



# Knutsford

## Neighbourhood Plan

### **Approved Plan** Plan period 2010-2030

Knutsford Town Council

March 2019



# Contents

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1	Introduction . . . . .	5
	Designated Neighbourhood Plan Area Map . . . . .	11
2	Background and Context. . . . .	13
3	Consultation Process. . . . .	17
4	Vision and Objectives. . . . .	21
5	Spacial Strategy. . . . .	27
6	Community and Education Infrastructure Policies . . . . .	33
	C1 Cultural and Community Places. . . . .	34
	C2 Education Provision . . . . .	35
	ASPIRATION 1 Managing the Delivery of School Places . . . . .	36
	C3 Re-use of Redundant Community Land and Buildings . . . . .	37
	C4 Utilities . . . . .	38
7	Design Policies . . . . .	39
	D1 The Knutsford Design Guide. . . . .	40
	D2 Local Distinctiveness. . . . .	40
	D3 Landscape in New Development . . . . .	41
	D4 Sustainable Residential Design . . . . .	43
8	Employment and Retail Policies. . . . .	45
	ER1 Employment Development. . . . .	46
	ER2 Retail Development. . . . .	47
	ASPIRATION 2 Supporting Local Business. . . . .	48
	ER3 Shop Frontages. . . . .	49
	ER4 Tourism and Day Visitors . . . . .	49
	ER5 Overnight Accommodation . . . . .	50
9	Environment Policies . . . . .	51
	E1 Connections to the Countryside. . . . .	52
	E2 Green and Blue Corridors . . . . .	53
	E3 Habitat Protection and Biodiversity. . . . .	54
	E4 Local Green Space . . . . .	55
	E5 Pollution . . . . .	57
10	Health and Wellbeing Policies . . . . .	59
	HW1 Health and Wellbeing. . . . .	60
	ASPIRATION 3 Preventative Health . . . . .	61
	HW2 Community Health . . . . .	62
11	Heritage Policies . . . . .	63
	HE1 Landmarks, Views, Vistas and Gateways . . . . .	64
	HE2 Heritage Assets. . . . .	65
	HE3 Conservation Areas . . . . .	66

ASPIRATION 4	Conservation Area Appraisal and Management Plans Review . . . . .	68
HE4	Re-use of Historic Buildings . . . . .	68
HE5	Historic Open Spaces, Woodlands, and Meres . . . . .	69
12	Housing Policies . . . . .	71
H1	Housing Mix. . . . .	72
H2	Previously Developed and Infill Development . . . . .	73
H3	Residential Extensions and Conversions. . . . .	74
H4	Living in the Town Centre . . . . .	76
13	Sports and Leisure Policies . . . . .	77
SL1	Open Space in New Developments . . . . .	78
SL2	Enhancing Existing Sport and Leisure Facilities. . . . .	79
SL3	New Sport and Leisure Facilities . . . . .	80
14	Town Centre Policies . . . . .	83
ASPIRATION 5	Town Centre Masterplan . . . . .	84
TC1	Town Centre Streets, Spaces and Forecourts . . . . .	85
TC2	Alleyways and Yards . . . . .	86
TC3	Town Centre Sites . . . . .	87
TC4	Active Frontages within the Town Centre . . . . .	88
ASPIRATION 6	Town Centre Parking . . . . .	88
15	Traffic, Transport and Movement Policies . . . . .	89
ASPIRATION 7	Reducing Traffic Congestion. . . . .	90
T1	Walking in Knutsford . . . . .	91
T2	Cycling in Knutsford . . . . .	92
T3	Public Transport . . . . .	93
T4	Parking . . . . .	94
16	Monitoring and Review . . . . .	95
17	Proposals Map . . . . .	99
18	Appendices . . . . .	103
Appendix 1	Network of Green and Blue Corridors Map . . . . .	104
Appendix 2	Designated and Non-designated, Wildlife Map. . . . .	107
Appendix 3	Habitat Distinctiveness Map . . . . .	108
Appendix 4	Local Green Space Map . . . . .	109
Appendix 5	Knutsford Cycle Plan Map . . . . .	110
Appendix 6	Core Documents List . . . . .	111
Appendix 7	Policy Compliance List . . . . .	115
Appendix 8	Knutsford Community, Sports and Leisure Facilities . . . . .	131







# Introduction



Knutsford  
Neighbourhood Plan

# 1 Introduction

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## **What is the Knutsford Neighbourhood Plan?**

- 1.1 Knutsford Town Council (KTC) agreed to take forward a Neighbourhood Plan for the whole of the Knutsford township in response to the growth that is proposed as part of the Cheshire East Local Plan (Figure 1, Designated Neighbourhood Plan Area). Knutsford is identified as a Key Service Centre in the Local Plan, meaning that it fulfils the role of a traditional market town, accommodating growth, shops, and other services to serve a wider rural hinterland, and this requires careful management to protect the intrinsic characteristics of the Town.
- 1.2 Neighbourhood Planning powers were introduced into the English planning system by the 2011 Localism Act and allow communities to prepare a land use planning document for their local area. The Neighbourhood Plan (Neighbourhood Development Plan) has been taken forward by a wide range of urban and rural communities throughout England. A Neighbourhood Plan, once made, has a legal planning status and must be considered, where relevant, by all planning applications in the area it covers.
- 1.3 The Knutsford Neighbourhood Plan (KNP) is heavily based on consultation with the local community, local groups and organisations and has been shaped by a team of nearly 100 local volunteers, led by the Town Council. The Town Council established a committee (hereinafter known as 'the committee') to guide the project consisting of elected councillors and local residents. This committee was supported by a series of topically themed working groups. The working groups had a very wide membership comprising local residents, community organisations, businesses and landowners.
- 1.4 The committee undertook three large scale consultation exercises in 2016, 2017 and 2018 and has engaged with both local developers and the Local Planning Authority (Cheshire East Council) to ensure that they respond effectively to the key town planning issues for the Town. The 2018 formal consultation on a draft neighbourhood plan (known as regulation 14) was undertaken in June and July 2018 and the feedback from this has been used to prepare a submission draft.
- 1.5 The Neighbourhood Plan was independently examined in December 2018 and a small number of changes were required. The plan was then put to a referendum of the electorate of Knutsford in March 2019 where 83% of those voting voted to approve the plan.

## **What is the purpose of the Neighbourhood Plan?**

- 1.6 The Neighbourhood Plan is a land-use planning document. The regulations restrict its ability to influence matters only where planning permission is required for new development or a change of use of land or buildings. Not all policies will be relevant to all developments - often small scale or householder developments are not relevant. The Cheshire East Local Plan Strategy has proposed growth for approximately 950 homes on five sites around Knutsford and 15 hectares of employment land, so there is a great deal for a Neighbourhood Plan to consider and respond to.

The Neighbourhood Plan is unable to object or make changes to these strategic allocations.

- 1.7 A Neighbourhood Plan is designed to form part of the Development Plan for a local area. In this case, the Knutsford Neighbourhood Plan will sit alongside the Cheshire East Local Plan Strategy and the forthcoming Site Allocations and Development Policies Document (SADPD), expected in 2019. These are both produced by Cheshire East Council but will have equal importance when considering planning applications. This is very significant in the way that the planning system in England works – all developments are required to be in accordance with the Development Plan unless there is a good reason why this is inappropriate.
- 1.8 As a result, the KNP is designed to ensure that development occurs in the right places, at the right time and is delivered to a high quality. It also ensures that local issues are effectively considered as part of the process including, but not limited to, impact on local facilities and services, protection of local open spaces and wildlife areas, and that the adverse impacts of new development are mitigated and the benefits channelled to the correct areas.
- 1.9 It is important to note that the Neighbourhood Plan does not promote any specific development, but provides detailed local guidance for development that would be brought forward resulting from the policies, allocations and strategies within the Cheshire East Local Plan Strategy and development that might come forward in the context of national planning policy. As a result, the Neighbourhood Plan does provide significant guidance for new residential and commercial development as well as setting out how contributions should be sought from larger schemes.
- 1.10 For clarity and ease of navigation the policies that comprise the Neighbourhood Plan are shown in yellow, and, once made, it is these which will form part of the Development Plan (the formal planning policy framework) for Knutsford. Each is accompanied by an Explanatory which sets out clearly how the policy has been developed, relevant supporting documents and a justification for the policy. In addition, a series of aspirations are shown in blue boxes. Further details on each are provided later in this section.

## **What topics are included in the Neighbourhood Plan?**

- 1.11 The Neighbourhood Plan includes policies on ten different topics which are summarised below. The topics are presented in alphabetical order.
- Community Places and Education: Four policies to guide the provision of new community buildings, venues, and education buildings as well as how larger developments can make appropriate contributions to community infrastructure to ensure that sufficient capacity is provided to meet new developments' needs.
  - Design: A series of four detailed policies that will guide the design quality of new buildings, spaces and landscape which are shaped around three principal documents: the Knutsford Design Guide, the Knutsford Character Assessment, and the Knutsford Green Corridors document, collectively known as the Knutsford Design Framework.
  - Employment and Retail: Five policies each dealing with a specific type of commercial development, ranging from supporting high-tech industries to guidance

for tourism and overnight accommodation, which seek to maintain the vitality of the town centre and capitalise on Knutsford's location in the Cheshire Science Corridor Enterprise Zone.

- **Environment and Open Space:** The five policies in this section are designed to preserve the landscape setting of the Town and the wildlife and biodiversity assets that are present through providing guidance for the layout of new developments and affording added protection of green spaces across Knutsford.
- **Health and Wellbeing:** The two policies in this section deal with the two facets of health and wellbeing; the physical infrastructure required for further growth of the Town and how planning, regardless of type, may help to deliver preventive health measures.
- **Heritage and Conservation:** The five policies that form this topic area are designed around the distinctive heritage and townscape assets within Knutsford which collectively create its intrinsic character, looking beyond traditional notions of historic buildings towards historically important spaces, key views and vistas.
- **Housing:** The four policies in this topic area are all designed to ensure that the residential development that will come forward in the Town is environmentally, socially, and economically sustainable, identifying the main types of new homes sought, and protecting smaller sites from being developed to the detriment of the local townscape and local amenity.
- **Sports and Leisure:** These three policies have been developed through working closely with local groups and organisations in the Town to ensure that any new provision complements the existing mix and that contributions are sought from the larger developments to help with the delivery of enhanced facilities throughout the Town.
- **Town Centre:** These four policies are focused on, key areas in the Town Centre that may be improved to offer a better environment for residents, visitors, and businesses, including consideration the design of streets and spaces, the yards, and the town centre car parks.
- **Traffic, Transport and Movement:** The four policies in this section each deal with a different mode of transport: walking, cycling, public transport and car parking, and how they can be collectively used to address matters of congestion within the Town - one of the most important issues identified by the community.

1.12 The topic areas and policies have been designed to engage with the latest thinking on the role of the planning system, taking account of diverse contemporary matters including wellbeing, historic landscapes, green and blue infrastructure, and tourism, that have not traditionally formed part of the planning system but are now enshrined in national guidance. As a result, it is unlikely that any single development will need to respond to all of the topic areas and policies contained there, but it is almost certain that developments will need to take account of a number of policies within the Neighbourhood Plan.

1.13 In addition to the policies there are important matters that will need to be carefully considered alongside prospective new development. In some cases, it is not possible to deliver these through the planning system (in the case of education or health) as they will require the involvement of other groups, organisations, and stakeholders. Consequently, the Neighbourhood Plan also includes five aspirations which set out



how the Town Council will seek to work alongside these parties to ensure that the needs of the community are delivered. This may involve detailed management or delivery strategies to be considered.

- 1.14 The Knutsford Neighbourhood Plan Designated Area was first approved in 2014. The Cheshire East Local Plan Strategy allocated strategic sites for housing and employment uses, the majority of which were wholly within the current Knutsford Town Boundary. However, a portion of once site is currently in the parish of Tabley. The Designated Area was amended in 2018 to include the full extent of the site.

## **How will the Neighbourhood Plan be used?**

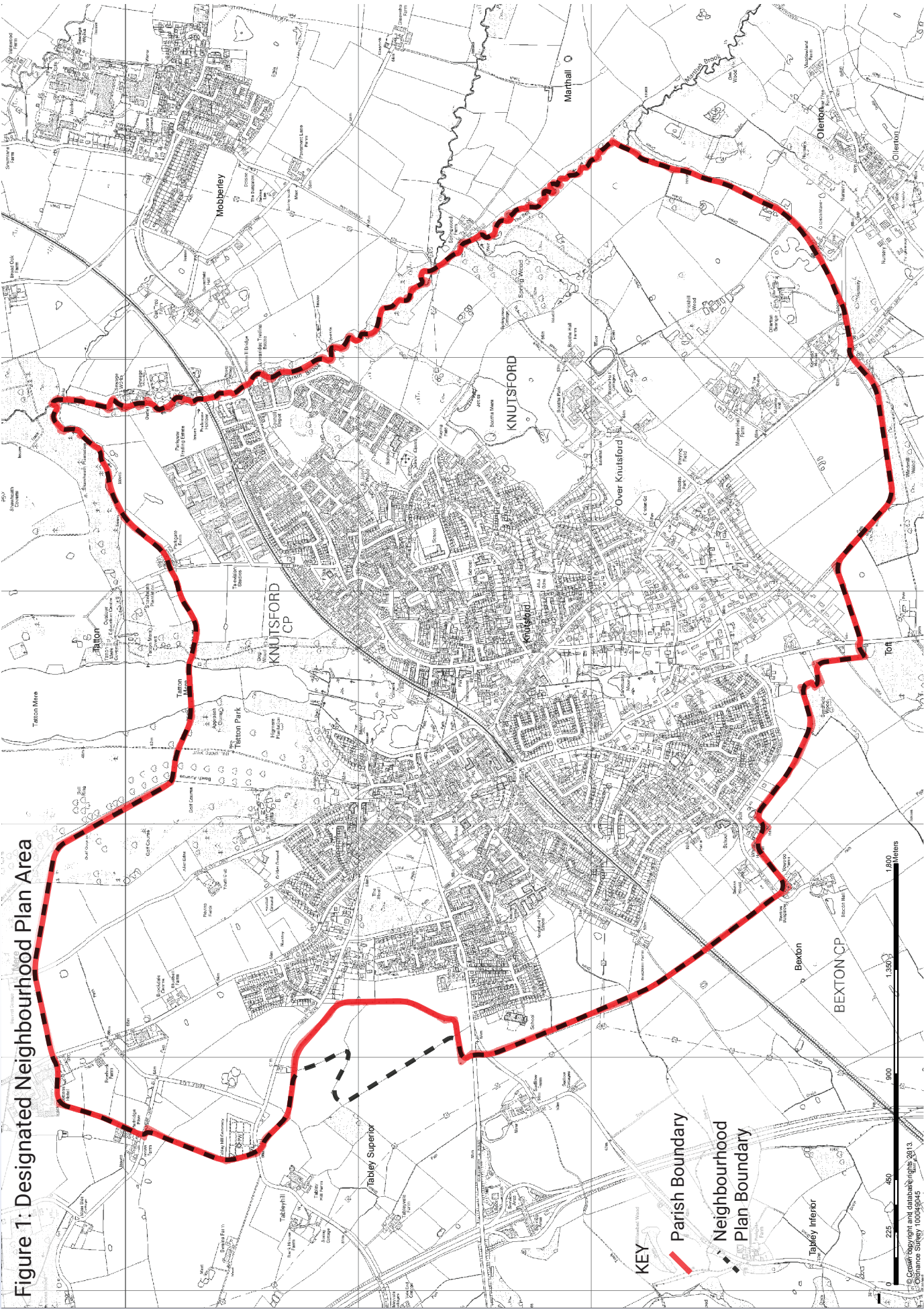
- 1.15 The policies within the Neighbourhood Plan offer a framework for determining the acceptability of development proposals that come forward in Knutsford as set out within Section 38 of the Planning and Compulsory Purchase Act 2004. It will be used by a wide range of different people and organisations, but likely be of most relevance to:
- Landowners, homeowners, and developers who will be applying for planning permission for land and buildings within Knutsford,
  - Local residents, businesses, and community groups, who will be commenting on planning applications that come forward,
  - The Town Council which is a significant consultee on all planning applications in Knutsford and which will monitor the Neighbourhood Plan once made,
  - The Local Planning Authority (Cheshire East Council) which is the decision-making body responsible for determining planning applications in Knutsford.
- 1.16 The Neighbourhood Plan is a clear intention of the community's development aspirations and will be used by landowners, homeowners, and developers to shape the nature of their proposals before applying for planning permission. As part of the Development Plan, the Neighbourhood Plan will be used in the same way as the Cheshire East Local Plan Strategy (CELPS) and the Site Allocations and Development Policies Document (SADPD) with applicants being required to demonstrate how they meet the Neighbourhood Plan's requirements or justify why there are strong reasons for a different approach to be taken. The Neighbourhood Plan has been developed carefully to complement planning policies from Cheshire East, providing localised interpretation or guidance.
- 1.17 Local residents, businesses and community groups will be consulted as a matter of course on nearby planning applications, and larger schemes will be publicised in the local press. Local people can make comments on any planning proposals, either directly to the developer prior to submission or to Cheshire East Council following the submission of a planning application. When making representations they should make specific reference to the Neighbourhood Plan, setting out why they consider a proposal either does or does not meet the tests in the policies. Local people and community groups can use the Neighbourhood Plan proactively to engage with the planning system, to give weight to their comments and to ensure that they highlight the critical issues with any development proposal.
- 1.18 The Town Council, as the body responsible for producing the Neighbourhood Plan, is consulted on all planning applications within Knutsford. Like community groups it will be able to use the Neighbourhood Plan to shape its comments and hold developers and the Borough Council accountable to the aspirations set out within it. The Town Council



also has an important role in ensuring that the Neighbourhood Plan is functioning as it was intended, monitoring progress (see Monitoring and Review) and determining whether there are any policies that require adaptation, amendment, or revision.

- 1.19 Cheshire East Council will have the responsibility of ensuring that any development proposal accords with the relevant policies of the Neighbourhood Plan. Proposals that accord with the Neighbourhood Plan and the Local Plan should be approved, whilst those that do not should be refused unless there is a strong reason why not (a “material consideration”). Decisions are often made on smaller planning applications under delegated powers by the Cheshire East Council Planning Officers and on larger or more complex planning applications by planning committee, made up of elected borough councillors.
- 1.20 It is also important to note that the whilst the Neighbourhood Plan offers specific policy guidance for planning applications that might come forward, it also provides strategic direction for the approach to development and growth within Knutsford that will be useful to decision makers both in the short term and in future plan-making processes beyond 2031.

# Designated Neighbourhood Plan Area Map









# Background and Context



## 2 Background and Context

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- 2.1 The Knutsford Neighbourhood Plan project was launched in 2014 following designation of the Knutsford Neighbourhood Plan Area and the Town Council being identified as the authority responsible for taking the Neighbourhood Plan forward. Over the last four years progress on the Neighbourhood Plan has been constant and steady, with a break in 2016 to allow for the Cheshire East Local Plan Strategy to be examined and progressed.
- 2.2 The draft Neighbourhood Plan presented here is an important step in providing a locally responsible, land-use planning document for Knutsford based on feedback from community engagement exercises in 2016 (Key Issues Questionnaire) and 2017 (Emerging Policies Consultation). A draft Neighbourhood Plan was then consulted on in 2018 and using the feedback provided was amended, finalised and has now been submitted, via Cheshire East Council, to independent examination before progressing to the final stage. This final stage is a referendum on whether the Neighbourhood Plan should be 'made' (adopted). All residents on the electoral register may vote.
- 2.3 The following sections set out the wider town planning context for this Neighbourhood Plan - the overarching issues that have driven the Neighbourhood Plan's focus and the evidence that has been gathered in support of its preparation.

### **Wider Planning Context**

- 2.4. The approach to Neighbourhood Planning, as set out in the Localism Act (2011), is further detailed by national guidance provided in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In addition to Neighbourhood Planning, this national guidance sets out how plans should respond to essential topics, including housing, employment, protection of the environment, heritage, and design. There is a requirement for both this Neighbourhood Plan and the Cheshire East Local Plan to reflect the approach set out within these documents.
- 2.5 As noted previously, the Neighbourhood Plan sits alongside the Cheshire East Local Plan Strategy to provide the policy guidance for determining the acceptability of the planning applications. The Local Plan Strategy covers the entirety of Cheshire East and provides an overarching strategy for the borough. The Local Plan sets out the role that Knutsford is to play in delivering the new homes and businesses that are required to meet the identified needs. It has done this with housing allocations at Parkgate (LPS37), Longridge (LPS38), Manchester Road and Northwich Road (LPS36) and with employment allocations at Parkgate (LPS37) and on Manchester Road (LPS36).
- 2.6 Whilst some guidance has been given within the Local Plan as to how these sites may be developed, much of the detail is still left open for interpretation on a case by case basis. Therefore, the Neighbourhood Plan has been developed to ensure that the important issues that matter to the community are reflected. Beyond the key sites, there is little specific detail about development in Knutsford contained within the Local Plan. The Neighbourhood Plan has been prepared to provide this detail.



- 2.7 The Local Plan also recognises Knutsford's importance as a Key Service Centre, providing facilities for the wider rural hinterland, a role that it has always had as a market town. The Neighbourhood Plan builds on this designation and provides guidance for employment, retail, education, health and sports and leisure facilities for the Town.
- 2.8 The Neighbourhood Plan is mindful of planning applications coming forward alongside it, especially on the strategic sites. Developers and site promoters have been involved in the process of developing this draft plan. Whilst these are coming forward as outline planning applications (setting out the principle of these developments and not the detailed design), the Neighbourhood Plan remains important when detailed proposals come forward.
- 2.9 Knutsford lies within an important ecological setting. It lies within what is known as the meres and mosses natural area which until the last ice age was mostly under water. Since then vast areas of water have drained away to leave a wetland landscape of meres, mosses, meandering rivers, and ponds. This landscape is recognised as being of international importance. The Knutsford area has been identified as being within the core area for wildlife in a county wide ecological survey (ECONet) because it contains several sites designated for nature conservation, including a series of Local Wildlife Sites (LWS) and the important RAMSAR and SSSI designations for the Tatton Mere.
- 2.10 The wildlife network supports a wide range of species including numerous birds, plants, mammals, and invertebrates that are in decline both locally and nationally. Further details can be found in the associated document "Protecting and Enhancing Knutsford's Environment".
- 2.11 Two rivers are closely associated with Knutsford, the River Lily and Birkin Brook. The River Lily drains Sanctuary Moor which lies in the south of the Town, flows under the Town in a culvert and is channelled along the side of the Moor into the Moor Pool at the southern end of Tatton Mere. Birkin Brook forms the eastern boundary to the parish and is a key wildlife corridor, linking designated wildlife sites. It begins in fields near Chelford, initially flowing through a diverse ecological area reaching the ancient woodland of Springwood. It then flows past St John's Wood and into Tatton Park. From there it flows through Witchcote Wood and continues north, eventually joining the River Bollin.
- 2.12 This important ecological context, when balanced against the need for growth and the presence of the many designated and non-designated heritage assets, means that well considered town planning is vital in ensuring that these competing issues can be carefully balanced.

## **Evidence Base Documents**

- 2.13 In preparing this Neighbourhood Plan a wide range of evidence documents have been considered and prepared. Some of this is based on work undertaken by Cheshire East Council in support of the Cheshire East Local Plan Strategy (produced between 2014 – 2017) whilst some has been prepared by the Neighbourhood Plan Committee itself (between 2016 – 2018) as a result of engagement with the Local Plan process.

- 2.14 In addition to this evidence, there has been a significant element of consultation and engagement with residents, groups, and organisations in Knutsford, led by the Neighbourhood Plan working groups. The findings of this work provide part of the evidence base behind the Neighbourhood Plan and have not only shaped the direction and topics covered by the policies but in some cases the detailed criteria for consideration.
- 2.15 A full list of the evidence used to prepare this Neighbourhood Plan is included in Appendix 6 and is available to view as part of this consultation.

## **The Knutsford Design Framework**

- 2.16 Some of the main issues identified as part of the consultation to date have been the importance of the historic character of Knutsford, the design of new development and the retention and enhancement of the green infrastructure (trees, hedgerows, woodlands etc.). The Town contains areas of design showcasing best practice in town planning and architecture from a range of eras.
- 2.17 The Neighbourhood Plan Committee has prepared the Knutsford Design Framework. This is a suite of documents each focusing on a specific element of urban design relevant to the Town and the work of the Neighbourhood Plan Working Groups. Several different types of documents have been produced as part of this framework, underpinning this Neighbourhood Plan, with policies referencing specific design framework documents where relevant. The framework currently includes:
- The Knutsford Design Guide
  - The Knutsford Character Assessment
  - The Knutsford Green Corridors Document
- 2.18 These documents provide evidence supporting the policies of the Neighbourhood Plan, and they set out coding and guidance to which all new developments should seek to adhere. These are a strong material consideration in the determination of planning applications. There is an aspiration included in the Neighbourhood Plan to develop a Town Centre Masterplan which, when finalised, will also form part of the Knutsford Design Framework.



# Consultation Process



## 3 Consultation Process

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- 3.1 The Knutsford Neighbourhood Plan and its policies have been shaped by considerable input and feedback from the local community through an extensive consultation process. The process began in 2014 with a public meeting. Following this initial meeting, Working Groups were set up to deal with specific topics: Heritage, Health, Town Centre, Getting Around (Transport), Housing and Employment, Education and Community, Environment and Open Space and Sports and Leisure.
- 3.2 The committee was established which comprised town councillors and volunteer residents and in 2016 a public questionnaire was issued. This was followed by the production of an Emerging Policies Document (EPD) which contained broad outlines of the policies of the Neighbourhood Plan.
- 3.3 This chapter will summarise the community consultation undertaken to produce the Neighbourhood Plan, and will highlight the main findings. A comprehensive Consultation Report detailing all consultation undertaken will accompany the Knutsford Neighbourhood Plan.

### **Initial Questionnaire**

- 3.4 In August 2016, a residents' questionnaire was prepared by the Knutsford Neighbourhood Plan committee and sent to every household in the Town. The survey contained questions on the quality of Knutsford and the current way of life to gain a better understanding of the key issues which the Neighbourhood Plan should address. Community and business groups were also contacted at this and subsequent stages of the process.
- 3.5 An analysis of the questionnaire, highlighting the key issues put forward by residents, was produced by Urban Imprint and shared with the Neighbourhood Plan committee together with the raw data containing the full combined results and comments.

## **Emerging Policies**

- 3.6 A six- week (later extended to eight weeks) consultation period on the emerging policies for the Knutsford Neighbourhood Plan took place between in November and December 2017. During this period, residents were given multiple opportunities to provide feedback on the emerging policies. It was intended that a summary of the emerging policies document would be sent to every home within the Town, along with a leaflet informing them of events and a feedback form to fill in to give their opinions. Unfortunately, due to a distribution error, several homes were missed.
- 3.7 Events were held in a variety of locations over a series of days. These events were supported by community champions, town councillors and the planning consultants appointed by the Town Council to support the project. Attendees could respond to each of the policies, the vision and objectives and the spatial strategy. They were also given the opportunity to leave written feedback via post-it notes that they could stick alongside the respective policies/sections of the boards.
- 3.8 Following these events, comments were recorded, analysed, and used to form the appropriate amendments to enable the policies to be written for the first draft of the Neighbourhood Plan.

## **Regulation 14 Consultation**

- 3.9 The Knutsford Neighbourhood Plan was subjected to regulation 14 formal consultation between 21 May and 2 July 2018. 69 local residents, businesses and other organisations responded to this formal consultation. The comments received, many of which were extensive and detailed, were recorded and summarised and the issues raised were identified and considered in detail by the committee in preparing the submission version of the Knutsford Neighbourhood Plan.

## **Regulation 16 Consultation**

- 3.10 The Neighbourhood Plan was subjected to regulation 16 formal consultation between 12 October and 23 November 2018. 20 responses to this consultation were received and the comments were provided directly to the examiner for his consideration as part of the examination of the plan.



## Key Issues for the Neighbourhood Plan

- 3.9 This section sets out some of the overriding issues leading to the policies contained within the Neighbourhood Plan. Evidence documents sitting alongside the Neighbourhood Plan record all the issues highlighted by the community and stakeholders, and are summarised as:
- Ensuring that the proposed housing and employment allocations integrate well with the existing community and the landscape setting and are well designed
  - Ensuring that traffic congestion is addressed, and that new development does not make the situation worse, while encouraging walking and cycling as alternatives to the private car
  - Ensuring that any new development reflects the local character of the Town, key landscape and wildlife features and protects existing open spaces
  - Ensuring that new development outside the allocated sites is appropriate to the local area, preserves amenity and does not result in overdevelopment
  - Ensuring that the Town is provided with community infrastructure (such as schools, healthcare, sports, leisure) to accommodate the growth proposed, including taking account of wider catchments reflecting its designation as a Key Service Centre.
  - Ensuring that smaller properties are built, and not just large executive homes, to meet the needs of the elderly, first time buyers and those wishing to downsize
  - Ensuring that Knutsford provides an appropriate mix of employment types including high-tech, research and development, and those working from home
  - Ensuring that the town centre remains vibrant and seeks to deliver a wider range of shops, facilities and sporting and leisure activities, and is more pedestrian friendly.



# Vision and Objectives



Knutsford  
Neighbourhood Plan

## 4 Vision and Objectives

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### Vision

- 4.1 The Vision for Knutsford aims to reflect the residents' hopes and aspirations for the future of the Town and seeks to identify the role that the Neighbourhood Plan should play in achieving this.
- 4.2 Visions can sometimes be criticised as being overly simplistic and idealistic. However, they play an important role in the development of a Neighbourhood Plan and its policies. The Vision has been adapted from the one presented in the 2010 Knutsford Town Plan, taking on board the land-use planning components and responding to the growth proposed by the Cheshire East Local Plan.
- 4.3 This Vision is set out as below:

"The Knutsford Neighbourhood Plan should:

- ensure that the Town thrives economically and socially as a historic market town
- protect and enhance the Town's character, variety of buildings and natural environment
- support the delivery of the facilities and infrastructure the Town needs
- maintain Knutsford's strong sense of community as it grows allowing it to remain an attractive, healthy and safe place to live, work and visit"

### Objectives

- 4.4. The Objectives for the Neighbourhood Plan seek to address specific aspects of the Vision as well as those issues identified by the community through the previous consultation events. These objectives are cross cutting, and whilst they are broadly aligned with the policy areas set out within the Neighbourhood Plan, the individual policies that comprise the Neighbourhood Plan will often contribute to the delivery of one or more objectives in the list. These objectives will be used alongside the indicators set out within the monitoring and review chapter to manage the implementation of the Neighbourhood Plan and monitor its progress and success.
- 4.5 These objectives are as follows:

**1. Community and Education Infrastructure**

To ensure that people of all ages and abilities within Knutsford and its wider catchment have excellent access to, and timely provision of, quality services and facilities, including schools and public meeting places.

**2. Healthy Living and Wellbeing**

To achieve infrastructure supportive of the health needs of local residents and Knutsford's wider catchment, by securing an expansion of medical and social services and by promoting healthy living and general wellbeing through careful design.

3. **Sport and Leisure**

To ensure provision of accessible sports and leisure facilities for all ages and abilities for Knutsford residents and those in the wider catchment area, so that various activities for improvements in individual health and wellbeing can be encouraged.

4. **Environment and Green Infrastructure**

To ensure Knutsford's green and open spaces and landscape setting are protected, retained, and enhanced by, but are not limited to, preserving views and vistas, safeguarding against pollution, and flooding, and protecting the Town's wildlife and biodiversity.

5. **Heritage**

To retain Knutsford's distinctive historic character as an attractive rural market town by conserving the Town's many heritage assets and ensuring that any new development serves to make a positive contribution to the existing historic environment, including contemporary, energy efficient designs.

6. **Housing**

To provide a mix of housing which meets identified local housing needs, including affordable housing, is delivered in a location where it is needed reflecting the strategy outlined in the Local Plan, and to ensure that it is sustainable and well-designed, and that it complements the character of Knutsford.

7. **Future Prosperity and Employment**

To ensure the long-term viability and prosperity of the Town by extending the diversity of services and occupations, through supporting existing employment areas throughout the Town and identifying new and varied opportunities, including mixed-use, as well as encouraging home working and local knowledge-based industries.

8. **Traffic, Transport and Movement**

To promote safe, healthy, and sustainable travel for all, in and around Knutsford, linking residential, employment and community facilities, by reducing congestion and traffic pollution, and making the Town more pedestrian- and cycling-friendly, so encouraging sustainable transport modes.

9. **Town Centre**

To promote a range of retail opportunities and a variety of trades and services in the town centre to ensure its long-term viability and prosperity and improve pedestrian movement to effectively meet the needs of residents, visitors, and local workers.

## **Policy Overview**

- 4.6 An assessment of the Neighbourhood Plan policies against the nine objectives set out above is in Table 1. A 'tick' indicates where the policies and aspirations strongly support an objective, where unticked, a policy may still partly contribute towards that objective.

Table 1: Policy Overview

Policies	Objectives									
	Community and Education Infrastructure	Healthy Living and Wellbeing	Sports and Leisure	Environment and Green Infrastructure	Heritage	Housing	Future Prosperity and employment	Traffic, Transport and Movement	Town Centre	
<b>C1: Cultural and Community Places</b>	✓	✓	✓				✓	✓	✓	✓
<b>C2: Education Provision</b>	✓		✓				✓			
<b>ASPIRATION 1: Managing the Delivery of School Places</b>	✓						✓	✓		
<b>C3: Re-use of Redundant Community Land and Buildings</b>	✓	✓								✓
<b>C4: Utilities</b>	✓						✓			
<b>D1: The Knutsford Design Guide</b>		✓		✓	✓	✓	✓			✓
<b>D2: Local Distinctiveness</b>	✓			✓	✓		✓			✓
<b>D3: Landscape in New Development</b>				✓		✓	✓			
<b>D4: Sustainable Residential Design</b>	✓	✓				✓				
<b>ER1: Employment Development</b>							✓			
<b>ER2: Retail Development</b>							✓			
<b>ASPIRATION 2: Supporting Local Business</b>							✓			✓
<b>ER3: Shop Frontages</b>					✓		✓			✓
<b>ER4: Tourism and Day Visitors</b>					✓		✓			
<b>ER5: Overnight Accommodation</b>							✓		✓	
<b>E1: Connections to the Countryside</b>		✓		✓				✓	✓	
<b>E2: Green and Blue Corridors</b>				✓				✓	✓	
<b>E3: Habitat Protection and Biodiversity</b>				✓		✓				
<b>E4: Local Green Space</b>	✓		✓	✓						
<b>E5: Pollution</b>				✓					✓	









# Spatial Strategy



Knutsford  
Neighbourhood Plan

## 5 Spatial Strategy

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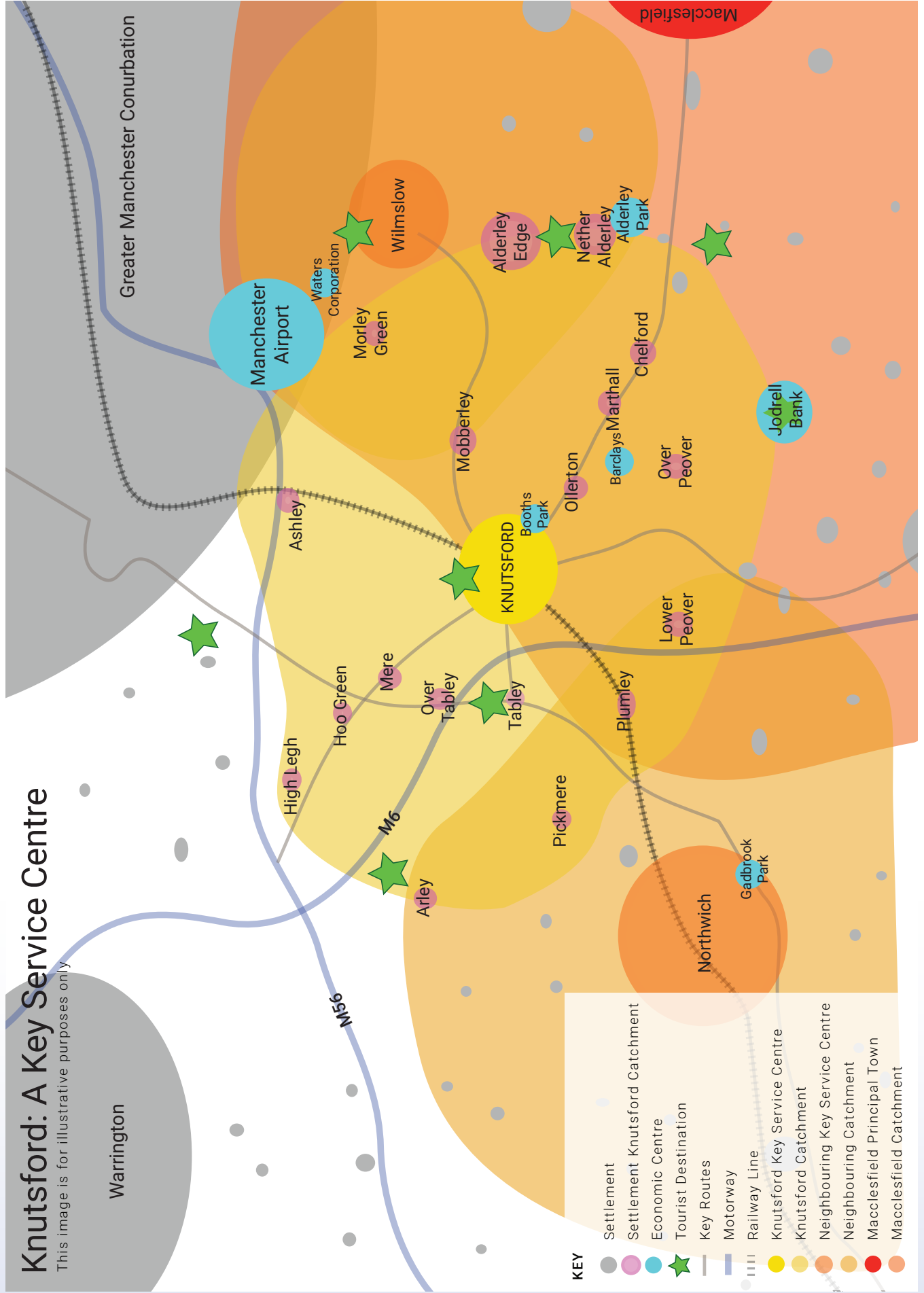
- 5.1 Knutsford plays an important role as a historic market town and as a result benefits from good transport connectivity and a wide range of shops and services. The landscape surrounding the Town provides an attractive setting for its heritage assets and provides excellent connections into the wider countryside for residents and visitors. Of great importance to the Town are its green open spaces, some being of national importance such as Tatton Park and the historic Heath.
- 5.2 The Spatial Strategy looks at the role of Knutsford within the North Cheshire / South Manchester region, the connections within the Town and finally focuses on the historic town centre. The Strategy is made of three diagrams and accompanying text which set out the overall Vision for Knutsford detailed in the previous section.

### **A Key Service Centre**

- 5.3 Knutsford plays a crucial role as a Key Service Centre providing retail, community facilities (health, education, sport, and leisure) and local services for a wider rural hinterland. The services in the Town serve numerous smaller settlements within a wider catchment. This drawing also highlights the road and rail connections which link Knutsford with Greater Manchester and major economic centres such as Manchester Airport, all shown in blue. In addition to this the Knutsford catchment contains nationally important tourist attractions, indicated by a green star, which are visited by a substantial number of people every year. Knutsford also lies in the Meres and Mosses natural area. This landscape is recognised as being of international importance for its wetland wildlife and contains several sites designated for nature conservation.
- 5.4 The catchment areas of the Key Service Centres, shown in yellow and orange, demonstrate how neighbouring settlements rely on Knutsford services. They also show how interdependent the key service towns are in this region. Knutsford, Northwich, Wilmslow, and Macclesfield all rely on one another to a certain extent, with Macclesfield being the principal hub of facilities such as hospital services and is home to larger employers. Knutsford is in an excellent position to maximise opportunities provided by the Cheshire Science Corridor Enterprise Zone and proposed HS2 stations at Manchester Airport and Crewe.

# Knutsford: A Key Service Centre

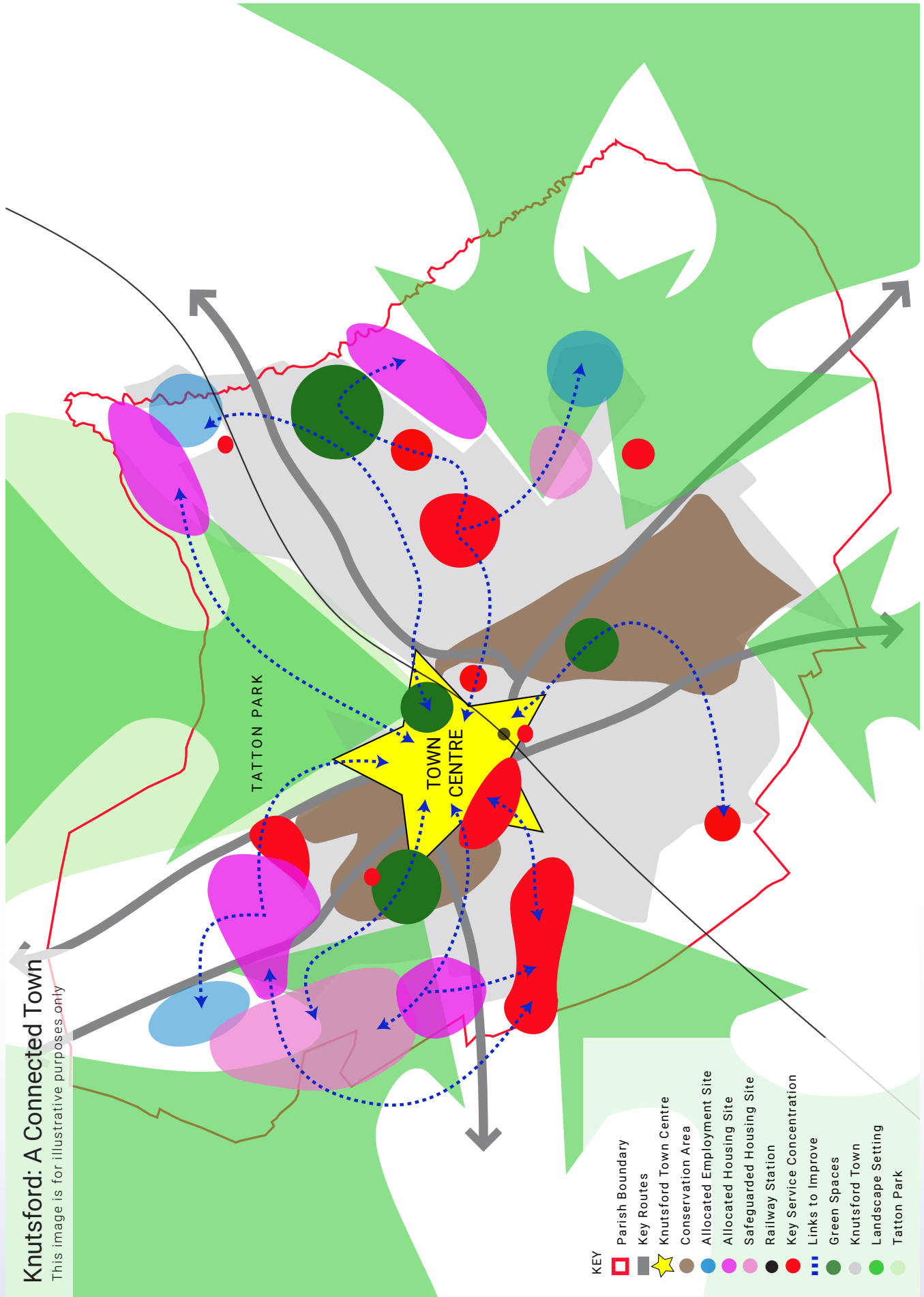
This image is for illustrative purposes only





## Knutsford: A Connected Town

This image is for illustrative purposes only



## **Knutsford: A Connected Town**

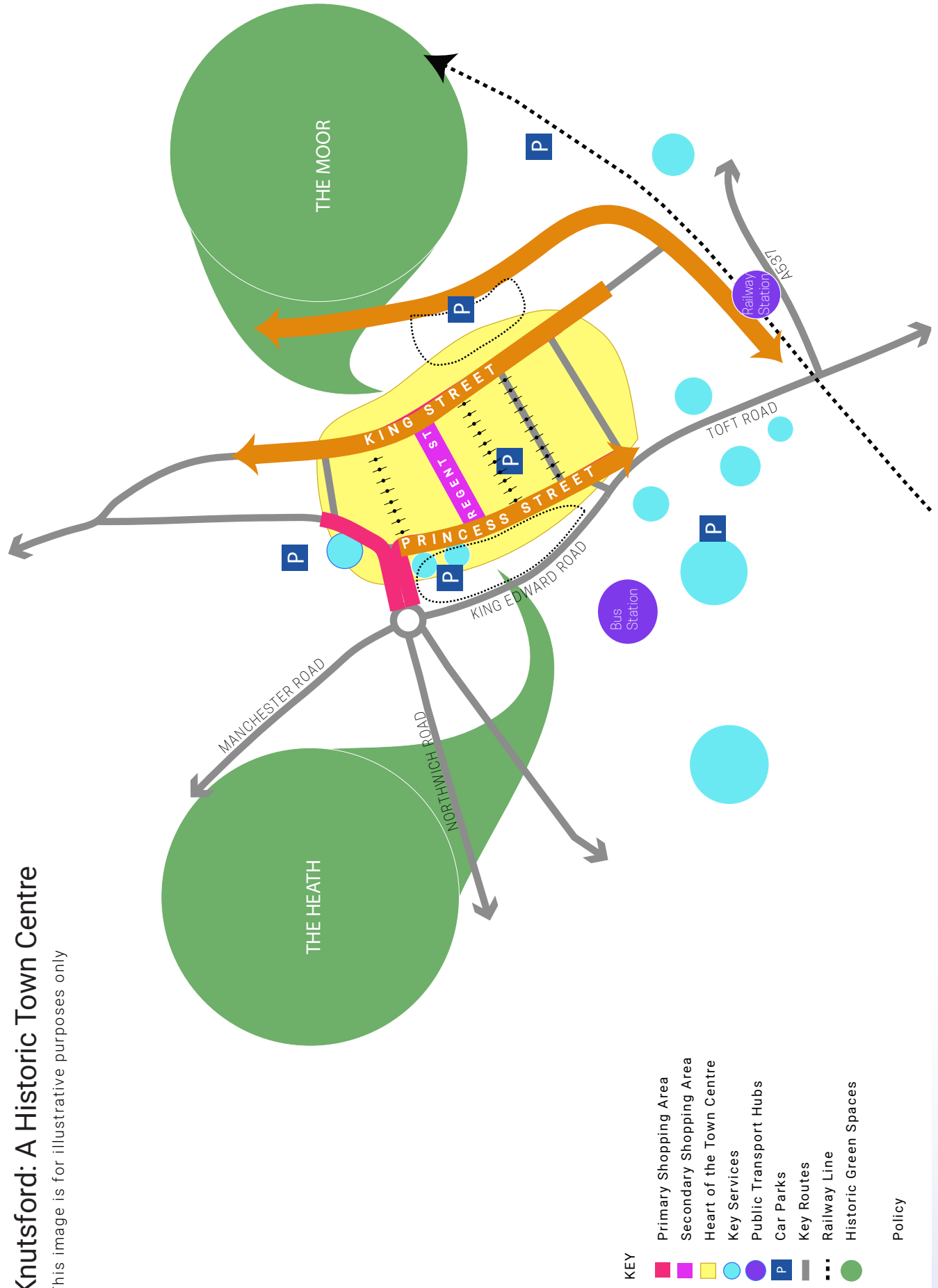
- 5.5 Knutsford contains several residential neighbourhoods which are primarily served by the town centre with clusters of amenities in other locations around the Town. Six key routes link the town centre with the wider Town and neighbouring settlements. The landscape setting and the role of Tatton Park, both so central to the identity of the Town, are shown by the green arrows which punctuate the built form in several key locations. In some cases, these green wedges penetrate the heart of the Town towards the high quality green spaces such as The Heath and The Moor., The River Lily and the Birkin Brook provide key wildlife corridors which connect designated wildlife sites.
- 5.6 New developments allocated by the Cheshire East Local Plan Strategy lie on the outskirts of the Town with opportunities to create and improve links between the sites, neighbourhoods, key facilities, and the town centre. Walking and cycling around the Town could be enhanced whilst protecting the town centre by ensuring facilities are concentrated there.

## **Knutsford: A Historic Town Centre**

- 5.7 The town centre is the heart of Knutsford in terms of its historic character, heritage assets and facilities for residents, businesses, and tourists. The town centre is framed to the north west and north east by the historic open spaces of The Heath and The Moor which provide areas for recreation, leisure, and community town events.
- 5.8 The Neighbourhood Plan seeks to protect and enhance the town centre's historic character while improving the environment for residents, businesses, and visitors. Primary aims are to make the town centre more accessible and easy to navigate for pedestrians through improved signage and more permeable walking and cycling routes. These objectives will be achieved through specific policies and aspirations within the Knutsford Neighbourhood Plan and the production of a Town Centre Masterplan.

# Knutsford: A Historic Town Centre

This image is for illustrative purposes only





# Community and Education Infrastructure Policies





# 6 Community and Education Infrastructure Policies

## C1 Cultural and Community Places

### POLICY

When proposing new community buildings or contributing to provision elsewhere, the criteria stated below should be considered in addition to maintaining residential amenity:

- **Variety:** by promoting a diversity of community facilities located in different neighbourhoods across the Town. Development proposals which lead to duplicated facilities within the Town will not be acceptable unless they meet an identified need
- **Accessibility:** by ensuring all facilities are accessible by all ages and abilities by walking, cycling and public transport. Accessibility to facilities must be in line with policy T1 Walking in Knutsford, T2 Cycling in Knutsford, and T3 Public Transport
- **Suitability:** by avoiding duplication of facilities and ensuring appropriate locations which refer to the needs of the local community.

Planning applications which deliver new community facilities will be looked upon favourably, particularly schemes which deliver the following:

- Community Halls / Meeting Places
- Youth Community Facilities
- Music Venues and Theatres
- Education
- Places of Worship

Any development or redevelopment of a community site should take into consideration the criteria set out in the Knutsford Design Guide. Where appropriate all proposed developments must supply sufficient parking provision in accordance with policy T4 Parking Standards.

### EXPLANATORY

- 6.1 Knutsford possesses several cultural and community places which are of significant value to the community (for example the Little Theatre), both locally and within the wider area for which Knutsford is a Key Service Centre. Consultation revealed a need for additional facilities for the young, venues for music and theatre, education and places of worship which will be welcomed by the residents and particular emphasis given to the need for community halls, meeting places and adult education facilities.
- 6.2 New facilities should only provide the community with services which are in demand rather than duplicates of the same facility, to promote diversity throughout the Town. An important policy issue raised during consultation was accessibility to these facilities. Affordability of these services was also of primary concern as some current facilities have resulted in the financial exclusion of some residents. When considering

the accessibility of community facilities, regard should be had to the Sport England and Public Health England Active Design Guide.

- 6.3 Existing facilities will be safeguarded from future development to prevent the loss of these services. This policy will also protect sites which are currently occupied by organisations such as scouts, guides, and cadets.

## **C2 Education Provision**

### **POLICY**

Proposals which facilitate the provision of additional school places to meet local need and accommodate the anticipated growth from Knutsford's allocated strategic sites should be approved subject to meeting the criteria below and complying with other development plan policies.

Proposals should prioritise the utilisation of existing sites and expansion of current facilities before considering new sites where this is practicable. If necessary, and a latent need is identified (including specialist educational needs), further sites can be developed for educational use to meet local needs.

The criteria below should all be satisfied when proposing new educational development:

- The site should be accessible for all ages and abilities via walking, cycling and public transport
- Meet the variety, accessibility, and suitability tests set out in policy C1 Cultural and Community Places
- Explore how educational facilities could be closely linked to local sports and leisure services, where relevant using community use agreements.

Proposals seeking to enhance the provision of adult education facilities in Knutsford by expanding existing facilities, as new developments, or diversification of other sites, will be supported subject to meeting the criteria above.

All developments should be designed to deliver appropriate 'drop off zones' for visitors and users, but priority should be given to accessibility by sustainable modes.

### **EXPLANATORY**

- 6.4 There was a strong response from consultation on this matter. The community are keen to maximise the potential of existing sites and enhance existing education provisions where possible to meet local needs from both. Knutsford, as a Key Service Centre, serves a wider catchment than just the Town itself and growth in Knutsford should be mindful of this wider strategic role when proposing development.
- 6.5 Many of Knutsford's schools are almost at capacity. Manor Park Primary School still has some capacity and has expressed a desire to expand to accommodate the additional growth in population. However, this needs to be carefully compared with other potentially new sites to be responsive to strategic housing growth locations.
- 6.6 The practicality of expanding an existing site must take into account the increased need for a variety of teaching spaces, including but not limited to: outdoor education space, storage space, staff car parking, school meal preparation, eating and serving areas, indoor halls (assembly and PE), after-school clubs and any pre-school nursery requirements. Expansion should avoid overdevelopment of the site.

- 6.7 Where expansion is not an option, new sites should be developed to meet an outstanding demand. It is essential to take into consideration the growing amount of residential development and therefore increasing demand for education facilities. This growth will need to be carefully managed to ensure that schools have appropriate catchments, as set out in Aspiration 1 of this Neighbourhood Plan.
- 6.8 Transport links between education facilities are essential to connect local residents to facilities. Appropriate access not only benefits the attendees, but also has an impact on the wider residential areas. Drop off zones for car access should be considered to minimise traffic and therefore positively impact local residential areas as well as allowing for a quicker commute and for improving health and wellbeing.

## **ASPIRATION 1 Managing the Delivery of School Places**

### **ASPIRATION**

Knutsford's strategic sites identified in the Cheshire East Local Plan will result in an increased demand on school places, applying further pressure on school provision.

The Town Council and other stakeholders are committed to working closely with Cheshire East Council and the local schools (who have the ultimate responsibility) within the Town (including, but not limited to, Academies, free schools and those managed by Cheshire East Council) to ensure that suitable provision of school places is available to accommodate both existing residents and future growth from the allocated strategic sites.

This will likely require the exploration of these issues, but are not limited to:

- Amending catchment areas
- Improving and delivering new schools, classrooms and facilities
- Improving accessibility to schools for all ages and abilities through walking, cycling and the use of public transport, including exploring schemes such as walking buses and other measures to reduce the use of the car to take children to school.

### **EXPLANATORY**

- 6.8 Education provision and available school places received a strong response from the community at consultation. With several schools almost or already at capacity, the existing facilities need enhancing and new facilities are required to accommodate growth expected from the delivery of Knutsford's allocated strategic sites. The existing schools do not necessarily link well to the areas for strategic housing growth, and the Town Council and other partners are all committed to proactively limiting long school commutes and reinforcing safe routes.
- 6.9 This aspiration sets out the Town Council's intention to improve the provision of education within Knutsford and their dedication to work with local schools and the Borough Council to amend catchment areas, improve the delivery of and accessibility to education facilities. This will need to be carefully managed alongside the Cheshire East education department and other partners (for example the Academy Schools) to ensure that capacity is sufficient and that new facilities are in the correct place.

## **C3 Re-use of Redundant Community Land and Buildings**

### **POLICY**

Land and buildings which have previously been used for community functions and facilities (excepting healthcare) will remain within that use. Planning applications for other uses will usually be refused. The unnecessary loss of valued facilities by the redevelopment of these sites for non-community use will not be supported unless sufficient alternative provision has been made elsewhere in the town.

The reuse of redundant healthcare land or buildings is subject to different reuse and redevelopment tests, set out in policy HW2 Community Health.

### **EXPLANATORY**

- 6.10 Knutsford's allocated strategic sites are expected to increase the population by 2,500 people which will further increase the demand for community land and facilities. Knutsford's residents are keen to protect buildings and land which have previously been used for community purposes to ensure future demand is met. There are many sites (including land, buildings and playing fields) which might conceivably contribute to meeting both latent demand and increased strategic demand. However, if they are lost to housing, employment, or other uses, then it becomes more difficult to meet the community infrastructure required by the strategic housing and employment growth proposed.
- 6.11 To ensure there is sufficient land for facilities planning applications which depart from this approach will not be supported, as community needs can be broadly predicted until 2031 and the end of the plan period. However, changes in the nature of the strategic sites will undoubtedly require careful consideration as to these changing requirements. The time horizon has been identified in association with the Cheshire East Local Plan, setting the strategic growth targets, but beyond that period demand is uncertain. The community has deemed it short-sighted to release these sites unless they are effectively linked to a Local Plan review.
- 6.12 Healthcare sites are exempt from this policy and their reuse and redevelopment is subject to a specific policy (HW2). This is because of the unique characteristics of healthcare provision in the Town, with many sites being smaller and less easy to redevelop for modern healthcare provision. Consequently, a more flexible approach is required to deliver the healthcare provision to meet Knutsford's needs.



## **C4 Utilities**

### **POLICY**

All development proposals must demonstrate at the planning application stage, where relevant, a strategy for how they will connect to public utilities infrastructure prior to occupation. These include:

- Water, sewage and surface water drainage
- Gas and electricity
- Telecommunications - including high speed broadband

### **EXPLANATORY**

- 6.13 This policy ensures that developers and all new development proposals have a strategy in place with regards to how they connect with utility infrastructure in the Town. This will guarantee all new buildings will be connected to water and sewage, gas and electricity and telecommunications prior to the occupation of the property.
- 6.14 There is a wide range of issues relating to infrastructure and utilities in Knutsford, many of which may be exacerbated by proposed new development. The Cheshire East Infrastructure Delivery Plan identifies essential projects that will need to be delivered to support the planned strategic growth. This includes improvements to sewerage treatment, electricity supply, telecommunications, and transportation infrastructure.



# Design Policies



Knutsford  
Neighbourhood Plan

# 7 Design Policies

## D1 The Knutsford Design Guide

### POLICY

New development of all types and scales should be of a high design quality and complement its surroundings. Design solutions must positively respond to localised conditions, landscape and built vernacular. All planning applications must demonstrate how schemes comply with the Design Guide or justify why they do not.

The Design Guide suggests the specific design requirements for development within Knutsford. It is not intended to stifle innovative design. It aims to encourage innovative design where it is undertaken in a manner sensitive to the character of the Town.

### EXPLANATORY

- 7.1 The aim of the Knutsford Design Guide is to provide design guidance for new development within the Town. The Design Guide is relevant to all types and scale of development including but not limited to boundary treatments, public realm, and the street scene. The document sets out the principles of good design and applies them to the most common types of development in the Town.
- 7.2 The community strongly values the existing character of Knutsford and during consultation for the Neighbourhood Plan raised concern that new development may be unsympathetic to the Town resulting in erosion of its unique character.
- 7.3 Cheshire East Council will use the Knutsford Design Guide when making planning decisions to provide detailed guidance for new development specific to the unique characteristics of Knutsford in conjunction with the Cheshire East Design Guide 2017 and the Sport England and Public Health England Active Design Guide.

## D2 Local Distinctiveness

### POLICY

All new development should, where appropriate, protect and enhance the elements which make up Knutsford's unique character including the local townscape and historic setting.

Planning applications should demonstrate how they have responded to local townscape and landscape character as set out in the Knutsford Character Assessment.

All new development should seek to deliver high design quality through meeting the following principles, where relevant:

- Reinforce character and identity through locally distinctive design and architecture
- Establish a gateway to the site and where appropriate, to the Town itself
- Establish a clear hierarchy of streets and spaces including pedestrian priority routes integrating with existing footpaths

*continued...*

- Deliver a scale, mass, and density commensurate with the surrounding townscape
- Establish a sensitive transition with the wider landscape where a new settlement edge is created
- Use sustainable drainage systems and water management, through water catchments and green spaces to avoid increasing surface water run-off
- Where relevant, planning applications should demonstrate how they have addressed these criteria using masterplans, design coding and design briefs for specific sites, conditioned appropriately.

### EXPLANATORY

- 7.4 Feedback from the community confirmed how highly valued the Town's aesthetic beauty and character is and the importance of its protection. This policy sets out the importance for new development to be designed with the character Knutsford in mind.
- 7.5 This policy will protect and enhance the elements which make up Knutsford's character including the local townscape and historic setting. Planning applications should demonstrate how they have responded to local townscape and landscape character as set out in the Knutsford Character Assessment which accompanies the Neighbourhood Plan.
- 7.6 The policy sets out principles which all new development should consider, to attain high standards of design. These include bespoke architectural site designs, protection, and creation of gateways into larger sites and into the Town, well designed streets and spaces which encourage walking and cycling, appropriate scales of development, careful consideration of the impact of schemes on the wider landscape and clever management of household and surface water. Finally, the policy states that planning applications should, where relevant, present masterplans, design codes and design briefs to ensure a cohesive design which fits into the surrounding townscape and landscape context sensitively.

## D3 Landscape in New Development

### POLICY

Planning applications will be supported where it is demonstrated that sensitive landscaping solutions are integrated into the design proposals. All landscape schemes should, where appropriate, demonstrate the following five criteria:

- Deliver an appropriate mix and use of native species
- Preserve the visual amenities of key gateways (as identified in Policy HE1 Landmarks, Views, Vistas and Gateways)
- Respect the character of the townscape and landscape of Knutsford, as set out in the Knutsford Character Assessment
- Maintain, enhance, and create wildlife movement routes and habitats
- Create effective passive surveillance and well overlooked open spaces.

*continued...*



## **POLICY *continued***

Planning applications should retain all mature landscape features within their site, including but not limited to trees, hedgerows, wide verges, avenues of trees and areas of woodland. Where a loss of these features is proposed, appropriate mitigation measures or replacement must be demonstrated. Mitigation should seek to improve on the existing quality of provision.

## **EXPLANATORY**

- 7.7 The design of areas within and around new developments needs to be carefully considered and implemented to ensure they integrate sensitively with existing landscape, townscape, and infrastructure in and around Knutsford.
- 7.8 It is important that passive surveillance is considered for open spaces to maximise the safety of these areas and to avoid open spaces at the back of homes, where the potential for antisocial behaviour and safety risks would be higher.
- 7.9 By ensuring that planting schemes deliver an appropriate mix of native species, benefits can be felt for local wildlife which rely on these as habitats and food sources. Residential gardens are an example of where schemes need to be considerate of this. Schemes should avoid the use of non-native species, as these have the potential to spread into the surrounding landscape and can become invasive in woodland areas, threatening existing native species and local wildlife populations.
- 7.10 The key gateways in policy HE1, Landmarks, Views, Vistas and Gateways, should be considered alongside this policy and be referred to as part of the criteria set out above. Effective landscaping for schemes offers an opportunity to promote the visual amenities of these gateways and to enhance their setting.
- 7.11 Landscaping schemes should demonstrate they have followed the guidance set out within the Knutsford Character Assessment reflecting Knutsford's townscape and landscape.
- 7.12 Cheshire Wildlife Trust's report on Protecting and Enhancing Knutsford's Natural Environment highlighted the importance of protecting wildlife routes and habitats within the Town. Landscaping schemes should therefore demonstrate that they have taken measures to protect and enhance these where possible.
- 7.13 Knutsford is characterised by many mature, green, and open spaces and other landscape features. The policy criteria are designed to ensure that these are afforded protection through the Neighbourhood Plan, and that new developments respect the contribution that appropriate green spaces make to the setting of the Town. The Neighbourhood Plan recognises that protection of landscape features may not always be possible and therefore requires this loss to be mitigated appropriately. In such cases demonstration of mitigation must be made at the planning application stage when replacement of landscape features lost as a result of the proposal can be considered fully.

## D4 Sustainable Residential Design

### POLICY

All residential development should be of the highest design quality, seeking to reduce the overall carbon footprint of the building throughout its life. The Knutsford Design Guide provides detailed guidance on this matter but as a minimum, new development must demonstrate that, where relevant:

- The siting of the building has been carefully considered to maximise solar gain and to provide shelter from wind and weather
- Materials used during construction reduce the demand for energy in their production or supply chain and will enhance the overall thermal efficiency of the building
- Measures are built in to limit energy and water use, including but not limited to, on-site energy generation and grey water management systems
- Appropriate sustainable urban drainage solutions in accordance with the surface water hierarchy, including permeable parking areas and driveways, to maximise the opportunity for all surface water drainage to be managed within the site boundary
- The establishment of a green infrastructure network is in accordance with policy E2 Green and Blue Corridors

### EXPLANATORY

- 7.14 Central government has, over the last few years, downgraded the importance of sustainable design and construction within the planning process, seeking instead to rely on the building regulations. However, the community has consistently requested that the Neighbourhood Plan seeks the highest levels of environmental sustainability. Tackling the impacts of climate change is now a requirement of the planning system through reducing energy demand and managing water and flooding. This policy sets out how the Neighbourhood Plan would like residential developments to approach sustainable design.
- 7.15 Many criteria set out above are simple solutions, which can be effectively integrated into the design and development of new homes and do not require a significant departure from traditional building methods. This is not simply about providing renewable energy micro-generation on all properties. Using modern combined heat and power boilers, energy efficient cladding and even ensuring that layouts and design maximise opportunities to passively heat homes from a southern exposure can make a considerable difference over the life of a home.
- 7.16 Managing water on the site, including low water use fixtures and fittings, grey water storage and ensuring that surface water is managed within a site boundary, are all measures which will not only reduce the risk of flooding but reduce demand for water. Green infrastructure in the form of gardens, hedgerows and parks in urban areas can make up a significant proportion of the land area and can have a highly beneficial effect on ecology, biodiversity and reducing flood risk.

- 7.17 When considering Sustainable Urban Drainage, any drainage solution should be in line with the surface water hierarchy. Where possible, no surface water should be connected to a combined sewer and that surface water should be discharged in the following order of priority: 1. adequate soakaway or some other infiltration system, 2. an attenuated discharge to watercourse or other water body, 3. an attenuated discharge to a public surface water sewer, 4. an attenuated discharge to a public combined sewer.
- 7.18 New development should be designed to maximise the retention of surface water on the development site and to minimise run-off. The approach to surface water drainage should be considered in liaison with the Lead Local Flood Risk Authority (in this case Cheshire East Council), the public sewerage undertaker and where appropriate the Environment Agency.



# Employment and Retail Policies



Knutsford  
Neighbourhood Plan



## 8 Employment and Retail Policies

### ER1 Employment Development

#### **POLICY**

Planning applications for employment uses for knowledge-based industries, offices, and high tech and small-scale manufacturing will be supported as part of the strategic sites or on previously developed sites. Heavy industrial, storage and distribution will be resisted outside existing permissions and allocations for this employment type (for example Parkgate).

Planning applications for offices, 'above shop living' and mixed-use buildings will be supported within the Knutsford Neighbourhood Plan Central Zone (as defined on the Proposals Map) where they maintain an active ground floor non-residential use within the frontage.

New development which provides opportunities for a range of training and apprenticeship backgrounds will be strongly supported.

Planning applications which promote and encourage home working through well designed residential units or extensions will be supported, subject to compliance with policies H2 Previously Developed and Infill Development and H3 Residential Extensions and Conversions.

All employment development should demonstrate compliance with the Knutsford Design Guide, where relevant.

#### **EXPLANATORY**

- 8.1 Knutsford's location within the Cheshire Science Corridor Enterprise Zone means that knowledge-based industries are strongly encouraged in addition with associated offices and small scale manufacturing. This policy supports specific employment uses within Knutsford and seeks to make the most of opportunities provided by Knutsford's excellent location in relation to local and sub-regional employment areas.
- 8.2 The policy also restricts the development of heavy industry and storage and distribution to limit the potential negative impact such uses would have on the amenity of local residents and traffic in the Town. Parkgate Industrial Estate and the allocation LPS37 both allow for a flexible range of employment uses including general industrial uses. The spatial strategy and the objectives of the Neighbourhood Plan seek a wider range of employment opportunities on smaller sites, based around Knutsford's location within the North Cheshire Science Corridor. Light industrial, research and development and offices better meet the aspirations and objectives and should be prioritised on other sites within the Neighbourhood Plan area.

- 8.3 Development which provides opportunities for local workers and encourages working from home are both supported through this policy in order to promote less reliance on the private car and make Knutsford a sustainable Town. This includes ensuring that new employment opportunities are provided for a range of demographics, educational attainment, and training levels. The importance of the Knutsford Design Guide as a tool to help ensure all developments are of a high standard of design is reiterated in this policy.

## **ER2 Retail Development**

### **POLICY**

New small-scale retail development outside the defined Town Centre (as defined by the SADPD, see the Proposals Map) will not be permitted unless it is within one of the identified Neighbourhood Centres (see the Proposals Map), or for a temporary use within the Knutsford Neighbourhood Plan Central Zone (see Proposals Map)

New small-scale convenience retail development may be permitted as part of large residential schemes to meet an identified localised need, specifically in the north and the west of the Town where significant growth is proposed but no local shopping currently exists.

Within the town centre and Neighbourhood Centres development proposals in use classes A1-A4 are encouraged, particularly those which achieve a strong active frontage during the day. Planning applications, including changes of use, that will result in a significant portion of the frontage being unused in the daytime will be resisted.

Proposals for non-retail uses will be resisted within the identified Primary Shopping Frontages (as defined by the SADPD, see the Proposals Map) unless it can be demonstrated that it will enhance the vitality and viability of the town centre. Proposed changes of use of the ground floor from retail to residential will be resisted where the retail premises form part of a Primary Shopping Frontage.

The Town Council supports schemes which seek to improve the offer of shops which sell everyday comparison goods, to reduce the need for residents to shop outside Knutsford for such essential items. Within the Knutsford Neighbourhood Plan Central Zone applications for leisure and community uses (use class D1 and D2) will be supported to enhance the vitality and viability of the town centre.

### **EXPLANATORY**

- 8.4 This policy will seek to restrict new retail development to the town centre (and the primary shopping frontages which have been defined by Cheshire East Council) apart from small scale retail development within Neighbourhood Centres and within new strategic development sites to meet local daily shopping needs. Small scale is defined as up to 280m<sup>2</sup> net sales space (in line with the size of unit which is exempt from Sunday trading laws) which would allow for small convenience shopping or newsagents. Schemes significantly above this are unlikely to be considered acceptable outside the town centre.

- 8.5 Neighbourhood Centres are those which serve the immediate locality, typically including a small supermarket and a limited range of other small-scale convenience and community facilities. Convenience retailing refers to local shopping facilities designed to meet these day-to-day needs, such as shopping for bread and milk.
- 8.6 This policy seeks to reinforce and strengthen the retail offer within the town centre and Neighbourhood Centres to retain an active frontage throughout the day, by resisting retail development elsewhere. This has the effect of forming clusters of retail development protecting them from being eroded by non-retail uses. For this reason, the uses within these areas have been restricted to classes A1 – A4. These include shops, professional and financial services, restaurants, and cafes and drinking establishments. Outside this area support for a wider range of complementary uses are identified as being acceptable in the Knutsford Neighbourhood Plan Central Zone which covers much of the central area around Knutsford and is easily accessible.
- 8.7 The Neighbourhood Plan strongly supports independent retail. All new retail will be subject to policy ER3 Shop Frontages which seeks high standards of design for shop frontages.
- 8.8 In response to community feedback this policy also seeks to improve the offer of everyday comparison goods, such as clothes, electrical and other goods for which people would normally ‘shop around,’ in order to augment the town centre.
- 8.9 The Town Council will work with partners to manage the town centre with production of up-to-date evidence regarding the health of the town centre, looking at Clone Town Assessments and the level of vacant units.

## **ASPIRATION 2 Supporting Local Business**

### **ASPIRATION**

The Town Council strongly supports the role of new and existing independent business within the Town and will work with local business owners to devise campaigns, events and activities which promote locally owned businesses.

### **EXPLANATORY**

- 8.10. This Aspiration sets out the Town Council’s commitment to encouraging independent businesses and the instigation of measures to support them so that new independents may set up in Knutsford. Schemes to encourage the use of local and independent business form a crucial element of the Town Council’s plan for the Town and many residents gave feedback supporting this. Such schemes however, fall outside the planning system and so are included in the Neighbourhood Plan under this Aspiration.

## **ER3 Shop Frontages**

### **POLICY**

Where planning permission is required for the refurbishment or replacement of existing shop frontages and installation of new shop fronts, applicants must demonstrate how they have considered and addressed the following design criteria:

- Consideration of the architectural styles of adjoining buildings and shop fronts and the wider street scene, including where appropriate, contemporary design
- Fascias should be of a scale proportionate to the rest of the building; they should not obscure windows and other architectural detailing; they should align with other fascias in the parade. Box fascias and box lighting will not normally be permitted
- The subdivision and proportions of windows should relate to the character of the building and its neighbours
- Signage should respect the character of the individual building and adjoining properties. Only one hanging sign should normally be permitted per shop front.

Within conservation areas the following additional criteria apply:

- Solid shutters will normally be considered unacceptable. Only security measures which maintain a level of transparency to and from the street will be permitted, such as laminated glazing, lattice grilles and perforated shutters
- Projecting boxes and external shutters are also considered to be inappropriate and will be resisted.

### **EXPLANATORY**

- 8.11 This policy sets out criteria for how new shop frontages should be designed. It includes details of proportion, glazing and outdoor seating or street displays as well as how the frontage will be secured when the premises are closed.
- 8.12 The design of shop frontages should enhance the sense of place and local character in line with the Knutsford Design Guide and Conservation Area Appraisals and Management Plans. This policy also links to guidance and illustrative material contained within the Knutsford Design Guide.

## **ER4 Tourism and Day Visitors**

### **POLICY**

Planning applications proposing development linked to tourism activities will be supported. Schemes which seek to enhance the experience of those visiting the Town, such as enhancements to the Heritage Centre and other visitor attractions, will be supported subject to demonstrating consideration of the surrounding historic character and local amenity. Schemes which encourage or create space for temporary events and activities will be strongly supported.

Where required, planning applications for signage, interpretation, and information within the town centre to assist with way-finding and interpretation of the Town's history will also be supported, subject to compliance with the Knutsford Design Guide.

## **EXPLANATORY**

- 8.13 This policy encourages tourism related development, including but not limited to, countryside pursuits, visits to nearby parks, gardens and country houses, outdoor activities, and overnight accommodation. Development necessary to enhance the visitor or tourism use of existing assets within the Town, including enhancement of facilities at the Knutsford Heritage Centre, must safeguard its historical ambience and promote events.
- 8.14 This policy encourages new signage, interpretation, and information within the town centre to improve visitors' ability to navigate the town centre and find the popular destinations.

## **ER5 Overnight Accommodation**

### **POLICY**

Planning applications which propose new overnight accommodation (use class C1) within the town centre (as defined on the Proposals Map) will be supported, subject to compliance with the Knutsford Design Guide and appropriate parking and servicing in line with design criteria in policy H2 Infill Development.

Schemes located outside the town centre, on bus routes, footpath links or within proximity to the railway or bus station, will also be supported.

### **EXPLANATORY**

- 8.15 This policy seeks to encourage planning applications for new overnight accommodation to support and enhance the tourist offer within the Town, for example, hotels and bed and breakfasts. The relationship between new overnight accommodation, main tourist locations and public transport links is considered essential to the success of the Town as a tourist and business destination.
- 8.16 Knutsford is exceptionally well located within the Cheshire Science Corridor Enterprise Zone and for major employment areas such as Barclays, AstraZeneca, Manchester Airport and Jodrell Bank, thus creating a demand for overnight accommodation linked to this business activity.



# Environment Policies



# 9 Environment Policies

## E1 Connections to the Countryside

### POLICY

Development proposals, excluding householder planning applications, where possible and appropriate, must ensure that visual and physical links to the countryside identified in the key views in policy HE1 Landmarks, Views, Vistas and Gateways are maintained and improved through sensitively designed open spaces and landscape features, where relevant.

Planning applications which improve the accessibility to the countryside for Knutsford residents will be looked on favourably. Where possible, planning applications must seek to incorporate and establish green links to the countryside through their landscape design. New green links should be provided on site and should contribute to an established or proposed green link. Development proposals will be resisted where they would result in isolation from the wider countryside or from existing green and open areas and wildlife sites in the Town.

### EXPLANATORY

- 9.1 Access to the countryside is important for both human and wildlife populations. For humans, it represents a means to connect to and enjoy the natural environment and to undertake recreational activities. The benefits attributed to these functions include improving physical health and mental wellbeing. Countryside access also contributes to the rural economy by attracting visitors to the area.
- 9.2 For wildlife populations, access to the countryside is achieved through 'green links' - routes of continuous vegetation such as avenues of trees or waterways - allowing free movement for wildlife between pockets of green space within the Town and the natural environment of the wider landscape beyond the settlement boundary. Green links can also be used by human populations and consequently the relationship of how wildlife and humans may use these routes simultaneously needs to be considered.
- 9.3 Around the edge of Knutsford, yet still within the built zone, there are visual and physical gaps and links opening to the wider landscape beyond which help to give a rural feel to these communities and soften the edge between the urbanised areas of Knutsford and the countryside. Future developments should continue this trend and consider how their open spaces, orientation of buildings and layout of infrastructure are designed within their schemes in a way that maximises the potential for physical and visual gaps and links to the countryside to be created and maintained.
- 9.4 It is important that isolation of existing or new green and open spaces and wildlife sites does not occur, as the usefulness of these sites for local wildlife populations will be lessened if they are not supplied with effective movement routes to the countryside and other green areas of the Town.

## E2 Green and Blue Corridors

### POLICY

All planning applications, regardless of scale and size, where possible and appropriate, must seek to maintain or improve the network of green and blue corridors throughout the Town as part of the development within their site. This should be achieved through the incorporation and integration of landscape and design features, including but not limited to:

- Provision of new open spaces within the site in line with policy SL1 Open Space in New Developments
- New paths and bridleways which reflect the local character in line with policy T1 Walking in Knutsford and T2 Cycling in Knutsford
- Native planting within boundary treatments, verges, avenues of trees and front gardens, which safeguard and improve wildlife permeability
- Integration with walking and cycling routes in line with policy T1 Walking in Knutsford and T2 Cycling in Knutsford
- The use of Sustainable Urban Drainage Systems (SUDS) in line with policy D4 Sustainable Residential Design to create new blue corridors and to benefit existing blue corridors through facilitation of surface water drainage.

### EXPLANATORY

- 9.5 Green and blue corridors provide routes for wildlife to move between habitats and beyond the Town, acting like veins and capillaries in the human body. Where they are publicly accessible, they also provide aesthetic, sustainable routes for people to use. The green corridors, as illustrated in Appendix 1, are the main arterial routes. Applications should seek to improve these routes or provide opportunities to connect to these routes to enhance the overall network of green infrastructure within the town. Further details are provided within the document, Knutsford Green and Blue Corridors, that forms part of the Knutsford Design Framework, which also includes information on the form and nature of the links sought.
- 9.6 Green and blue corridors are also very important for the physical and mental wellbeing of the Town's residents and visitors, as they promote and encourage recreational activities as well as providing means for using sustainable transport between key locations such as walking, horse riding and cycling. Applicants should demonstrate consideration of the Sport England and Public Health England Active Design Guide.
- 9.7 Sustainable Urban Drainage Systems (SUDs) enable water to be returned to natural waterways and underground water storage systems. They also may create new waterways which can benefit wildlife populations. When planning applications consider their approach to green and blue corridors, SUDS should be used where appropriate and carried out in line with the details set out under policy D4 Sustainable Residential Design.
- 9.8 The Neighbourhood Plan therefore seeks to protect and enhance these green and blue corridors. This will be done through the careful approach to development proposals, as set out in the policy.

## E3 Habitat Protection and Biodiversity

### POLICY

Planning applications will be supported where they can demonstrate that they will not adversely affect designated wildlife habitats in Knutsford (as identified in Appendix 2) and any non-designated sites where this is relevant. Planning applications which create new habitats will be looked upon favourably.

Development proposals which would create barriers to the movement of wildlife along the wildlife corridors within the Town will be resisted. The major corridors are identified on Appendix 1. Planning applications that enhance the connections between corridors and wildlife sites will be looked upon favourably.

### Protecting Areas of High Habitat Distinctiveness

Development is unlikely to be considered acceptable in areas identified as being of High Habitat Distinctiveness (see Appendix 3). Development proposals adjacent to these sites should demonstrate that an appropriate 'buffer zone' is applied to protect these ecological assets.

In areas identified as being of Medium Habitat Distinctiveness (Appendix 3), development will only be considered acceptable where, following a thorough ecological assessment, any harm is avoided, mitigated, or as a last resort, compensated for.

### Biodiversity in large schemes

Schemes with an excess of 50 dwellings or 1,000 square metres should demonstrate a net gain in biodiversity through the use of appropriate evaluation methodologies and strategies. Compensation will be sought through biodiversity offsetting if a net loss of biodiversity is likely from the scheme as described in the reference document "Biodiversity Net Gain: Good practice principles for development".

### EXPLANATORY

- 9.9 The natural environment is fundamental to our wellbeing, health, and economy, providing us with a range of ecosystem services such as water, food, materials, flood defences and carbon sequestration. Biodiversity underpins most, if not all these services. The pressures on our land and water are likely to continue to increase and we need to progressively manage these resources in ways which deliver multiple benefits. Developments are opportunities to create new or improved habitats resulting in biodiversity net gain.
- 9.10 There is a danger that habitats are becoming increasingly fragmented and isolated as our built environments expand, leading to a decline in ecosystem quality. Ecological networks are widely recognised as effective ways to conserve wildlife in environments fragmented by human activities.
- 9.11 This policy seeks to promote and protect the creation of both habitats and corridors for movement, to ensure the benefits from ecological services are preserved for both humans and wildlife.



- 9.12 Cheshire Wildlife Trust produced a report on 'Protecting and Enhancing Knutsford's Natural Environment' to accompany the Neighbourhood Plan. It should be used as a primary reference source when considering ecological aspects of development in Knutsford. This work has also been used to inform the Knutsford Green Corridors document which forms part of the Knutsford Design Framework.
- 9.13 The Cheshire Wildlife Trust report highlights areas of 'high' and 'medium' distinctiveness, based upon a biodiversity assessment. Those areas deemed to have high distinctiveness are protected from development by this policy. Other areas deemed to have medium distinctiveness would require the most thorough ecological evaluation and proposals for effective mitigation and enhancement before they may be considered suitable for development. Development adjacent to high distinctiveness areas should include a natural buffer zone, recommended to be at least 15 metres to prevent light, noise and water pollution to which wildlife is especially sensitive.

## E4 Local Green Space

### POLICY

The Neighbourhood Plan designates sites within Knutsford as Local Green Space (LGS). These areas are identified in the list below and mapped in Appendix 4.

List of Local Green Spaces (LGS):

LGS ID	Name	Category of Green Space
LGS-01	Mereheath Lane Allotments	Allotments
LGS-02	Egerton Youth Club	Sports Facility
LGS-03	Mereheath Lane Bowling Green	Sports Facility
LGS-04	Knutsford Sports Club	Sports Facility
LGS-05	Knutsford Football Club	Sports Facility
LGS-06	Queensway Green	Neighbourhood Green
LGS-07	Wallwood	Woodland
LGS-08	Drury Lane/Hillside Road Green	Neighbourhood Green
LGS-09	Warren Avenue Allotments	Allotments
LGS-10	Knutsford Heath	Park
LGS-11	Manchester Road Bowling Green	Sports Facility
LGS-12	The Moor	Park
LGS-13	Court Gardens	Community Garden
LGS-14	Booths Garden	Community Garden
LGS-15	Library Grounds	Community Garden
LGS-16	Council Office Grounds	Community Garden
LGS-17	Westfield Drive Triangle	Neighbourhood Green
LGS-18	Ashworth Park West Green	Neighbourhood Green
LGS-19	Ashworth Park East Green	Neighbourhood Green
LGS-20	Malvern Road Green	Neighbourhood Green

*continued...*



## **POLICY *continued***

LGS-21	Ashworth Park South Green	Neighbourhood Green
LGS-22	Beggarmans Lane Green	Neighbourhood Green
LGS-23	Longridge Community Space	Park
LGS-24	Bird Estate Green	Neighbourhood Green
LGS-25	Southfields Playground	Play Area
LGS-26	St John's Wood	Woodland
LGS-27	Mobberley Road Crescent Walled Green	Neighbourhood Green
LGS-28	Manor Crescent Playground	Play Area
LGS-29	Site of St Helena and Grounds	Neighbourhood Green
LGS-30	Manor Crescent Triangle	Neighbourhood Green
LGS-31	Woodlands Drive Shops Green	Neighbourhood Green
LGS-32	Downs/Longridge Playing Fields	Neighbourhood Green
LGS-33	The Barncroft	Neighbourhood Green
LGS-34	Thorneyholme Drive Wood	Woodland
LGS-35	Triangle on Hollow Lane	Amenity Open Space
LGS-36	Downs End/Delmar Road Green	Neighbourhood Green
LGS-37	Booths Mere Woodland	Woodland
LGS-38	Sparrow Lane Allotments	Allotments
LGS-39	Cross Town Bowling Green	Sports Facility
LGS-40	Toft Cricket Club	Sports Facility
LGS-41	Booths Hall Playing Field	Sports Facility

## **EXPLANATORY**

- 9.14 Many open and green spaces within built environments have special value or purpose for the communities they serve. These include activities and functions which may be regularly held in the area, or regular recreational use.
- 9.15 Paragraph 77 of the National Planning Policy Framework gives Neighbourhood Plans the power to designate important areas of open and green space within their boundaries as Local Green Space (LGS). Once designated, these areas are afforded strong protection against any further development which may be proposed for them.
- 9.16 Numerous areas in Knutsford were identified in the Open Spaces Inventory, as areas which had the potential to be protected. 41 of the sites assessed were deemed suitable to be designated as LGS.
- 9.17 These sites have been assessed against the criteria for LGS as set out under Paragraph 77 of the NPPF. Detailed assessment of these sites is provided within the evidence base of the Neighbourhood Plan, reference to which can be found in Appendix 6. This assessment demonstrates that the LGS sites fulfil the requirements of the criteria in the NPPF:
- Where the green space is in close by the community it serves
  - Where the green area is demonstrably special to a local community and has local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness in wildlife and

- Where the green area concerned is local in character and is not an extensive tract of land

9.18 It is clear that due to new strategic development around the Town, new open spaces and habitat areas may evolve. The Town Council will continue to review these spaces as they are created, and as necessary review and update this policy to include their protection, in advance of a complete review of the Neighbourhood Plan (see chapter 16 Monitoring and Review).

## **E5 Pollution**

### **POLICY**

All new developments which deliver outdoor amenity spaces where the occupants would be sensitive to pollution (such as residential, education and outdoor sport and leisure uses) should site the spaces to minimise the impact of air, noise, and other pollutants both now and in the future.

In assessing the acceptability of schemes, planning applications should consider a range of types of pollution including, but not limited to, noise, aircraft and traffic, vibration, and smell, from the following possible contributors:

- The railway corridor
- The major arterial routes (A50, A537, A5033, B5085) and key town centre junctions
- Aircraft routes (departures and arrivals to Manchester Airport)
- Existing and proposed employment sites

Planning applications on the strategic sites greater than 50 units or 1000 square metres of commercial space, will be expected to demonstrate as part of their application packages (including EIA where applicable);

- How the development will not cause a significant impact on air quality or other pollutants
- How it has considered impacts on air quality, more specifically the inclusion of an air quality management plan in accordance with guidance in section 32 of the National Planning Policy Guidance, or any subsequent national guidance
- How they have introduced appropriate mitigation to ensure that the amenity is not injured in terms of appropriate planting and landscaping or modern materials and technologies

All developments should, where relevant, consider carefully the impact on nearby streams and other watercourses, ensuring that effective landscape design and Sustainable Drainage Schemes are in place to minimise pollutants from surface runoff.

## **EXPLANATORY**

- 9.19 All forms of pollution can be damaging to human and environmental health when it reaches significant levels. Even minor levels of pollution can have long-term negative effects therefore this policy seeks to ensure that new development avoids areas where quality of life could be impinged, now and in the future.
- 9.20 Knutsford is situated underneath the flight path for Manchester Airport and consequent noise and air pollution has negative effects for many residents who live and work under this path. Air pollution from traffic along arterial routes and at major junctions is also a major concern for Knutsford's residents. This policy is designed to be in line with section 32 of the 2014 National Planning Policy Guidance on air pollution. Existing employment sites should also be considered as significant pollution contributors in the Town due to the function of their businesses and the waste generated by them. The Town Council will continue to liaise with the Manchester Airport Group to ensure the best possible outcomes for the Town.
- 9.21 These pollutant sources in Knutsford have been highlighted as concerns for residents in the consultation feedback. There is therefore an opportunity for future development proposals to consider how the impacts of these forms of pollution might affect their sites to avoid further issues from these sources. Through careful planning, new outdoor amenity spaces can be situated in spaces where pollution will have minimal impacts on both the environment and on the health of people using the space.
- 9.22 Larger developments have the potential to cause significant negative impacts on the environment in terms of pollutants. This can come from factors such as surface run-off, increased traffic, lighting, and noise pollution, which can affect the wildlife population. Surface run-off can reach nearby watercourses and cause negative impacts, particularly where this carries pollutants from vehicles and household waste. Appropriate assessments and measures should therefore be included in planning applications to mitigate such effects.



## Health and Wellbeing Policies



Knutsford  
Neighbourhood Plan

# 10 Health and Wellbeing Policies

## HW1 Health and Wellbeing

### POLICY

Development proposals (excluding householder planning applications) should demonstrate how they have considered health and wellbeing and encouraged healthier lifestyles as part of their planning application.

In preparing proposals planning applications, where appropriate, will be expected to demonstrate as a minimum how they have addressed the following design drivers:

- Use by those with mental health issues or dementia
- Construction of the buildings to allow for them to adapt to changing needs of different ages and abilities over time
- Provide sufficient access to outdoor space and recreation spaces, including gardens, parks and sports and leisure facilities (in line with the Sports and Leisure Policies)
- Appropriate access to a wide range of health facilities and services by sustainable transport modes (walking, cycling and public transport).

### EXPLANATORY

- 10.1 This policy aims to ensure that any new development proposals demonstrate how they have considered health and wellbeing within their planning applications. It has been demonstrated that careful design integrating internal and external spaces is important in improving the quality of life, health and wellbeing for residents and visitors alike. Careful design of open spaces also has an important role to play in ensuring that all ages and abilities can benefit from them. Applicants should demonstrate consideration of the Sport England and Public Health England Active Design Guide.
- 10.2 Consultation revealed that specialist facilities for those with mental health issues and dementia in the Town are lacking and should be addressed during this plan period. Planning and design has an important role in creating dementia friendly places but the design solution needs to be integrated at the planning application stage. Further guidance on this can be found in the RTPi Practice Advice publication Dementia and Town Planning: Creating better environments for people living with dementia and work undertaken by City Lab and the Design Council on how to consider mental health matters within the design of our towns and cities.
- 10.3 In terms of infrastructure, a need has been identified for these services and the Town Council will work with local GPs and other healthcare services to support the provision of these specialist services, not only for Knutsford, but also for a much wider catchment as befits the Town's role as a Key Service Centre or market town.



## **ASPIRATION 3    Preventative Health**

### **ASPIRATION**

The Town Council will work with relevant health authorities, agencies, and residents towards the preparation of a strategy for preventative health, with regard to the impact on the day-to-day health of Knutsford's residents and visitors, especially where illness can be reduced through changes in lifestyle.

The strategy will help Knutsford become one of the Borough's healthiest towns to live, work and play by reducing illnesses and improving the quality of life.

To deliver this strategy, Knutsford Town Council will work with the following relevant groups and organisations:

- Cheshire East Council
- East Cheshire Clinical Commissioning Group
- Local strategic developers in the Town
- Local groups
- Local schools
- Doctors

### **EXPLANATORY**

- 10.4    This aspiration sets out the Town Council Health and Social Care Working Group's intention to improve general health across the Town by implementing a preventative health strategy by working with local residents, developers, and organisations. The strategy will encompass many elements of the Town which contribute to the day-to-day health of Knutsford's residents and visitors, especially where illness can be reduced through changing people's lifestyles by encouraging sustainable methods of movement around the Town and improved accessibility to health, sports, and recreational facilities.
- 10.5    Air quality, noise and pollution are of significant concern for residents within the Town, affecting both their lifestyle choices and physical health. As a result, a separate policy on pollution (policy E5 Pollution) is included in the Neighbourhood Plan. This, coupled with the preventative healthcare measures outlined above, are integral to delivering quality places to live and work.

## HW2 Community Health

### POLICY

Development proposals which provide additional health infrastructure and facilities, including but not limited to the following, will be supported, where they are part of a strategic site or on a brownfield site:

- Improvements and diversification of existing NHS premises
- Improved provision/capacity for GPs
- Dentists

Development proposals leading to any net loss of existing healthcare facilities or service provision in the Town, even during a temporary period, will be resisted unless they result in new and improved facilities in the same location or elsewhere within Knutsford.

The hospital site (Bexton Road), as identified on the Proposals Map, will be protected for the expansion of existing health care facilities, or for the enhancement of healthcare provision for the wider catchment area. The reuse of this site for non-healthcare uses will only be acceptable where it can be demonstrated that it will form part of a wider strategy for improving the quality and quantity of healthcare facilities within Knutsford.

All new healthcare facilities should be accessible by all ages and abilities by walking, cycling and public transport in line with criteria regarding variety, accessibility, affordability, and suitability as outlined in policy C1 Cultural and Community Places.

### EXPLANATORY

- 10.6 Consultation revealed that health and wellbeing facilities are lacking in the Town and the loss of valued community healthcare sites, including downgrading facilities at the community hospital, has exacerbated this issue. The community is keen to protect and enhance existing sites and facilities and avoid further loss of these services. Additional health facilities on these sites are needed to provide healthcare services to new residents on the allocated strategic sites and should be supported, where relevant, through planning obligations.
- 10.7 Use of the hospital site at Bexton Road for anything other than healthcare services will be resisted by the Town Council and the community, due to its significance to the Town. Improved access for better walking and cycling access to these facilities, will promote a healthier lifestyle and subsequently positively impact the health and wellbeing of the population. The Memorial Hospital site (Northwich Road) is another location that may be suitable for the delivery of healthcare facilities and provision in the Town.
- 10.8 Detailed consultation with the local GPs' surgeries has identified that current facilities do not have the capacity to meet projected growth in the Town. In addition, many of these facilities are unfit for purpose. Therefore, this policy supports planning applications which would remedy this situation through a wider strategy for healthcare delivery in the Town.



# Heritage Policies



Knutsford  
Neighbourhood Plan

# 11 Heritage Policies

## HE1 Landmarks, Views, Vistas and Gateways

### POLICY

All new development should, where relevant, demonstrate how it protects and enhances key landmarks, views, vistas, and gateways as indicated within the Knutsford Character Assessment through meeting the following criteria:

- Views and vistas, as identified, should be protected from inappropriate development and landscape planting.
- The closing of views, excessive scale, or mass at the edges of these views and planting of inappropriate species is to be avoided.
- Development which uses planting and buildings to frame key views will be looked on favourably.
- The loss or inappropriate alteration of landmark structures, as identified within the Character Assessment, will be strongly resisted. Applicants must demonstrate how they have considered the local significance of such structures and seek to protect and enhance them in line with guidance contained within the Knutsford Design Guide
- Planning applications which erode the presence of a gateway into the Town will not be supported. In some instances, it may be appropriate to extend or create a new gateway into the Town. In such cases the design of approaches into the Town should be carefully considered and take account of the contents of the Knutsford Design Guide and relevant conservation area guidance.

Where these features affect a designated heritage asset they must also consider other relevant policies within the development plan, specifically policy SE7 of the Cheshire East Local Plan Strategy.

### EXPLANATORY

- 11.1 This policy recognises the important contribution which landmarks, views, vistas, and gateways make to the character of the Town, including its historic skyline and setting. Development will be required to respond to these identified features through their building and landscape design. These features are important to the setting and character of Knutsford, its Conservation Areas, and its overall landscape setting and are strongly valued by the community, as demonstrated during consultation. In addition, landmarks and gateways which help with local wayfinding and give a sense of arrival in the Town are identified and should be carefully considered.
- 11.2 The importance and an explanation of Knutsford's landmarks, views, vistas, and gateways is demonstrated within the Knutsford Character Assessment. The document identifies views and vistas which are crucial in preserving and/or enhancing the setting of the Town and its Conservation Areas
- 11.3 In addition, the views and vistas justification paper outlines how further evidence for this policy has been accumulated from a range of documentary sources. These include but are not limited to Local Plan research and evidence including the local

landscape designations and the Cheshire Landscape Character Assessment, Historic Town Survey and Archaeological Assessment, the conservation area appraisals as well as a review of third party heritage statements and character assessments which have been submitted in support of planning applications and responses to the strategic sites.

- 11.4 These features should be protected from inappropriate and obstructive development and planting. Landscape and urban design strategies prepared for new developments must consider key views, vistas, and gateways at the design stage.

## **HE2 Heritage Assets**

### **POLICY**

The Neighbourhood Plan attaches great weight to the conservation of heritage assets. Planning applications which result in the loss of, cause unacceptable harm to, or negatively impact on, the significance of heritage assets (designated or non-designated) will be resisted. The impact on significance will be considered against policy SE 7 of the Cheshire East Local Plan.

In addition, where this is not already a designed asset, the historic landscape patterns and boundaries, parks and below ground archaeology should also be considered as a heritage asset.

The Town Council will work with partners to provide a continued review of the heritage assets in Knutsford.

### **EXPLANATORY**

- 11.5 This policy supports the approach to protecting heritage assets and their setting, as set out under chapter 12 of the NPPF (Conserving and Enhancing the Historic Environment), and policy SE 7 (The Historic Environment) of the Cheshire East Local Plan.
- 11.6 Heritage assets hold significant values to their communities. The importance of the heritage asset can be recognised by either a professional interest, such as historians, architects and archaeologists, or their public benefit, such as tourism, providing a sense of identity, and public wealth.
- 11.7 Knutsford contains numerous heritage assets, both designated and non-designated, including conservation areas, listed buildings, locally listed buildings and structures, Scheduled Monuments, registered parks and gardens and archaeological sites.
- 11.8 These heritage assets help to define the Town's character and portray much of its history. These heritage assets are irreplaceable and therefore need to be conserved within future development proposal remits. Designated heritage assets in the Town are already afforded protection through the national system of heritage preservation. However, there are numerous non-designated heritage assets in Knutsford without such protection which are potentially at risk from development threats.
- 11.9 The Neighbourhood Plan seeks to protect both designated and non-designated heritage assets in Knutsford. It is important that non-designated heritage assets are accounted for and covered within the policy as their value to the community is often as much or sometimes more than those which are designated.



- 11.10 Enforcement of heritage asset protection in Knutsford may be required to be altered in the future if found to be unfit for purpose. This policy therefore supports and encourages the review and monitoring of the condition of such heritage assets by the Town Council and any associated partners, including but not limited to local heritage groups, owners and occupiers, Cheshire East Council and Historic England, to ensure that their future protection is considered

## **HE3 Conservation Areas**

### **POLICY**

Planning applications within the Town's Conservation Areas must demonstrate that they aim to protect and enhance the defining characteristics of that area, subject to other policies of the development plan.

All new development within the Town's Conservation Areas should comply with the following design principles where relevant:

- New development should respect its context in terms of scale, height, and massing
- Facades should normally conform to the original building line
- Materials should blend with or complement the materials used commonly in the Town in the 18th and 19th centuries: local brick and stone, Welsh slate, or clay tiles
- Roofs will normally be pitched
- Doors and windows should be made from timber and painted.

Extensions and major alterations to existing buildings within the Town's Conservation Areas should:

- Achieve a high standard of design
- Should respect the height, bulk, and general form of the original building
- Should be secondary in character to the original building
- Roofs will normally be pitched and covered using Welsh slate or clay tiles
- Chimneys should be provided where appropriate
- Details of matching materials must be specified
- External joinery details should match existing.

In addition, development within each of the Town's Conservation Areas is also subject to additional design criteria due to the unique character of each;

Town Centre:

- All new development should positively contribute to the skyline in the historic core of Knutsford and in particular when viewed from The Moor and railway line

St. John's Avenue:

- The loss of front boundaries and/or front gardens for parking will be resisted

Heathfield Square:

- New boundaries should consist of hedging and trees

***continued...***

## **POLICY *continued***

Cross Town:

- The addition of architectural details such as external shutters and gallows-arm porches will be resisted where they are considered not to fit in with the 'modest' architectural character of the area
- Development which results in the loss of mature trees will be resisted because of their importance within the street scene

Legh Road:

- Buildings should be set back from the public highway, reflecting the local building line
- Generally, new buildings should be no more than two storeys high
- Development which results in the loss of mature trees will be resisted because of their importance within the street scene

All schemes must demonstrate how they have considered the relevant conservation area appraisal and management plans for each conservation area, in addition to guidance set out within the Knutsford Design Guide and Character Assessment.

## **EXPLANATORY**

- 11.11 Knutsford contains five conservation areas, some of which adjoin. Therefore, it is likely that a high number of proposed developments in the Town will take place inside, adjacent to or have some impact on a conservation area. The community highly values these areas of the Town and has strongly called for measures to protect and enhance these areas more effectively.
- 11.12 This policy seeks to achieve this through setting out general design principles with which all new development should comply, including householder extensions. The policy is based on the criteria for development within each conservation area appraisal and management plan for each conservation area. The policy draws out guidance within the within the Knutsford Design Guide. Developments should reflect the design characteristics contained within the Knutsford Character Assessment.

## **ASPIRATION 4      Conservation Area Appraisal and Management Plans Review**

### **ASPIRATION**

The Town Council will work with Cheshire East Council and local heritage groups and organisations to review all of the Town's Conservation Area Appraisal and Management Plans and Article 4 Directions in order to ensure that all are up to date, are reflective of the existing built environment and are relevant in the continued protection and enhancement of these heritage assets.

### **EXPLANATORY**

- 11.13      A Conservation Area Appraisal and Management Plan provides an objective analysis of the elements which together define the area's special architectural or historic interest. These elements will be largely physical, both natural and man-made, but will also include more ephemeral considerations, such as views, spaces, sounds, and uses. The appraisal is important in mapping these elements to inform everyone involved in the planning process.
- 11.14      A review of this process, as well as the management plans in place for the Conservation Areas in Knutsford, will be beneficial to the preservation of these areas of the Town and will ensure that the techniques in place are kept up-to-date and responsive to new ideas and situations.

## **HE4      Re-use of Historic Buildings**

### **POLICY**

Planning applications which propose the re-use of historic buildings (designated and non-designated) will be supported where they contribute to their long-term use and safeguard the significance of the heritage asset for the public benefit, and meet the following criteria:

- That external alterations are minimal and do not significantly alter the appearance of the building
- The internal fabric of the building should be preserved where possible
- That high-quality materials, fixtures and fittings have been used
- The setting around the historic building is respected and preserved where possible through use of a carefully considered hard and soft landscape scheme.

They conform to the guidance within the Knutsford Design Guide and reflect the characteristics set out within Character Assessment. Where these features affect a designated heritage asset, they must also consider other relevant policies within the development plan, specifically policy SE7 of the Local Plan Strategy

### **EXPLANATORY**

- 11.15      It is important that historic buildings do not fall into disrepair and become neglected, as their value to the community can subsequently diminish and their benefits no longer be felt. Knutsford contains numerous historic buildings, some of which are

in urgent need of maintenance and repair. The community has voiced its support, through the consultation events, for the reuse of existing historic buildings, bringing run-down and disused buildings back into operation, towards provision for the future needs of the Town.

- 11.16 By sustaining the heritage of the Town many other side benefits can be felt, particularly to spatial planning goals. Such benefits include; the re-used building acting as a catalyst for regeneration in an area, inspiring new development of imaginative and high-quality design, influencing and improving an area's 'sense of place', and minimising waste through the re-use of existing fabric.
- 11.17 The National Planning Policy Framework sets out (under chapter 12 on Conserving and enhancing the historic environment) that positive strategies should be put in place to conserve the enjoyment of the historic environment, including those heritage assets considered most at risk due to their neglect, decay, or other threats. This policy supports this statement as those buildings most at risk would benefit from being re-used.
- 11.18 The Neighbourhood Plan therefore supports those proposals which would improve historic buildings by bringing them back into use, thus providing benefits to the community as well as preserving the Town's historical assets.

## **HE5 Historic Open Spaces, Woodlands, and Meres**

### **POLICY**

The following historic open spaces, woodlands, and meres are identified as being of particular significance to the history of the settlement and the community of Knutsford;

- The Heath
- The Moor
- Tatton Mere, including Moor Pool
- The St. Helena's Burial Ground and Scheduled Ancient Monument
- The Barncroft
- Booths Mere
- St. John's Wood
- Sanctuary Moor
- Dog Wood
- Windmill Wood

These historic features are considered important to Knutsford's character and sense of place, and planning applications on land adjacent to these spaces will be supported where it can demonstrate that;

- the scheme will not have a negative impact on the setting of the area through inappropriate scale, form and materials
- the development does not undermine public accessibility to the space, in line with policies T1 Walking in Knutsford and T2 Cycling in Knutsford

***continued...***

### **POLICY *continued***

- guidance in the Knutsford Design Guide has been considered to ensure a positive interaction with these spaces

Planning applications which seek to enhance these areas and support their functionality in the long term will be supported. Planning applications for temporary community events and activities in these areas may be supported where it can be demonstrated that they will not cause long term harm to their functionality.

Where these features effect a designated heritage asset, they must also consider other relevant policies within the development plan, specifically policy SE7 of the Local Plan Strategy.

### **EXPLANATORY**

- 11.19 These historic open spaces, woodlands and meres are landscape features which allow views of heritage assets or other locally valued landmarks and / or are connected to the historic township events of significance to the community. They have been identified through historical maps and documentary evidence past and present as having significant value to the community and the character of the Town through their varied functionalities, such as their social use, their aesthetical qualities, and the environmental and economic benefits they provide. It is important that these areas remain open and accessible to the public and that their contribution to the community and the setting of the Town continues to be appreciated.
- 11.20 The historic open spaces, woodlands, and Meres, designated as areas of Local Green Spaces are afforded protection through Policy E4 of the Neighbourhood Plan. Where policy E4 identifies and designates areas of Local Green Space (LGS) in Knutsford for protection, policy HE5 Historic Open Spaces, Woodlands and Meres seeks to protect and preserve a wider setting and the historic setting of each of these areas. This ensures that development proposals recognise the importance of their historic functionality and setting, and the important benefits which they provide for the Town.





# Housing Policies



# 12 Housing Policies

## H1 Housing Mix

### POLICY

Planning applications for new residential development on the strategic sites or within the settlement boundary on previously developed sites (in accordance with policy H2 Previously Developed and Infill Development and H3 Residential Extensions and Conversions of the Neighbourhood Plan), should primarily seek to deliver the following types of market housing (including those for private rental):

- 2/3 bedroomed family housing and that suitable for downsizing with gardens and associated parking
- Housing for older people or those with reduced mobility, either as one or two storey properties or as higher density apartments, which are designed with the specific needs of those users
- Nursing and care homes and sheltered accommodation for the elderly.

Apartment developments providing 1 and 2 bedroomed units within the town centre (as defined on the Proposals Map), as part of the strategic sites or adjacent to sustainable transport routes / interchanges will also be considered acceptable. Care or nursing homes (use class C2) are also supported in these locations, subject to meeting an identified need or deficiency.

In all cases Affordable Housing should be delivered in line with policies within the Cheshire East Local Plan Strategy delivering both shared ownership and social rented homes, with physical provision preferred over contributions. The Neighbourhood Plan supports rented accommodation provided by a Registered Provider.

Larger housing types, including family and executive homes, will be acceptable where they form part of a wider mix as part of the development of the strategic sites, or where they are justified to meet a localised and up-to-date specific housing need and demand.

Planning applications should demonstrate how they have delivered a mix which responds to the sites' specific location, context, and character through delivering appropriate densities and landscape treatment, especially where creating a new urban edge or, in the conservation areas, in accordance with policy D2 Local Distinctiveness.

### EXPLANATORY

- 12.1 The Cheshire East Strategic Housing Market Assessment (SHMA) from 2016 identifies the need for new housing which meets the need of smaller families, single people, and the elderly. This in part is justified when looking at the demographic changes that are apparent in the Town, including an aging population and a growth of families with older children and those typically in the age bracket as a 'first time buyer'. This is reflected in the feedback received from residents within Knutsford during every consultation on the Neighbourhood Plan.

- 12.2 Where more up to date evidence of need is identified as part of either updated studies undertaken by the Local Planning Authority, or through independent studies undertaken by third parties, this should also be considered as part of arriving at a development mix. This information should be considered in the context of the community's aspirations as outlined specifically within this policy.
- 12.3 As a result, the Neighbourhood Plan focuses housing towards certain types of development, expected to be delivered primarily as part of any planning application which delivers new homes. Some flexibility has been given to introduce other types to ensure that there is a broader mix, but this will need to be appropriately evidenced. This allows the Neighbourhood Plan to respond to changes in the demand and market over the coming years, with the assumption being that the policy should always remain the starting point. Care should be taken to ensure that the housing mix provided is complementary to its neighbours, both in the type and scale of new homes provided.
- 12.4 The policy also introduces the test for planning applications, that the mix should consider the density and layout or landscaping to be delivered and ensure that, at least in part, sensible decisions on mix should reflect unique circumstances. The smaller unit types prioritised by this policy are often delivered as higher density, very urban forms which may be inappropriate in some locations. For example, when creating a new settlement or urban edge, house types might include some larger units with gardens or bungalows to offer a softer and more appropriate landscape edge.

## **H2 Previously Developed and Infill Development**

### **POLICY**

Planning applications for new residential development on previously developed land within the urban area (including redevelopment of large plots) which deliver the types set out in policy H1 Housing Mix, should be approved where they are able to meet the following criteria, where relevant:

- Ensuring that the proposed scheme has a plot ratio, density, scale, and height which is commensurate with the surrounding townscape
- Preserving all mature vegetation, including trees, hedgerows, and where appropriate woody shrubs, especially where these are part of the street scene or a visually prominent boundary
- Providing appropriate on-site parking (in accordance with policy T4 Parking) and servicing, including bin storage and refuse collection, which does not dominate the street scene.

The construction of infill properties as part of side gardens will be supported where the new property is of a similar scale, mass, and design to the existing dwelling. It should avoid the appearance of 'terracing' to adjacent properties (unless this is part of the local character) and have a dedicated separate vehicle access point which provides appropriate parking in accordance with policy T4 Parking.

All planning application packages should ensure that they have considered the relevant sections of the Knutsford Design Guide and the Knutsford Character Assessment, or justified why there are circumstances that demonstrate that a different design approach is appropriate.

## EXPLANATORY

- 12.5 Whilst most new development in Knutsford will be delivered by the strategic sites identified in the Cheshire East Local Plan Strategy, there is an increasing trend towards the delivery of new dwellings through infill or redevelopment of previously developed land within the urban area. Infill development is defined by the Cheshire East Local Plan Strategy as being the development of a relatively small gap between existing buildings. Given the number of larger homes on larger plots within Knutsford it is increasingly common to see a site redeveloped to provide three or more new dwellings in place of one larger home. This has had a significant impact upon the character and appearance of these areas, specifically in the Legh Road Conservation Area and on the main approaches into the town centre.
- 12.6 In principle the efficient use of land within Knutsford, to deliver smaller homes and apartments will help address the identified needs set out previously in the Neighbourhood Plan, but this should not be at the expense of the high-quality environment currently enjoyed. In many cases insufficient parking and poor consideration of bin storage and servicing have undermined the quality of the surrounding built character. This policy adds to specific policies contained within the Cheshire East Local Plan and should be read alongside them to provide a comprehensive approach to development of this type.
- 12.7 Larger sites will still be expected to deliver contributions to affordable housing, open space, and community infrastructure in line with policies within the Cheshire East Local Plan and other policies of this Neighbourhood Plan.

## H3 Residential Extensions and Conversions

### POLICY

#### Extensions and Sub-Divisions

- Planning applications, including householder planning applications, which propose the extension or subdivision of an existing residential property will be supported where they can demonstrate that they meet the following criteria:
- Any extension or alteration to the building remains subservient to the original dwelling when visible from roads and public rights of way
- Any extension or alteration reflects the local vernacular in terms of the materials used in both the built form and the landscape
- Appropriate parking and servicing, including bin storage, is provided (or retained), and maintains clear and appropriate boundaries which do not dominate the street scene
- That the development does not reduce the availability of single storey accommodation (bungalows) through the adding of an additional storey(s)
- Where relevant, the scheme meets the design aspirations set out within the Knutsford Design Guide and reflects the characteristics set out within Knutsford Character Assessment.

*continued...*

## **POLICY *continued***

### **Conversions**

Where planning permission is required for the conversion of a non-residential building to residential use, this will be supported where it meets the following criteria:

- The development does not undermine the surrounding townscape or landscape through careful use of the materials and consideration of the character of the proposed buildings and landscape design
- Any extension or alteration to the building is in proportion to the original building and respects local townscape and landscape patterns, including but not limited to boundary features and building lines
- Appropriate parking and servicing is delivered, in accordance with other development plan policies, which do not dominate the street scene
- Where relevant, schemes meet the design aspirations set out within the Knutsford Design Guide and reflect the characteristics set out within Knutsford Character Assessment.

## **EXPLANATORY**

- 12.8 Smaller scale developments make an important contribution to offering housing choice, allowing local residents to meet changing needs and bringing disused buildings back into economic use. Both the Cheshire East Local Plan Strategy and the National Planning Policy Framework support these types of development although it is important that this is undertaken both sensibly and sensitively to protect local character and residential amenity. This policy deals with the two principle types of housing developments.
- 12.9 Extensions and sub-divisions are common types of development and often involve significant increases in the size of the original building and the residential accommodation provided. The criteria set out within this part of the policy ensure that these alterations protect the visual amenity and character of the area, requiring extensions to be subservient and built to reflect local materials and design, and also that schemes provide appropriate access, parking, and servicing to meet the increase in scale of development. For example, an increase in the number of bedrooms or the subdivision of a unit may increase parking demand; this should also be considered in determining planning applications where extra cars may spill over into surrounding streets, which should be avoided.
- 12.10 The loss of single storey homes is specifically mentioned, as householder planning applications often focus on creating two-storey homes from bungalows. There is an identified demand within the community for these types of property, and their loss has been seen as an important issue for the Neighbourhood Plan to address.
- 12.11 Conversion of buildings to residential use is often permitted development; however, in a conservation area or adjacent to listed buildings this is not always the case. Therefore, it is important that the Neighbourhood Plan considers the policy approach to such development. The surrounding landscape (as some may be in a countryside or agricultural setting) and townscape character has been the most important concern identified by the community during consultation to date.



## **H4 Living in the Town Centre**

### **POLICY**

Within the Knutsford Neighbourhood Plan Central Zone (as defined on the Proposals Map) planning applications for new residential development will be supported where they reuse redundant upper storeys of retail and commercial premises or as part of new, small scale apartment buildings in accordance with policy H1 Housing Mix. Schemes which provide smaller units will be supported.

Planning permission is unlikely to be granted for developments which would result in the loss of active retail and commercial frontage within the Primary Shopping Frontages (as defined by the SADPD). Outside these frontages the replacement of ground floor uses by residential accommodation may be acceptable.

All development must ensure that it provides appropriate parking, servicing, and bin storage in accordance with policy T4 Parking of the Neighbourhood Plan.

Where development will erode or impinge on green spaces or public realm without appropriate mitigation or replacement, it will be refused.

### **EXPLANATORY**

- 12.12 Creating a vibrant Knutsford town centre which includes a wider range of uses and activities is an important aspiration of the Neighbourhood Plan. Housing can make an important contribution to this mix, as long as it does not undermine the traditional uses of the town centre for retail, commercial and leisure. This approach is designed to ensure that the vitality and vibrancy of town centres is retained in accordance with national policy.
- 12.13 This policy is designed to encourage the use of upper floors in the town centre for new residential accommodation. This does not mean that this is seen as preferable to traditional town centre uses, which are strongly supported by this Neighbourhood Plan, but that it may be acceptable as part of the mix. The loss of retail premises along the Shopping Streets should be avoided as this would lead to loss of vibrancy and activity within the town centre, but it may be acceptable in more peripheral areas where residential use might be seen as beneficial.
- 12.14 Importantly, residential uses increase the demand for parking and servicing, including bin storage, and it is important to avoid this occurring in an unmanaged and unplanned manner. This was viewed as an important issue for the community in consultation on the Neighbourhood Plan. Where planning applications are unable to demonstrate how they accommodate bin storage or parking in a sufficiently robust manner, it is unlikely that the Neighbourhood Plan will find them acceptable. The policy also ensures that the green spaces within the town centre are also safeguarded and protected in accordance with other policies in this Neighbourhood Plan.



## Sports and Leisure Policies



Knutsford  
Neighbourhood Plan

# 13 Sports and Leisure Policies

## SL1 Open Space in New Developments

### POLICY

Open space is required in all types of development in line with the Cheshire East Local Plan Strategy (Policy SE6).

#### **Design for new open spaces (in all development types):**

All proposals for new open space should be of high quality design and provide improvements in the connection between people and nature in accordance with policy E1 Connections to the Countryside. The design of new developments, regardless of scale and type, should remain within the character of the area and should follow the criteria stated in the Cheshire East and Knutsford Design Guides as well as meeting the ten principles of Active Design set out by Sport England or any relevant subsequent guidance.

#### **Open space in new residential developments:**

All new residential development proposals should, where appropriate, deliver new on-site green and open spaces and demonstrate how they will complement existing spaces and facilities within the Town in line with policy SL3 New Sport and Leisure Facilities. All proposals should demonstrate how these spaces will be maintained and managed in the long term and retained in public use in perpetuity.

Where sites are of insufficient size to deliver facilities or space, developments should contribute to existing sites and facilities in accordance with Policy SL2, or other facilities in Knutsford under development.

### EXPLANATORY

- 13.1 This policy sets out the guidance for the provision of new open spaces in Knutsford. Consultation has revealed that there is a lack of informal multipurpose recreational green open space and other leisure and sports spaces such as skate parks and areas for rounders. This policy will ensure consideration of a variety of open spaces outside the mandatory equipped play area and the more obvious needs for the increased demand for traditional playing pitch sports (football, rugby, hockey, and cricket).
- 13.2 The community have expressed the importance of a provision of new green and open spaces in all strategic sites around Knutsford to improve the quality of life in new and existing neighbourhoods. In almost every possible case, new facilities should be provided on site but in certain cases, a contribution should be sought to improve facilities at an existing site within Knutsford in accordance with guidance in policy SL2 Enhancing Sports and Leisure Facilities.
- 13.3 The Cheshire East Local Plan Strategy identifies a number of Protected Open Spaces associated with the North West Knutsford allocation (LPS36). These are shown on the Neighbourhood Plan Proposals Map. Policy LPS36 states that they should be retained, in their entirety, for their existing open space, sports and leisure uses and where possible should be enhanced. Many of these sites have also been allocated as Local Green Spaces (LGS) under policy E4 of the Neighbourhood Plan and identified for enhancement in Appendix 8 and policy SL2 of the Neighbourhood Plan.

- 13.4 Local Plan Strategy policy LPS36c also includes an area allocated as Informal Protected Open Space, which will comprise newly created informal open space to be used as a buffer to the wider landscape and Tatton Park setting; this is also shown clearly on the Neighbourhood Plan Proposals Map. Development proposals affecting these sites should be in accordance with guidance in allocation LPS36 and Neighbourhood Plan policy E4.
- 13.5 Ensuring all new spaces connect and integrate with existing communities and other green and open spaces across Knutsford will have health and wellbeing benefits for all. Some of this can be provided in concert with the guidance and aspirations of E1, which suggests a series of green wedges or links through new development linking the Town with the countryside which could form valuable sports and recreation spaces. Open spaces should also be designed to link to the network of existing and proposed cycle paths and footpaths in accordance with policies T1 and T2 of the Neighbourhood Plan.
- 13.6 Guidance on how to do this is included in a number of detailed documents including, but not limited to, the local design guidance, but most importantly, the Active Design principles set out by Sport England in association with Public Health England. These ten principles are integral to the design process and cover a wider design aspiration than simply just landscaped parks or playing fields. They reflect the role that streets, spaces, walkable communities and community infrastructure play in delivering 'active communities'.
- 13.7 A Sport Vision Action plan has been prepared as a supporting document and should be considered in conjunction to Policies SL1, SL2 and SL3.

## **SL2 Enhancing Existing Sport and Leisure Facilities**

### **POLICY**

All development, where it does not deliver the required open space for sports and leisure facilities (as outlined in the relevant policies of the Cheshire East Local Plan and the Neighbourhood Plan) should indicate how it will provide a contribution to existing sports and leisure places and facilities in Knutsford. Appendix 8 provides a list of facilities within the Town that should form the focus of these improvements.

In these cases, planning applications should demonstrate how community engagement has shaped the nature of these enhancements.

In all cases, wider community use agreements or similar should be in place and either conditioned or set out in planning obligations to ensure that all enhanced facilities are open to the wider community.

Contributions may include, but are not limited to, leasing or purchase of new land, monies for capital works, longer term management and maintenance or design and development works. These may be to facilitate meeting the principles of Active Design for off-site improvements to access for walking, cycling and public transport in accordance with policies T1, T2 and T3 of the Neighbourhood Plan.

## EXPLANATORY

- 13.8 Policy SL1 Open Space in Developments introduced circumstances where the provision of open space and recreation space could be replaced by contributions to be sought from developments – for example where a scheme would only deliver a portion of a playing pitch or other such facility as a result of its small-scale nature. This is often the case where sport pitch requirements do not meet the requirements for a complete playing pitch.
- 13.9 This policy therefore sets out where and how these contributions should be considered and delivered. The list is not exhaustive and different schemes will contribute to different projects, depending on proximity and the individual deficiencies in on-site provision with reference to the guidelines for contributions. It may also be that these contributions may be delivered through Community Infrastructure Levy contributions. Knutsford has a variety of existing sports hubs, where enhancement would improve their quality and offer a cost effective and land efficient way of coping with increased demand.
- 13.10 However, it is important that these spaces remain for the community and are not monopolised by one group or organisation. Wider community use agreements need to be in place to ensure that everyone benefits. Where this is alongside an existing club or organisation, this is often easily delivered, as such groups already have open members systems and existing links within the community.
- 13.11 A Sport Vision Action plan has been prepared as a supporting document and should be considered in conjunction to Policies SL1, SL2 and SL3.

## SL3 New Sport and Leisure Facilities

### POLICY

Planning applications which deliver the following sports and leisure facilities will be welcomed subject to compliance with other development plan policies:

- The relocation of the Leisure Centre including, but not limited to, swimming pool, indoor and outdoor sports provision (including all weather pitches), and access to changing rooms for outdoor sports
- A new skate park
- Facilities for rugby including a clubhouse and playing pitches
- Additional football pitches throughout the Town offering a mix of club and public recreational facilities
- Improvement to playing facilities at the Knutsford Academy School.

Planning applications which facilitate the delivery of new community halls suitable for a variety of uses, but especially for youth related activities, will also be welcomed.

Where new sports facilities are to be delivered, they should demonstrate how they have considered the Sport England design and cost guidance.



## EXPLANATORY

- 13.12 This policy will ensure that where relevant planning applications will enhance the existing provision and deliver new facilities during the plan period. It ensures that new facilities are delivered alongside new housing to ensure that communities are created rather than only housing estates, which is an important aim of the planning system.
- 13.13 As a Key Service Centre (not only serving the Town but the wider rural hinterland) Knutsford is expected to grow significantly and it would be unreasonable to expect that the current facilities, even if enhanced, would be able to accommodate the demand. This may even require consideration of additional land requirements as part of future reviews of the Local Plan and Neighbourhood Plan.
- 13.14 This policy reflects the community's desire to see significant enhancements in the existing facilities at the Knutsford Leisure Centre, particularly the swimming pool. The operator, Everybody Sports and Recreation, has confirmed that it is unlikely that the space and facilities will be available to deliver all of the aspirations sought and as such a new facility may be required as a long-term goal. Facilities such as the swimming pool, netball courts, all-weather pitches (AstroTurf) and changing rooms for outdoor sports, were identified by respondents at consultation as requiring immediate improvements.
- 13.15 Furthermore, it was requested that a more diverse variety of outdoor sports be considered within this Neighbourhood Plan, not just those outlined in the Cheshire East playing pitch strategy which supports rugby, cricket, football, and hockey. Knutsford has tennis, archery and bowling but notably lacks athletics facilities. Specific mention during early consultation was made that there was a lack of consideration of sports where female participation is high, such as in netball or rounders. The gymnastic club has indicated that it would like more dedicated sports hall time and storage space to reduce set up and close down times.
- 13.16 There have also been some strong responses from the community as to desirable facilities and pitches that are lacking within the Town. These have been listed, as it may be appropriate for new developments to deliver these specific types and uses as part of their wider requirements for open space as set out within policy SL1 Open Space in New Developments.
- 13.17 The final element of this policy is that there is a deficiency in community halls and spaces to the east of the Town. There is a strong and growing demand for more space for youth related activities in this area.





# Town Centre Policies



Knutsford  
Neighbourhood Plan

## 14 Town Centre Policies

### ASPIRATION 5 Town Centre Masterplan

#### ASPIRATION

The Town Council is committed to working with the Borough Council and local land and property owners to deliver a Masterplan for the future of the town centre area.

The Town Council will assess options for a scheme to manage vehicle access and traffic flow to reduce vehicle dominance of the town centre, reduce pollution and improve the environment for town centre users.

The Masterplan will identify and provide guidance for development sites within the town centre, including the town centre car parks, King Street and Princess Street, Canute Place, and other town centre locations.

The Masterplan will seek to support town centre living, small scale independent retail and a new outdoor town centre meeting place or square.

#### EXPLANATORY

- 14.1 This Aspiration recognises the need for an overarching strategy for the town centre which combines opportunities to improve and, in some instances, redevelop key town centre sites and streets. Schemes may involve works to the public realm (public streets and spaces), erection of multi storey car parks, improvements and enhancement to public transport facilities and mixed-use proposals.
- 14.2 The Neighbourhood Plan Town Centre Working Group are exploring different options for a scheme for management of vehicle access and traffic flow within the town centre. This could involve redressing the over-dominance of cars within the town centre and giving pedestrians greater priority. The community, landowners and Cheshire East Council will be involved in ensuring that the final Masterplan is supported by key stakeholders and offers a practical and efficient use of resources.
- 14.3 The Masterplan would provide a comprehensive, joined-up strategy for the town centre to ensure investment made is an efficient use of land and money and provides the maximum benefit for Knutsford. The development of the Masterplan will be subject to additional community consultation over the coming years.

## **TC1 Town Centre Streets, Spaces and Forecourts**

### **POLICY**

Where planning permission is required, proposals which seek to improve the pedestrian environment in the town centre will be supported. Pedestrian priority environments may be appropriate in some town centre locations in line with the proposals set out within the Town Centre Masterplan Aspiration.

Applicants must demonstrate how public realm proposals positively contribute towards the historical character of the town centre and its streets and buildings in line with guidance within the Knutsford Design Guide and reflect the characteristics set out within Character Assessment. Careful consideration should be taken regarding the use of materials, surfacing and street furniture, including consideration of how it can be easily used by all ages and abilities. Durability and long-term maintenance and management should be considered from the beginning of the design process.

Proposals for new public spaces will be supported where they are well located and related to the town centre and offer opportunities for temporary community events and recreational activities. Planning applications which do not maximise such opportunities will be resisted.

Schemes which demonstrate careful consideration of bin and servicing areas will be strongly supported. Developments which propose new bin and servicing areas should ensure delivery times do not have a negative impact on the amenity of neighbouring and other town centre uses. Schemes which propose environmental improvements to existing bin stores and servicing yards through screening or similar, whilst ensuring thoroughfares are kept clear, will be supported.

### **EXPLANATORY**

- 14.4 This policy seeks to act as a catalyst for improvements to the streets, spaces, and forecourts within the town centre. The policy promotes pedestrians as the priority within the town centre and supports schemes which improve the experience for those walking to, from and around the town centre.
- 14.5 The policy makes specific reference to the importance of design which is sensitive and complementary to the existing historic fabric of Knutsford. Therefore, planning applications must demonstrate how the Knutsford Design Guide and Character Assessment have been taken into account.
- 14.6 The creation of a new public space within the town centre is strongly supported by this policy as it is felt by the community that this is something that Knutsford lacks.
- 14.7 Finally, the policy focuses on the importance of well-designed spaces for the storage of bins and access of delivery and service vehicles to town centre businesses. These spaces can at times be an eyesore and detract from the town centre environment. This policy therefore supports improvements to existing servicing and bin storage areas to visually improve parts of the town centre.



## TC2 Alleyways and Yards

### POLICY

The Neighbourhood Plan identifies the areas known as the 'Alleyways' and 'Yards' (see the Proposals Map) for targeted improvement and increased activity appropriate to their scale and location.

Planning applications which promote use of these spaces for small scale, retail, food and drink and creative industries will be supported where their important role as thoroughfares is retained and, where possible, improved.

All development proposals should, where relevant, demonstrate use of attractive and appropriate (public realm) materials and street furniture, including public seating and picnic areas and the use of café forecourts for outdoor seating.

Schemes which showcase innovative design appropriate to the historical context will be supported. Proposals should consider how spaces will be used throughout the seasons and how temporary uses, performances and community activities can be accommodated.

New development in the town centre which contributes towards improvement of these areas financially will be supported, subject to compliance with policies in the development plan.

### EXPLANATORY

- 14.8 The purpose of this policy is to make best use of the alleyways and yards which form an essential part of the town centre's historic street layout. They are identified in the Macclesfield Local Plan 2004 as key pedestrian routes. The community strongly supported better utilisation of these spaces feeling they create crucial routes between the two main streets of the town centre. This policy encourages their use for small scale businesses and community activity such as food and drink, outdoor seating, and artisan workshops in order to bring more vibrancy to this part of the town centre.
- 14.9 The policy seeks to ensure that any development in these locations is sensitive and complementary to the surrounding historic environment and the role as through-routes. Temporary uses and events are also supported in these locations where they do not negatively impact the character of the town centre or amenity.

## TC3 Town Centre Sites

### POLICY

The Neighbourhood Plan identifies the following key town centre sites, as marked on the Proposals Map, for redevelopment and improvement;

- King Street Car Park
- Tatton Street Car Park
- Princess Street Car Park
- Canute Place

Planning applications to redevelop and / or improve the identified key town centre sites will be supported in principle subject to the following criteria;

- The overall provision of car parking in the town centre is maintained or exceeded through mixed use multi-storey car parks
- The scheme is part of a mixed-use development providing retail, office and small-scale workshops and residential use
- The scheme promotes high standards of design, including contemporary solutions, which complement the existing character of the town centre, in terms of scale, mass and respect of key townscape views, as identified within the Knutsford Character Assessment

Where car parks are to be redeveloped, temporary replacement parking must be provided for the duration of the works in accordance the following criteria:

- Associated works to the site should be kept to a minimum confined only to the laying of scalplings or similar at the site's entrance and exit
- There is no impact on the ecological integrity of the site and that no existing boundary hedgerows or fences to be removed in whole or in part
- Planning applications should demonstrate that they do not negatively impact the existing historic character of Knutsford
- That a management agreement is in place conditioning the returning of the site to its previous use

Planning applications will be required to submit details of how this would be facilitated as part of their planning application packages.

All planning applications must demonstrate compliance with the Knutsford Design Guide and the analysis within the Character Assessment.

### EXPLANATORY

- 14.10 Several key town centre sites have been identified as providing the opportunity for redevelopment of the town centre car parks to further increase parking capacity. In addition to increasing car parking capacity, residential and employment uses are also supported as part of this where they are used to ensure that activity and vibrancy are maintained at the street level. The policy goes on to reinforce the importance of the local historical fabric, the pattern of streets and spaces, and density.

## **TC4 Active Frontages within the Town Centre**

### **POLICY**

Within Primary and Secondary Shopping Frontages (as defined by the SADPD), non-retail uses will not be supported on ground level units. The design of these shop frontages should follow the guidance within the Knutsford Design Guide and within Neighbourhood Plan policy ER3 Shop Frontages.

Outside these Primary Shopping Frontages, residential uses at ground level will be supported where they can demonstrate enhancement of the vitality of the town centre, and if they will not threaten the overall retail identity and viability of the area.

New and existing frontages will help define key routes into and within the town centre through the execution of design and public realm treatments as outlined in the Knutsford Design Guide

### **EXPLANATORY**

- 14.11 This policy seeks to protect and enhance the existing retail offer and vibrancy of the town centre streets and Primary Shopping Frontages, by encouraging a dense retail offer which is not eroded by non-retail and residential uses.

## **ASPIRATION 6 Town Centre Parking**

### **ASPIRATION**

The Town Council will work with Cheshire East Borough Council to monitor car parking provision within Knutsford, including the review of car parking charges across the Town. This will take place in conjunction with complementary measures, such as provision of overflow car parking and a more balanced and efficient provision of long and short stay car parking.

Where parking provision is temporarily reduced due to reconfiguration of existing town centre car parks the Town Council will work with Cheshire East to make alternative provision through temporary car parks, overflow car parks or a park and ride scheme.

### **EXPLANATORY**

- 14.12 This Aspiration sets out the Town Council's intention to improve the provision of car parking in the Town including more efficient provision of long and short stay car parking and to assess tariffs. This aspiration also supports the provision of temporary solutions to loss of parking whilst town centre car park sites are redeveloped in line with policy TC3 Town Centre Car Parks.



# Traffic, Transport and Movement Policies



Knutsford  
Neighbourhood Plan

# 15 Traffic, Transport and Movement Policies

## ASPIRATION 7 Reducing Traffic Congestion

### ASPIRATION

The Town Council will continue to work with Cheshire East Council, the community and other local organisations and landowners to survey traffic flows within Knutsford. The likely impacts of increased traffic flows will be modelled, particularly where related to the strategic sites and the design of the town centre traffic management schemes.

The Town Council is committed to engaging with the ongoing survey work as part of the A50 Corridor Study which will explore the long term future of this important route and the roads that link to it, including important routes in Knutsford, traffic management through Knutsford, and the possible delivery of a relief road.

This work and the evidence and strategies developed will be used by the Town Council to ensure that they respond effectively to future iterations of Cheshire East land use planning and the wider strategies of the Highways Authority and Highways England as an equal and collaborative partner.

### EXPLANATORY

- 15.1 More than any other issue, traffic congestion within Knutsford has been viewed as a critical matter that needed to be addressed for the residents of Knutsford. It is always a difficult issue to deal with within the land use planning process but, where relevant, this has been tackled in a wide variety of policies throughout the Neighbourhood Plan.
- 15.2 However, to strategically consider the implications and make positive steps to plan for this in future, a partnership between the Town Council and Cheshire East Council - both the highways and planning departments - is required. The Neighbourhood Plan has been the 'spring board' for discussing wider traffic congestion issues, including the implications for future development plans.
- 15.3 Traffic management and congestion will be affected by wider, strategic transportation works, including but not limited to, the M6 Smart Motorway and the 'dualling' of the A556 and the new airport link road (A555), each of which will change road travel and transport in North Cheshire. More locally, strategic highways works at major junctions in the Town are already in the design and development stage, focusing on accommodating growth from the strategic sites and further development of the role of the A50. The Town Council and community groups will continue to participate in this process.
- 15.4 Cheshire East Council intends to commission an A50 corridor traffic study once the current 'smart motorway' work on the M6 is completed. If this study confirms the widely held belief that a Knutsford relief road (or bypass) is needed, this should be included in the next Local Plan period deliberations.



- 15.5 The A50 Corridor Study will seek to examine traffic flow along the entire length of the A50 through Cheshire East, including linking roads and their junctions, to discover how congestion can be reduced. Given the importance of junctions with the A50 within Knutsford, the Town will be strongly affected by these findings.

## **T1 Walking in Knutsford**

### **POLICY**

All new development (excluding householder planning applications) should contribute to the creation of a network of safe and well-surfaced footpaths. Developments which would reduce or undermine the network coverage through the stopping up or diversion of footpaths, public rights of way or permissive routes are unlikely to be acceptable.

Developments which include new footpaths, streets or spaces or improved or new links to the wider public footpath network should ensure that these are designed to cater for a wide range of ages and abilities, including but not limited to wheelchair users, parents with small children and pushchairs, and those with visual or hearing impairments.

All new routes should be designed to be well overlooked to ensure they feel safe.

Developments which enhance a footpath, public right of way or permissive route to ensure access for a wider range of ages and abilities will be looked upon favourably.

Developments on the strategic sites, or larger than 50 units, or 1000 square metres of commercial space, must ensure continuous pedestrian routes are provided between the development site and local shops, services, and facilities.

### **EXPLANATORY**

- 15.6 This policy will work alongside policies in the Neighbourhood Plan T2 Cycling in Knutsford and T3 Public Transport, to collectively support a modal shift from the private motor vehicle to sustainable modes. Knutsford is a relatively compact town, and the distances between the town centre, key services, and residential areas, are suitable for walking. However, the quality of footpath routes, including both pavements and public footpaths as identified on the definitive map, and the impact of heavy vehicular traffic, discourage people from walking. Many responses to the consultation stated that residents would walk if better provision were made for pedestrians in the town centre and the surrounding neighbourhoods.
- 15.7 Planning applications, regardless of type, are required by this policy to invest in public footpaths and pavements. This can be by simply ensuring that the footpath in front of a residential extension or new access point is reinstated appropriately or by delivering new links within the new strategic sites both on and off site. It should use, upgrade, and connect where possible the existing network of public rights of way and permissive routes. Too often pedestrians are ignored in place of more noticeable transport methods such as cars, buses, and cycles. Every journey, however long or short, begins as a pedestrian and this is recognised in the Neighbourhood Plan.
- 15.8 It is important that in designing new pedestrian routes applicants take into account a wide range of users, including but not limited to the elderly, those with disabilities and those with young children. The policy also requires that routes are well overlooked, which means that they should be in front of homes, shops, and offices rather than as alleys which are narrow and unattractive to walk along – especially after dark.

## T2 Cycling in Knutsford

### POLICY

All new development (excluding householder planning applications) will be required to demonstrate how it will seek to support cycling within the Town for all ages and abilities. New developments should provide appropriate cycle infrastructure and cycle parking and, where relevant, showering and changing facilities for staff. The design of all streets and spaces within developments should be cycle friendly and provide connections to the main shops, services and facilities.

The Knutsford Cycle Plan has been prepared to guide the implementation of this policy and identifies key cycle routes for creation and improvement as part of a wider network which should include segregated, continuous cycle routes (see Appendix 5.) Appendix 5 identifies proposed long and short circular routes, junctions which need to be improved for cyclists and existing routes for improvement, some of which are identified as a priority. Applicants will be required to demonstrate how they have contributed to these elements, where relevant.

Developments on the strategic sites, or larger than 50 units, or 1000 square metres of commercial space which do not take opportunities to contribute to this cycle network, are unlikely to be acceptable.

### EXPLANATORY

- 15.9 Many respondents at the Neighbourhood Plan consultation stated that cycling was not an attractive alternative to the private car due to congestion and poor infrastructure for the cyclist – either having to share with pedestrians or motor vehicles – which this policy seeks to remedy. The policy has been developed to work alongside the 2017 Cheshire East Cycling Strategy and the Cycle Design Guide which is referenced as part of the 2017 Cheshire East Design Guide.
- 15.10 Appendix 5 identifies several components which should receive investment to contribute towards a cohesive Knutsford cycle network and identifies aspirational routes which link allocated housing and employment development into the wider cycle network.
- 15.11 Behind this policy lies a detailed Cycle Plan which has been developed by Cycle Knutsford in co-operation with the Neighbourhood Plan, and identifies key routes and improvements to create a holistic useable cycle network. The policy also includes reference to facilities for cyclists as part of developments where visitors and staff are likely to cycle. These facilities should include opportunities for secure storage, showering and changing facilities, without which encouraging a modal shift to cycling would be difficult. New homes will typically provide these as a matter of course as part of bathroom facilities.
- 15.12 All developments can support cycling through the provision of secure cycle parking, whilst larger developments, especially those providing 50 homes or 1000 square metres, should provide more substantial infrastructure including new cycle routes or highways designed to be cycle friendly. The design of new routes is clearly set out by the policy and the routes set out in the Knutsford Cycle Plan, Appendix 5.

## **T3 Public Transport**

### **POLICY**

All new developments (excluding householder planning applications) will be required to demonstrate how they can be accessed easily and safely by public transport, including bus routes (both with proximity and service regularity) and the railway station, through walking and cycling. Planning applications with poor links to public transport are unlikely to be acceptable.

Any development on the strategic sites, or in excess of 50 homes or 1000 square metres of commercial space, will be required to demonstrate how they can connect with existing public transport routes throughout the Town, ensuring the delivery of a regular service from their sites through either extending existing routes or subsidy of services.

Development which seeks to improve facilities at Knutsford Railway Station, including those that improve the quality of services, will be supported subject to compliance with other development plan policies. The Neighbourhood Plan will support any wider proposals for increasing the frequency of services.

The use of car parks away from the town centre may be supported subject to delivery of park and ride schemes.

### **EXPLANATORY**

- 15.13 Encouraging the use of and supporting the improvement of public transport is identified by national and local planning policy as an important part of delivering sustainable development. The policies state that development needs to demonstrate how it can be easily accessed by public transport. Within Knutsford this means both the railway station and local bus routes. Much of Knutsford has good access to these public transport services and care should be taken to maximise the potential of development in these areas.
- 15.14 Table 9.1 of the Cheshire East Local Plan Strategy states that new developments should be within 500m of a bus route and 2km of the railway station. However, given the provisions of policies T1 Walking in Knutsford and T2 Cycling in Knutsford, it is important that the quality of pedestrian and cycle access to these services is improved – simply being within a certain distance is considered insufficient. A development that accesses a public transport connection through a route without footpaths (or very narrow, or poor quality, footpaths) is unlikely to encourage the use of public transport and developments of this type should be refused.
- 15.15 The final element of the policy relates to discussions and aspirations to see improvements made to Knutsford Railway Station. The railway station is not listed but is within a conservation area and any improvements will need to be of high quality and may require planning permission. However, the policy does offer support for improvements to the railway station. This may include improving access for those with reduced or impaired mobility, waiting facilities, passenger information and changes that enhance the long term frequency of services.

## **T4     Parking**

### **POLICY**

Where appropriate, all new developments (including householder extensions where additional bedrooms are created) will be required to provide parking (including cycle parking) to meet development needs in line with guidance set out within the Cheshire East Local Plan Strategy, the Cheshire East Design Guide, and the Knutsford Design Guide.

The design of new parking spaces and garages should comply with the standards set out in Appendix C of Cheshire East Local Plan Strategy.

The provision of electric vehicle charging points will be required for all new development (excluding householder planning applications) with delivery secured by condition as appropriate.

The number of required parking spaces may be reduced in the town centre, given the access to sustainable transport modes. However, development which would increase the demand for parking in the main town centre car parks between 8am and 6pm is unlikely to be acceptable unless additional capacity is delivered.

Off-site parking on the roads adjacent to any development, including visitor parking, should be avoided where possible. Along major arterial routes (A50, A537, A5033 and B5085) any offsite parking will be resisted in order to maintain traffic flow and highway safety.

### **EXPLANATORY**

- 15.16     Parking in Knutsford is a crucial issue, especially within the town centre and in the historical areas within the Town. These areas were built and designed before the private car and as such parking provision, both on street and on plot, has a significant impact upon the character of the area and the quality of life for local residents. In some locations, parking has become a highways safety concern, especially on narrow terraced streets near the schools where parking impacts on visibility.
- 15.17     As a result, this policy seeks to ensure that parking is provided for all new developments in line with guidance in the Cheshire East Local Plan Strategy, but that it must be useable and effective. The criteria in the policy are taken from the 6C's Design Guide (of which Cheshire East Council is now a partner) to ensure that both parking spaces and garaging is designed to avoid inappropriate and unmanaged parking on roads surrounding new developments. This has been identified by residents as a major issue to address in further developments.
- 15.18     The policy also identifies that within the town centre these parking standards could be relaxed a little, given the proximity of housing to shops and public transport, reducing the need for the use of the car. This should not be at the expense of increasing demand on the town centre car parks. In addition, this policy states that no relaxation should occur on the major arterial routes, as on-street parking could cause significant congestion.





# Monitoring and Review



Knutsford  
Neighbourhood Plan



## 16 Monitoring and Review

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### Monitoring

- 16.1 The Neighbourhood Plan, once complete, will form part of the Development Plan for Cheshire East, and in certain cases will be the subject of the Council's Authority Monitoring Report (AMR) regime. It is not the role of the Local Planning Authority to undertake detailed monitoring of the Neighbourhood Plan, but the indicators already covered are useful in studying the delivery of the Neighbourhood Plan policies.
- 16.2 These indicators, which are collected in such a way as to allow Knutsford specific factors to be reviewed and identified, include;
- Significant committed / approved housing development schemes
  - Location of new dwellings completed during the plan period
  - The number of different housing types delivered and affordable housing
  - Significant committed / approved gross employment floorspace created
  - Significant committed / approved gross retail floorspace created
  - Vacancy rates of town centre units by Key Service Centre
- 16.3 At the local level, Knutsford-specific monitoring may be required to evaluate the success of the Neighbourhood Plan in meeting its aspirations and objectives. This will be overseen by the Planning and Licensing Committee of the Town Council which comments upon individual planning applications for the Town.
- 16.4 Key indicators of approved planning applications which should form part of local monitoring specifically for the Neighbourhood Plan are:
- KNP:1 – Approved employment and retail planning applications' gross floorspace for the following key categories:
    - 1a Gross retail floorspace provided within the town centre and neighbourhood centres
    - 1b Gross retail floorspace provided outside the town centre or neighbourhood centre
    - 1c Gross employment floorspace provided
  - KNP:2 – Approved residential planning applications' groups in the following categories:
    - 2a New homes on strategic sites
    - 2b New homes beyond the strategic sites
  - KNP:3 – Approved planning applications for heritage assets, including details of their use and location
  - KNP:4 – Community Infrastructure delivered, including specific infrastructure referenced to the following key types:
    - 4a Developments which accommodate additional GP places

- 4b Developments which accommodate additional school places
  - 4c Developments which provide additional/enhanced community spaces
  - 4d Developments which deliver additional/enhanced parks or playing pitches
  - KNP:5 – Number and type of new homes provided collectively in a year, referenced to the following key types:
    - 5a 2-3 bed family homes with garden
    - 5b 1-2 bed apartments
    - 5c Units suitable for the elderly and those with specialist facilities
    - 5d Large dwellings of 4+ beds
    - 5e Affordable homes
  - KNP:6 – The number of planning applications delivered which reference the Neighbourhood Plan as the key determining factor in the planning balance
  - KNP:7 – Green spaces created and/or lost
    - 7a Green Spaces created and/or lost
    - 7b Trees and woodland area created and/or lost
  - KNP:8 – Cycle paths and footpaths delivered
  - KNP:9 – Town centre car parking spaces lost and/or created
- 16.5 These indicators need not be studied annually, but regular assessment will help inform the effectiveness of the policies and will allow the Town Council to understand whether any review of the policies is required (see following sections).

## Review

- 16.6 The Neighbourhood Plan has been created to guide development until 2031. This period is commensurate with the Cheshire East Local Plan 'plan period'. This is sensible given that the Local Plan provides the strategic context for the Neighbourhood Plan.
- 16.7 In any event, the Neighbourhood Plan should be reviewed before 2031 in line with changes to the Local Plan. It is likely that the Local Plan may require an early review or amendment prior to 2031, and this would automatically trigger an early review of the Neighbourhood Plan.
- 16.8 Notwithstanding a review of the Local Plan, there are other external factors that may require a partial or complete review of the Neighbourhood Plan, which are:
- Changes to national policy or guidance which requires a different approach to the role or function of the planning system
  - Revision of the centralised growth figures for housing and employment in Knutsford which may result in early release of the Safeguarded Sites
  - If significant additional development occurs on previously developed sites within the urban area.

- 16.9 The Town Council may wish to initiate a partial reassessment of the Neighbourhood Plan and its policies, taking account of their effectiveness as outlined by the review section above. Changes set out by Central Government and embodied in the National Planning Policy Framework will make this easier to carry out.
- 16.10 It is recognised that the new strategic sites are likely to deliver significant new parks, open space, and wildlife areas which, when constructed, are likely to meet the tests for Local Green Spaces (see policy E4). Consequently, a partial review of this specific policy might be needed once these have been delivered, to safeguard the future of these spaces.

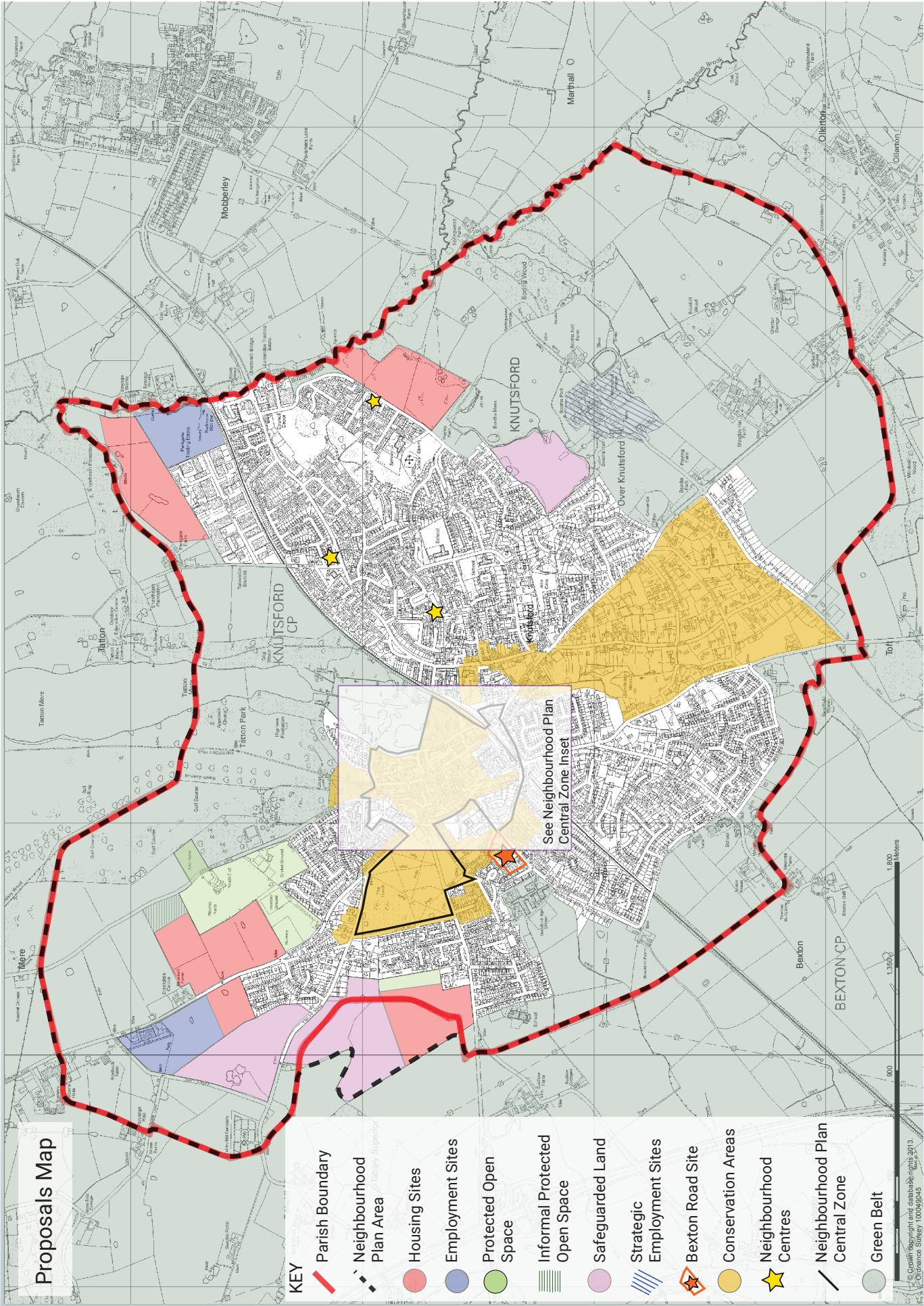


# Proposals Map



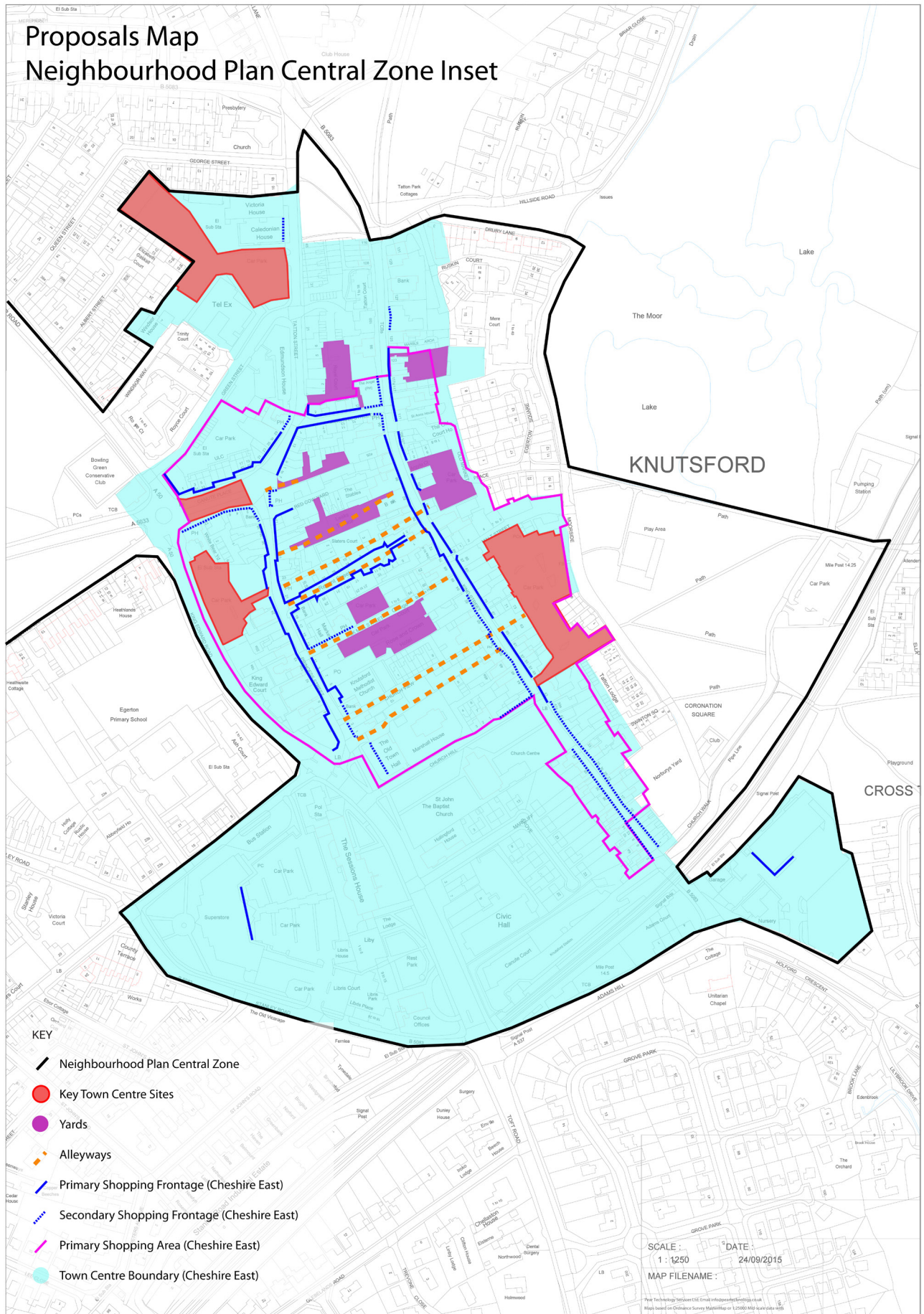


# 17 Proposals Map





# Proposals Map Neighbourhood Plan Central Zone Inset









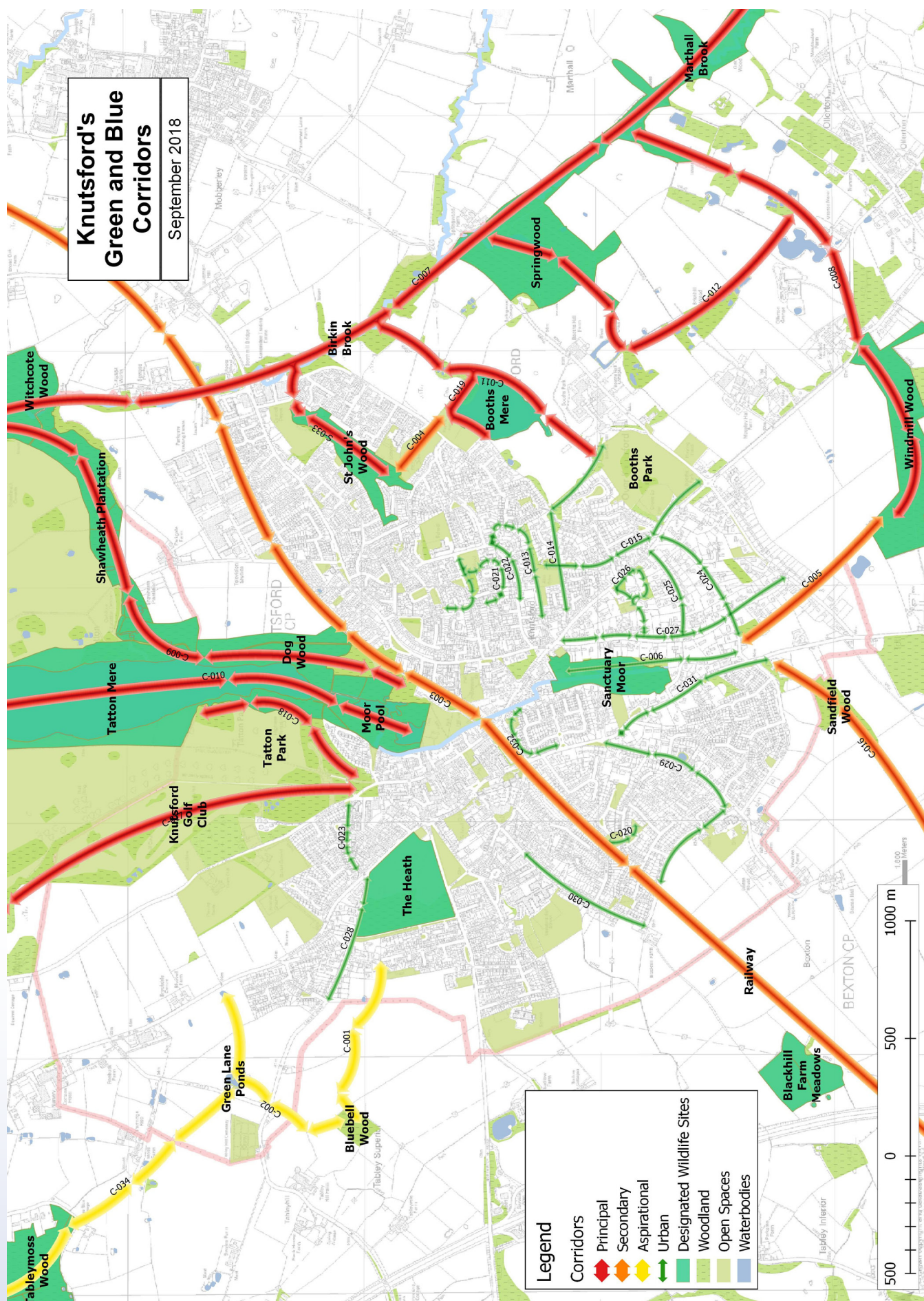
# Appendices





# Appendix 1: Network of Green and Blue Corridors Map

In accordance with Policies E2 and E3



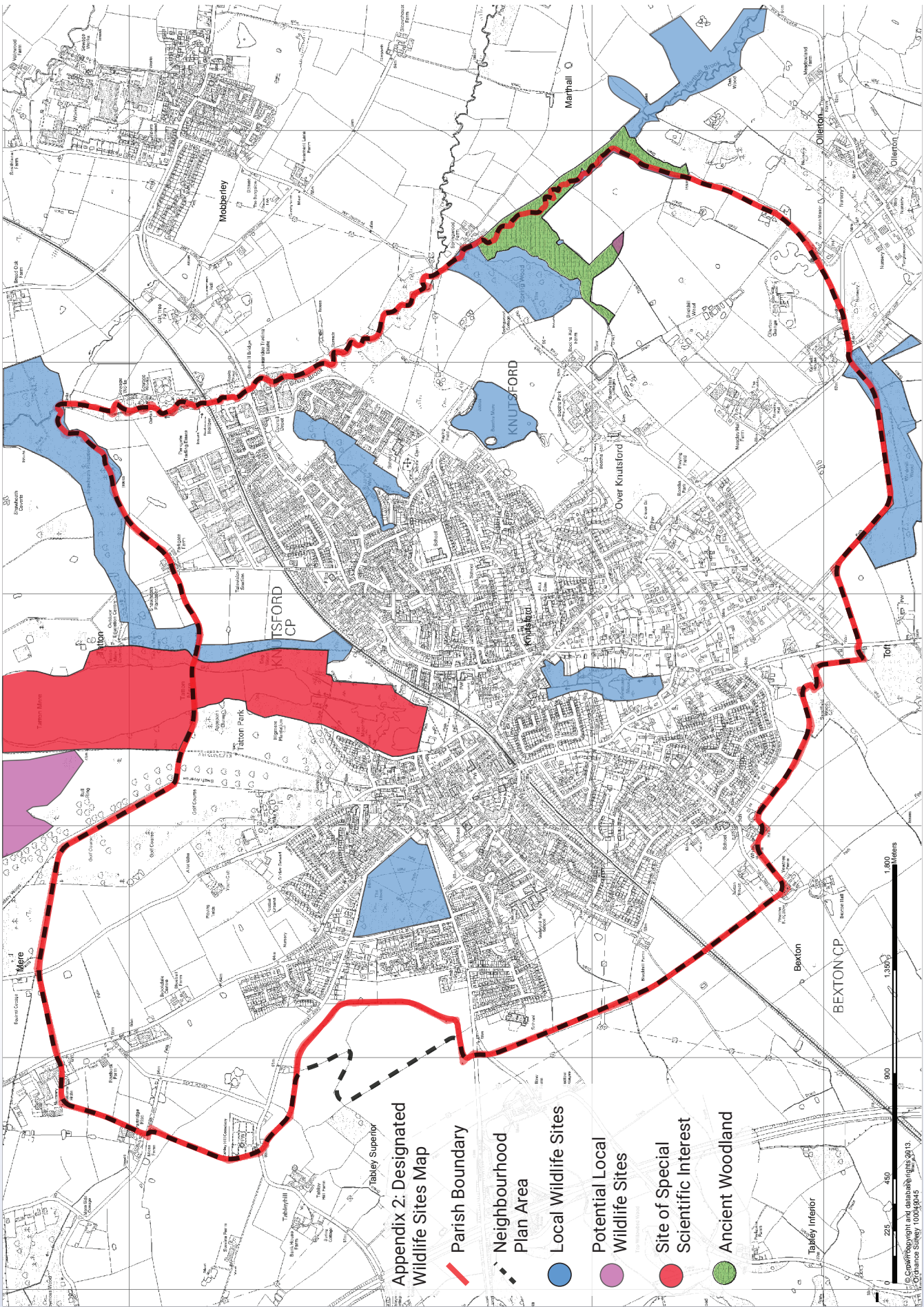
C-id	Name	Category	End Node 1	End Node 2	Comments
C-001	Bluebell Wood	aspirational	Warren Avenue Allotments	Bluebell Wood	Required to link The Heath to the open countryside when the LPS sites have been developed. The Heath is a Local Wildlife Site and its vitality depends on the free movement of wildlife in and out. Free movement has been restricted by past developments hemming in The Heath. The situation must not be worsened by future developments but improved where possible. This corridor should link the Warren Avenue Allotments to Bluebell Wood taking in the pond and ditch near Spinney Lane, and the existing hedges.
C-002	Green Lane Ponds	aspirational	Manchester Road Pond	Bluebell Wood	Required to link the pond network in north west Knutsford to The Heath when the LPS sites have been developed.
C-003	Railway	secondary	Bexton	Mobberley	The relatively undisturbed land on either side of the track provides a corridor for wildlife to move through the Town.
C-004	St. John's Wood	secondary	St. John's Wood	Booths Mere	A corridor through the site of St Helena's Ancient Monument and the public open space between Higher Downs and Longridge to Booths Mere and the open countryside. It is vital for maintaining the biodiversity of St. John's Wood. Its current ecological value is low as it is mainly open grass but it can easily be enhanced by suitable planting of trees and shrubs.
C-005	Footpath 19	secondary	Toft Wood	Leycester Road	Provides a route for wildlife movement to and from Windmill Wood towards Sanctuary Moor via the tree-lined footpath (FP19) to Gough's Lane, then along the track past Humbug Cottage and ending at the small wood (S-123) adjacent to the property known as "Woodgarth" on Leycester Road.
C-006	Sanctuary Moor	urban	Leycester Road	Sanctuary Moor	Provides a route for wildlife movement to and from Sanctuary Moor via the large gardens between Croft Lane and Legh Road.
C-007	Birkin Brook	principal	Shawheath Plantation	Springwood	A corridor along the eastern parish boundary following the wooded Birkin Brook from Marthall Brook and Springwood in the south to Shawheath Plantation and beyond to Witchcote Wood in the north.
C-008	Windmill Wood	principal	Toft Church	Marthall Brook	A corridor along the south-eastern parish boundary linking Windmill Wood to Marthall Brook via a patchwork of woods and hedges.
C-009	Dog Wood	principal	Dog Wood	Shawheath Plantation	A corridor along the eastern side of Tatton Park from The Moor through Dog Wood to Shawheath Plantation and beyond to Witchcote Wood.
C-010	Tatton Mere	principal	Tatton Mere	Moor Pool	A water corridor from the Moor Pool to Tatton Mere. Part of the wider Ramsar site.
C-011	Longridge	principal	Birkin Brook	Booths Hall	A corridor from Booths Hall past Booths Mere to Birkin Brook, mainly following hedges.
C-012	Booths South	principal	Springwood	Grange	A corridor from Springwood, east to the Booths Park Ancient Monument and then south, following a patchwork of woods and hedges.
C-013	Sparrow Lane	urban	Aylesby Close	Delmar Road	A tree-lined footpath (FP15).
C-014	Booths Footpath	urban	Booths Hall	Chelford Road	A tree-lined footpath.
C-015	Old Hall Trees	urban	Booths Roundabout	Old Hall	A line of mature trees that weaves through the housing developments. It is probably a remnant of an avenue that belonged to the Old Hall.
C-016	Sandfield Wood	secondary	Bexton Wood	Toft Road	A corridor in the south west from Bexton Wood, along hedges to Sandfield Wood and continuing along hedges to Toft Road.



C-017	Knutsford Golf Course	principal	Golf Course	Tatton Park Entrance	The golf course provides a mixture of natural features including grassland, trees and ponds. Sitting alongside Tatton Park, it brings the natural environment into the middle of the Town.
C-018	Tatton Park Entrance	principal	Approach Clump	Tatton Park Entrance	Tatton Park is a huge natural space that projects into the middle of the Town.
C-019	Booths Mere Wood	principal	Booths Mere Wood SW	Booths Mere Wood E	The edge of Booths Mere is heavily wooded. This section runs along the north and east banks.
C-020	Ashworth Park	urban	Railway	Ashworth Park Green	Two closely linked neighbourhood greens in the Ashworth Park housing estate (S-026 and S-026) about the railway. They provide the facility for wildlife to come into the neighbourhood, as anecdotally, it does.
C-021	Thorneyholme Tree Loop	urban	Thorneyholme Drive	Mansion Drive	A dense, linear collection of mature trees. A section follows Footpath 13.
C-022	Manor Park South	urban	Sharston	Delmar Road	A dense, linear collection of mature trees encompassing two small woods (S-018 and S-048).
C-023	Garden Road	urban	Manchester Road	Mereheath Lane	The corridor is provided by a wide, tree-planted verge along the north side of Garden Road.
C-024	Leycester Road	urban	Chelford Road	Toft Road	The corridor is provided by the mature trees lining the street.
C-025	Parkfield Road	urban	Chelford Road	Toft Road	The corridor is provided by the mature trees lining the street.
C-026	Around Cross Town Bowling Green	urban	Chelford Road	Toft Road	The corridor is provided by the mature trees around the bowling club and between adjacent properties.
C-027	Legh Road	urban	Chelford Road	Toft Road	The corridor is provided by the mature trees lining the street.
C-028	Tabley Road	urban	Queensway	Manchester Road	The corridor is provided by the mature trees in the properties along the street and The Heath which is lined with Limes.
C-029	Bexton Lane	urban	Blackhill Lane	Toft Road	The corridor is provided by the mature trees lining the street.
C-030	Bexton Road	urban	Blackhill Lane	Cranford Avenue	The corridor is provided by the mature trees lining the street.
C-031	Toft Road	urban	Leycester Road	Beggarmans Lane	The corridor is provided by the mature trees lining the street.
C-032	Adams Hill	urban	Toft Road	Brook Street	The corridor is provided by the mature trees from Grove Park to Brook Street.
C-033	Longridge	principal	Birkin Brook	St. John's Wood	The corridor from Birkin Brook to St John's Wood. It has a pinch-point where it crosses the Longridge Road.
C-034	Tableymoss Wood	aspirational	Tableymoss Wood	Green Lane Ponds	A corridor to link Tableymoss Wood, an LWS north west of Knutsford, to the Green Lane Ponds. This should link on to Bluebell Wood and The Heath.

# Appendix 2: Designated and Non-designated, Wildlife Map

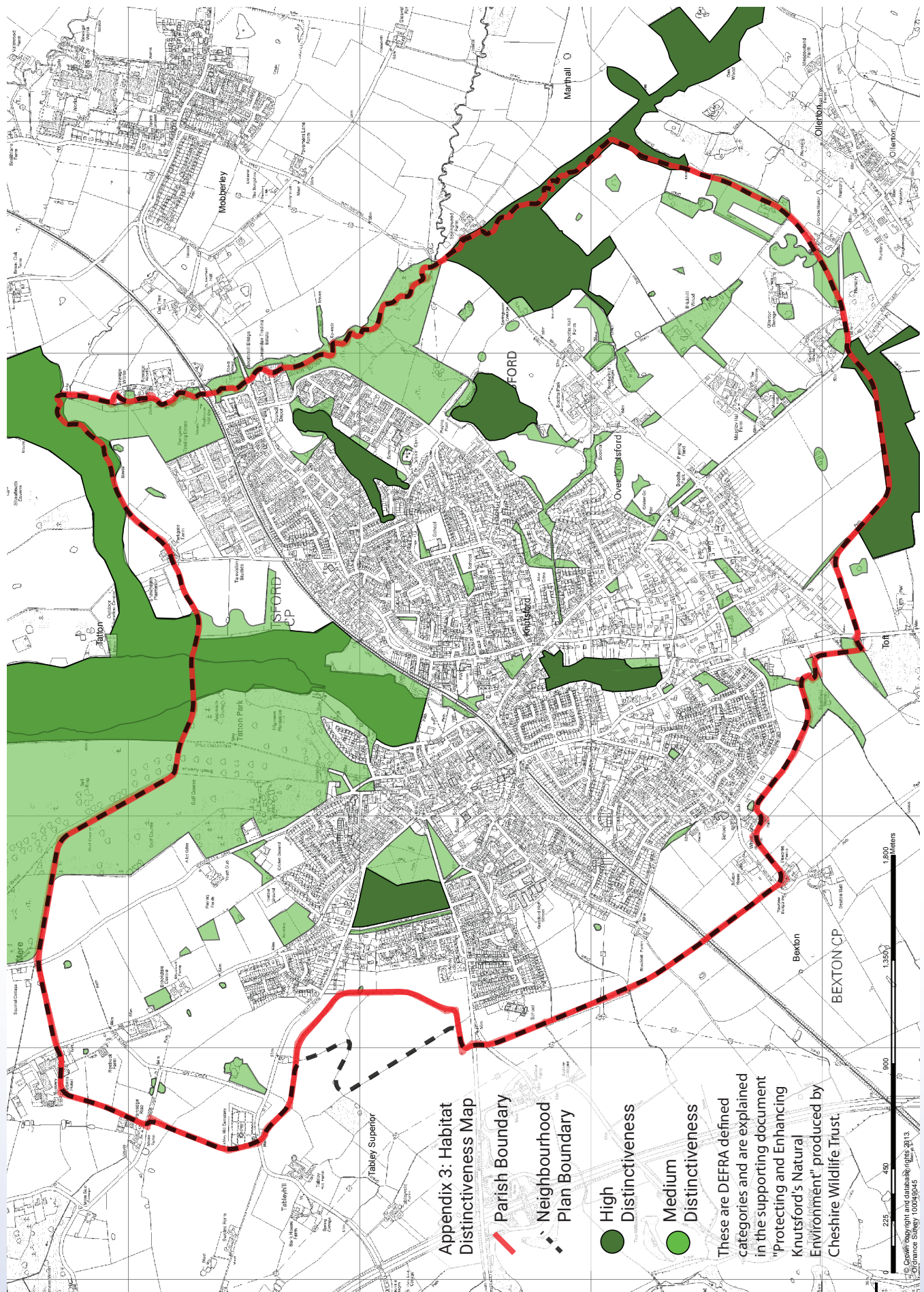
In accordance with Policy E3





# Appendix 3: Habitat Distinctiveness Map

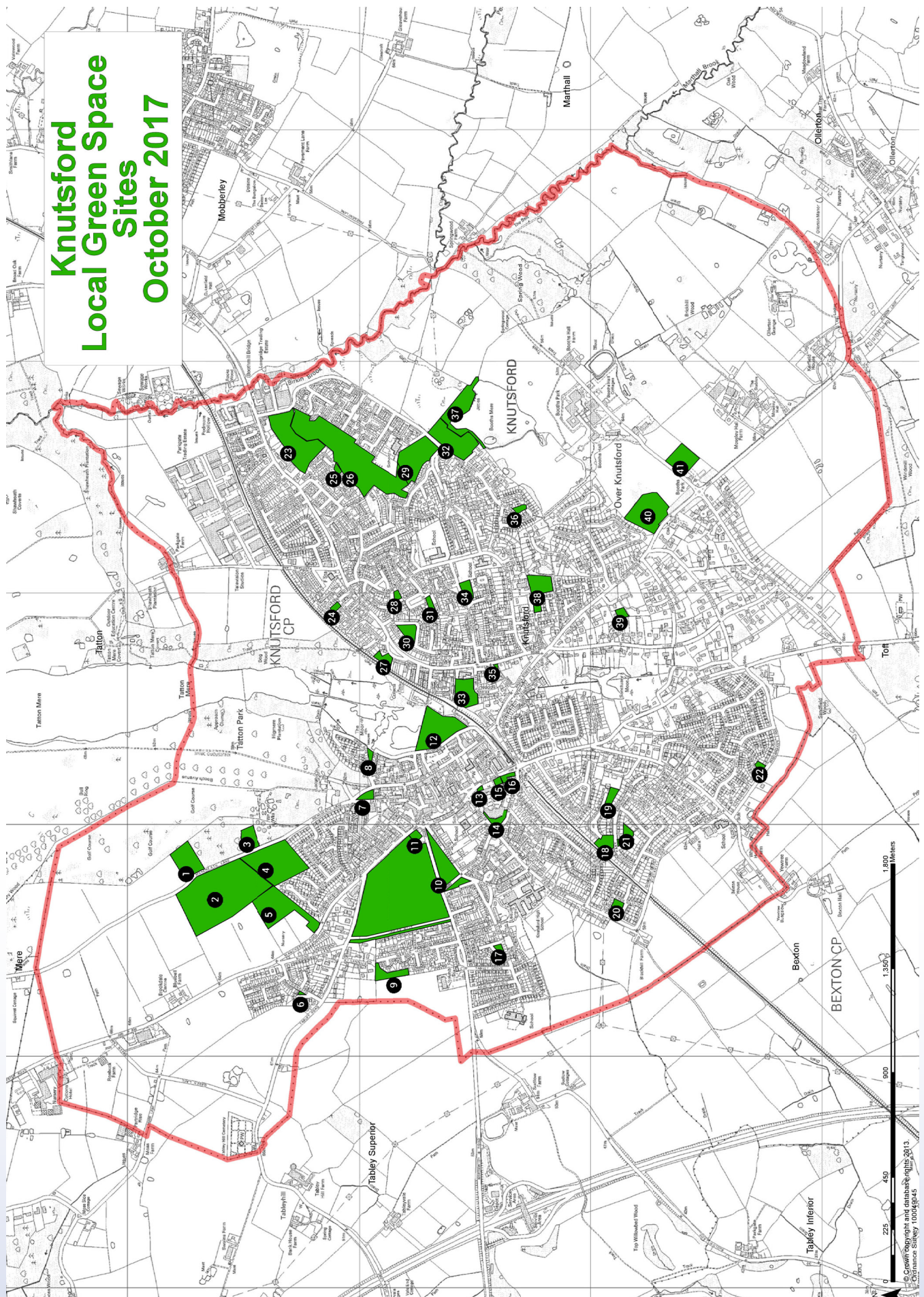
In accordance with Policy E3





## Appendix 4: Local Green Space Map

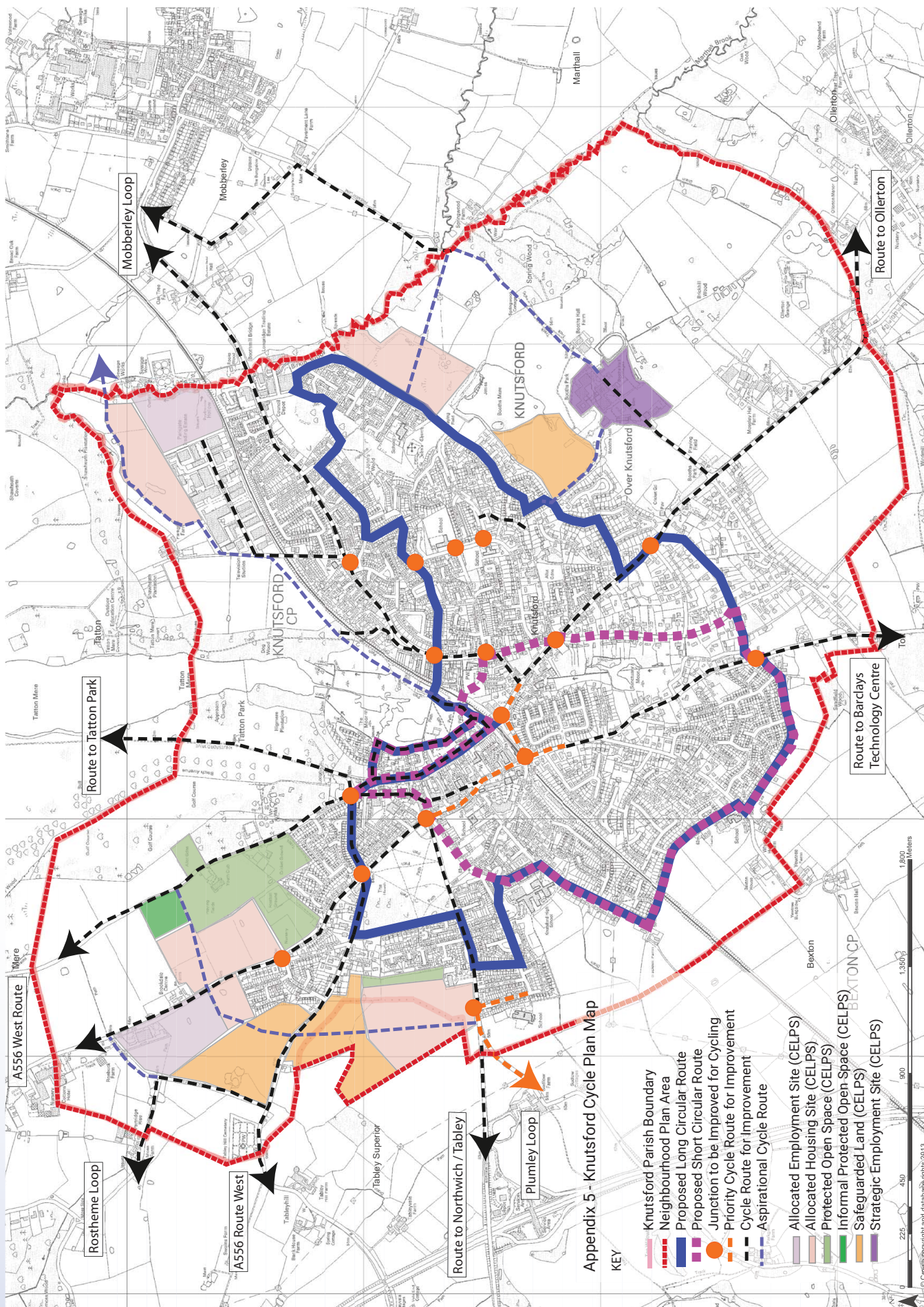
In accordance with Policy E4





# Appendix 5: Knutsford Cycle Plan Map

In accordance with Policy T2





## Appendix 6: Core Documents List

Code	Title	Date Published
<b>Knutsford Design Framework</b>		
KDF01	Knutsford Design Guide	May 18
KDF02	Knutsford Character Assessment	May 18
KDF03	Knutsford Green Corridors Document_V4	September 18
<b>General</b>		
Gen1	Cheshire East Local Plan, Local Plan Strategy 2010-2030	July 17
Gen2	Cheshire East Local Plan, Infrastructure Delivery Plan ( Update)	July 16
Gen3	Cheshire East Local Plan, Knutsford Town Report	March 16
Gen4	Cheshire East Local Plan, Draft Knutsford Town Strategy Consultation	March 10
Gen5	Local Plan Strategy Proposed Changes 'Clean Version', consultation supporting documents	August 12
Gen6	Cheshire East Local Development Framework, Place Shaping Consultation, Knutsford Snapshot	March 16
Gen7	Knutsford Profile by Cheshire East Council	December 13
Gen8	Cheshire East Council Local Development framework, Examination of the local Plan Strategy	August 16
Gen9	Knutsford Town Plan, A Blueprint for the Future	January 12
Gen10	Rural Community profile for Knutsford (Parish) by ACRE	Summer 2011
Gen11	Action for Market Towns: Knutsford 2011 Annual Report	undated
Gen12	Knutsford Neighbourhood Plan produced by Cheshire East Council and The University of Manchester	undated
Gen13	Knutsford Neighbourhood Plan Area	undated
Gen 14	Emerging Policies Document (Knutsford Town Council)	October 17
Gen15	Knutsford Initial Survey_Feedback	December 16
Gen16	Proposed Neighbourhood Plan Boundary Change	undated
Gen17	CEC Consultation SADPD	August 18
Gen18	CEC Design Guide Vol.1	May 17
Gen19	CEC Design Guide Vol.2	May 17
<b>Education</b>		
Edu1	School catchment areas: taken from unknown	undated
Edu2	Cheshire East Council, Schools Forum	October 2016
Edu3	School intake and Census 2016-2017	undated
Edu5	School organisation in Cheshire East	undated
Edu6	Primary school site scoping papers (draft)	January 2018
<b>Employment</b>		
Emp1	Regeneris: The case for employment Land in and around Knutsford	April 2014
Emp2	Office for Nation statistics: Neighbourhood Statistics, Knutsford (parish)	March 2011
Emp3	Cheshire Science Corridor- Enterprise Zone	undated

## Environment and Open Space

EOS1	Open Space Society: Local Green Space Designation/Information sheet : C20	2015
EOS2	Report of the Re-assessment of Knutsford Green Belt	September 15
EOS3	Solum environmental: Preliminary Ecology Appraisal Report, Knutsford Scout Hut	September 15
EOS4	Knutsford Neighbourhood Plan: Knutsford open space assessment	March 12
EOS5	Knutsford Town Council: Knutsford Open spaces inventory	September 18
EOS6	Knutsford Town Council, Open Spaces Survey 2015	September 15
EOS7	Knutsford Town Council: Knutsford LGS Sites	October 17
EOS8	LGS Assessment Table for Knutsford	undated
EOS9	Cheshire East Council, Green Belt Assessment Update 2015	July 15
EOS10	JBA Consulting: Cheshire East Local Plan-Strategy Proposed Changes-Habitats Regulations Assessment Implications	July 16
EOS11	Cheshire Wildlife Trust Protecting and Enhancing Knutsford's Natural Environment	February 18
EOS12	61:Shropshire,Cheshire and Stafford shire plan by Natural England	2014
EOS13	Cheshire East Local Plan, Local Aggregate Assessment 2013	December 13
EOS14	Best and Most Versatile Land In Cheshire East	July 16
EOS15	Open Space Mapping Survey_Knutsford	undated
EOS16	Biodiversity Net Gain Good Practice Principle for Development	2016
EOS19	CEC Landscape Study	May 13

## Health

Hth1	NHS Eastern Cheshire, Clinical commissioning Group 2015-2016 Prospectus	July 15
Hth2	Caring Together, Eastern Cheshire 5 year strategic plan	June 14
Hth3	Cheshire East Joint Strategic Needs Assessment (JSNA): website address	undated
Hth4	RTP1: Dementia and Town Planning	January 17
Hth5	List of GP surgeries in and around Knutsford	March 17
Hth6	Letter from Knutsford Practices regarding capacity	March 17
Hth7	Cheshire East Public Health intelligence: Health profiles	July 15
Hth8	Central And eastern Cheshire NHS: Health services footprint in and around Knutsford	2007
Hth9	Doctors average earnings	undated
Hth10	Future Health Report	July 05

## Heritage

Htg1	Heathfield Square Knutsford Conservation Area Appraisal (Macclesfield Borough Council)	September 2007
Htg2	Land at the North West and East Knutsford, Heritage Impact Assessment	October 15
Htg3	Cheshire Historic Towns Survey, Knutsford	2003
Htg4	Cheshire East Local Development Framework, local list of historic Buildings	October 10
Htg5	The Legh Road Conservation Area Appraisal	August 05
Htg6	Knutsford Summary of Listed Buildings	January 18
Htg7	St Johns conservation Area, Knutsford (GDO 1988 amended)	September 95
Htg8	Map of Listed Buildings in Knutsford	September 15
Htg9	Knutsford Heritage Working Groups , SWOT analysis	November 15
Htg10	Character Assessment Pro Forma Notes	undated
Htg11	Macclesfield Borough Council: Cross Town Knutsford Conservation Area Appraisal	August 16

Htg12	Knutsford Town Centre Conservation Area Appraisal	May 05
Htg13	Heritage Assets Map	
Htg14	Historic England: Conservation Area Designation, appraisal and Management	February 16
Htg15	Historic England: Local Heritage Listing, Advice Note 7	May 12
Htg16	Historic England: Stopping the Rot	April 16
Htg17	Historic England: The Historic environment in Local Plans	July 15
Htg18	Historic England: Managing Significance in Decision -Taking in the Historic Environment	July 15
Htg19	Historic England: The Setting of Heritage Assets	July 15
Htg20	Historic England: Heritage Counts 2016, Heritage and the Economy	September 16
Htg21	Historic England: Conservation Principles, Policies and Guidance	April 08
Htg22	Knutsford Adventure in Planning_Images	April 46
Htg23	Knutsford Town Centre Conservation Area review 2015	July 15
Htg 24	Views and Vistas Justification Paper	May 18

## Housing

Hsg1	Longridge Estate Existing unit Tenure	August 2016
Hsg2	Shaw Heath Existing unit Tenure	August 2016
Hsg3	Map of Additional Sites, Cheshire East Council,	September 2015
Hsg4	Regeneris, Knutsford, analysis of Housing Market Need	April 2014
Hsg5	Regeneris, Objective assessment of the need for older person' Accommodation in Knutsford	September 2014
Hsg6	Cheshire East Council, Knutsford Housing Advice(draft)	2011?
Hsg7	Great Places Housing Group poster/ Knutsford neighbourhood pledge	2015-2016
Hsg8	SADPD draft analysis and commentary	January 2018

## Sports and Leisure

SpL1	Sports England, Planning for Sport, Guide 2	July 2014
SpL2	Sports England, Playing Pitch Strategy Guidance	October 2013
SpL3	Cheshire East Council Report: Playing Pitch Strategy Assessment Report 2030	June 2016
SpL4	Cheshire East ,Indoor Built Facilities strategy (Knight, Kavanagh &Page)	April 2017
SpL5	Cheshire East, Indoor and Built Facilities needs assessment Report (Knight, Kavanagh & Page)	January 2017
SpL6	Cheshire East, Playing Pitch Strategy Assessment Report (Knight, Kavanagh & Page)	January 2017
SpL7	Cheshire East, Playing Pitch Strategy & Action Plan (Knight, Kavanagh & Page)	March 2017
SpL8	Assets Map	awaiting completion
SpL9	Knutsford Specific Needs Assessment/Audit	awaiting completion

## Town Centre

ToC1	King Street Enhancement, Knutsford Town plan, Town Centre Working Group	August 2012
ToC2	Knutsford Town Centre conservation area review 2015, initial reaction survey	2015

## Transport, travel and Movement

TTM1	Cheshire East Highways, Knutsford Local Plan Strategy, Traffic modelling summary, Technical Note	July 2016
TTM2	Cheshire East Highways, Knutsford Local Plan Testing	August 2016
TTM3	TSS, Wilmslow, Knutsford & Alderley Edge Bus Routes	July 2005
TTM4	Cheshire East Council , Cycling Strategy 2017-2027	March 2017
TTM5	Cycle Knutsford: Improving Cycling in Knutsford	December 2013
TTM6	Cycling: a vision for the future in Cheshire East (2017-2027)	
TTM7	Public Rights of Way Map	undated
TTM8	Map of proposed Cycle Routes	
TTM9	Cycling Strategy, Vision for the future in Cheshire East 2017-2027	
TTM10	Cycling Strategy Aspirational Map	

## From Local Developers

Dev1	Land at the North West Knutsford, Presentation for the residents, The Crown Estate	September 2015
Dev2	Land at the North West Knutsford, Presentation for the Neighbourhood Plan committee, Crown Estates	December 2015
Dev3	Booths Park, Bruntwood	undated
Dev4	Proposed Mereside, Longridge Estate	February 2016
Dev5	Tatton Estate, A design for Knutsford-Getting it right	October 2015
Dev6	The Crown Estate, developments at Northwich Road and Manchester Road	January 2017

## Consultation Material

Con1	Initial consultation survey	September 16
Con2	Initial consultatuion survey results_A3	September 16
Con3	Emerging Policies Document	November 17
Con4	Emerging Policies Document(EPD) Summary	November 17
Con5	EPD feedback form	November 17
Con6	EPD Exhibition boards	November 17
Con7	EPD Questionnaire feedback	November 17
Con8	EPD Exhibition Boards Feedback	January 18
Con9	EPD Recommendations Report	January 18
Con10	Draft Neighbourhood Plan(Reg14)	May 18
Con11	Draft Neighbourhood Plan Summary(Reg 14)	May 18
Con12	Regulation 14 leaflet	May 18
Con13	Regulation 14 feedback form	May 18
Con14	Reg 14 Consultation presentation 1	30/05/2018
Con15	Reg 14 Consultation presentation 2	06/06/2018
Con16	Reg 14 Consultation presentation 3	14/06/2018
Con17	Regulation 14 consutation RevA_detailed comments	September 18
Con18	Non Questionnaire Submissions	September 18
Con19	Key Issues and amendment report	September 18



## Appendix 7: Policy Compliance List

Knutsford Neighbourhood Plan Policy	Cheshire East Local Plan Strategy 2010-2030	NPPF
C1 Cultural And Community Places	SD 1 Sustainable Development In Cheshire East SD 2 Sustainable Development Principles IN 1 Infrastructure EG 4 Tourism SC 1 Leisure And Recreation SE 1 Design SE 2 Efficient Use Of Land CO 1 Sustainable Travel and Transport CO 2 Enabling Business Growth Through Transport Infrastructure	<b>2018 (chapter reference)</b> 6. Building a strong, competitive economy 7. Ensuring the vitality of town centres 9. Promoting sustainable transport 12. Achieving well-designed places  <b>2012 (chapter reference)</b> 1. Building a strong, competitive economy 2. Ensuring the vitality of town centres 4. Promoting sustainable transport 7. Requiring good design
C2 Education Provision	SD 1 Sustainable Development In Cheshire East SD 2 Sustainable Development Principles IN 1 Infrastructure SC2 Indoor And Outdoor Sports Facilities SE1 Design SE2 Efficient Use Of Land CO 1 Sustainable Travel and Transport CO 2 Enabling Business Growth Through Transport Infrastructure	<b>2018 (chapter reference)</b> 6. Building a strong, competitive economy 7. Ensuring the vitality of town centres 9. Promoting sustainable transport 12. Achieving well-designed places  <b>2012 (chapter reference)</b> 1. Building a strong, competitive economy 2. Ensuring the vitality of town centres 3. Supporting a prosperous rural economy 4. Promoting sustainable transport 7. Requiring good design
Aspiration 1 Managing The Delivery of School Places	SD 1 Sustainable Development In Cheshire East SD 2 Sustainable Development Principles IN 1 Infrastructure SE 1 Design SE 2 Efficient Use Of Land CO1 Sustainable Travel and Transport CO 2 Enabling Business Growth Through Transport Infrastructure	<b>2018 (chapter reference)</b> 6. Building a strong, competitive economy 9. Promoting sustainable transport  <b>2012 (chapter reference)</b> 1. Building a strong, competitive economy 3. Supporting a prosperous rural economy 4. Promoting sustainable transport
C3 Re-Use of Redundant Community Land and Buildings	SD 1 Sustainable Development In Cheshire East SD 2 Sustainable Development Principles IN 1 Infrastructure SE 1 Design SE 2 Efficient Use Of Land	<b>2018 (chapter reference)</b> 6. Building a strong, competitive economy 7. Ensuring the vitality of town centres 9. Promoting sustainable transport 12. Achieving well-designed places 13. Protecting Green Belt land 15. Conserving and enhancing the natural environment  <b>2012 (chapter reference)</b> 1. Building a strong, competitive economy 2. Ensuring the vitality of town centres 3. Supporting a prosperous rural economy 4. Promoting sustainable transport 7. Requiring good design 9. Protecting Green Belt land 11. Conserving and enhancing the natural environment

C4 Utilities	SD 1 Sustainable Development In Cheshire East	<b>2018 (chapter reference)</b>
	SD 2 Sustainable Development Principles	6. Building a strong, competitive economy
	IN 1 Infrastructure	7. Ensuring the vitality of town centres
	IN 2 Developer Contributions	9. Promoting sustainable transport
	SE 1 Design	12. Achieving well-designed places
	SE 2 Efficient Use Of Land	13. Protecting Green Belt land
	SE 3 Biodiversity and Geodiversity	<b>2012 (chapter reference)</b>
	SE 4 The landscape	1. Building a strong, competitive economy
	SE11 Sustainable management of waste	2. Ensuring the vitality of town centres
		3. Supporting a prosperous rural economy
		4. Promoting sustainable transport
		7. Requiring good design
		9. Protecting Green Belt land
		<b>2018 (chapter reference)</b>
		5. Delivering a sufficient supply of homes
		6. Building a strong, competitive economy
D1 The Knutsford Design Guide	PG 1 Overall Development Strategy	7. Ensuring the vitality of town centres
	PG 2 Settlement Hierarchy	8. Promoting healthy and safe communities
	PG 4 Safeguarded Land	9. Promoting sustainable transport
	PG 7 Spatial Distribution of Development	10. Supporting high quality communications
	SD 1 Sustainable Development in Cheshire East	15. Conserving and enhancing the natural environment
	SD 2 Sustainable Development Principles	16. Conserving and enhancing the historic environment
	IN 1 Infrastructure	<b>2012 (chapter reference)</b>
	IN 2 Developer contributions	2. Ensuring the vitality of town centres
	EG 1 Economic Prosperity	3. Supporting a prosperous rural economy
	EG 2 Rural Economy	4. Promoting sustainable transport
	EG 3 Existing and Allocated Employment Sites	5. Supporting high quality communications infrastructure
	EG 4 Tourism	6. Delivering a wide choice of high quality homes
	SC 1 Leisure and Recreation	7. Requiring good design
	SC 2 Indoor and Outdoor Sports Facilities	8. Promoting healthy communities
	SC3 Health and Wellbeing	11. Conserving and enhancing the natural environment
	SC4 Residential Mix	12. Conserving and enhancing the historic environment
	SC6 Rural Exceptions Housing for Local Needs	
	SE1 Design	
	SE 2 Efficient Use of Land	
	SE6 Green Infrastructure	
	SE7 The Historic Environment	
	CO 1 Sustainable Travel and Transport	
	CO2 Enabling Business Growth Through Transport Infrastructure	
	CO 4 Travel Plans and Transport Assessments	

D2 Local Distinctiveness	PG 1 Overall Development Strategy	<b>2018 (chapter reference)</b>
	PG 2 Settlement Hierarchy	5. Delivering a sufficient supply of homes
PG 4 Safeguarded Land	PG 7 Spatial Distribution of Development	6. Building a strong, competitive economy
	SD 1 Sustainable Development in Cheshire East	7. Ensuring the vitality of town centres
SD 2 Sustainable Development Principles	IN 1 Infrastructure	8. Promoting healthy and safe communities
	IN 2 Developer contributions	12. Achieving well-designed places
EG 1 Economic Prosperity	EG 2 Rural Economy	13. Protecting Green Belt land
	EG 3 Existing and Allocated Employment Sites	14. Meeting the challenge of climate change, flooding and coastal change
EG 4 Tourism	SC 1 Leisure and Recreation	15. Conserving and enhancing the natural environment
	SC 2 Indoor and Outdoor Sports Facilities	16. Conserving and enhancing the historic environment
SC3 Health and Wellbeing	SC4 Residential Mix	<b>2012 (chapter reference)</b>
	SC6 Rural Exceptions Housing for Local Needs	2. Ensuring the vitality of town centres
SE1 Design	SE2 Efficient Use of Land	3. Supporting a prosperous rural economy
	SE6 Green Infrastructure	6. Delivering a wide choice of high quality homes
SE7 The Historic Environment	SE12 Pollution, Land Contamination and Land Instability	7. Requiring good design
	SE13 Flood Risk and Water Management	8. Promoting healthy communities
D3 Landscape In New Development	PG 2 Settlement Hierarchy	9. Protecting Green Belt land
	PG 3 Green Belt	10. Meeting the challenge of climate change, flooding and coastal change
PG4 Safeguarded Land	PG5 Strategic Green Gaps	11. Conserving and enhancing the natural environment
	PG6 Open Countryside	12. Conserving and enhancing the historic environment
IN2 Developer contributions	SE 2 Efficient Use of land	<b>2018 (chapter reference)</b>
	SE4 The landscape	6. Building a strong, competitive economy
SE5 Trees, Hedges and Woodland	SE6 Green Infrastructure	12. Achieving well-designed places
	SE12 Pollution, Land Contamination and Land Instability	14. Meeting the challenge of climate change, flooding and coastal change
		15. Conserving and enhancing the natural environment
		<b>2012 (chapter reference)</b>
		3. Supporting a prosperous rural economy
		7. Requiring good design
		10. Meeting the challenge of climate change, flooding and coastal change
		11. Conserving and enhancing the natural environment

D4 Sustainable Residential Design	MP 1 Presumption in favour of sustainable development PG 1 Overall Development Strategy PG 2 Settlement Hierarchy PG 7 Spatial distribution of Development SD 1 Sustainable development in Cheshire East SD 2 Sustainable development principles IN 2 Developer contributions EG1 Economic Prosperity SC 4 Residential Mix SC 5 Affordable Homes SC6 Rural Exceptions Housing for Local Needs SE 1 Design SE 2 Efficient use of land SE3 Biodiversity and Geodiversity SE8 Renewable and Low Carbon Energy SE9 Energy Efficient Development SE10 Sustainable Provision of Minerals SE11 Sustainable Management of Waste SE12 Pollution, Land Contamination and Land Instability SE13 Flood risk and water management	<b>2018 (chapter reference)</b> 5. Delivering a sufficient supply of homes 12. Achieving well-designed places 14. Meeting the challenge of climate change, flooding and coastal change 15. Conserving and enhancing the natural environment  <b>2012 (chapter reference)</b> 6. Delivering a wide choice of high quality homes 7. Requiring good design 10. Meeting the challenge of climate change, flooding and coastal change 11. Conserving and enhancing the natural environment
ER 1 Employment Development	MP 1 Presumption in favour of sustainable development PG 1 Overall Development Strategy PG 2 Settlement Hierarchy PG 7 Spatial distribution of Development SD 1 Sustainable development in Cheshire East SD 2 Sustainable development principles IN 2 Developer contributions EG1 Economic Prosperity EG 3 Existing and allocated employment sites EG5 Promoting a Town Centre First Approach to Retail and Commerce SE1 Design SE2 Efficient Use of Land	<b>2018 (chapter reference)</b> 6. Building a strong, competitive economy 7. Ensuring the vitality of town centres 12. Achieving well-designed places 16. Conserving and enhancing the historic environment  <b>2012 (chapter reference)</b> 1. Building a strong, competitive economy 2. Ensuring the vitality of town centres 3. Supporting a prosperous rural economy 7. Requiring good design 12. Conserving and enhancing the historic environment
ER 2 Retail Development	MP 1 Presumption in favour of sustainable development PG 1 Overall Development Strategy PG 2 Settlement Hierarchy PG 7 Spatial distribution of Development SD 1 Sustainable development in Cheshire East SD 2 Sustainable development principles IN 2 Developer contributions EG1 Economic Prosperity EG 3 Existing and allocated employment sites EG5 Promoting a Town Centre First Approach to Retail and Commerce SE1 Design SE2 Efficient Use of Land	<b>2018 (chapter reference)</b> 6. Building a strong, competitive economy 7. Ensuring the vitality of town centres 12. Achieving well-designed places 16. Conserving and enhancing the historic environment  <b>2012 (chapter reference)</b> 1. Building a strong, competitive economy 2. Ensuring the vitality of town centres 3. Supporting a prosperous rural economy 7. Requiring good design 12. Conserving and enhancing the historic environment



Aspiration 4 Supporting Local Business	MP 1 Presumption in favour of sustainable development PG 1 Overall Development Strategy PG 2 Settlement Hierarchy PG 7 Spatial distribution of Development SD 1 Sustainable development in Cheshire East SD 2 Sustainable development principles IN 2 Developer contributions EG1 Economic Prosperity EG 3 Existing and allocated employment sites EG5 Promoting a Town Centre First Approach to Retail and Commerce SE2 Efficient use of land	<b>2018 (chapter reference)</b> 6. Building a strong, competitive economy 7. Ensuring the vitality of town centres 12. Achieving well-designed places  <b>2012 (chapter reference)</b> 1. Building a strong, competitive economy 2. Ensuring the vitality of town centres 3. Supporting a prosperous rural economy
ER 3 Shop Frontages	MP 1 Presumption in favour of sustainable development PG 1 Overall Development Strategy PG 2 Settlement Hierarchy PG 7 Spatial distribution of Development SD 1 Sustainable development in Cheshire East SD 2 Sustainable development principles IN 2 Developer contributions EG1 Economic Prosperity EG 3 Existing and allocated employment sites EG5 Promoting a Town Centre First Approach to Retail and Commerce SE2 Efficient use of land	<b>2018 (chapter reference)</b> 6. Building a strong, competitive economy 7. Ensuring the vitality of town centres 12. Achieving well-designed places 16. Conserving and enhancing the historic environment  <b>2012 (chapter reference)</b> 1. Building a strong, competitive economy 2. Ensuring the vitality of town centres 3. Supporting a prosperous rural economy 7. Requiring good design 12. Conserving and enhancing the historic environment
ER 4 Tourism and Day Visitors	MP 1 Presumption in favour of sustainable development PG 1 Overall Development Strategy PG 2 Settlement Hierarchy PG 4 Safeguarded Land PG 7 Spatial distribution of Development SD 1 Sustainable development in Cheshire East SD 2 Sustainable development principles EG1 Economic Prosperity EG4 Tourism SC1 Leisure and Recreation SE1 Design SE2 Efficient use of land SE14 Jodrell Bank SE15 Peak District National Park Fringe	<b>2018 (chapter reference)</b> 6. Building a strong, competitive economy 9. Promoting sustainable transport 10. Supporting high quality communications 12. Achieving well-designed places 8. Promoting healthy and safe communities  <b>2012 (chapter reference)</b> 1. Building a strong, competitive economy 3. Supporting a prosperous rural economy 4. Promoting sustainable transport 5. Supporting high quality communications infrastructure 7. Requiring good design 8. Promoting healthy communities

ER 5 Overnight Accommodation	MP 1 Presumption in favour of sustainable development PG 1 Overall Development Strategy PG 2 Settlement Hierarchy PG 4 Safeguarded Land PG 7 Spatial distribution of Development SD 1 Sustainable development in Cheshire East SD 2 Sustainable development principles EG1 Economic Prosperity EG4 Tourism SC1 Leisure and Recreation SE1 Design SE2 Efficient use of land SE14 Jodrell Bank SE15 Peak District National Park Fringe CO 1 Sustainable Travel and Transport CO2 Enabling Business Growth Through Transport Infrastructure CO4 Travel Plans and Transport Assessments	<b>2018 (chapter reference)</b> 6. Building a strong, competitive economy 10. Supporting high quality communications 12. Achieving well-designed places  <b>2012 (chapter reference)</b> 1. Building a strong, competitive economy 3. Supporting a prosperous rural economy 5. Supporting high quality communications infrastructure
E1 Connections to the countryside	PG 2 Settlement Hierarchy PG 3 Green Belt PG4 Safeguarded Land PG5 Strategic Green Gaps PG6 Open Countryside SE4 The landscape SE5 Trees, Hedges and Woodland SE6 Green Infrastructure SE12 Pollution, Land Contamination and Land Instability	<b>2018 (chapter reference)</b> 6. Building a strong, competitive economy 9. Promoting sustainable transport 10. Supporting high quality communications 12. Achieving well-designed places 8. Promoting healthy and safe communities 13. Protecting Green Belt land 14. Meeting the challenge of climate change, flooding and coastal change 15. Conserving and enhancing the natural environment  <b>2012 (chapter reference)</b> 3. Supporting a prosperous rural economy 4. Promoting sustainable transport 5. Supporting high quality communications infrastructure 7. Requiring good design 8. Promoting healthy communities 9. Protecting Green Belt land 10. Meeting the challenge of climate change, flooding, and coastal change 11. Conserving and enhancing the natural environment

E2 Green and Blue Corridors	PG 2 Settlement Hierarchy PG 3 Green Belt PG4 Safeguarded Land PG5 Strategic Green Gaps PG6 Open Countryside IN2 Developer contributions SE 2 Efficient Use of land SE4 The landscape SE5 Trees, Hedges and Woodland SE6 Green Infrastructure SE12 Pollution, Land Contamination and Land Instability SE13 Flood Risk and Water Management	<b>2018 (chapter reference)</b> 12. Achieving well-designed places 13. Protecting Green Belt land 14. Meeting the challenge of climate change, flooding and coastal change 15. Conserving and enhancing the natural environment  <b>2012 (chapter reference)</b> 7. Requiring good design 9. Protecting Green Belt land 10. Meeting the challenge of climate change, flooding and coastal change 11. Conserving and enhancing the natural environment
E3 Habitat Protection and Biodiversity	PG 2 Settlement Hierarchy PG 3 Green Belt PG4 Safeguarded Land PG5 Strategic Green Gaps PG6 Open Countryside IN2 Developer contributions SE 2 Efficient Use of land SE4 The landscape SE5 Trees, Hedges and Woodland SE6 Green Infrastructure SE 10 Sustainable Provision Of Minerals SE 11 Sustainable Management Of Waste SE12 Pollution, Land Contamination and Land Instability SE13 Flood Risk and Water Management	<b>2018 (chapter reference)</b> 12. Achieving well-designed places 13. Protecting Green Belt land 14. Meeting the challenge of climate change, flooding and coastal change 15. Conserving and enhancing the natural environment  <b>2012 (chapter reference)</b> 7. Requiring good design 9. Protecting Green Belt land 10. Meeting the challenge of climate change, flooding and coastal change 11. Conserving and enhancing the natural environment
E4 Local Green Space	PG 2 Settlement Hierarchy PG 3 Green Belt PG4 Safeguarded Land PG5 Strategic Green Gaps PG6 Open Countryside IN2 Developer contributions SE 2 Efficient Use of land SE4 The landscape SE5 Trees, Hedges and Woodland SE6 Green Infrastructure SE 10 Sustainable Provision Of Minerals SE 11 Sustainable Management Of Waste SE12 Pollution, Land Contamination and Land Instability SE13 Flood Risk and Water Management	<b>2018 (chapter reference)</b> 6. Building a strong, competitive economy 12. Achieving well-designed places 13. Protecting Green Belt land 14. Meeting the challenge of climate change, flooding and coastal change 15. Conserving and enhancing the natural environment 16. Conserving and enhancing the historic environment  <b>2012 (chapter reference)</b> 3. Supporting a prosperous rural economy 7. Requiring good design 9. Protecting Green Belt land 10. Meeting the challenge of climate change, flooding and coastal change 11. Conserving and enhancing the natural environment 12. Conserving and enhancing the historic environment

E5 Pollution	SE6 Green Infrastructure	<b>2018 (chapter reference)</b>
	SE 10 Sustainable Provision Of Minerals	6. Building a strong, competitive economy
	SE 11 Sustainable Management Of Waste	9. Promoting sustainable transport
	SE12 Pollution, Land Contamination and Land Instability	13. Protecting Green Belt land
	SE13 Flood Risk and Water Management	14. Meeting the challenge of climate change, flooding and coastal change
	CO 1 Sustainable Travel and Transport	15. Conserving and enhancing the natural environment
	CO2 Enabling Business Growth Through Transport Infrastructure	
	CO4 Travel Plans and Transport Assessments	<b>2012 (chapter reference)</b>
		3. Supporting a prosperous rural economy
		4. Promoting sustainable transport
		8. Promoting healthy communities
		10. Meeting the challenge of climate change, flooding and coastal change
		11. Conserving and enhancing the natural environment
HW1 Health and Wellbeing	SD 1 Sustainable Development In Cheshire East	<b>2018 (chapter reference)</b>
	SD 2 Sustainable Development Principles	8. Promoting healthy and safe communities
	IN 1 Infrastructure	9. Promoting sustainable transport
	IN 2 Developer Contributions	12. Achieving well-designed places
	SC2 Indoor and Outdoor Sports Facilities	
	SC 3 Health and wellbeing	<b>2012 (chapter reference)</b>
	SE 1 Design	3.Supporting a prosperous rural economy
	SE 2 Efficient Use Of Land	4.Promoting sustainable transport
	CO 1 Sustainable Travel and Transport	7.Requiring good design
		8. Promoting healthy communities
Aspiration 3 Preventative Health	SD 1 Sustainable Development In Cheshire East	<b>2018 (chapter reference)</b>
	SD 2 Sustainable Development Principles	6. Building a strong, competitive economy
	IN 1 Infrastructure	7. Ensuring the vitality of town centres
	IN 2 Developer Contributions	8. Promoting healthy and safe communities
	SC2 Indoor and Outdoor Sports Facilities	9. Promoting sustainable transport
	SC 3 Health and wellbeing	12. Achieving well-designed places
	SE 1 Design	
	SE 2 Efficient Use Of Land	<b>2012 (chapter reference)</b>
	CO 1 Sustainable Travel and Transport	1.Building a strong, competitive economy
		2.Ensuring the vitality of town centres
		3.Supporting a prosperous rural economy
		4.Promoting sustainable transport
		7.Requiring good design
		8. Promoting healthy communities



.....	HW2 Community Health	SD 1 Sustainable Development In Cheshire East	<b>2018 (chapter reference)</b>
		SD 2 Sustainable Development Principles	6. Building a strong, competitive economy
		IN 1 Infrastructure	7. Ensuring the vitality of town centres
		IN 2 Developer Contributions	8. Promoting healthy and safe communities
		SC2 Indoor and Outdoor Sports Facilities	9. Promoting sustainable transport
		SC 3 Health and wellbeing	12. Achieving well-designed places
		SE 1 Design	
		SE 2 Efficient Use Of Land	<b>2012 (chapter reference)</b>
		CO 1 Sustainable Travel and Transport	1. Building a strong, competitive economy
			2. Ensuring the vitality of town centres
			3. Supporting a prosperous rural economy
			4. Promoting sustainable transport
			7. Requiring good design
			8. Promoting healthy communities
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HE1 Landmarks, Views, Vistas and Gateways	PG 1 Overall Development Strategy	<b>2018 (chapter reference)</b>	
	PG 2 Settlement Hierarchy	12. Achieving well-designed places	
	PG 4 Safeguarded Land	13. Protecting Green Belt land	
	PG 7 Spatial Distribution of Development	14. Meeting the challenge of climate change, flooding and coastal change	
	SD 1 Sustainable Development in Cheshire East	15. Conserving and enhancing the natural environment	
	SD 2 Sustainable Development Principles	16. Conserving and enhancing the historic environment	
	SC 7 Gypsies and Travellers and Travelling Showpeople		
	IN 1 Infrastructure	<b>2012 (chapter reference)</b>	
	IN 2 Developer contributions	7. Requiring good design	
	EG 1 Economic Prosperity	9. Protecting Green Belt land	
	EG 2 Rural Economy	10. Meeting the challenge of climate change, flooding and coastal change	
	EG 4 Tourism	11. Conserving and enhancing the natural environment	
	SC 1 Leisure and Recreation	12. Conserving and enhancing the historic environment	
	SC 2 Indoor and Outdoor Sports Facilities		
	SC3 Health and Wellbeing		
	SC4 Residential Mix		
	SC6 Rural Exceptions Housing for Local Needs		
	SE1 Design		
	SE 2 Efficient Use of Land		
	SE3 Biodiversity and Geodiversity		
	SE4 The Landscape		
	SE5 Trees, Hedgerows ad Woodland		
	SE6 Green Infrastructure		
	SE12 Pollution, Land Contamination and Land Instability		
	SE13 Flood Risk and Water Management		
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HE2 Heritage Assets	PG 1 Overall Development Strategy PG 2 Settlement Hierarchy PG 4 Safeguarded Land PG 7 Spatial Distribution of Development SD 1 Sustainable Development in Cheshire East SD 2 Sustainable Development Principles IN 1 Infrastructure IN 2 Developer contributions EG 1 Economic Prosperity EG 2 Rural Economy EG 4 Tourism SC 1 Leisure and Recreation SC3 Health and Wellbeing SC4 Residential Mix SC6 Rural Exceptions Housing for Local Needs SE1 Design SE 2 Efficient Use of Land SE6 Green Infrastructure SE7 The Historic Environment SE12 Pollution, Land Contamination and Land Instability SE13 Flood Risk and Water Management	<b>2018 (chapter reference)</b> 6. Building a strong, competitive economy 7. Ensuring the vitality of town centres 9. Promoting sustainable transport 12. Achieving well-designed places 16. Conserving and enhancing the historic environment  <b>2012 (chapter reference)</b> 1. Building a strong competitive economy 2. Ensuring the vitality of town centres 3. Supporting a prosperous rural economy 7. Requiring good design 12. Conserving and enhancing the historic environment
HE3 Conservation Areas	PG 1 Overall Development Strategy PG 2 Settlement Hierarchy PG 4 Safeguarded Land PG 7 Spatial Distribution of Development SD 1 Sustainable Development in Cheshire East SD 2 Sustainable Development Principles IN 1 Infrastructure IN 2 Developer contributions EG 1 Economic Prosperity EG 2 Rural Economy EG 3 Existing and Allocated Employment Sites EG 4 Tourism SC 1 Leisure and Recreation SC 2 Indoor and Outdoor Sports Facilities SC3 Health and Wellbeing SC4 Residential Mix SC6 Rural Exceptions Housing for Local Needs SE1 Design SE 2 Efficient Use of Land SE6 Green Infrastructure SE7 The Historic Environment SE12 Pollution, Land Contamination and Land Instability SE13 Flood Risk and Water Management	<b>2018 (chapter reference)</b> 6. Building a strong, competitive economy 8. Promoting healthy and safe communities 12. Achieving well-designed places 16. Conserving and enhancing the historic environment  <b>2012 (chapter reference)</b> 3. Supporting a prosperous rural economy 7. Requiring good design 8. Promoting healthy communities 12. Conserving and enhancing the historic environment

Aspiration 3: Conservation Area Appraisal and Management Plans review	PG 1 Overall Development Strategy PG 2 Settlement Hierarchy PG 4 Safeguarded Land PG 7 Spatial Distribution of Development SD 1 Sustainable Development in Cheshire East SD 2 Sustainable Development Principles IN 1 Infrastructure IN 2 Developer contributions EG 1 Economic Prosperity EG 2 Rural Economy EG 3 Existing and Allocated Employment Sites EG 4 Tourism SC 1 Leisure and Recreation SC 2 Indoor and Outdoor Sports Facilities SC3 Health and Wellbeing SC4 Residential Mix SC6 Rural Exceptions Housing for Local Needs SE1 Design SE 2 Efficient Use of Land SE6 Green Infrastructure SE7 The Historic Environment SE12 Pollution, Land Contamination and Land Instability SE13 Flood Risk and Water Management	<b>2018 (chapter reference)</b> 6. Building a strong, competitive economy 12. Achieving well-designed places 15. Conserving and enhancing the natural environment 16. Conserving and enhancing the historic environment  <b>2012 (chapter reference)</b> 3. Supporting a prosperous rural economy 7. Requiring good design 11. Conserving and enhancing the natural environment 12. Conserving and enhancing the historic environment
HE4 Re-use of Historic Buildings	MP1 Presumption in favour of sustainable development PG 1 Overall Development Strategy PG 2 Settlement Hierarchy SD 1 Sustainable Development in Cheshire East SD 2 Sustainable Development Principles IN 1 Infrastructure IN 2 Developer contributions EG 1 Economic Prosperity EG 2 Rural Economy EG 3 Existing and Allocated Employment Sites SE1 Design SE 2 Efficient Use of Land SE7 The Historic Environment	<b>2018 (chapter reference)</b> 6. Building a strong, competitive economy 7. Ensuring the vitality of town centres 12. Achieving well-designed places 16. Conserving and enhancing the historic environment  <b>2012 (chapter reference)</b> 1. Building A Strong Competitive Economy 2. Ensuring the vitality of town centres 3. Supporting a prosperous rural economy 7. Requiring good design 12. Conserving and enhancing the historic environment
HE5 Historic Open spaces, Woodlands and Meres	PG 2 Settlement Hierarchy PG 3 Green Belt PG 4 Safeguarded Land PG 5 Strategic Green Gaps PG 6 Open Countryside EG 2 Rural Economy EG 4 Tourism SC 1 Leisure and Recreation SC3 Health and Wellbeing SE1 Design SE 2 Efficient use of land SE 3 Biodiversity and Geodiversity SE4 The Landscape SE 5 Trees, Hedgerows and Woodland SE6 Green Infrastructure SE 10 Sustainable Provisions of materials SE 12 Pollution, land contamination and land instability	<b>2018 (chapter reference)</b> 15. Conserving and enhancing the natural environment 16. Conserving and enhancing the historic environment  <b>2012 (chapter reference)</b> 11. Conserving and enhancing the natural environment 12. Conserving and enhancing the historic environment

H1 Housing Mix	MP 1 Presumption in favour of sustainable development PG 1 Overall Development Strategy PG 2 Settlement Hierarchy PG 7 Spatial distribution of Development SD 1 Sustainable development in Cheshire East SD 2 Sustainable development principles IN 2 Developer contributions EG1 Economic Prosperity SC 4 Residential Mix SC 5 Affordable Homes SC6 Rural Exceptions Housing for Local Needs SE 1 Design SE 2 Efficient use of land CO 1 Sustainable Travel and Transport	<b>2018 (chapter reference)</b> 5. Delivering a sufficient supply of homes 8. Promoting healthy and safe communities 12. Achieving well-designed places  <b>2012 (chapter reference)</b> 6. Delivering a wide choice of high quality homes 7. Requiring good design 8. Promoting healthy communities
H2 Previously developed and infill development	MP 1 Presumption in favour of sustainable development PG 1 Overall Development Strategy PG 2 Settlement Hierarchy PG 7 Spatial distribution of Development SD 1 Sustainable development in Cheshire East SD 2 Sustainable development principles IN 2 Developer contributions EG1 Economic Prosperity SC 4 Residential Mix SC 5 Affordable Homes SC6 Rural Exceptions Housing for Local Needs SE 1 Design SE 2 Efficient use of land SE3 Biodiversity and Geodiversity SE12 Pollution, Land Contamination and Land Instability CO 1 Sustainable Travel and Transport	<b>2018 (chapter reference)</b> 5. Delivering a sufficient supply of homes 8. Promoting healthy and safe communities 12. Achieving well-designed places  <b>2012 (chapter reference)</b> 6. Delivering a wide choice of high quality homes 7. Requiring good design 8. Promoting healthy communities
H3 Residential Extensions and Conversions	MP 1 Presumption in favour of sustainable development PG 1 Overall Development Strategy PG 2 Settlement Hierarchy PG 7 Spatial distribution of Development SD 1 Sustainable development in Cheshire East SD 2 Sustainable development principles IN 2 Developer contributions EG1 Economic Prosperity SC 4 Residential Mix SC 5 Affordable Homes SC6 Rural Exceptions Housing for Local Needs SE 1 Design SE 2 Efficient use of land SE3 Biodiversity and Geodiversity SE7 The Historic Environment SE11 Sustainable Management of Waste SE12 Pollution, Land Contamination and Land Instability CO 1 Sustainable Travel and Transport	<b>2018 (chapter reference)</b> 5. Delivering a sufficient supply of homes 8. Promoting healthy and safe communities 12. Achieving well-designed places 16. Conserving and enhancing the historic environment  <b>2012 (chapter reference)</b> 6. Delivering a wide choice of high quality homes 7. Requiring good design 8. Promoting healthy communities 12. Conserving and enhancing the historic environment



H4 Living in the Town Centre	MP 1 Presumption in favour of sustainable development PG 1 Overall Development Strategy PG 2 Settlement Hierarchy PG 7 Spatial distribution of Development SD 1 Sustainable development in Cheshire East SD 2 Sustainable development principles IN 2 Developer contributions EG1 Economic Prosperity SC 4 Residential Mix SC 5 Affordable Homes SC6 Rural Exceptions Housing for Local Needs SE 1 Design SE 2 Efficient use of land SE3 Biodiversity and Geodiversity SE7 The Historic Environment SE11 Sustainable Management of Waste CO 1 Sustainable Travel and Transport	<b>2018 (chapter reference)</b> 5. Delivering a sufficient supply of homes 8. Promoting healthy and safe communities 12. Achieving well-designed places 16. Conserving and enhancing the historic environment  <b>2012 (chapter reference)</b> 6. Delivering a wide choice of high quality homes 7. Requiring good design 8. Promoting healthy communities 12. Conserving and enhancing the historic environment
SL 1 Open Space in New Developments	MP 1 Presumption in Favour of Sustainable Development PG 1 Overall Development Strategy PG 2 Settlement Hierarchy PG 4 Safeguarded Land PG 5 Strategic Green Gaps PG 6 Open Countryside PG 7 Spatial Distribution of Development Policy SD 1 Sustainable Development in Cheshire East SD 2 Sustainable Development Principles IN 1 Infrastructure IN 2 Developer Contributions EG 1 Economic Prosperity EG 2 Rural Economy SC 1 Leisure and Recreation SC 2 Indoor and Outdoor Sports Facilities	<b>2018 (chapter reference)</b> 8. Promoting healthy and safe communities 12. Achieving well-designed places  <b>2012 (chapter reference)</b> 7. Requiring good design 8. Promoting healthy communities
SL2 Enhancing existing Sport and Leisure Facilities	MP 1 Presumption in Favour of Sustainable Development PG 1 Overall Development Strategy PG 2 Settlement Hierarchy PG 4 Safeguarded Land PG 5 Strategic Green Gaps PG 6 Open Countryside PG 7 Spatial Distribution of Development Policy SD 1 Sustainable Development in Cheshire East SD 2 Sustainable Development Principles IN 1 Infrastructure IN 2 Developer Contributions EG 1 Economic Prosperity EG 2 Rural Economy SC 1 Leisure and Recreation SC 2 Indoor and Outdoor Sports Facilities	<b>2018 (chapter reference)</b> 6. Building a strong, competitive economy 8. Promoting healthy and safe communities 12. Achieving well-designed places  <b>2012 (chapter reference)</b> 1. Building a strong, competitive economy 3. Supporting a prosperous rural economy 7. Requiring good design 8. Promoting healthy communities

SL 3 New Sport and Leisure Facilities	MP 1 Presumption in Favour of Sustainable Development PG 1 Overall Development Strategy PG 2 Settlement Hierarchy PG 4 Safeguarded Land PG 5 Strategic Green Gaps PG 6 Open Countryside PG 7 Spatial Distribution of Development Policy SD 1 Sustainable Development in Cheshire East SD 2 Sustainable Development Principles IN 1 Infrastructure IN 2 Developer Contributions EG 1 Economic Prosperity EG 2 Rural Economy SC 1 Leisure and Recreation SC 2 Indoor and Outdoor Sports Facilities	<b>2018 (chapter reference)</b> 6. Building a strong, competitive economy 8. Promoting healthy and safe communities 12. Achieving well-designed places  <b>2012 (chapter reference)</b> 1. Building a strong, competitive economy 3. Supporting a prosperous rural economy 7. Requiring good design 8. Promoting healthy communities
Aspiration 5 Town Centre Masterplan	MP 1 Presumption in favour of sustainable development PG 1 Overall Development Strategy SD 1 Sustainable development in Cheshire East SD 2 Sustainable development principles IN 1 Infrastructure IN2 Developer Contributions EG1 Economic Prosperity EG5 Promoting a Town Centre First Approach to Retail and Commerce SE1 Design SE2 Efficient Use of Land CO1 Sustainable Travel and Transport CO2 Enabling Business Growth Through Transport Infrastructure CO4 Travel Plans and Transport Assessments	<b>2018 (chapter reference)</b> 6. Building a strong, competitive economy 7. Ensuring the vitality of town centres 8. Promoting healthy and safe communities 9. Promoting sustainable transport 10. Supporting high quality communications 12. Achieving well-designed places  <b>2012 (chapter reference)</b> 1. Building a strong, competitive economy 2. Ensuring the vitality of town centres 3. Supporting a prosperous rural economy 4. Promoting sustainable transport 5. Supporting high quality communications infrastructure 7. Requiring good design 8. Promoting healthy communities
TC1 Town Centre Streets, Spaces And Forecourts	MP 1 Presumption in favour of sustainable development PG 1 Overall Development Strategy SD 1 Sustainable development in Cheshire East SD 2 Sustainable development principles IN 1 Infrastructure IN2 Developer Contributions EG1 Economic Prosperity SE1 Design SE2 Efficient Use of Land CO1 Sustainable Travel and Transport CO2 Enabling Business Growth Through Transport Infrastructure CO4 Travel Plans and Transport Assessments	<b>2018 (chapter reference)</b> 5. Delivering a sufficient supply of homes 7. Ensuring the vitality of town centres 8. Promoting healthy and safe communities 9. Promoting sustainable transport 10. Supporting high quality communications 12. Achieving well-designed places 16. Conserving and enhancing the historic environment  <b>2012 (chapter reference)</b> 2. Ensuring the vitality of town centres 4. Promoting sustainable transport 5. Supporting high quality communications infrastructure 6. Delivering a wide choice of high quality homes 7. Requiring good design 8. Promoting healthy communities 12. Conserving and enhancing the historic environment

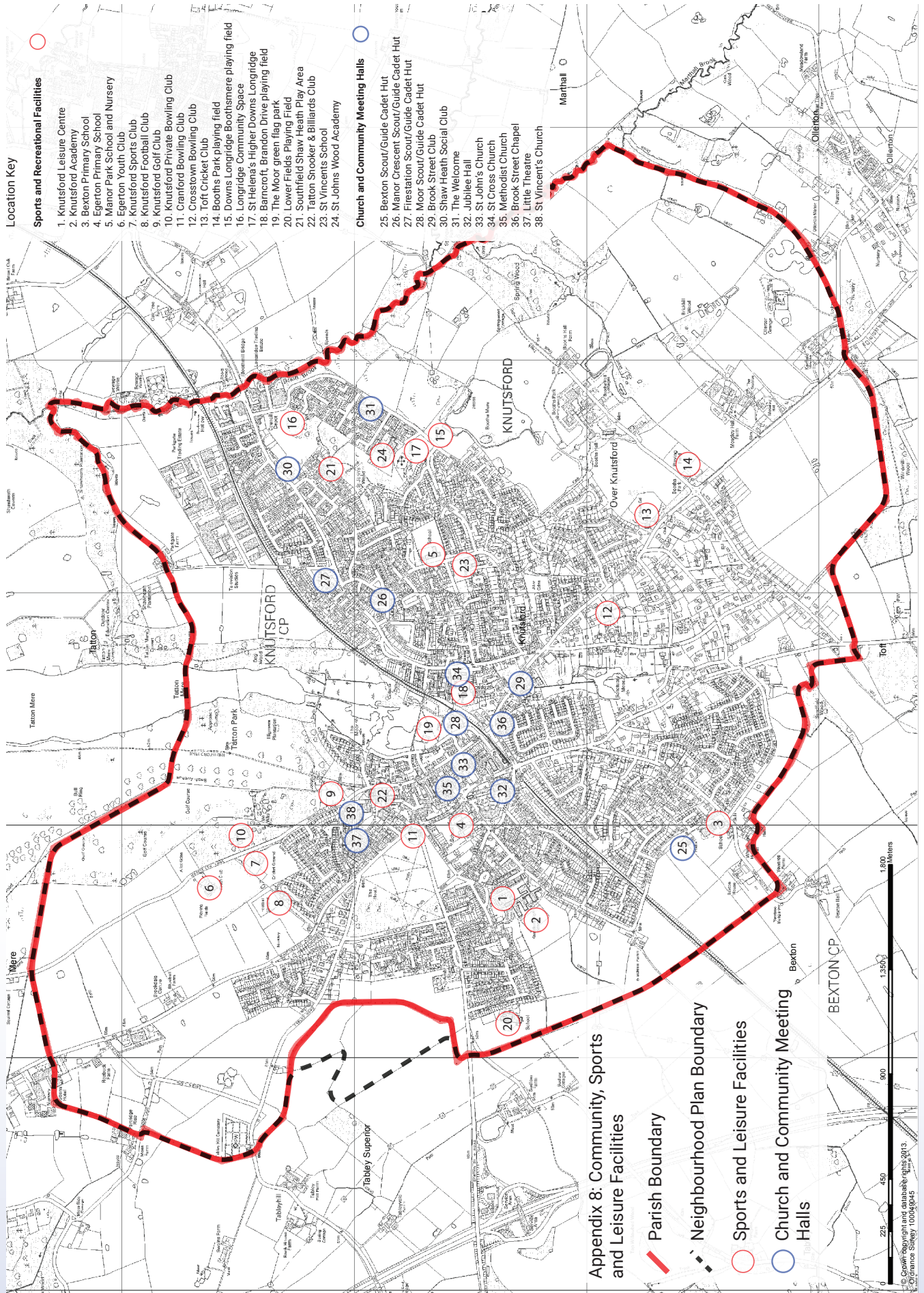
TC 2 Alleyways and Yards	MP 1 Presumption in favour of sustainable development PG 1 Overall Development Strategy SD 1 Sustainable development in Cheshire East SD 2 Sustainable development principles IN 1 Infrastructure IN2 Developer Contributions EG1 Economic Prosperity SE1 Design SE2 Efficient Use of Land CO1 Sustainable Travel and Transport CO2 Enabling Business Growth Through Transport Infrastructure CO4 Travel Plans and Transport Assessments	<b>2018 (chapter reference)</b> 7. Ensuring the vitality of town centres 8. Promoting healthy and safe communities 12. Achieving well-designed places 16. Conserving and enhancing the historic environment  <b>2012 (chapter reference)</b> 2. Ensuring the vitality of town centres 7. Requiring good design 8. Promoting healthy communities 12. Conserving and enhancing the historic environment
TC 3 Town Centre Car Parks	MP 1 Presumption in favour of sustainable development PG 1 Overall Development Strategy SD 1 Sustainable development in Cheshire East SD 2 Sustainable development principles IN 1 Infrastructure IN2 Developer Contributions EG1 Economic Prosperity SE1 Design SE2 Efficient Use of Land CO1 Sustainable Travel and Transport CO2 Enabling Business Growth Through Transport Infrastructure CO4 Travel Plans and Transport Assessments	<b>2018 (chapter reference)</b> 7. Ensuring the vitality of town centres 8. Promoting healthy and safe communities 9. Promoting sustainable transport 12. Achieving well-designed places  <b>2012 (chapter reference)</b> 2. Ensuring the vitality of town centres 4. Promoting sustainable transport 7. Requiring good design 8. Promoting healthy communities
Aspiration 6 Town Centre Parking	MP 1 Presumption in favour of sustainable development PG 1 Overall Development Strategy SD 1 Sustainable development in Cheshire East SD 2 Sustainable development principles IN 1 Infrastructure IN2 Developer Contributions EG1 Economic Prosperity SE1 Design SE2 Efficient Use of Land CO1 Sustainable Travel and Transport CO2 Enabling Business Growth Through Transport Infrastructure CO4 Travel Plans and Transport Assessments	<b>2018 (chapter reference)</b> 7. Ensuring the vitality of town centres 8. Promoting healthy and safe communities 9. Promoting sustainable transport 12. Achieving well-designed places  <b>2012 (chapter reference)</b> 2. Ensuring the vitality of town centres 4. Promoting sustainable transport 7. Requiring good design 8. Promoting healthy communities
Aspiration 7 Reducing Traffic Congestion	MP 1 Presumption in favour of sustainable development PG 1 Overall Development Strategy SD 1 Sustainable development in Cheshire East SD 2 Sustainable development principles IN 1 Infrastructure IN2 Developer Contributions EG1 Economic Prosperity SE1 Design CO1 Sustainable Travel and Transport CO4 Travel Plans and Transport Assessments	<b>2018 (chapter reference)</b> 7. Ensuring the vitality of town centres 9. Promoting sustainable transport 10. Supporting high quality communications  <b>2012 (chapter reference)</b> 2. Ensuring the vitality of town centres 4. Promoting sustainable transport 5. Supporting high quality communications infrastructure

T1 Walking in Knutsford	MP 1 Presumption in favour of sustainable development	<b>2018 (chapter reference)</b>
	PG 1 Overall Development Strategy	7. Ensuring the vitality of town centres
	SD 1 Sustainable development in Cheshire East	8. Promoting healthy and safe communities
	SD 2 Sustainable development principles	9. Promoting sustainable transport
	IN 1 Infrastructure	
	IN2 Developer Contributions	<b>2012 (chapter reference)</b>
	EG1 Economic Prosperity	2. Ensuring the vitality of town centres
	SC1 Leisure and Recreation	4. Promoting sustainable transport
	SC3 Health and Wellbeing	8. Promoting healthy communities
	SE1 Design	
T2 Cycling in Knutsford	CO1 Sustainable Travel and Transport	
	CO4 Travel Plans and Transport Assessments	
	MP 1 Presumption in favour of sustainable development	<b>2018 (chapter reference)</b>
	PG 1 Overall Development Strategy	6. Building a strong, competitive economy
	SD 1 Sustainable development in Cheshire East	7. Ensuring the vitality of town centres
	SD 2 Sustainable development principles	8. Promoting healthy and safe communities
	IN 1 Infrastructure	9. Promoting sustainable transport
	IN2 Developer Contributions	
	EG1 Economic Prosperity	<b>2012 (chapter reference)</b>
	SC1 Leisure and Recreation	2. Ensuring the vitality of town centres
T3 Public Transport	SC3 Health and Wellbeing	3. Supporting a prosperous rural economy
	SE1 Design	4. Promoting sustainable transport
	CO1 Sustainable Travel and Transport	8. Promoting healthy communities
	CO4 Travel Plans and Transport Assessments	
	MP 1 Presumption in favour of sustainable development	<b>2018 (chapter reference)</b>
	PG 1 Overall Development Strategy	6. Building a strong, competitive economy
	SD 1 Sustainable development in Cheshire East	7. Ensuring the vitality of town centres
	SD 2 Sustainable development principles	8. Promoting healthy and safe communities
	IN 1 Infrastructure	9. Promoting sustainable transport
	IN2 Developer Contributions	
T4 Parking	EG1 Economic Prosperity	<b>2012 (chapter reference)</b>
	SE1 Design	2. Ensuring the vitality of town centres
	CO1 Sustainable Travel and Transport	3. Supporting a prosperous rural economy
	CO2 Enabling Business Growth Through Transport Infrastructure	4. Promoting sustainable transport
	CO4 Travel Plans and Transport Assessments	8. Promoting healthy communities
	MP 1 Presumption in favour of sustainable development	<b>2018 (chapter reference)</b>
	PG 1 Overall Development Strategy	6. Building a strong, competitive economy
	SD 1 Sustainable development in Cheshire East	7. Ensuring the vitality of town centres
	SD 2 Sustainable development principles	9. Promoting sustainable transport
	IN 1 Infrastructure	10. Supporting high quality communications
T4 Parking	IN2 Developer Contributions	
	EG1 Economic Prosperity	<b>2012 (chapter reference)</b>
	SE1 Design	2. Ensuring the vitality of town centres
	SE2 Efficient Use of Land	3. Supporting a prosperous rural economy
	CO1 Sustainable Travel and Transport	4. Promoting sustainable transport
	CO2 Enabling Business Growth Through Transport Infrastructure	5. Supporting high quality communications infrastructure
	CO4 Travel Plans and Transport Assessments	
	MP 1 Presumption in favour of sustainable development	
	PG 1 Overall Development Strategy	
	SD 1 Sustainable development in Cheshire East	



# Appendix 8: Knutsford Community, Sports and Leisure Facilities

In accordance with Policy SL2



**Prepared and published by:**

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**Knutsford**  
Neighbourhood Plan

