

## WELCOME & CONTEXT

### INTRODUCTION

TEM Planning on behalf of the Tatton Estate are proposing to bring forward a reserved matters application, that will seek approval of the type, layout and detailed design of the already approved residential properties on land at Parkgate.

In June 2015 Cheshire East Council issued planning permission for residential development on the land north of Parkgate industrial estate, off Parkgate Lane. The planning permission in place also approved:

- The access arrangements including a new roundabout, parking and lane widening
- Financial contributions to wider highways works in Knutsford, education, outdoor sports facilities and public art
- The amount of new public, open space

### WHAT IS PROPOSED NOW?

The Tatton Estate is preparing what is called a 'reserved matters' planning application which will ask Cheshire East Council for approval to the detail of the development. The principal use of the site as residential has already been accepted.

This reserved matters application will therefore seek approval to the detailed layout, type, mix, landscaping and design of the new homes.

### THE VISION

The Tatton Estate is different. Locally based and family owned, we have invested in first class architects and consultants working on the planning application. The Estate is seeking to design a scheme that goes a step beyond a standard housing site to create a community, with masterplanning that compliments the market town, delivers energy efficient homes and architectural influences worthy of merit and Conversation Area status in the future. The team will have with them a range of ideas and the final plans submitted will potentially change significantly as feedback is received.

### LET US KNOW YOUR VIEWS

Before the submission of the reserved matters planning application to Cheshire East Council, we are undertaking the community consultation to find out what local people think about our draft proposals. These boards have been prepared to allow the local community to view the plans as well as submit their ideas via the feedback form.



## A HIGH QUALITY RESIDENTIAL COMMUNITY

The consented scheme had no cap on units but was tested on c.280 large family houses. The masterplans showed around 200 - 250 of these larger homes but research and feedback showed demand for smaller units and apartments hence this option here shows some 300 units. Still at an extremely low density with large parts of the site not developed. -this number has been arrived at following detailed consideration of the outline planning permission and informed by technical work looking at the strengths and opportunities of this specific site.

This proposed scheme provides a safe and attractive development and we envisage the scale and the character of the scheme through a range of property types and landscaped areas will deliver a comprehensive residential community that will meet a range of existing and future needs of residents of Knutsford.

This application will seek the detailed design of the hard and soft landscaping to compliment the new homes and living environment.

It will also include:

- Several children's play areas and a trim trail for all to use.
- The central boulevard with views of the Pennines and features to give it uniqueness and a sense of place throughout the scheme
- Partial retention of the pond despite consent to build over, creating an attractive Park Gate Park at the heart of the scheme
- Some of the landscape buffer to the industrial park has been used to provide apartments / live work units with the remainder been left as landscape
- Cresnet façade to create a sense of arrival and good use of open space at the gateway and apartments allowing dense units (possibly PRS) closest to Tatton Park, town centre and amenities

It includes a mix of houses and apartments ranging from 1-7 bedrooms.

The design of the scheme has been masterplanned to consider the adjoining uses, but also has sought the opportunity to create an exemplary designed scheme worthy of a Knutsford location but within the difficult restriction regarding scale, massing and height masterplanning and the scheme proposes mainly 2 and some 3 storey homes.



## AN ALTERNATIVE LAYOUT

This alternative layout creates a scheme that more readily responds to the existing landscape, allowing for the natural large pond in the middle of the site and the adjacent natural land features to form 'Parkgate Park'. The additional natural ponds on the site have also been exploited to create further open space areas.

An increased density to the site has been achieved through the introduction of a larger proportion of apartments which allows the development the opportunity to provide different housing types and scales throughout the masterplan.

The masterplan also includes:-

- Children's play areas integrated into the open spaces
- The existing public footpath will be redirected along the Green Belt boundary and combined with the a cycle path connecting the south eastern point of the site through to the north eastern footbridge over the Birkin Brook. New build housing will front onto this, to adding natural surveillance
- A 'Trim Trail' will run alongside the proposed cycle/ footpath
- A leisure track is to be created around the Parkgate Park connected to the cycle / footpath
- A Bandstand / amphitheatre will be created within the park to encourage a variety of events
- A central boulevard connects the north and south sections of the site. Features such a bridges over the natural landscape and 'art islands' allow for traffic flow to be managed.
- Apartments and 'Live-work' units create a visual buffer between the industrial and the residential development
- The masterplan has placed an emphasis on 'hidden' car parking and large communal garden squares

As with the previous layout detail design of hard and soft landscaping will be developed to work with the layout, ensuring the schemes integration into the natural landscaping surrounding the site. The development provides a varied mix of accommodation from 1 bed apartments to 5 bed houses to deliver a comprehensive community. The masterplan sets out to create a scheme showcasing exemplar housing for the future in Knutsford.



## INDICATIVE HOUSING ILLUSTRATIONS



## INDICATIVE PLAY AND ACTIVE AREAS





**WHAT HAPPENS NEXT?**

Thank you for taking the time to consider this information.  
Comments and feedback can be provided via the following methods:



**EMAIL**

jc@temproperty.com



**TELEPHONE**

01565 656380



**POST**

Parkgate Consultation  
TEM Property  
10-12 Canute Place  
Knutsford, WA16 9BP



**WEBSITE**

www.temproperty.com  
Click on 'current consultations'



**PUBLIC EXHIBITION**

During the public exhibition  
please complete the comments  
form and place in the box.

**NEXT STEPS**

TEM Property and the Tatton Estate will consider all correspondence received. Public responses are discussed in the Statement of Community Involvement which will be provided with the planning application to Cheshire East Council, we do not submit names and addresses in the statement.

If you would like to be kept up to date with progress, please do provide us with your contact details (including email if you have one).

**THE PLANNING APPLICATION**

Following consideration of the comments received, amendments may be made to the proposed plans. We hope to progress a planning application and submit by the end of February 2018. Cheshire East Council will then consider the application and a further consultation period will then be undertaken.

If a positive decision is received by early summer 2017, we could be on site starting development hopefully by the end of 2018 / early 2019.