM17; DM44

Made Frodsham Neighbourhood Plan

H1 – Location of Housing Development

GSRL1 – Designation of Local Green Space

GSRL2 – Protecting and Enhancing Green and Open Spaces

CA3 – Parking

Frodsham Town Council objects to this application.

This planning application represents an alternative proposal for the same land as Planning Application **25/03864/PIP**, which proposed the construction of nine dwellings on Hawthorne Road, off Ship Street, Frodsham.

The Council considers that the proposal conflicts with the Cheshire West and Chester Local Plan and, importantly, with the Made Frodsham Neighbourhood Plan, which was formally made by Cheshire West and Chester Council on 25 November 2024 and now forms part of the statutory Development Plan for the area.

1. Frodsham Neighbourhood Plan – location of development

The application does not appear to give appropriate consideration to the Made Frodsham Neighbourhood Plan.

Policy H1 – Location of Housing Development establishes the locally agreed approach to the location of residential development in Frodsham. The policy supports residential development where, amongst other matters, it is:

- on brownfield land;
- on sites identified through the Neighbourhood Plan/Masterplan;
- within the defined settlement boundary; or
- where an out-of-settlement proposal accords with the relevant Local Plan policy for sustainable development.

The application site is not one of the six housing sites identified within the Neighbourhood Plan and lies outside the settlement boundary. It is understood to comprise Green Belt/Countryside land rather than previously developed brownfield land.

The proposal therefore needs to demonstrate clearly how development in this location complies with Policy H1 and the relevant Local Plan policies governing development outside the settlement boundary and within the Green Belt/Countryside.

2. Hawthorne Road Community Orchard – designated Local Green Space

Of particular significance is the site's relationship with the Frodsham Town Council-owned Hawthorne Road Community Orchard.

The Hawthorne Road Community Orchard is expressly identified within the Made Frodsham Neighbourhood Plan as a Local Green Space under Policy GSRL1.

Policy GSRL1 states that inappropriate development will not be permitted within designated Local Green Spaces except in very special circumstances.

The Neighbourhood Plan specifically identifies the Hawthorne Road Community Orchard and records the importance of Frodsham's community orchards. It recognises that they:

- provide fresh fruit for the local community;
- encourage wildlife;
- enhance biodiversity, particularly for bees and other pollinators;
- are open to the public throughout the year;
- provide opportunities for community activities; and
- contribute to the health and wellbeing of the Frodsham community.

The potential effect of the proposed development upon this designated Local Green Space must therefore be given significant consideration.

The fact that the development site may lie immediately adjacent to, rather than within, the designated Local Green Space does not remove the need to assess the potential effects of the development upon the orchard, including its biodiversity, landscape setting, drainage, tranquillity, accessibility and continued value as a community asset.

3. Protection and enhancement of green and open spaces

The proposal is also relevant to Policy GSRL2 – Protecting and Enhancing Green and Open Spaces.

The intention of this policy is to protect and enhance Frodsham's green and open spaces and to support development which retains, preserves, maintains and protects such spaces.

The policy specifically supports development which enhances community gardens and orchards.

The applicant should therefore be required to demonstrate that the proposal would not adversely affect the adjacent Hawthorne Road Community Orchard and that it is compatible with the Neighbourhood Plan's objective of protecting and enhancing this community green space.

4. Green Belt, Countryside and settlement boundary

The application site is within the Green Belt/Countryside and outside the Frodsham settlement boundary.

This is directly relevant to STRAT 9 and to Frodsham Neighbourhood Plan Policy H1.

The Design and Access Statement describes the site as:

"unused grass land"

This description does not adequately identify the site's planning status or wider environmental context. The land should be considered in terms of its Green Belt/Countryside designation, its location outside the settlement boundary, its relationship with the adjacent designated Local Green Space and its role within the wider landscape.

The description of the land as simply "unused grass land" should therefore not be taken as indicating that the site has no planning, environmental or community value.

5. Flood risk and drainage

The site lies within Flood Zones 2 and 3, making ENV1 particularly relevant.

The land comprises reclaimed marshland. Extensive drainage provision was required approximately 55 years ago in connection with construction of the M56 and flooding and drainage issues were subsequently considered again in connection with development on Frodsham Marshes.

The Council draws particular attention to the Cheshire West and Chester landscape character evidence, including LCT4 – Drained Marsh, pages 112–118, which describes the character, value and importance of this marshland landscape.

Existing properties on the opposite side of Hawthorne Road are noticeably elevated in relation to the application site, reflecting the historic flood characteristics of this area.

The existing undeveloped land may also have a role in the local drainage regime and attenuation of surface water. It is understood that recent activity involving the removal of trees has already resulted in damage to some drainage pipes serving existing properties. This should be investigated as part of the assessment of the application.

The Council therefore considers that the application should be subject to rigorous assessment by the Lead Local Flood Authority and other relevant drainage consultees.

6. Highly vulnerable residential use in an area at risk of flooding

The nature of the proposed accommodation is particularly significant.

The National Planning Policy Framework (August 2026), Section 18 – Managing Flood Risk and Coastal Change, Annex F, Table 2, categorises:

"Caravans, mobile homes and park homes intended for permanent residential use"

as Highly Vulnerable development.

Given that the site lies within Flood Zones 2 and 3, the compatibility of the proposed use with the level of flood risk must be fully assessed against national policy, including the sequential and, where applicable, exception test requirements.

This is a materially different consideration from simply assessing the physical footprint of the proposed development.

7. Access, highways and parking

Hawthorne Road is a narrow no-through road, accessed from Ship Street.

The wider Ship Street estate contains more than 1,000 homes and has only limited points of vehicular access, principally via Ship Street and St Hilda's Drive.

There are already significant congestion and parking pressures within the estate. Much of the housing was constructed approximately 60–70 years ago, when levels of private car ownership were considerably lower, and consequently many properties have limited or no off-road parking.

These existing circumstances need to be taken into account when considering additional development.

The proposal is also relevant to Frodsham Neighbourhood Plan Policy CA3 – Parking, reflecting the importance placed by the Neighbourhood Plan on addressing parking and movement issues within Frodsham.

There is an additional practical concern regarding the transportation of large residential caravans/mobile homes to and from the site.

The applicant should demonstrate, through appropriate swept-path analysis and highways evidence, that vehicles capable of transporting the proposed units can safely negotiate:

- the approaches to the Ship Street estate;
- Ship Street;
- Hawthorne Road;
- parked vehicles;
- junctions and turning movements; and
- access into and out of the application site.

The Cheshire West and Chester Council Highways Team should therefore be formally consulted specifically on the feasibility and highway safety implications of transporting large residential caravans/mobile homes to and from this site.

8. Environmental role of the undeveloped land

This tract of Green Belt land is an important undeveloped element adjoining a very substantial residential estate.

Its location between residential development and the wider Frodsham Marshes/M56 corridor means that consideration should also be given to its environmental and landscape function, including whether it contributes to separation from motorway noise and pollution.

This should be assessed alongside the potential effects upon the adjacent Hawthorne Road Community Orchard and the objectives of Neighbourhood Plan Policies GSRL1 and GSRL2.

9. Accuracy and adequacy of the submitted information

The Council is concerned about the quality and accuracy of elements of the supporting documentation.

For example, the Design and Access Statement describes the site as *"unused grass land"*, without adequately acknowledging its Green Belt/Countryside status, location outside the settlement boundary and relationship with the adjacent designated Local Green Space.

There also appear to be significant geographical inaccuracies within the supporting documentation, including:

- Northwich stated to be approximately **4.8 miles away**, when the actual road distance is approximately **11 miles**; and
- Delamere Forest stated to be approximately **2.2 miles away**, when the actual road distance is approximately **6 miles**.

These inaccuracies raise concerns regarding the reliability of the supporting assessment and the extent to which the proposal has been based upon an accurate understanding of the site and its surroundings.

10. Other consultee concerns

The significant comments made by other consultees in relation to flooding and contaminated land should be given serious consideration before the application is determined.

Given the historic use and characteristics of the marshland, the Council considers that these matters should be satisfactorily resolved through appropriate technical evidence rather than being left to assumption.

CONCLUSION

Frodsham Town Council **OBJECTS** to the application.

In particular, the Council asks the Local Planning Authority to give significant weight to the Made Frodsham Neighbourhood Plan, which forms part of the statutory Development Plan.

The proposal raises significant concerns regarding:

- development outside the settlement boundary and within Green Belt/Countryside;
- conflict with the locational principles of Frodsham Neighbourhood Plan Policy H1;
- the potential effect upon the adjoining Hawthorne Road Community Orchard, which is specifically designated as Local Green Space under Policy GSRL1;
- conflict with the objectives of Policy GSRL2, which seeks to protect and enhance green and open spaces and specifically supports the enhancement of community orchards;
- development within Flood Zones 2 and 3;
- the proposed highly vulnerable residential use in an area at risk of flooding;
- drainage and the historic characteristics of the reclaimed marshland;
- highway access, congestion and parking;
- the practical and highway implications of transporting large residential caravans/mobile homes along Hawthorne Road and through the Ship Street estate;
- potential contaminated land issues; and
- inaccuracies and omissions within the applicant's supporting documentation.

The Council requests that these matters are fully addressed before the application is determined and that Cheshire West and Chester Council Highways, the Lead Local Flood Authority and other relevant technical consultees are consulted as appropriate.