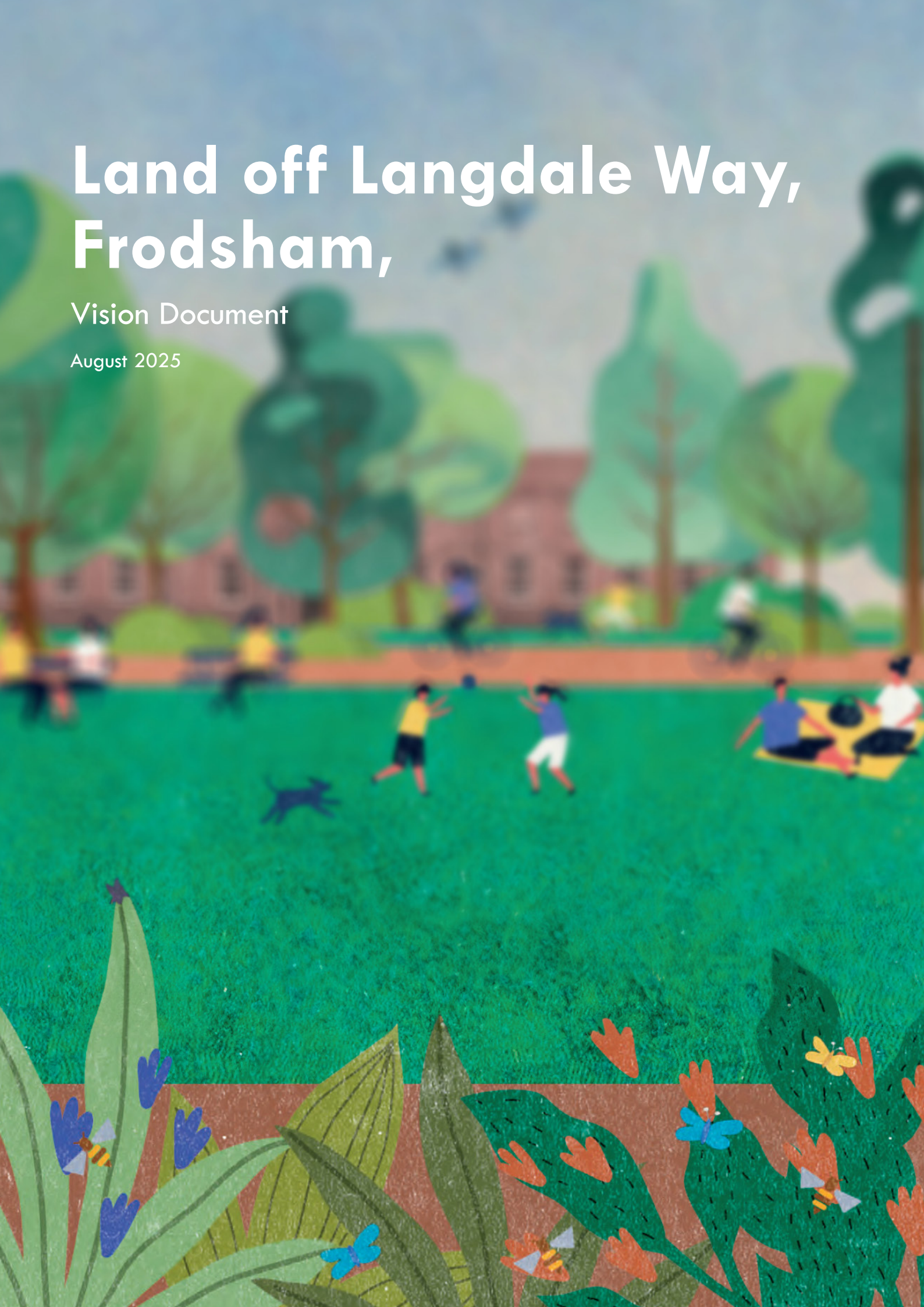


Land off Langdale Way, Frodsham,

Vision Document

August 2025



Carden Group

Carden Group is a specialist strategic land company, owned and led by Steve Morgan and Will Heath, who together bring more than 70 years of experience in strategic land promotion and housebuilding. Steve, the founder and former Chairman of Redrow Homes, and Will, the former Chairman of Harrow Estates and Group Development Director of Redrow Homes, have an outstanding record of delivering well-planned, high-quality developments that stand the test of time.

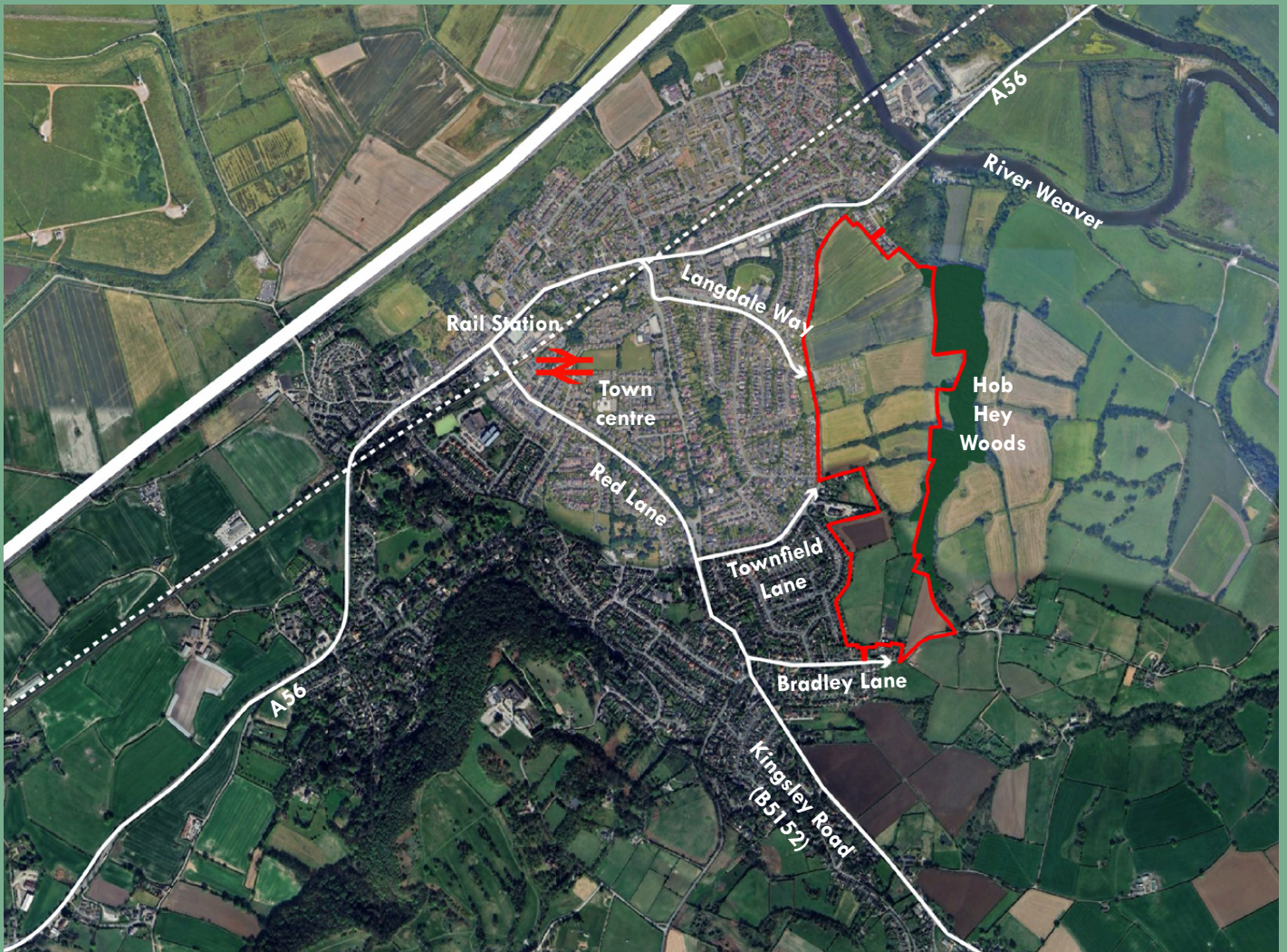
Strengthening the team is Planning Director Martyn Twigg, a chartered town planner with over 30 years of professional experience. Martyn has an exceptional track record in securing planning permissions for complex, large-scale housing schemes and is widely respected across the industry for his pragmatic, solutions-focused approach. His ability to navigate the planning system while building constructive relationships with councils, landowners, and communities makes him an invaluable part of the business.

Our approach is rooted in collaboration. We believe the best places are created by working in partnership with local authorities, stakeholders, and communities. Each Carden Group development is guided by thoughtful design, respect for local character, and a clear commitment to sustainability and long-term value.

By combining deep expertise with a genuine focus on people and place, we strive to deliver outcomes that benefit everyone, from landowners and councils to the families who will one day call our developments home.

At Carden Group, our experience, integrity, and community-first ethos set us apart. We are not simply promoting land, we are helping to shape the future of thriving, sustainable neighbourhoods where people can live well, belong, and be proud to call home.

Introducing the Site



The site is located to the eastern edge of the settlement of Frodsham. It is approximately 85 Acres/ 34 Hectares in size.

The site has a gently sloping topography which falls eastwards towards Hob Hey Woods and a stream which is a tributary of the River Weaver which runs to the north east of the settlement.

The site contains a number of agricultural fields, and grazing fields. There are several strong hedgerows which cross the site generally running east-west direction.



↑ View from the site towards the Weaver Valley

Setting The Context

Frodsham is a small town in North Cheshire, located where the Mersey Estuary marshes, River Weaver valley, and Cheshire Sandstone Ridge meet. The A56 linking Chester to Warrington along with the rail line and station have long been central to the town's economy and the historic settlement pattern. It has a vibrant town centre and is well located for accessible links into the Cheshire countryside.

The land east of Frodsham presents an opportunity for the sustainable growth of Frodsham.

An Accessible Location

The site shares a continuous boundary with the existing settlement edge of Frodsham. There are multiple opportunities to provide vehicular and pedestrian/cycle links into the site that connect with strategic routes into the heart of settlement, with quick and convenient access to the train station (20 min walk), local schools, community facilities and amenities.

Sustainable Growth of Frodsham

The settlement of Frodsham has historically grown from along the axis of Main Street/A56 east-west and B5152 Red Lane southwards with the heart of town at the crossing of these two routes. Future development of the settlement is constrained to the south by the steeply rising in topography which culminates in Frodsham Hills. The site presents a natural location for sustainable growth of the settlement to the east, with Hob Hey Woods providing a well defined and robust edge.

Minimal Impact on Designated Areas of Special County Value

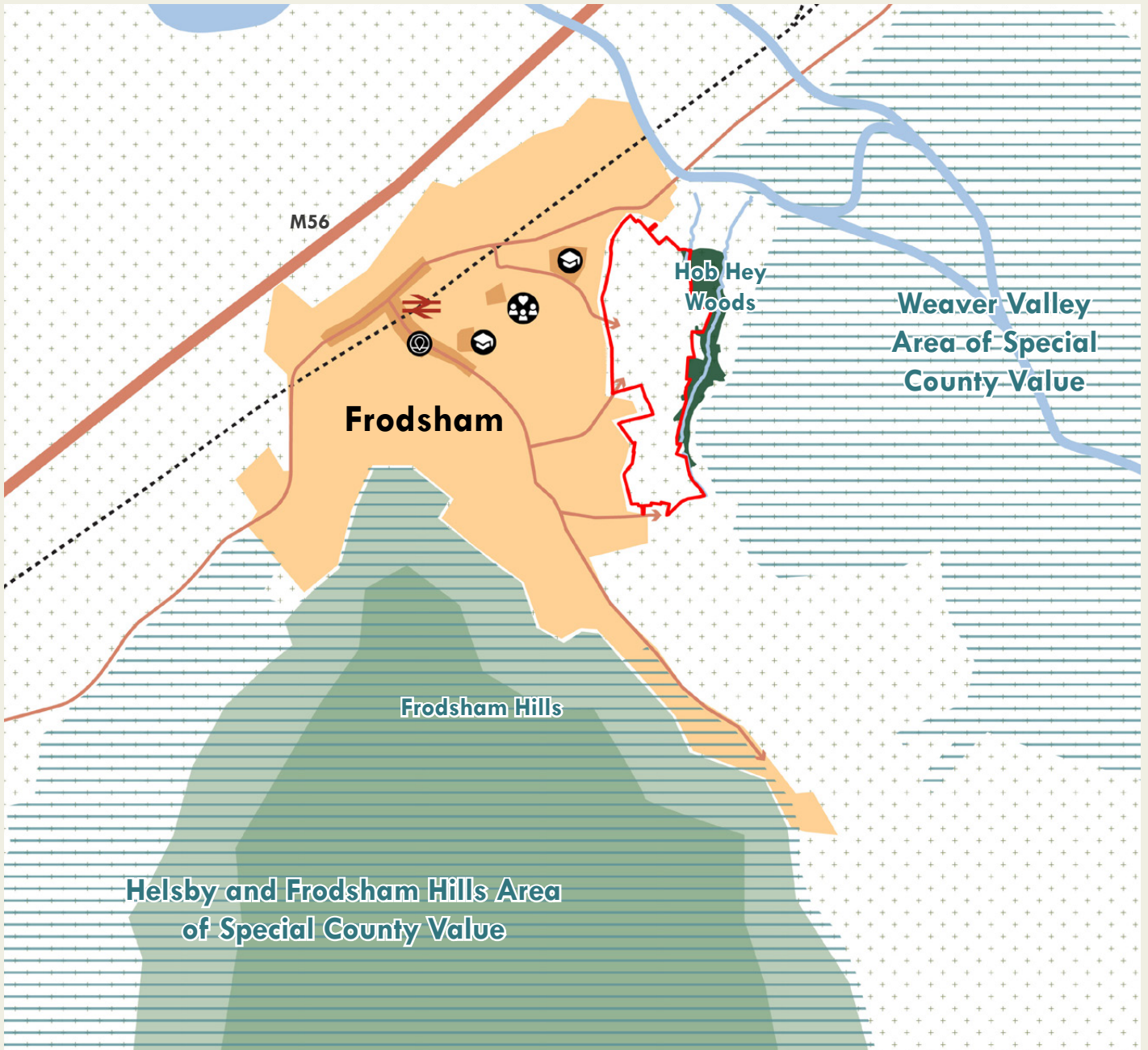
The site is not designated as an area of special landscape value and lies wholly outside the Weaver Valley and Helsby and Frodsham Hills Areas of Special Vale. There are no biodiversity designations affecting the site.



↑ View from Clifton Road of the Mid-Cheshire Railway Line into Frodsham



↑ View from Sutton Causeway arriving into Frodsham



Key

- | | | | |
|--|-------------------------------------|---|------------------|
|  | Site Boundary |  | Roads |
|  | Settlement |  | Railway Lines |
|  | Area of Special County Value |  | Railway Stations |
|  | Higher Topography | | |
|  | Rivers, Tributaries and Waterbodies | | |
|  | Woodland | | |

Site Considerations

The site provides the following opportunities:



Community Uses

The existing allotments will be retained as important community use. Connections to this and community assets outside of the site boundary including, Top Park Playground, Community Orchard and Hob Hey Wood will be enhanced as part of an integrated open space network.



Connecting people to the landscape

Incorporating and enhancing the existing Rights of Way through the site and seek to provide opportunities for greater access from the eastern settlement edge of Frodsham to the wider countryside through Eddisbury Way (log distance recreational route).



Reinforce local landscape character and support local nature recovery

Through development of the site there is the opportunity to retain locally important landscape features such as trees and hedges and explore opportunities to restore habitats and woodland within the proposals as part of an integrated landscape and biodiversity strategy.



Nature based solutions

Development of the site would utilise nature based solutions to sustainable drainage, providing multi-functional features to attenuate surface water run off naturally, improving areas of surface water flooding locally within the site. These features will be multi- purpose and contribute to local amenity and biodiversity.



Key Spatial Moves



Responding to topography

Development could be layered with areas of landscape and tree planting to integrate new development into the landscape context and reduce and soften views from sensitive viewpoints.



A network of green spaces

The site could deliver a series of new multifunctional green spaces for play, recreation and community activity, complimenting existing assets such as Hobs Hey Wood, the Community Orchard and Allotments.



Links to the countryside

Development of the site would protect and enhance existing Rights of Way and improve local connectivity to the countryside.



Enhancing local biodiversity

Development within the site would be contained within a framework of existing trees and hedgerows and linked with new areas of habitat to enhance biodiversity. Proposals would consider the opportunities to support and enhance the Local Wildlife Site.

The Opportunity

Development of the land off Langdale Way, Fordsham, provides a unique opportunity to deliver a sustainable new community, well connected and within easy reach of Fordsham's amenities and services. The site presents an opportunity for new homes to be provided within a flourishing active landscape. A landscape which actively contributes to the ecological restoration of the Cheshire Countryside and the future wellbeing of Fordsham residents.

The land off Langdale Way will deliver sustainable residential growth for the settlements, offering opportunities for new and existing residents in the area. Development of this site will:

- ★ Provide opportunity for a range of new homes, within a rich landscape setting.
- ★ Provide new homes in a well connected location with easy links to the facilities and amenities of Fordsham including the train station and town centre.
- ★ Provide opportunity for the delivery of new open space for the eastern edge of Fordsham including play areas, recreational walking routes and an areas of improved habitat to support community activity, local biodiversity and nature recovery.
- ★ Enhance local walking, cycling routes and recreational within the site providing better links to the countryside and landscape beyond.
- ★ Ensure areas of special landscape value to the south and east of the settlement are protected.





Frodsham

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