

INDEPENDENT EXAMINATION OF THE KNUTSFORD NEIGHBOURHOOD PLAN

EXAMINER: ANDY MEAD BSc (Hons) MRTPI MIQ

Stewart Gardiner
Chair of the Neighbourhood Plan Steering Group

Tom Evans
Cheshire East Council

Examination Ref: 02/AM/KNP

7 December 2018

Dear Mr Gardiner and Mr Evans

KNUTSFORD NEIGHBOURHOOD PLAN EXAMINATION

Following my site visit to Knutsford on Wednesday 5th December 2018, and after reading the submitted Knutsford Neighbourhood Plan (KNP) and background material, I have a number of preliminary questions for the Town Council and Cheshire East Council (CEC). It would greatly assist my examination if a response to the following questions, could be received ideally within 2 weeks of receipt of this letter.

Questions for Cheshire East Council

1. What are the latest figures for deliverable housing supply in Cheshire East Council?
2. Policy PG7 of the Cheshire East Local Plan Strategy (CELPS) indicates that Knutsford is expected to accommodate 15ha of employment land within the plan period 2010 – 2030. To what extent has that been provided?
3. Paragraph 3.8 of the Site Allocations and Developments Document (SADPD) FD 34 (Knutsford Settlement Report: August 2018) states that there is a residual amount of 1.29ha of employment land. What is the justification for the statement in FD 34 that CEC is confident that at least 12ha of employment land will come forward in the town (see paragraph 3.9 ii)?

Question for Cheshire East Council and the Town Council

4. Please could a plan be supplied demonstrating the possible conflict between CELPS housing allocation LPS 38 and the KNP Local Green Space (LGS) 32. A plan at an extremely useful scale was attached to the Regulation 16 response on behalf of Dewscope Ltd (CEC report of 5th October 2018). It would be helpful if the same base could be used, showing the boundaries of each of those two areas together with LGS 37. Is LPS 38 Green Belt, or did it cease to be Green Belt on adoption of the CELPS? Am I correct in assuming there is no conflict between the LPS 38 and LGS 37?

Questions for the Town Council

5. The Proposals Map shows Informal Open Space and Protected Open Space on either side of Mereheath Lane beyond LGS 1. There is no policy or other reference in the KNP to those open spaces and I could not see any distinguishing feature on the ground? What are they and what is the justification for including them in the Plan?

6. The KNP Proposals Map Neighbourhood Plan Central Zone Inset includes a key in which four of the notations (Primary Shopping Frontage, Secondary Shopping Frontage, Primary Shopping Area, Town Centre Boundary) refer to Cheshire East. Are these categories each derived from the emerging SADPD and, if so, do they depend on the SADPD for the evidence base?
7. Assuming the adoption of the SADPD evidence base for the KNP, Appendix 2 of FD 34 shows Retail boundary maps (Map A: Existing and Proposed primary and secondary frontages; Map B: Existing and proposed primary shopping area; Map C Existing and proposed town centre boundary). Are all the changes from existing to proposed based on the Macclesfield Borough Local Plan and, if not, what is the source of the “existing” categories?
8. Within the justification of the amendment of the primary and secondary frontages in Table 3 of FD 34, is Kings Street 43 – 124 (No. 4) and Kings Street 125 (No. 5), each “Mainly all A1 uses”, but the former defined as a primary frontage and the latter as secondary. Why should No.5 be defined as a secondary shopping frontage?
9. How will the Cheshire East Design Guide relate to the Knutsford Design Code when the KNP is made?

In the interests of transparency, may I prevail upon you to ensure a copy of this letter is placed on the town council and local authority’s websites.

Thank you in advance for your assistance.

Your sincerely

Andy Mead

Examiner