

Cheshire East Local Plan

Draft Knutsford Town Strategy Consultation





Foreword

Just as people make plans, towns need to make plans too...

Cheshire East is facing many challenges over the next twenty years or so. These include responding to the issues around climate change and the need to move to a low carbon future, providing the infrastructure to enable local businesses to compete in a more globalised economy and enabling the increases in housing need to be accommodated. These challenges will need to be faced in a period of a slow growing national economy and reduced levels of infrastructure investment by the Government.

It will therefore be important to have a clear strategy to tackle these issues and to indicate how we want our towns to change and grow.

Cheshire East has been working closely with local community representatives in the spirit of localism to prepare Town Strategies for Crewe, Handforth, Knutsford, Macclesfield, Nantwich and Poynton; these documents will go on to play an important part in the production of Cheshire East's Local Plan.

Your chance to make a difference



I want to encourage everyone to help us prepare the Town Strategies through this consultation so that we can make sure that Cheshire East continues to be a great place for us, our children and grandchildren to enjoy. In doing so, I would ask you to be positive about change. Successful towns and communities are those that can adapt to changing circumstances and evolve in a sustainable way. I urge you to get involved and give us your views to help determine the future of your town.

Cllr David Brown

Cheshire East Council - Strategic Communities Portfolio Holder & Deputy Leader of the Council

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1 Introduction

1.1 The draft Knutsford Town Strategy has been put together by Cheshire East Council working closely with representatives of the local community.

1.2 Once finalised, the Town Strategy will feed into the Cheshire East Local Plan, which will set the planning policies in Cheshire East to 2030.

National Planning Policy Framework

1.3 The [National Planning Policy Framework \(NPPF\)](#) (March 2012) encourages local authorities to have an up-to-date Local Plan in place as soon as possible. It says the purpose of planning is to help achieve sustainable development. 'Sustainable' means ensuring that better lives for ourselves don't mean worse lives for future generations. 'Development' means growth;... we must house a rising population ... our lives and the places in which we live them can be made better, but they will certainly be worse if things stagnate.

1.4 The [National Planning Policy Framework](#) also says that local authorities should use their evidence base to make sure that their Local Plan meets *the full objectively assessed needs for market and affordable housing in the housing market area*. It identifies the need for planning to encourage and not act as an impediment to sustainable growth. Local Authorities should plan proactively to meet the development needs of business and support an economy for the 21st century.

Local Plan

1.5 The Local Plan will be the new Development Plan for Cheshire East, it will guide the future planning and development of our towns, villages and countryside up to 2030. It will contain planning strategy, policies and site allocations. It will be accompanied by an Infrastructure Plan that will set out the transport, social (for example schools) and other infrastructure required to support development.

1.6 The Local Plan will look at the social, economic and environmental needs of each town. It will help to deliver economic growth by identifying and unlocking development opportunities, and help us to co-ordinate the delivery of new and improved roads, public transport and utilities. It will help to improve our environment by setting improved design standards for new development; protecting nature conservation areas; promoting parks and open spaces; safeguarding heritage assets (such as Listed Buildings); encouraging the generation of renewable energy; and safeguarding the countryside by focusing development to the towns and larger villages.

1.7 The Local Plan will consider how much housing is needed, including the mix of types and sizes of new homes. It will look at possible sites and consider associated needs for new and improved schools and community facilities. It will also consider the needs for other types of land-use, such as employment, retail and leisure uses.

1.8 The National Planning Policy Framework is clear that at the heart of the planning system, there is a 'presumption in favour of sustainable development'. The Local Plan will enable the Council to guide this sustainable development to the most appropriate locations



in Cheshire East, and to make sure that all new development contributes to future infrastructure needs. However, there will be tough choices to be made about where development should go.

Town Strategy for Knutsford

1.9 During 2011, Cheshire East Council sought the views of residents, workers, visitors and shoppers on what they most liked about their town or village and what they wanted to see improved. This was called the Place Shaping Consultation. This consultation benefited from the output data from the 2010 Knutsford Town Plan Survey which contained the views of 2,632 Knutsford residents on topics which overlapped with many of the questions covered by the Place Shaping Consultation. In Knutsford the town centre, the appearance of the town, the restaurants, bars and pubs and the evening economy, the historic buildings and the sense of community were all highlighted as elements that people like. The Place Shaping Consultation and the Town Plan Survey highlight a shortage in car parking spaces, high traffic levels in and through the town at peak periods, and a lack of convenient public transport links between the town and nearby towns and villages; these three elements also need significant improvement.

1.10 Following on from the Place Shaping Consultation, the Council has been working closely with the local community to develop this draft Strategy to guide the future planning of Knutsford. Two workshops were held with a panel of representative stakeholders including the Town Council, surrounding Parish Councils, Cheshire East Councillors, the Town Plan Team, the Conservation and Heritage Group, local businesses, local landowners and other environment and community groups. Usefully, the Town Plan Team were able to feed in much of the research and data that they have collected and collated as part of preparing and producing the Knutsford Town Plan.

1.11 The workshops discussed how the Town Strategy should meet the future needs of the town to make it an even better place over the next 20 years. Diagram 1 shows what was discussed at each workshop.



Diagram 1: Content of the Panel Workshops



1.12 This draft Town Strategy, as agreed by the majority of the Stakeholder Panel and agreed by Knutsford Town Council, sets out a Vision for Knutsford, looking at what the town should be like by 2030. Following on from the Vision are a number of Objectives needed to realise the Vision, and a set of specific aims which add detail to the Objectives. The draft Town Strategy also identifies a number of possible areas that may be suitable for future development.

1.13 This document has been published for consultation to seek the views of the local community, businesses and other stakeholders.

Next Steps

1.14 Once all consultation responses have been considered, the Town Strategy will be amended as appropriate and will be used to inform the Cheshire East Local Plan. It is important to note that the Town Strategy itself will not introduce new planning policies, nor will it allocate any sites for development. Its purpose is to make sure that the views of the local community are properly taken into account when drafting the Local Plan. Any new planning policies or site allocations will be proposed through the Local Plan, taking into account all other background evidence (such as housing needs assessment, employment land review, retail study, transport assessments, flood risk assessments, sustainability appraisals and others), national legislation, national guidance, and site-specific appraisals.

1.15 The Local Plan will be made up of a number of key documents including the Core Strategy, Site Allocations Plan and Infrastructure Plan. Diagram 2 illustrates the relationship of the Town Strategy document to the Local Plan. This highlights how the town strategy will provide a steer to the content and direction of the Local Plan.

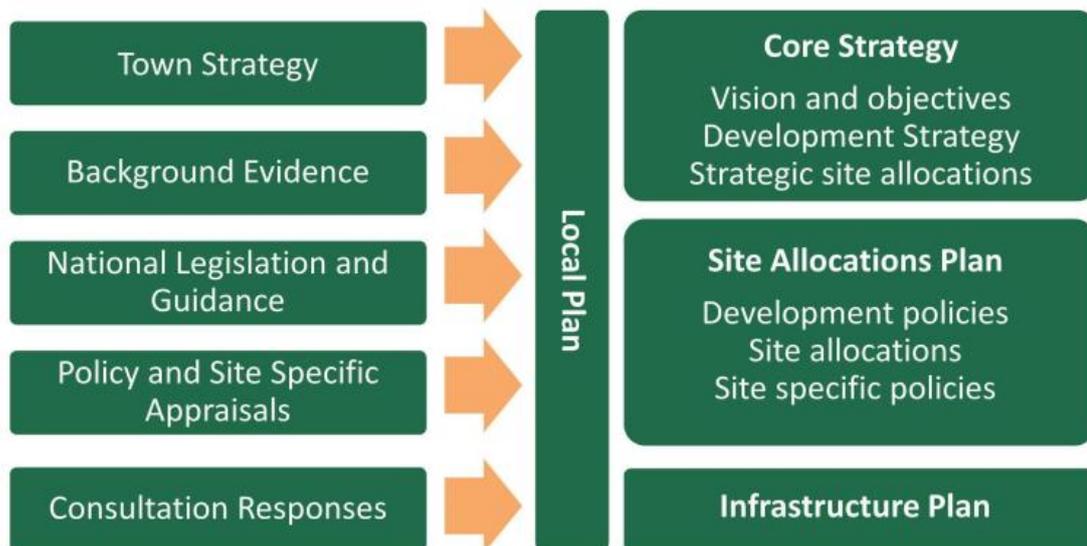


Diagram 2: Relationship between the Town Strategy and the Local Plan

1.16 There will be further consultations on the Local Plan including consultation on an overall development strategy for Cheshire East in autumn 2012 and consultation on the draft Core Strategy early in 2013.



1.17 The Core Strategy and Site Allocations Plan will both be subject to separate ‘examinations in public’ with a Government appointed Inspector. At the examination, the Council will need to demonstrate that all reasonable alternatives to the final proposals have been properly considered. This draft Town Strategy and consultation responses received will form an important part of the Councils evidence in demonstrating that all reasonable alternatives have been considered prior to drafting the Local Plan.

1.18 The Council aims to adopt the Core Strategy in late 2013 / early 2014 with the Site Allocations Plan following later in 2014.

Background Material

Knutsford Town Plan



1.19 The Knutsford Town Plan has helped to inform the development of this town strategy. Knutsford Town Plan is a blueprint for the future of Knutsford. It addresses many of the factors that have an impact on the quality of life including social, transport, housing, recreation, town facilities and planning issues.

1.20 The Town Plan suggests that the community wants to retain and enhance the open green spaces that surround Knutsford, preserve the historic character of the town, and at the same time promote its attractions in order to attract tourists and shoppers. It identifies the community groups that are currently engaged in maintenance of public open spaces and seeks a close liaison between them and local authorities to achieve stated objectives of conservation of the natural and built environment.

1.21 It recognises the parking difficulties faced by residents of three and four bedroom terraced homes, who may have two or three vehicles, with the influx of motor vehicles of business staff and shoppers to a vibrant, popular market town renowned for its bars, restaurants and speciality shops. It accepts the need for a good balance between the requirements of residents and workers and the visitors the town desires to attract in the interests of economic viability.



Ambition for All

1.22 '[Ambition for All](#)', the Cheshire East Sustainable Community Strategy for the period 2010 to 2025 sets out how, over the next 15 years Cheshire East will continue to prosper. The activities outlined in the strategy are intended to improve the quality of life of all the people of Cheshire East and contribute to the achievement of sustainable development. The Strategy provides a high-level vision for Cheshire East and includes:

- Nurturing strong communities, including the delivery of services as locally as possible and ensuring that communities feel safe;
- Creating conditions for business growth, including making the most of our visitor, tourism, heritage and natural assets and ensuring there is a good range of available employment sites and premises in all parts of Cheshire East with good transport links, to attract new and expanding businesses;
- Unlocking the potential of our towns;
- Supporting our children and young people;
- Preparing for an increasingly older population including the provision of an adequate supply of suitable extra care housing;
- Ensuring a sustainable future by providing affordable and appropriate housing to meet future needs, by promoting energy efficiency and the use of renewable energy, by ensuring that all major developments are located with good access to local amenities, cycle and walking routes, by developing a green infrastructure plan to safeguard, manage and enhance our green assets, giving priority to the redevelopment of our vacant brownfield sites and by recognising the importance of mineral extraction to the local economy; and
- Driving out the causes of poor health including investment in green infrastructure to encourage active and healthy lifestyle choices.

Ambition for All

Cheshire East's Sustainable Community Strategy
2010 to 2025



Corporate Plan

1.23 The Council has prepared a Corporate Plan for the period 2010 to 2013. Key, relevant actions to deliver those objectives include:

- Maximise developer contributions to improve infrastructure, culture, leisure and green spaces;
- Meet targets in relation to the provision of affordable housing;
- Reduction in carbon emissions;
- Growth in the Cheshire East economy and the visitor economy.



2 Background

2.1 Knutsford's Town's Motto is 'Respice, Aspice, Prospice', look to the Past, the Present and the Future.

2.2 Knutsford is a small market town, and has a population of approximately 12,570. However, a substantial proportion of the services and facilities have to support a wider hinterland covering a number of smaller nearby settlements increasing the population served by Knutsford to 25,000.

2.3 Knutsford is located in the north western part of the Borough, in close proximity to Wilmslow, Manchester Airport, Altrincham and Northwich. The town is bounded by Birkin Brook to the east and the extensive historic Tatton Park to the north.

2.4 Modern day Knutsford covers three medieval settlements: Nether Knutsford, Cross Town and Over Knutsford. The town received its first market charter in 1292.

2.5 Knutsford grew in size and influence throughout the 18th and 19th centuries, and was one of only two towns in Cheshire to hold judicial sessions; the town is still home to a Crown Court. The town retains much of its historic architecture, notably from the Georgian and Victorian periods (Richard Harding Watt).

Economy

2.6 There are 6,900 jobs in Knutsford, equating to 4.2% of the Borough's total. Key employment sectors include banking, finance and insurance; retail, hotels and restaurants; public administration, education and health and distribution centres. Other important employment sources include light manufacturing such as Oliver Valves, Motor Car Sales such as McLaren, Rolls-Royce and Bentley and Manchester Airport. There is a relatively even split between residents who work within the town and those who commute to work elsewhere; common destinations are Manchester and areas in Cheshire West.

Town Centre

2.7 The heart of the centre is concentrated along King Street, Minshull Street and Princess Street. Knutsford's town centre retains much of its traditional Georgian and Victorian architecture, along with more idiosyncratic structures such as the Gaskell Memorial Tower on King Street; the quality of its architecture along with its small independent boutiques, bars and restaurants, is an important attraction of the town. Cheshire East's 2010 Town Centre Survey suggests there are 286 units in the town centre, of these only 6% are vacant and almost half of them are in A1 use (shops). The Cheshire Retail Study 2011 identifies that cumulatively there is scope for small scale convenience goods floorspace in Knutsford over the





plan period based on current market share. However, the introduction of Waitrose and Sainsbury's and the potential convenience store (Aldi) at Brook Street will absorb the identified capacity and will deliver qualitative benefits to the town.

Housing

2.8 There are almost 6,000 dwellings in Knutsford, around 38% of which are detached properties and over 40% have 4 or more bedrooms. The average house prices in Knutsford are amongst the highest in the North West and a significant proportion of residents cannot afford to purchase property within the town. The Cheshire East Strategic Housing Market Assessment (SHMA 2010) identifies a need for 64 affordable homes to be provided in Knutsford each year and there are around 450 people on the housing waiting list for Knutsford. There has been very little new residential building in Knutsford since 2001 apart from some re-building and in-filling. During 2010/11 and 2011/12 there have been 10 net dwellings completed and no affordable housing. At 31st March 2012 there were 21 net dwellings with full planning permission and there were 12 net dwellings under construction. The housing range as set out in the Core Strategy is from 460 to 1,280 dwellings within Knutsford for the period 2010 to 2030.

Connectivity

2.9 Knutsford is relatively well located in relation to strategic transport networks with easy access to the motorway network, airport and west coast mainline. However, the local road and rail public transport network lacks any or an adequately frequent connection with several surrounding towns and villages as well as with Manchester Airport and Crewe. This adversely affects Knutsford and those living in the surrounding villages reliant on Knutsford's services and facilities. Traffic congestion and car parking are other major issues that were identified in the Place Shaping and Town Plan consultations. Whilst Manchester Airport does offer economic and transport benefits local residents of Knutsford often raise the issue of impact on their amenity, particularly in terms of noise.

Heritage

2.10 Knutsford is blessed with a rich and historic architectural heritage. The town has two large designated conservation areas, covering the Town Centre and the Legh Road area, and two smaller ones, covering Heathfield Square and Crosstown. The quality of the town's overall architectural heritage is also reflected by the number of Listed Buildings it possesses, including one Grade I building (Unitarian Chapel), 7 Grade II* buildings (Sessions House, St John's Church, St Cross's Church, Bexton Croft House, 98 and 125 King Street, Former King's Coffee House and the Gaskell Memorial Tower), and 68 Grade II buildings. A further 16 buildings in Knutsford are included on Cheshire East Council's Local List of Historic Buildings. There are more Listed Buildings close to the town including the mansion at Tatton Park (Grade I).





Greenspaces

2.11 Within and around the town there are a number of greenspaces including:

- The Heath and Little Heath: originally home to a racecourse, this is now an area of lowland heathland close to the town centre.
- The Moor: this Green Flag award-winning park provides a green and pleasant break from the tightly enclosed streets of the historic town centre adjacent to it.
- Sanctuary Moor: this is a large wooded area of wetland that runs along the back of the properties facing Legh Road and Toft Road. It is a designated area of nature conservation importance.
- St John's Wood: this is also designated in the Macclesfield Local Plan as an area of nature conservation importance; it is located in the eastern part of the town behind the Longridge housing estate.
- Tatton Park: owned by the National Trust and managed by Cheshire East Council, the historic parkland stretches over 400 ha, and includes a 90 ha area (incorporating Tatton Mere) that is designated as a Site of Special Scientific Interest. It is a grade II* Registered Park, and the park's designers are amongst some of the finest in the history of English parks and gardens – Humphrey Repton, John Webb, Lewis Wyatt and Joseph Paxton.

Tatton Park

2.12 Tatton Park is one of the UK's most complete historic estates. It is home to a Tudor Old Hall, Neo-Classical Mansion, 50 acres of landscaped gardens, a rare-breed farm and 1,000 acres of deer park. Its speciality shops, restaurant, children's playground, events and educational programmes combine to make Tatton one of the most popular family days out in the North West.

2.13 The Old Hall was the estate manor house until the late 17th century, when work commenced on a new house. The Neo Classical Mansion, is celebrated for its Gillows furniture and collection of ceramics, paintings and books. The library collection is considered one of the finest in the National Trust.

2.14 50 acres of beautiful gardens reflect over 250 years of garden design. The gardens are renowned for their remarkable glasshouses, the Japanese Garden, considered the finest in Europe and the extensive Kitchen Gardens.



(Photograph courtesy of Judith Colclough)

2.15 Tatton hosts over 100 events a year including the RHS Flower Show, Summer Picnic Concerts with the Hallé Orchestra, car shows and antiques fairs.



3 Vision

3.1 The draft Knutsford Town Strategy needs to set a clear Vision for future development in Knutsford, it needs to provide a clear expression of what the Town Strategy is seeking to achieve and to positively direct the planning process in the local area until 2030. The vision aims to be both ambitious and realistic.

Vision for Knutsford

In 2030 Knutsford will still be a historic town with a unique and distinctive character, and strong community spirit, rich in heritage and brimming with variety, where:

- *all new development is well designed, reflective of Knutsford's character and located in sustainable areas, and has met local needs and created balanced and integrated communities.*
- *the town centre is vibrant, with an unique character and independent traders and those offering speciality products are thriving and contributing to the strong sense of place. Where an appropriate balance will have been created between needs of pedestrians, cyclists, public transport and private vehicles.*
- *the community has a high quality of life with good access to education, jobs, services, shops and public transport, mostly within walking and cycling distances.*
- *based primarily on its landscape and heritage assets, Knutsford's importance as a visitor destination will have increased.*
- *the community will lead healthy and active lifestyles benefiting from improved access to high quality leisure facilities and open spaces, easy access to the open countryside and are supported by good local health and social care facilities that are appropriate to Knutsford's changing demography and atypical population.*
- *the community is well connected both internally and externally allowing access to services, retailing, health and social care facilities, education and employment.*
- *the development of closer ties between Tatton Park and Knutsford have been economically beneficial to the town and the Park.*



4 Objectives and Strategy for Realising the Vision

4.1 To deliver this vision a clear strategy for the future of Knutsford has been formulated. This strategy focuses on the key challenges that Knutsford needs to address to meet the vision. It addresses the issues facing Knutsford and seeks to maximise local strengths and opportunities.

4.2 It is also important to remember that this strategy should not be read in isolation; it will provide a more detailed approach for Knutsford in line with the overall strategy for Cheshire East

4.3 To achieve the vision for Knutsford it will be necessary:

Objective 1: Sustainable Community

- To strengthen the sustainable community, where all members are able to contribute and where all the infrastructure required to support the current and future community is provided.

Strategy: Sustainable Community

To strengthen the sustainable community by:

- supporting community facilities and encouraging community events and activities;
- maintaining and, where possible, enhancing the provision of community facilities;
- re-introduce an Information and Visitor Centre in the town to promote Knutsford and assist visitors and the local population;
- providing the infrastructure required to support the community, including: local health and social care facilities; leisure facilities; education; transport; broadband, mobile and other ICT connectivity; water; waste water; and energy;
- developing appropriate local health and social care facilities to meet the needs of the community;
- developing other appropriate local facilities and activities for older people to help maintain their wellbeing;
- increasing access to new and improved sports and leisure facilities;
- securing excellent educational facilities to meet the needs of the population;
- exploring opportunities for further education, skills and apprenticeship training within Knutsford;
- identifying and allocating land for additional allotments, community gardens and orchards;
- providing appropriate play areas and facilities for children and teenagers and promote the provision of activities for young people; and
- Improving cultural provision, strengthening the provision at the library, theatre, Civic Centre and cinema.



Objective 2: Economy

- To promote the economic potential of the town, including enhancing the town's visitor economy.

Strategy: Economy

To promote the economic potential of the town by:

- identifying and allocating appropriate sites for new and expanding employment opportunities, creating a range of employment opportunities;
- encourage small and new businesses to develop, through the provision of incubator units;
- promoting and improving existing viable employment areas, such as Booths Hall, Parkgate Industrial Estate, Longridge Trading Estate, Stanley Road Trading Estate and Radbroke Hall;
- supporting existing employers within the town;
- increasing the visitor offer and tourism potential by maximising the benefits of Knutsford's landscape, heritage, shopping, restaurant, pub and other entertainment and recreational assets;
- retaining young people and the working population;
- encourage connections between education and training providers and local industry;
- improving links between the town centre and other main employment areas;
- improving links to employment opportunities outside of the town; and
- supporting flexible working and investment in new communication technologies, to allow home-working and to support businesses reliant on e-technology within the town.



Objective 3: Town Centre

- To promote the town centre and support the existing retail and commercial provision, including independent and specialist retailers, whilst retaining its distinctive character.
- To improve the public realm and pedestrian spaces within the town centre, to create an appropriate balance between the needs of pedestrians, cyclists, public transport, service vehicles and private vehicles whilst maintaining the town's distinctive character.

Strategy: Town Centre

To promote the town centre and improve the public realm by:

- promoting the role of Knutsford town centre for shopping, business, leisure and community facilities;
- focusing retail development within the town centre;
- supporting the role of independent shops and specialist retailers, and give schemes to enhance or expand such facilities positive consideration;
- allowing for a more diverse range of shops, particularly those offering a larger range of convenience goods;
- improving the public realm and pedestrian spaces within the town centre;
- implement a scheme that provides the appropriate balance between the needs of pedestrians, cyclists, public transport, service vehicles and private vehicles within the town centre whilst retaining the town's unique character;
 - Including a shared surface scheme for King Street; and
 - Considering further shared surface schemes at Princess Street and possibly Minshull Street and Church Hill;
- considering the potential for improvement and redevelopment in the Silk Mill Street area, Canute Place, Red Cow Yard, Sessions House and the area around the railway station;
- improving links between different parts of the town centre, for example from the Library to King Street;
- improving links between the town centre and the other main employment areas and residential neighbourhoods;
- supporting the provision of residential development within the town centre, particularly making use of first and second floor spaces;
- ensuring that consideration is given to those who live in and close to the town centre; and
- Improving the town's inclusive access for all.



Objective 4: Housing

- To provide the opportunity for everyone to live in a good quality, well designed, sustainable home, which they can afford, that contributes to the distinctive character of Knutsford.

Strategy: Housing

- Identify and allocate appropriate sites for new housing development to deliver between 460 and 1,280 new homes by 2030 (in addition to sites that have planning permission, are under construction or have been completed since 2010);
- Continue to promote the use of previously developed sites within the town;
- Develop good quality homes in sustainable locations to meet the current and future needs of the town;
 - This includes providing affordable, intermediate, open market and specialist housing suitable for the elderly and those with particular needs;
- Encourage a variety of housing to be provided in a range of styles, types and sizes;
- Ensure that all new housing is well designed, is built of appropriate materials and is sustainable;
- Make sure that housing contributes to the sense of place and takes account of the historic and distinctive character of Knutsford;
- Provide a good quality of access from any new residential development to the town centre; and
- Ensure that all new housing creates integrated and mixed communities and contributes to strengthening the sustainable community.





Objective 5: Heritage

- Conserve and enhance Knutsford's heritage assets and buildings and spaces of architectural and cultural importance.

Strategy: Heritage

- To ensure that all new development is designed to the highest standards and complements the unique character of the town;
- To conserve and enhance Knutsford's heritage assets and buildings and spaces of architectural and cultural importance. Including:
 - the Conservation Areas;
 - the many Listed Buildings located within the town;
 - the buildings included on the Local list of Historic Buildings; and
 - the Historic Park and Garden at Tatton; and
- Creating and applying a Design Template for Knutsford.





Objective 6: Environment

- Protect greenspaces and natural assets in and around the town.
- Encourage healthy and active lifestyles through improved access to open spaces, woodland and the open countryside in and around Knutsford.

Strategy: Environment

- Protect greenspaces within and adjacent to the town, such as the Heath, the Little Heath, the Moor, Sanctuary Moor, St John's Wood and Tatton Park, and the areas of water within them;
- Enhance the greenspaces within and adjacent to the town and the areas of water within them, in terms of their quality, quantity, connectivity, biodiversity, safety and accessibility;
- Improve access to the open countryside and woodland;
- Preserve and enhance the green infrastructure within the urban areas of the town, including tree lined streets, gardens and areas of amenity green space;
- Ensure new development supports Knutsford's unique character, its sense of place and rural location; and
- Encourage the sustainable use of energy and other resources and the creation of renewable energy.





Objective 7: Connectivity

- To encourage the use of sustainable transport choices through improved bus routes and integration of bus and rail travel services, improved walking and cycling routes, as well as improved roads.
- To improve car parking provision within the town.

Strategy: Connectivity

- Increase and improve car parking to support the role of Knutsford as a destination for shopping, tourism, employment and leisure;
 - Including consideration for greater levels of town centre car parking;
- Improving links between residential neighbourhoods, employment areas and the town centre;
- Improve rail and bus links and their service integration, particularly ensuring that they provide a convenient service for those using it to access education, training, employment and health and social care services;
- Support the extension of the Metrolink to Knutsford;
- Seek to reduce areas of traffic congestion;
- Provide safe walking routes and footpaths;
- Provide a town wide cycle and pedestrian network including links to neighbouring networks; and
- Promote positive provision for cycling in the design of new developments including appropriate numbers of cycle stands.





5 Development Principles

5.1 Knutsford wishes to remain a historic town with a unique sense of place that provides: a high quality lifestyle; a feeling of well-being; a wide range of employment opportunities and cultural services; a complete mix of housing; walkable neighbourhoods; tree lined streets and high quality design; vibrant and well maintained parks; and opportunities to access nature and biodiversity.

5.2 The vision for sustainable development in Knutsford will see:

- Local people cooperating with developers in delivering great places, that reflect this town strategy.
- Consideration given to the social, economic and environmental performance of a place as well as physical characteristics.
- Promotion of sustainable lifestyles through access to open spaces, recreational facilities and activities and leisure services.
- A vibrant and accessible town centre.
- All new developments linking sustainably with the rest of the town.
- Generous green spaces linked to the wider natural environment, including a mix of public and private networks of well managed, high quality gardens, tree lined streets and open spaces, including green infrastructure to bind and link places in the town together and improve the overall environment.
- Multi-functional public green spaces that can be used for play, recreation, walking and cycling, and to support wildlife, urban cooling and water management.
- High quality design that is sustainable, desirable and durable.
- The creation of low carbon communities and the promotion of eco-developments.



6 Development Options

Why does Knutsford need more development?

6.1 Through its Local Plan, Cheshire East has to ensure that there is sufficient land allocated for new homes; jobs; and retail, leisure and other commercial developments. In particular, there is a need to make sure that there is sufficient housing to meet the needs of the town's current and future residents over the next 20 years or so. It is also important to make sure that sufficient affordable housing is provided for people who cannot afford to purchase market housing.

6.2 Key factors influencing the need for new housing include:

- The population of Cheshire East is expected to grow from 362,700 to 379,300 by 2026 (Regional Spatial Strategy: Partial Review, Population Forecasts).
- The number of households is expected to increase by 24% from 154,000 to 191,000 by 2030 (Cheshire East's Strategic Housing Market Assessment, 2010).
- The demand for affordable housing. Across Cheshire East there is an identified need for 1,243 affordable homes each year. Within Knutsford the need is for 64 affordable houses each year (Cheshire East's Strategic Housing Market Assessment, 2010).
- The social housing waiting list shows that across Cheshire East 10,952 people have applied for social housing. Of these, 450 are on the waiting list for Knutsford (Housing Waiting List, May 2012).
- To ensure the managed release of sufficient land for development to meet the objectively assessed needs for market and affordable housing, in accordance with the requirements of the National Planning Policy Framework (NPPF).

6.3 Knutsford is a historic market town situated in the north western part of the Borough. It is surrounded by Green Belt, with the exception of land to the north and east of Parkgate industrial Estate, which has previously been identified for employment uses, there are few other opportunities for development within the settlement and outside the Green Belt. As such there have been relatively small numbers of homes built in the town in recent years. These constraints and the lack of recent development is increasing the pressure on the housing market, creating a latent demand and potentially increasing issues with affordability and access to housing. Therefore it is likely that new housing can provide benefits to local residents by:

- Providing housing to meet the needs of the current and future community.
- Providing funding for infrastructure, through the Community Infrastructure Levy.
- Stimulating the economy, by providing jobs in the building trade, generating additional spending power in the local community and by providing homes for people who come to work in the area.
- Supporting the continued vitality of the town centre and local services.

6.4 Given the Government's intention to revoke the Regional Spatial Strategy (RSS) decisions on housing supply will rest with local planning authorities without guidance provided by the framework of regional numbers and plans. While the housing requirement must be evidence-based and consistent with national advice, there will no longer be a requirement to conform to a top-down regional target. The housing supply numbers within the Cheshire



East Local Plan will be based on a variety of evidence and information including the potential development options considered in this document, population forecasting, the Strategic Housing Market Assessment (SHMA) and the Strategic Housing Land Availability Assessment (SHLAA).

What about the Green Belt?

6.5 The National Planning Policy Framework (NPPF) states that *'once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan'*. As this document will feed into the Cheshire East Local Plan this is an opportunity to review the current Green Belt boundaries.

6.6 The NPPF also provides some further details about what should be considered when defining Green Belt boundaries this includes:

- meeting identified requirements for sustainable development;
- not including land which it is unnecessary to keep permanently open;
- identifying areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- ensuring that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- defining boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

Development Options

6.7 Diagram 3 identifies a number of potential areas within and adjacent to Knutsford, that may offer opportunities for development in the future. A brief description of the areas and their potential for development is set out in Table 6.1 below.

During the Local Plan Examination in Public, the Council will need to demonstrate that **all reasonable options have been considered** prior to drafting the plan. We are keen to gather a wide range of views on all of these potential areas in order to assist this process.

It should be noted that the proposed areas (A to T) would be subject to **further appraisal** and **no decisions** have been made by Cheshire East Council about their suitability. It is not intended that all these areas will be developed to achieve the delivery of the vision for the town.

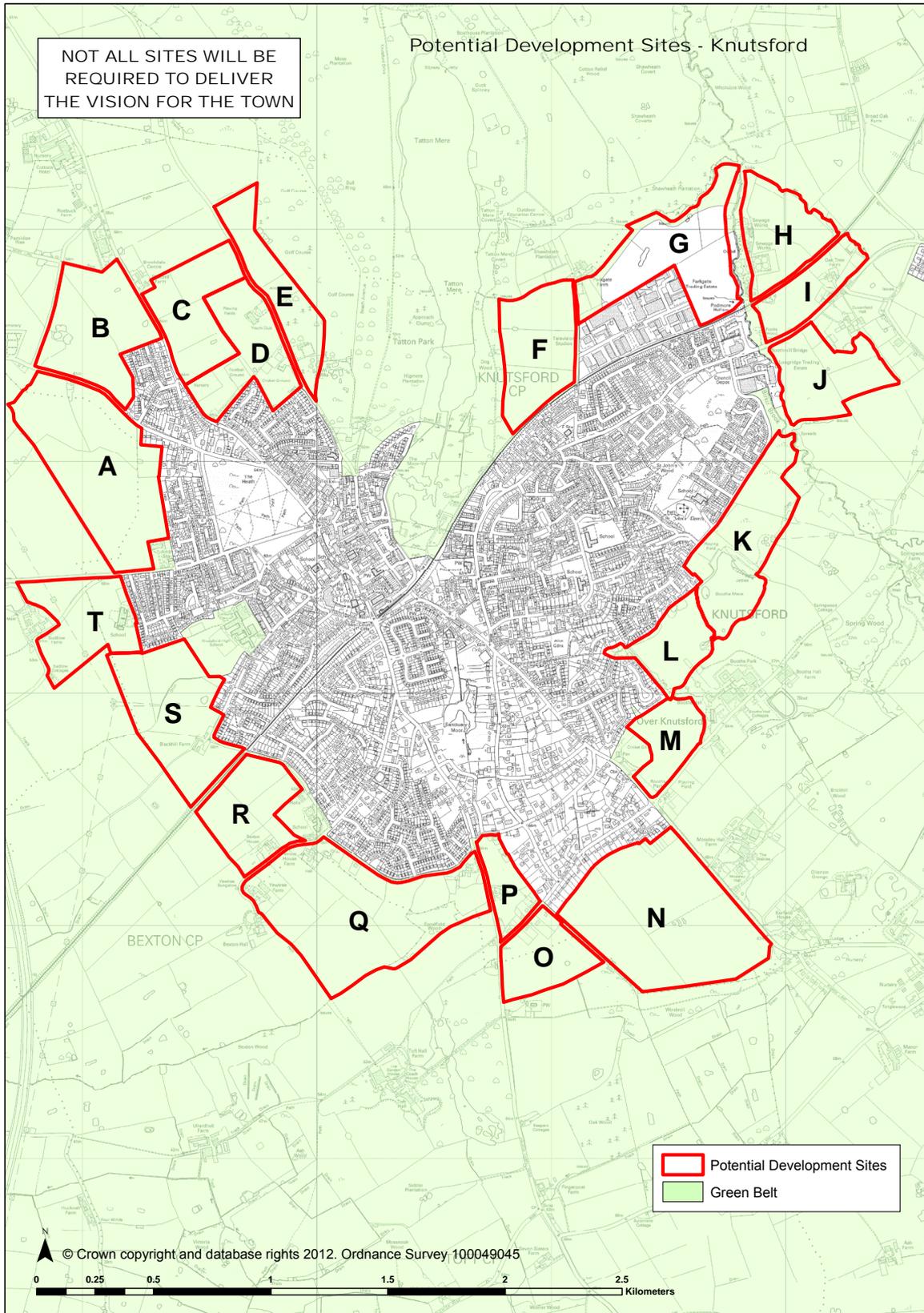


Diagram 3: Knutsford Potential Development Options

6.8 The Council is interested to hear the views of everyone including residents, businesses, community groups and all other stakeholders on these potential development areas and their potential uses in the future. Consultation responses received to this strategy document,



liaison with local planning authorities nearby and infrastructure providers, and the outcomes of further evidence and assessment work will influence the scale of development for the town and which potential development areas are included in the Local Plan. Evidence and assessment work which will inform the Local Plan includes transport assessments, sustainability appraisal, employment land review, viability studies and other assessments and evidence based sources.

Site	Potential Development Use	Comment
A	Housing	<ul style="list-style-type: none">• Land between Northwich Road and Tabley Road.• This site is greenfield and covers an area of around 32ha.• The site is located within the Green Belt.• Surrounding land uses include residential properties and open countryside.• This site could potentially accommodate 650 - 950 homes.
B	Mixed Use	<ul style="list-style-type: none">• Land between Tabley Road and Manchester Road.• This site is greenfield and covers an area of around 19ha.• The site is located within the Green Belt.• Surrounding land uses include residential properties, open countryside and the Land Rover Car Sales Showroom.• This site could potentially accommodate 300 - 400 homes and 5 ha of employment.• There are ponds within this site.
C	Housing / Mixed Use	<ul style="list-style-type: none">• Land between Manchester Road and Mereheath Lane (northern parcel).• This site is greenfield and covers an area of around 14ha.• The site is located within the Green Belt.• Surrounding land uses include open countryside, residential, the Brookdale Centre and playing fields.• This site could potentially accommodate 300 - 400 homes.• There is a pond on site.
D	Housing / Mixed Use	<ul style="list-style-type: none">• Land between Manchester Road and Mereheath Lane (southern parcel).• This site is predominantly greenfield and covers an area of around 15ha.• The site is located within the Green Belt.• Surrounding land uses include residential and open countryside.• This site could potentially accommodate 300 - 450 homes.• Site contains 3 playing fields - including the Cricket and Football Grounds.



Site	Potential Development Use	Comment
E	Housing / Mixed Use	<ul style="list-style-type: none">• Land to the east of Mereheath Lane.• This site is predominantly greenfield and covers an area of around 12ha.• The site is located within the Green Belt.• Surrounding land uses include the Youth Club, Cricket Ground, Tatton Park and open countryside.• Site contains a bowling green, waterworks, allotments and significant proportion of woodland.• This site could potentially accommodate 150-250 homes.• Adjacent to Tatton Park.
F	Housing	<ul style="list-style-type: none">• Land to the west of Parkgate Lane.• This site is greenfield and covers an area of around 16ha.• The site is located within the Green Belt.• Surrounding land uses include Tatton Park, Parkgate and the railway line.• This site could potentially accommodate 300 - 450 homes.• Adjacent to Tatton Park.• There is a pond on site.
G	Mixed Use	<ul style="list-style-type: none">• Land to the north and east of Parkgate Trading Estate.• This site is predominantly greenfield and covers an area of around 22ha.• Part of this site is located within the Green Belt (around 6ha).• Surrounding land uses include Tatton Park, Parkgate, railway line and waste water treatment plant.• This site could potentially accommodate 300 - 450 homes and 7ha of employment development.• Western boundary of the site is within a flood risk area.• Adjacent to Tatton Park.• There is a pond on site.
H	Mixed Use	<ul style="list-style-type: none">• Land to the east of Parkgate Trading Estate and Birkin Brook.• This site is predominantly greenfield and covers an area of around 13ha.• The site is located within the Green Belt.• The site contains the waste water treatment works.• Surrounding land uses include Parkgate Trading Estate, railway line and open countryside.• This site could potentially accommodate 100-150 homes and 5ha of employment development.• Western boundary of the site is within a flood risk area.



Site	Potential Development Use	Comment
I	Mixed Use	<ul style="list-style-type: none"> • Land to the north of Knutsford Road. • This site is predominantly greenfield and covers an area of around 9ha. • Oak Tree Farm is contained within the site. • The site is located within the Green Belt. • Surrounding land uses include commercial premises, open countryside and the railway line. • This site could potentially accommodate 100 - 150 homes and 4ha of employment development. • Adjacent to a flood risk area.
J	Mixed Use	<ul style="list-style-type: none"> • Land to the south of Knutsford Road. • This site is greenfield and covers an area of around 14ha. • The site is located within the Green Belt. • Surrounding land uses include open countryside, Longridge Trading Estate and Dukinfield Hall. • This site could potentially accommodate 150 - 200 homes and 7ha of employment development. • Adjacent to a flood risk area. • There is a pond on this site.
K	Housing / Mixed Use	<ul style="list-style-type: none"> • Land to the south of Longridge. • This site is greenfield and covers an area of around 20ha (although 7ha is Booths Mere). • The site is located within the Green Belt. • Surrounding land uses include residential, open countryside and Booths Hall. • This site could potentially accommodate 250 - 400 homes and an extended neighbourhood centre incorporating retail and other commercial uses. • Adjacent to a flood risk area. • Site contains a playing field. • There is a pond on this site. • Adjacent to a nature conservation priority area.
L	Housing	<ul style="list-style-type: none"> • Land to the north of Booths Hall. • This site is greenfield and covers an area of around 9ha. • The site is located within the Green Belt. • Surrounding land uses include residential, Booths Hall, Booths Mere and Booths Hall Park Land. • This site could potentially accommodate 200 - 250 homes. • Access to the site will be a key consideration. • There is a pond on this site.



Site	Potential Development Use	Comment
M	Housing	<ul style="list-style-type: none">• Land to the south west of Booths Hall.• This site is greenfield and covers an area of around 8ha.• The site is located within the Green Belt.• Surrounding land uses include residential, Cricket Club, Booths Hall and Booths Hall Park Land.• This site could potentially accommodate 150 - 250 homes.
N	Housing	<ul style="list-style-type: none">• Land to between Gough's Lane and Chelford Road.• This site is greenfield and covers an area of around 38ha.• The site is located within the Green Belt.• Surrounding land uses include residential and open countryside.• This site could potentially accommodate 400 - 1,100 homes.
O	Housing	<ul style="list-style-type: none">• Land between Gough's Lane and Toft Road (southern parcel).• This site is predominantly greenfield and covers an area of around 10ha.• There are a number of residential properties within this site.• The site is located within the Green Belt.• Surrounding land uses include residential and open countryside.• This site could potentially accommodate 80 - 250 homes.• Adjacent to Legh Road Conservation Area.• There is a pond on site.
P	Housing	<ul style="list-style-type: none">• Land between Gough's Lane and Toft Road (northern parcel).• This site is predominantly greenfield and covers an area of around 6ha.• There are a number of residential properties within this site.• The site is located within the Green Belt.• Surrounding land uses include residential and open countryside.• This site could potentially accommodate 30 - 100 homes.• Within Legh Road Conservation Area.
Q	Housing	<ul style="list-style-type: none">• Land to the south and west of Beggarman's Lane.• This site is predominantly greenfield and covers an area of around 39ha.• There are a number of farm properties within this site.



Site	Potential Development Use	Comment
		<ul style="list-style-type: none"> The site is located within the Green Belt. Surrounding land uses include residential and open countryside. This site could potentially accommodate 600 - 1,000 homes. Adjacent to Legh Road Conservation Area. Site contains a playing field.
R	Housing	<ul style="list-style-type: none"> Land to the west of Blackhill Lane. This site is predominantly greenfield and covers an area of around 14ha. The site includes Bexton House. The site is located within the Green Belt. Surrounding land uses include residential, open countryside and Bexton Primary School. This site could potentially accommodate 300 - 400 homes.
S	Housing	<ul style="list-style-type: none"> Land to west of Knutsford High School. This site is predominantly greenfield and covers an area of around 22ha. This site includes Blackhill Farm. The site is located within the Green Belt. Surrounding land uses include residential, open countryside and Knutsford High School. This site could potentially accommodate 450 - 650 homes. There is a pond on site. There are pylons across the site.
T	Mixed	<ul style="list-style-type: none"> Land to south of Northwich Road. This site is predominantly greenfield and covers an area of around 15ha. This site includes part Knutsford Academy (Lower School). The site is located within the Green Belt. Surrounding land uses include residential, open countryside and Sudlow Farm. This site could potentially accommodate 200 - 250 homes. There are pylons across the site.

Table 6.1

Please note: it is not intended that all sites would be required to achieve the delivery of the vision and strategy for the town.



6.9 An initial review of the Potential Development Options (identified in Diagram 3) was performed by the Stakeholder Panel, that resulted in the Potential Development Options being divided into two categories, these are:

- Favoured Development Options: those options deemed most appropriate for development by the majority of the Stakeholder Panel.
- Other Development Options: those sites where there were mixed views or which were deemed unsuitable for development by the majority of the Stakeholder Panel.

6.10 Table 6.2 identifies the Favoured Sites and the Other Development Options, and summarises some of the development considerations that the Stakeholder Panel have identified. It should be noted that this is an initial review and the sites will be subject to more detailed review as part of the Local Plan process.

6.11 The Stakeholder Panel considered that priority for housing should be given:

- Firstly, to any opportunities within the town centre;
- Secondly, to potential opportunities for development or redevelopment of previously developed sites within the current urban area; and
- Thirdly, to sites on the edge of the urban area with potential for good access to services and the town centre or where they could increase facilities and opportunities for integrated communities.

Site	Location	Stakeholder Panel
Favoured Sites		
A	Land between Northwich Road and Tabley Road.	<ul style="list-style-type: none"> • Site A was considered to have potential for residential development. • It was noted that the site may not be needed in its entirety for development during the Local Plan period (to 2030). • The retention or replacement of the allotments was considered to be key feature of this site. It was also noted that the site may offer opportunities to create a community orchard or community gardens, which could then be used to provide an appropriate boundary to the site.



Site	Location	Stakeholder Panel
Favoured Sites		
		<ul style="list-style-type: none"> It was considered important to make sure that this site provided a mix of housing types, sizes and tenures, and particularly that development of bungalows should be encouraged. It was considered that development in this area may offer opportunities to increase access opportunities to the town centre and out into the open countryside.
B	Land between Tabley Road and Manchester Road.	<ul style="list-style-type: none"> Site B was considered to have potential for mixed use development. It was noted that the site may not be needed in its entirety for development during the Local Plan period (to 2030). It was also considered that this site may offer opportunities for mixed development including housing and employment to make use of future links to the A556. It was considered important to make sure that any housing on this site provided a mix of housing types, sizes and tenures. It was also noted that any employment development would need to give consideration to any residential development existing or proposed in the local area. It was noted that this site may offer opportunities to create a community orchard or community gardens, which could then be used to provide an appropriate boundary to the site. It was considered that development in this area may offer opportunities to increase access opportunities to the town centre and out into the open countryside. It was noted that there is a need to retain the clear and separate identities of Knutsford and Mere and to prevent them from merging into one another.
C	Land between Manchester Road and	<ul style="list-style-type: none"> Site C was considered to have potential for development.



Site	Location	Stakeholder Panel
Favoured Sites		
	Mereheath Lane (northern parcel).	<ul style="list-style-type: none">• It was considered that this site may offer opportunities for mixed development including housing and sports and leisure facilities.• It was considered that sites C, D and E may offer opportunities to provide improved sports and leisure facilities either through a land swap or through opportunities for improvement.• It was considered important to make sure that any housing on this site provided a mix of housing types, sizes and tenures.• It was considered that development in this area may offer opportunities to increase access opportunities to the town centre and out into the open countryside.
D	Land between Manchester Road and Mereheath Lane (southern parcel).	<ul style="list-style-type: none">• Site D was considered to have potential for development.• It was considered that this site may offer opportunities for mixed development including housing and sports and leisure facilities.• It was considered that sites C, D and E may offer opportunities to provide improved sports and leisure facilities either through a land swap or through opportunities for improvement.• It was considered important to make sure that any housing on this site provided a mix of housing types, sizes and tenures.• It was considered that development in this area may offer opportunities to increase access opportunities to the town centre and out into the open countryside.
E	Land to the east of Mereheath Lane.	<ul style="list-style-type: none">• Site E was considered to have potential for development.• It was considered that this site may offer opportunities for mixed development including housing and sports and leisure facilities.



Site	Location	Stakeholder Panel
Favoured Sites		
		<ul style="list-style-type: none"> It was considered that sites C, D and E may offer opportunities to provide improved sports and leisure facilities either through a land swap or through opportunities for improvement. It was considered important to make sure that any housing on this site provided a mix of housing types, sizes and tenures. It was considered that development in this area may offer opportunities to increase access opportunities to the town centre and out into the open countryside. Site E would need to ensure that there are no harmful impacts from development on Tatton Park. The retention or replacement of the allotments was considered to be key feature of this site.
G	Land to the north and east of Parkgate Trading Estate.	<ul style="list-style-type: none"> Site G was considered to have potential for mixed use development. It was considered that access improvements would be needed to allow for development in this area. It was considered that development in this area would need to increase access opportunities to the town centre.
K	Land to the south of Longridge.	<ul style="list-style-type: none"> Site K was considered to have potential for residential and retail development. The retention or replacement of play areas and open space was considered to be key feature of this site. It was considered important to make sure that this site provided a mix of housing types, sizes and tenures. It was considered that there may be an opportunity to increase retail opportunities in this area to expand the choice within the existing neighbourhood centre.



Site	Location	Stakeholder Panel
Favoured Sites		
		<ul style="list-style-type: none"> Booths Mere and areas of woodland could offer an appropriate boundary to this site. This site may offer opportunities for improvement to the nature conservation area adjacent to Birkins Brook.

Table 6.2 Development Options - Consideration by the Stakeholder Panel

Site	Location	Stakeholder Panel
Other Development Options		
F	Land to the west of Parkgate Lane.	<ul style="list-style-type: none"> Site F was not considered to have potential for development in the current Local Plan period. However, it was acknowledged that there may be potential in the future linked to access improvements in this area and potentially to the redevelopment of the Parkgate Trading Estate.
H	Land to the east of Parkgate Trading Estate and Birkin Brook	<ul style="list-style-type: none"> Site H was not considered suitable for development.
I	Land to the north of Knutsford Road.	<ul style="list-style-type: none"> Site I was not considered suitable for development.
J	Land to the south of Knutsford Road.	<ul style="list-style-type: none"> Site J was not considered suitable for development.
L	Land to the north of Booths Hall.	<ul style="list-style-type: none"> Site L was not considered suitable for development.
M	Land to the south west of Booths Hall.	<ul style="list-style-type: none"> Site M was not considered suitable for development.
N	Land to between Gough's Lane and Chelford Road.	<ul style="list-style-type: none"> Site N was not considered suitable for development.
O	Land between Gough's Lane and Toft Road (southern parcel).	<ul style="list-style-type: none"> Site O was not considered suitable for development.
P	Land between Gough's Lane and Toft Road (northern parcel).	<ul style="list-style-type: none"> Site P was not considered suitable for development.



Site	Location	Stakeholder Panel
Other Development Options		
Q	Land to the south and west of Beggarman's Lane.	<ul style="list-style-type: none">Site Q was not considered suitable for development.
R	Land to the west of Blackhill Lane.	<ul style="list-style-type: none">Site R was not considered suitable for development.
S	Land to west of Knutsford High School.	<ul style="list-style-type: none">Site S was not considered suitable for development.
T	Land to south of Northwich Road.	<ul style="list-style-type: none">Site T was not considered suitable for development.

Table 6.3

6.12 Diagram 4 identifies the locations of the Favoured Sites, it should be noted that at this stage not all the sites identified required to be developed to meet the needs of the town and the exact boundaries can be looked at and altered in due course through the Local Plan process.

6.13 The Cheshire East Local Plan may also identify areas of 'safeguarded land' between settlements such as Knutsford and the Green Belt, to ensure that the Green Belt boundaries will not need to be altered at the end of the Local Plan period and whilst also ensuring that sufficient land is available to meet the longer term development needs of the town after the Local Plan period (2030).

6.14 One of the purposes of this consultation is to understand how the community would prioritise the sites identified to be released for development and the reasons for this. The Council are keen to hear the views of everyone and would encourage you to have your say.

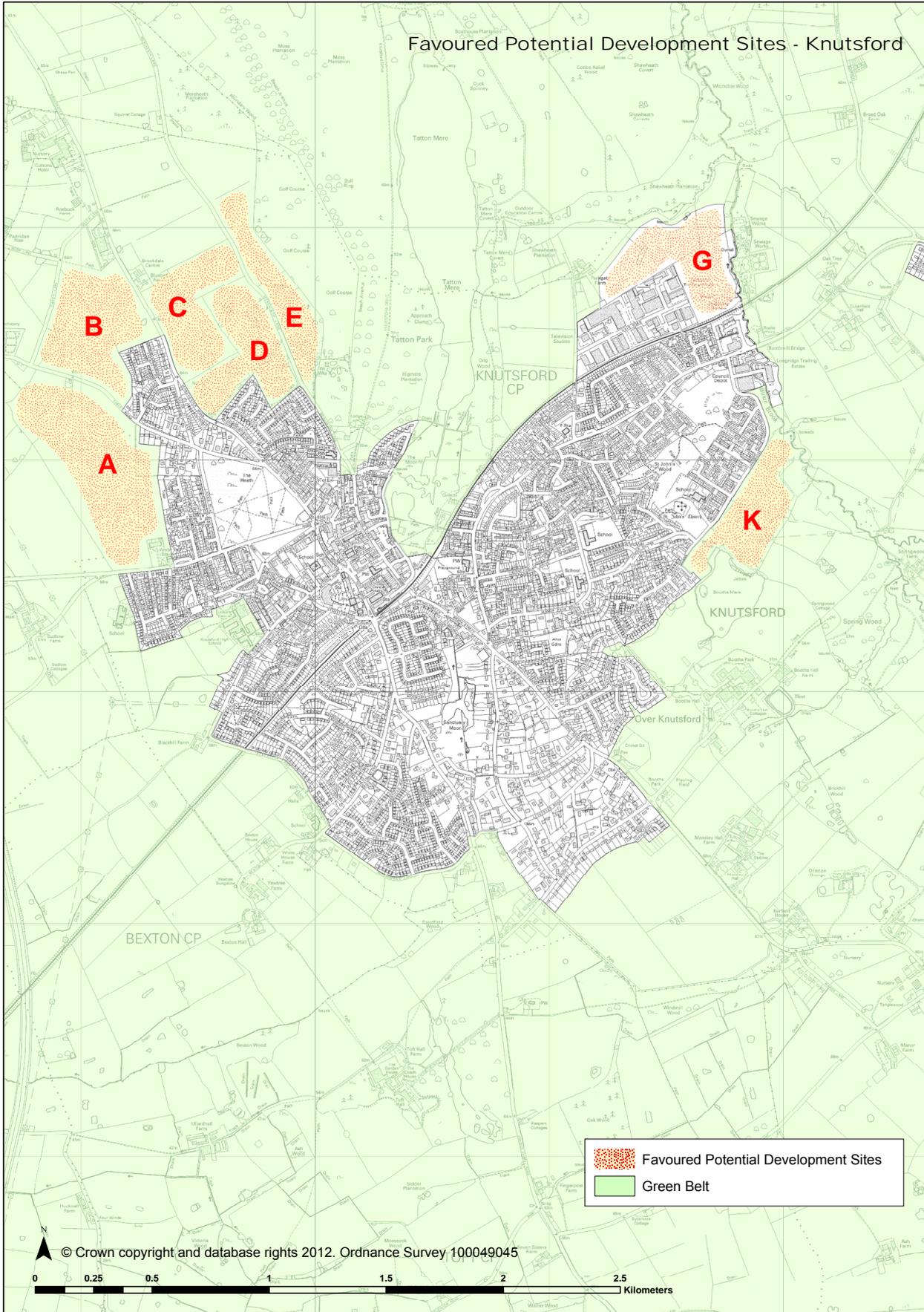


Diagram 4: Potential Development Options Favoured by the Stakeholder Panel



7 Town Centre Options

7.1 Knutsford has an historic town centre that contains a range of public spaces and numerous heritage assets that combine to create an attractive and vibrant setting for the many independent retailers offering speciality products.

7.2 The town centre caters for the needs of residents of the town and its surrounding area as well as tourists and visitors attracted to the area, providing a range of retail, leisure, visitor and cultural facilities.

7.3 In order to make sure that the popularity of the town centre continues, the character of the town centre and indeed the wider town must be retained; new retail development should be focused within the town centre; independent retailers must be supported and the public realm should be enhanced.

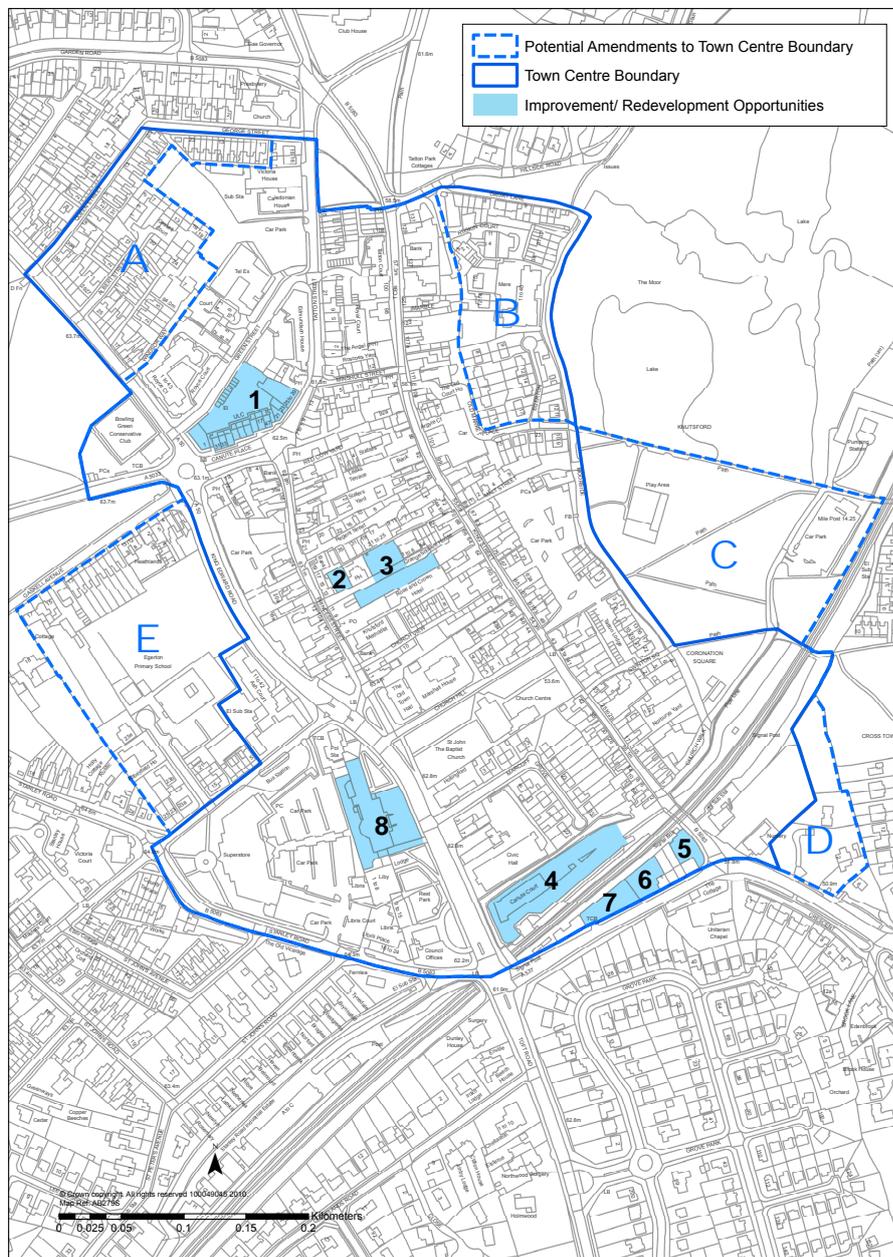


Diagram 5: Knutsford Town Centre



7.4 Diagram 5 shows potential amendments to the town centre boundary, including potential extensions and reductions to the town centre. Potential reductions include: Area A - the residential areas around Albert Street and Area B - the residential areas around Egerton and Ruskin Court. Potential extensions include: Area C - The Moor and car park (it should be noted that The Moor would be retained as open space but could now be branded as part of the town centre), Area D - the area around the proposed Aldi, car park and access and Area E - the area around Egerton Primary School.

7.5 Changes to the town centre boundaries are proposed in order to promote active town centre uses, to allow for increased promotion of car parking opportunities and open space as within the town centre, to reduce impact of any disruptive town centre uses in residential areas and to allow for environmental improvements and redevelopment in line with the town centre policies.

7.6 Diagram 5 also identifies a number of potential improvement or redevelopment areas within the Town Centre, these include:

Site	Location	Stakeholder Panel
1	Canute Place	It was considered that: <ul style="list-style-type: none"> environmental improvements may be appropriate in this area; there may be potential to extend some of this town centre units in this areas; and this area may have potential for improvements to car parking.
2	Market Hall	It was considered that the market offered an important role within the town centre but that there were opportunities for improvement.
3	Silk Mill Street Area	It was considered that: <ul style="list-style-type: none"> environmental improvements may be appropriate in this area; improvements to the hard landscaping and surfacing in this area are needed; existing pedestrian links should be enhanced; continue to allow for access to, and protect the amenity of, existing residential and retail properties in the area; and this area provides an important town centre function as open area allowing for markets and outdoor activities and that these uses should be retained and encouraged.
4 and 7	Rail Station Area	It was considered that: <ul style="list-style-type: none"> there may be potential for improvement to or redevelopment of Canute Court;



Site	Location	Stakeholder Panel
		<ul style="list-style-type: none">• there is potential for environmental improvements to Rail Station area; and• potential to improve car parking should be considered.
5 and 6	Adams Court	It was considered that there may be opportunities for greater use of the car parking spaces within this area.
8	Sessions House	It was considered that: <ul style="list-style-type: none">• there may be potential to improve use of the building due to the current under-use of this building;• there is opportunity to make better use of the parking area in front of the building;• there is a long term potential for redevelopment;• there is a need to protect the historic building;• and to find a use suitable to such a key site within the town.

Table 7.1

7.7 Within the town centre, and particularly within the Town Centre Conservation Area, developments will be expected to:

- Be well designed;
- Respect the character of the town centre in terms of scale, height and massing;
- Use materials that respect the character of the town, and should either blend with or complement the materials;
- Provide facades that conform to the original building line; and
- Maintain and improve pedestrian links within the town.

7.8 The Council invites the views of the community and other stakeholders on these and / or other potential changes to the town centre boundaries and potential improvement or redevelopment areas.



8 Infrastructure Priorities

8.1 The Community Infrastructure Levy is a levy that Local Authorities can choose to charge new developments in their area that they can only spend on providing infrastructure to support the development of their area.

8.2 It is important to consider the infrastructure required to support the development proposals and the relative priorities for phasing (what order infrastructure is delivered over the plan period). The town strategy should establish priorities to guide future investment in the town through the Community Infrastructure Levy.

8.3 The Local Authority should publish a list of the types of infrastructure items required and their funding to ascertain the levels of Community Infrastructure Levy. The following is a list of potential infrastructure requirements, identified by the Stakeholder Panel, to deliver the Vision and Strategy as proposed:

Infrastructure
Public Transport - including the potential for the Metrolink to be extended to Knutsford
Health services and facilities
Social Care facilities
Education - including schools, further education, training and adult education
Footpaths, pedestrian access and shared surface areas ⁽¹⁾
Good quality, well designed car parking areas including Increasing and improving town centre parking capacity
Cycle ways and Cycle parking - particularly to new development areas, the town centre, sports facilities, to the existing network and surrounding settlements
Sports and leisure facilities - to potentially create an area or a town of 'sporting excellence'
Green Infrastructure
Access to greenspaces
Allotments, mini allotments, community gardens and community orchards
Public realm and pedestrian spaces
Access to Parkgate
Cultural facilities - including protection for and improvement of the library, Civic Centre, cinema and theatre, and the potential to create a new theatre space.
Road safety measures - including traffic calming schemes

1 Shared surface schemes include King Street and possibly other town centre streets



Infrastructure

Improving and increasing use of existing community facilities such as the Civic Centre (creating multi-functional spaces)

8.4 The list of priorities set out and other priorities identified through the public consultation above will also be shaped by further evidence such as transport assessments and other important assessments to ensure the delivery of the Local Plan.

8.5 The resources received from the Community Infrastructure Levy are finite and will not be able to cover all the aspects the Council and community may wish. The Council in the preparation of the Local Plan will investigate the expected costs in infrastructure provision across the Borough, prepare a list of charges attached to development and set out how this should be spent. It is important to consider priorities or phasing of infrastructure so that it is clear in what order investment in infrastructure should be prioritised and delivered in the Local Plan.



9 Further Information

Consultation Information

9.1 The consultation will be held between Friday 31st August 2012 and Monday 1st October 2012.

9.2 A Knutsford Town Strategy Questionnaire will be available online at www.cheshireeast.gov.uk/localplan and copies will be available at Knutsford Library and at Cheshire East Council Offices at Sandbach.

Contact Information

9.3 E-mail: LDFconsultation@cheshireeast.gov.uk

9.4 Phone: 01270 685 893

9.5 Website: www.cheshireeast.gov.uk/localplan

9.6 Consultation Portal: <http://cheshireeast-consult.limehouse.co.uk/portal/planning/>

9.7 Twitter: search for @PlaceShaping

9.8 Facebook: www.facebook.com/CESpatialPlanning

9.9 LinkedIn: search for Spatial Planning Cheshire East



10 Glossary

10.1 This Glossary provides definitions of the uncommon words, terms and abbreviations that may have been used in this document.

Affordable Housing	Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing.
Annual Monitoring Report	A report submitted to the Government by Local Planning Authorities assessing progress with and the effectiveness of a Local Plan.
Brownfield	Previously developed land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.
Community Infrastructure	The basic facilities, services and installations needed for the functioning of a community or society. It includes community buildings and halls, leisure facilities, education services, healthcare facilities and renewable energy installations.
Community Infrastructure Levy	A charge Local Authorities in England and Wales will be able, but not required, to charge on most types of new development.
Community Strategy	A strategy prepared by a Local Authority to improve local quality of life and aspirations, under the Local Government Act 2000.
Conservation Area	Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
Core Strategy	Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.
Design Template	A Design Template is a set of specific rules or requirements to guide the physical development of a site or place. The aim is to provide clarity as to what constitutes acceptable design quality and thereby a level of certainty for developers and the local community alike that can help to facilitate the delivery of good quality new development.
Development	Defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission.
Development Plan	A document setting out the Local Planning Authority's policies and proposals for the development and use of land and



	<p>buildings in the Authority's area. It includes Unitary, Structure, and Local Plans prepared under transitional arrangements.</p>
Development Plan Document	<p>Documents prepared by Local Planning Authorities outlining the key development goals of the Local Plan.</p>
Employment Land	<p>Land identified for business, general industrial, and storage and distribution development as defined by Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order. It does not include land for retail development nor 'owner specific' land.</p>
Employment Land Review	<p>A review of the employment land portfolio within the Borough to form part of the evidence base for the Local Plan.</p>
Green Belt	<p>A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the Green Belt is to:</p> <ul style="list-style-type: none">• check the unrestricted sprawl of large built up areas• prevent neighbouring towns from merging• safeguard the countryside from encroachment• preserve the setting and special character of historic towns• assist urban regeneration by encouraging the recycling of derelict and other urban land <p>Green Belts are defined in a Local Planning Authority's Development Plan.</p>
Greenfield	<p>Land, or a defined site, usually farmland, that has not previously been developed.</p>
Historic Park and Garden	<p>English Heritage compile a register of 'Historic Parks and Gardens'.</p> <p>Historic parks and gardens are a fragile and finite resource: they can easily be damaged beyond repair or lost forever. From town gardens and public parks to the great country estates, such places are an important, distinctive, and much cherished part of our inheritance.</p>
Incubator Units	<p>A commercial property, divided into small work units, which provides equipment and support to new businesses.</p>
Infrastructure	<p>Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.</p>



Infrastructure Plan

National planning policy formally requires Local Authorities to demonstrate sufficient infrastructure exists, or will be provided, to support their strategies for new development as set out in their Local Plan documents.

Listed Building

A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures, for example wells within its curtilage. English Heritage is responsible for designating buildings for listing in England.

Local Development Documents

These include Development Plan Documents, which form part of the statutory development plan, and Supplementary Planning Documents, which do not form part of the statutory development plan. Local Development Documents collectively deliver the spatial planning strategy for the Local Planning Authority's area.

Local Development Order

An order made by a Local Planning Authority extending permitted development rights for certain forms of development, with regard to a relevant Local Development Document.

Local Plan

Through the Localism Act 2011 the Government refers to the statutory development plan as the 'Local Plan'. To reflect this it is proposed that in future the Cheshire East Local Development Framework will be renamed the Cheshire East Local Plan.

The term is used to describe a folder of documents, which includes all the Local Planning Authority's Local Development Documents. A Local Plan is comprised of:

- Development Plan Documents, which form part of the statutory Development Plan;
- Supplementary Planning Documents

The Local Plan will also comprise of:

- the Statement of Community Involvement
- the Local Development Scheme
- the Annual Monitoring Report
- any Local Development Orders or Simplified Planning Zones that may have been added

Alternatively it is also an old-style development plan prepared by District and other Local Planning Authorities. These plans will continue to operate for a time after the commencement of the new development plan system, by virtue of specific transitional provisions.



Local Planning Authority	The Local Authority or Council that is empowered by law to exercise planning functions. Often the local borough or district council. National parks and the Broads authority are also considered to be Local Planning Authorities.
Open Space	All space of public value, including public landscaped areas, playing fields, parks and play areas, and also including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.
Place Shaping Consultation	A stage in preparing new plans for places in Cheshire East. It looks at the challenges facing each town or village and ideas about how each place can be improved. It will then look at the options for the plan for each place. From this a Strategy for each town or village will be produced and the proposals will be incorporated into the draft Cheshire East Local Plan Core Strategy.
Previously Developed Land	Land that is or was occupied by a permanent structure - excluding agricultural or forestry buildings, and associated fixed-surface infrastructure. The definition covers the curtilage of the development. Planning Policy Statement 3: Housing has a detailed definition.
Public Realm	Those parts of a village, town or city, whether publicly or privately owned, available for everyone to use. This includes streets, squares and parks.
Renewable Energy	Energy flows that occur naturally and repeatedly in the environment, for example from the wind, water flow, tides or the sun.
Safeguarded Land	<p>Safeguarded Land is land between the urban area and the Green Belt.</p> <p>It ensures the protection of Green Belt within the longer time-scale by reserving land which may be required to meet longer-term development needs without the need to alter Green Belt boundaries.</p>
Site Allocations Plan	Part of the Local Plan and will contain land allocations and detailed policies and proposals to deliver and guide the future use of that land.
Site of Biological Importance	Locally important site of nature conservation adopted by Local Authorities for planning purposes.



Statement of Community Involvement	This sets out the processes to be used by the Local Authority in involving the community in the preparation, alteration and continuing review of all Local Development Documents and development management decisions. The Statement of Community Involvement is an essential part of the new-look Local Plans.
Supplementary Planning Documents	A Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.
Sustainability Appraisal	An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.
Sustainable Development	<p>A widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."</p> <p>The Government has set out four aims for sustainable development in its strategy 'A Better Quality of Life, a Strategy for Sustainable Development in the UK'. The four aims, to be achieved simultaneously are:</p> <ul style="list-style-type: none">• Social progress that recognises the needs of everyone;• Effective protection of the environment;• Prudent use of natural resources; and• Maintenance of high and stable levels of economic growth and employment.
Town Centres	Includes a range of different-sized centres, including market and country towns, traditional suburban centres, and quite often, the principal centre(s) in a Local Authority's area.
Transport Assessment	An assessment of the availability of, and levels of access to, all forms of transportation.
Travel Plan	A plan that aims to promote sustainable travel choices, for example, cycling, as an alternative to single occupancy car journeys that may impact negatively on the environment, congestion and road safety. Travel Plans can be required when granting planning permission for new developments.
Tree Preservation Order	A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a Tree Preservation Order may not normally be topped, lopped or felled without the consent of the Local Planning Authority.



Viability Study

A report, including a financial appraisal, to establish the profit or loss arising from a proposed development. It will usually provide an analysis of both the figures inputted and output results together with other matters of relevance. An assessment will normally provide a judgement as to the profitability, or loss, of a development.

Wildlife Corridor

Strips of land, for example along a hedgerow, conserved and managed for wildlife, usually linking more extensive wildlife habitats.



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