

## Why have I received a leaflet?

The Tatton Estate is preparing an outline planning application for land to the east of Manchester Road for a residential led-mixed use development. The site forms part of the North-West Knutsford area allocated for development within the Cheshire East Local Plan Strategy.

The Estate has already had extensive public consultation ahead of the submission of a planning application, and as part of The Tatton Estate commitment to the town and local community, we wish to consult again with local residents, businesses and community groups who live or have an interest in the area around the proposed development site.

The purpose of this leaflet is to inform you of the emerging details of the development and provide you with contact details should you have any queries or comments on the development in advance of the submission of the application.

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## Why is the Development Needed?

The site forms part of the larger area known as North-West Knutsford that is allocated for development within the Cheshire East Local Plan Strategy. This strategic allocation seeks to deliver around 500 new homes, a business park, local retail provision and open space/sport/leisure facilities. The Local Plan Strategy envisages a minimum of 250 new homes to be delivered on part of the site.

There is an acute need for new homes to be delivered in Knutsford, and the wider borough. This has been exacerbated by a lack of available and deliverable sites for development within the town in the recent past. This, combined with the unique character of the town and its accessibility to centres of employment means that there is a real affordability issue within the town.

A local/neighbourhood centre and commercial area is required to ensure an appropriate mix of uses is included within the North-West Knutsford area with services and facilities being created on site to create a sustainable new community as envisaged by the Local Plan Strategy.

The proposed development will deliver the following key benefits:

- Provision of a mix of homes, both tenure and size, along with new affordable homes;
- Creation of between 146 and 194 new full-time equivalent jobs;
- Creation of between 291 and 421 temporary construction jobs;
- Gross Value Added (GVA) to the Cheshire East economy of £3.6m-£4.9million per annum;
- New Homes Bonus of £1.6m-£1.9million to be reinvested locally.

## What Happens Next?

The Tatton Estate intend on formally submitting a planning application in the coming weeks. Once the application is validated, there will also be an opportunity to formally submit representations on the planning application to Cheshire East Council as the local planning authority.

Further information in respect of the proposed development and contact details are provided at <http://tattongroup.com/current-consultations/>

# Residential-led Development Proposals

## Bluebell Village, Knutsford



July 2018



**Pegasus**  
Group



## What is proposed?

An illustrative plan showing the potential development areas and mix of uses is provided and shows:

- A residential-led, mixed-use development as supported by the site allocation within the Cheshire East Local Plan Strategy;
- Local/neighbourhood centre of around 1 hectare (2.5 acres) including the potential for:
  - A small supermarket and other small retail units;
  - Family pub/restaurant; and/or
  - Medical centre or Community/Leisure uses;
- A mixed-use commercial area including either;
  - Family pub/restaurant and hotel;
  - A Care Home plus medical centre; and/or
  - Car Showroom.
- Retention of Knutsford Football Club and Knutsford Sports Club pitches;
- New landscape buffer to the north of the site;
- Open space/recreational uses;
- Access off Manchester Road;
- A scheme to redesign the Canute Place roundabout is already in progress to upgrade infrastructure;
- Section 106 agreement to find all necessary school places etc will be part of this consent.

The planning application is to be submitted in 'outline' which means that the application will seek to secure the principle of the proposed uses only. Details in respect of proposed access arrangements, the appearance and scale of buildings, the site layout and landscaping will be 'reserved' for future approval to Cheshire East through a separate application and consultation subject to outline planning permission being secured. The Tatton Estate would consult the local community again and at the time when such details are being designed.

# Proposed Development Layout

