

Cheshire East Local Plan

Site Allocations and Development Policies Document

Knutsford Settlement Report [ED 34]

August 2020

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1. Introduction

- 1.1 This report is the Knutsford Settlement Report (“KSR”) [ED 34]. It brings together several aspects of settlement-based work, carried out to inform the development of the Revised Publication Draft Site Allocations and Development Policies Document (“SADPD”) [ED 01]. The KSR is split into chapters detailing work carried out for Knutsford on the site selection process, retail planning, and the consideration of settlement boundaries.
- 1.2 Documents referenced with the ‘ED’ prefix are available to view in the Revised Publication Draft SADPD consultation library.

2. Knutsford

Introduction

- 2.1 Knutsford is a town with its own settlement and Green Belt inset boundary, outside which lies Green Belt and open countryside as defined in the Cheshire East Local Plan Strategy (“LPS”), adopted in 2017. It is identified as a Key Service Centre (“KSC”) in the LPS, and has a 2018 mid-year population estimate of 13,200 people¹.

Neighbourhood Development Plan

- 2.2 Neighbourhood Planning was introduced with the Localism Act 2011 and gives communities new powers to write planning policies through Neighbourhood Development Plans (“NDPs”) and grant planning permission through Neighbourhood Development Orders. Neighbourhood planning provides a powerful set of tools for local people to make sure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.
- 2.3 Knutsford’s Neighbourhood Plan was ‘made’ on the 14 March 2019 and now forms part of the Development Plan for Cheshire East Council. Further information can be found on the Cheshire East website.²

¹ Source: Office for National Statistics (“ONS”) 2012-18 mid-year population estimates for small areas (October 2019 release). ONS Crown Copyright 2019. ONS licensed under the Open Government Licence v. 3.0.

² <https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-g-m/knutsford-neighbourhood-plan.aspx>

Strategy for development in Knutsford

- 2.4 The strategy for Knutsford over the LPS period is to accommodate a modest level of housing and employment growth, reflecting its size and function as a Key Service Centre. The popularity of Knutsford as a residential location and its ability to attract investment and jobs must be balanced with the need to minimise the harm to the Green Belt given the lack of available land in the urban area.
- 2.5 Within the 'made' Knutsford Neighbourhood Plan, the vision is that the 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; and
 - 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.

3. Development Requirements in Knutsford

- 3.1 The LPS identifies a borough wide requirement for a minimum of 36,000 homes and 380 hectares of employment land over the plan period, 2010 to 2030 (policy PG1 ‘Overall development strategy’).
- 3.2 The 36,000 dwelling requirement identified in the LPS is the minimum requirement for housing development in Cheshire East over the Plan period. The Council needs to be sure that this requirement is completed by 2030.
- 3.3 It is appropriate and recognised good practice for a local planning authority to apply an additional level of flexibility to accommodate any potential future changes to sites or changing housing market conditions over the life of the Plan, to make sure that the housing requirement is achieved. This means that the total level of housing provided in each settlement will normally be higher than the expected level of development. Cumulatively, this additional amount of housing, along with small sites windfall allowance, provides a ‘flexibility factor’.
- 3.4 As set out in ‘The provision of housing and employment land and the approach to spatial distribution’ report [ED 05], the overall level of plan flexibility on housing supply has increased significantly since the adoption of the LPS in 2017.
- 3.5 The employment land requirement identified in the LPS already includes a 20% flexibility factor, as set out in the Alignment of Economic, Employment and Housing Strategy (¶¶3.55 to 3.58).
- 3.6 It is worth noting that the development requirements of the Borough have largely been met in the LPS.
- 3.7 Figure Knutsford 1 shows the indicative development land requirements for Knutsford, as set out in LPS Policy PG 7. Retail requirements are set out separately and retail issues are considered in Chapter 5 of this report. .

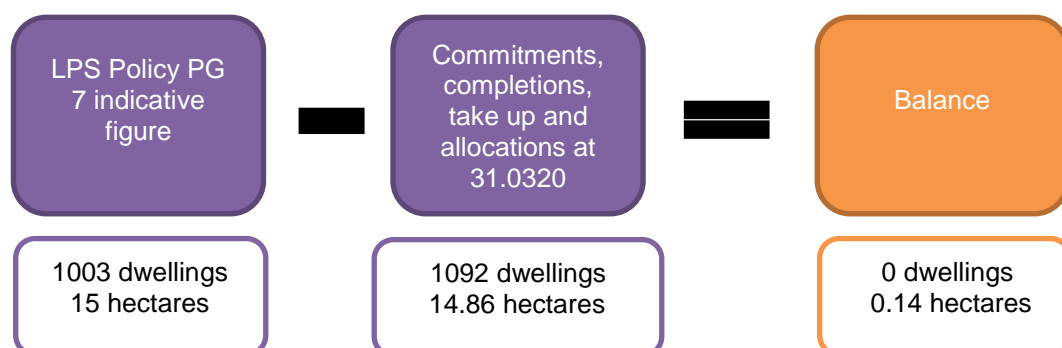


Figure Knutsford 1: Amount of development land required over the Plan period

- 3.8 There were 88 housing completions (net) in Knutsford between 1 April 2010 and 31 March 2020 and 0.23ha employment land take up (excluding strategic sites). Commitments (excluding strategic sites) as at 31 March 2020 were 79 dwellings and 0 ha of employment land.
- 3.9 There are sites allocated for employment and residential uses in the Local Plan Strategy. As at the 31 March 2020, there were 0 housing completions on strategic sites and a site with a commitment of 200 dwellings. In terms of employment land, there are 7.13 hectares at Parkgate Extension³. There is a further 725 homes allocated through strategic sites and a remaining employment allocation totalling 7.5 hectares (at land west of Manchester Road).
- 3.10 Taking into account existing completions/take up and commitments, this leaves a residual of 0 dwellings and 0.14 ha of employment land over the remaining Plan period.

³ The site area for Parkgate Extension has been amended following a review of the site area (for the allocated site) as part of the council's annual employment land monitoring.

4. Site selection

Introduction

- 4.1 This chapter documents the implementation of the Site Selection Methodology (“SSM”) for Knutsford, and should be read alongside the SADPD Site Selection Methodology Report [ED 07], the Revised Publication Draft SADPD Sustainability Appraisal (“SA”) [ED 03], the Revised Publication Draft SADPD Habitats Regulations Assessment (“HRA”) [ED 04] and the Revised Publication Draft SADPD (August 2020) [ED 01]. It documents the application of the relevant Stages of the SSM⁴.

Stage 1: Establishing a pool of sites for Knutsford

- 4.2 In line with the SSM, a longlist of potential sites was established for Knutsford. This pool consists of all sites listed or submitted in the Urban Potential Assessment (August 2015); the Edge of Settlement Assessment (August 2015); the LPS Final Site Selection Reports (July 2016); the LPS examination hearing sessions (October 2016); the Call for Sites (June 2017); the First Draft SADPD consultation (October 2018); and the Initial Publication Draft SADPD (August 2019).
- 4.3 A total of 19 housing sites and 8 employment sites were identified at Stage 1 and this pool of sites is listed and mapped in Appendix 1, with headline figures shown in Table Knutsford 1.

Stage 2: First site sift

- 4.4 The first site sift was carried out to produce a shortlist of sites for further consideration in the site selection process. Sites were removed that:
- can’t accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside, as defined in the LPS and are not currently compliant with those policies;
 - are not being actively promoted;
 - have planning permission as at 31/03/20;
 - are in use (unless there is clear indication that this will cease);
 - contain showstoppers (i.e. SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield);
 - are LPS Safeguarded Land;

⁴ Stage 1 – Establishing a pool of sites, Stage 2 – First site sift, Stage 3 – Decision point, Stage 4 – Site assessment, Sustainability Appraisal and Habitats Regulations Assessment, Stage 5 – Evaluation and initial recommendations, Stage 6 – Input from infrastructure providers/statutory consultees, Stage 7 – Final site selection

- are allocated in the LPS.

4.5 A total of 9 housing sites and 8 employment site were included in Stage 2 following the first site sift. These are listed and mapped in Appendix 1, with headline figures shown in Table Knutsford 1.

	Housing		Employment	
	Number of sites	Dwellings	Number of sites	Employment land (ha)
Stage 1	19	776	8	16.11
Stage 2	9	222	8	16.11

Table Knutsford 1: Knutsford sites considered in Stages 1 and 2 of the SSM

Stage 3: Decision point – the need for sites in Knutsford

- 4.6 Stage 3 of the SSM is a decision point whereby account was taken of the most up-to-date employment and housing land supply information as at 31/03/20, and the LPS spatial distribution of development to determine whether or not Knutsford required sites to be identified in the SADPD.
- 4.7 As detailed in Chapter 3 and Figure Knutsford 1 of this report, Knutsford has met and exceeded its housing figure and there is a residual requirement of 0.14 hectares of employment land.
- 4.8 The Council is not proposing to allocate additional employment land in the SADPD for Knutsford. The residual requirement should be considered in the context of the overall requirement of 15 hectares of employment land allocated for Knutsford. LPS policy PG 7 'Spatial Distribution of Development' expects Knutsford to accommodate 'in the order of' 15 hectares of employment land. It is reasonable to conclude that the provision of 14.86 hectares of employment land would fall under this expectation. Consideration has also been given to the fact that the overall employment requirement in the LPS includes 20% flexibility as noted in paragraph 3.5 above⁵.

Recommendation regarding the allocation of sites for development in Knutsford (Stage 3)

Taking into account and balancing the range of factors considered in the SSM, it is recommended that no sites should be allocated in the SADPD for housing or employment development in Knutsford.

⁵ Alignment of Economic, Employment and Housing Strategies – Ekosgen Report (August 2015), pp 28 to 29.

5. Retail planning

Introduction

- 5.1 The purpose of this chapter is to set out how the Council's policy position on retail and town centre matters to support Part 2 of the Local Plan (the SADPD) has been derived, drawing from relevant evidence and ensuring consistency with national planning policy. The chapter should be read alongside the retail evidence prepared to support the SADPD including, most recently, the WYG Retail Study Partial Update (2020) [ED 17].
- 5.2 The SADPD will consider the need for the allocation of sites for retail, leisure and town centre uses and set out the future planning policy approach in Cheshire East. It will also:
- Confirm the retail hierarchy approach for the settlement;
 - Consider the approach to the impact assessment threshold for the settlement;
 - Consider boundaries (as appropriate) for retail uses including town or village centre boundaries, and primary shopping areas;;
 - Consider matters that might influence a future development approach in terms of development management policies or allocation(s) for retail and town centre uses.

Retail Overview

- 5.3 Knutsford is a KSC in the retail hierarchy, as set out in Policy EG 5 in the LPS. The focus in the KSCs is on the improvement of the convenience and comparison retail offer, with the potential to strengthen and enhance this offer, where appropriate, as well as supporting diversification in terms of other uses such as offices, services, leisure, cultural and residential as appropriate.
- 5.4 The town centre boundary for Knutsford is currently defined in the Macclesfield Borough Local Plan ("MBLP"). It is located largely within a Conservation Area and has within it a defined primary shopping area.
- 5.5 The Macclesfield Borough Local Plan contained a number of policies covering Knutsford town centre, from KTC 1- 20 These policies were largely retained / saved in the adopted LPS whilst others were deleted due to the policy objective having been achieved. With the advent of the SADPD, the remaining saved policies will be comprehensively superseded by the town centre policies in the SADPD and the adopted Knutsford Neighbourhood Plan.

Retail Health Indicators and Analysis

- 5.6 The WYG Retail Study (2016) and updates prepared, most recently in 2020 (WYG Retail Study Partial Update [ED 17]) has evaluated the vitality and viability of the two Principal Towns in Cheshire East (Crewe and Macclesfield) and the nine KSCs in the Borough. The WYG retail work has also considered the retail health and function of the Local Service Centres. .
- 5.7 Appendix 3 of the WYG Retail Study (2016) (pp 7-12) includes the full health check for Principal Towns and Key Service Centres and has been updated in appendices A and B of the WYG Retail Study Partial Update (2020) [ED 17]. The retail 'health check' draws on a number of key indicators in accordance with national guidance.
- 5.8 Knutsford is considered to be a vibrant and thriving centre. As well as providing an important retail and service destination for local residents, as a result of the varied retail offer and evening economy, the centre also attracts customers from further afield.
- 5.9 The convenience shopping offer has been modernised and strengthened over recent years, most recently by the opening of the Aldi supermarket and smaller format Waitrose store. The town is considered to function as a comparison shopping and leisure destination just as much as a location for the local resident population to gain access to key day-to-day services.
- 5.10 The leisure offering and evening economy represents a key strength of the centre. The most central parts of the town around the historic core of Princess Street and King Street suffer from traffic congestion along narrow streets which can impact negatively on the shopping environment.
- 5.11 For more detailed information on the town centre health check assessment for Knutsford please see Appendix 3 of the Cheshire Retail Study Update (pp1 to 6 (pp36 to 41)).⁷

Assessed Need for Main Town Centre Uses

- 5.12 For Principal Towns and KSCs, the WYG Retail Study (2016) ("CERS 2016") established quantitative and qualitative retail requirements for convenience and comparison goods in town centres up to 2030.
- 5.13 WYG updated the quantitative retail requirements throughout the borough, in 2018 and again in 2020, to provide an up-to-date quantitative assessment of the future capacity for additional convenience and comparison floorspace. The need for convenience and comparison floorspace is presented in Chapters 4 and 5 of the WYG Retail Study Partial Update (2020) [ED 17].

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http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/cheshire_town_centres_study.aspx

- 5.14 In the SADPD, any residual need for retail convenience and comparison floorspace arising in the borough up to 2030 is expected to be met principally through:
- i) the delivery of sites allocated in the LPS that include an element of retailing to meet local needs;
 - ii) further retail development in central Crewe and central Macclesfield, on sites in town centre boundaries
 - iii) the delivery of allocated site LPS 47 'Snow Hill, Nantwich.'
- 5.15 There are no proposed retail allocations in the SADPD. The WYG Retail Study Partial Update (2020) [ED 17] recognises that expenditure growth forecasts in the longer term should be treated with caution, given the inherent uncertainties in predicting the economy's performance over time and the pattern of future trading, and will be kept under regular review through future updates to the retail evidence base.

Impact test threshold

- 5.16 WYG have assessed the floor space thresholds for planning applications for retail and leisure uses above which an impact assessment is required. The impact test threshold evidence, initially prepared in 2017, has been reassessed through the 2020 WYG Retail Study Partial Update [ED 17]
- 5.17 For Knutsford, as a KSC, the impact threshold test is 300sq.m outside of the town centre boundary, in relation to the closest defined centre(s) (convenience, comparison, service and leisure – Use Class A1, A2, A3, A4, and A5)⁸.

Complementary Strategies and Parking Provision

- 5.18 Knutsford is well served by six sizable and conveniently located surface car parks which are managed by the Council in the town centre, providing 605 spaces, alongside a number of smaller privately managed facilities all of which incur a charge. The largest Council operated car parks are Tatton

⁸ The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No. 757) is due to come into force on the 1st of September 2020. This will replace the Use Classes Order quoted in this report. These Regulations will create a new broad 'Commercial, business and service' use class (Class E) which incorporates the previous shops (A1), financial and professional services (A2), restaurants and cafes (A3) and offices (B1) use classes. Uses such as gyms, nurseries and health centres (previously in use classes D1 Non-residential institutions and D2 Assembly and leisure) and some other uses which are suitable for a town centre area are also included in the class. This new class allows for a mix of uses to reflect changing retail and business models. It also recognises that a building may be in a number of uses concurrently.

Street (144 spaces), King Street (131 spaces) Princess Street (54 spaces) and Silk Mill Street (30 spaces).

5.19 The adopted Knutsford Neighbourhood Plan (March 2019) contains the following vision:

- 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

5.20 The Neighbourhood Plan includes a number of retail and town centre policies including policy TC3 (town centre sites) which seeks to identify key town centre sites for redevelopment and improvement.

Retail and Leisure Boundaries

5.21 Paragraph 85 (b) of the NPPF (February 2019) asks that Local Plans: "define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre".

5.22 The WYG Retail Study (2016) considered the existing centres in the legacy local plans and identified where potential changes to (or indeed new) retail boundaries are appropriate.

5.23 Knutsford has a defined town centre boundary as defined in the Macclesfield Borough Local Plan. Town centre boundaries and primary shopping areas have been reviewed, (or identified) taking into account the recommendations of the WYG retail work , monitoring/site visits and any other relevant evidence (where specified) in line with the definitions included in the NPPF (February 2019). The 2020 WYG Retail Study Partial Update [ED 17] has also provided recommendations on retail boundaries, which have been considered as part of the council's evidence base in preparing this report.

5.24 The NPPF (February 2019) defines Primary Shopping Areas/Town Centres as:

- **Primary shopping area:** Defined area where retail development is concentrated.
- **Town centre:** Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of

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shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

5.25 For the purposes of this settlement report, the following three stage process has been utilised:

- Stage 1 – primary and secondary frontages have been defined to establish where retail development is concentrated
- Stage 2 – definition of a primary shopping area
- Stage 3 – definition of the town centre boundary

5.26 For the avoidance of doubt, only a primary shopping area and town centre boundary will be defined on the SADPD Policies Map.

Stage 1 - Primary and Secondary Frontages

5.27 Whilst not defined in the NPPF 2019, primary and secondary frontages are considered to be:

“Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses”.

5.28 Table Knutsford 3 sets out the justification for identifying the primary and secondary frontages as indicated on Map Knutsford 5, in Appendix 2

Potential primary and secondary frontages	Number on Map Knutsford 5 and amendments proposed	Justification for amendments
Kings Street 2- 42	1 proposed as secondary frontage (“SF”)	A mixture of, residential and sui generis
Kings Street 44- 62	2 proposed as SF	Restaurants and some A1 uses
Kings Street 1- 39a	3 proposed as SF	Limited A1 and residential uses
Kings Street 43- 124	4 proposed as primary frontage (“PF”)	Mainly all A1 uses
Kings Street 125	5 proposed as SF	Mainly all A1 uses
Kings Street 96-94	6 proposed as SF	Two pubs
Minshull Street 12-2	7 proposed as PF	Mainly all A1 uses
Minshull St/ Canute PI 15- 7	8 proposed as PF	Mainly all A1 uses
Canute Place The Lord Eldon (27)	9 proposed as SF	A pub
Canute Place 29-1	10 proposed as PF	Mainly all A1 uses
Canute Place 14-2	11 proposed as SF	A pub restaurant, bank and sui generis

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Princess Street 38-2	12 proposed as PF	Mainly A1
Princess Street Old Town Hall – Lloyds Bank	13 proposed as SF	Restaurant, and sui generis uses
Princess Street Church- 11	14 proposed as PF	A1 uses
Silk Mill Street	15 proposed as SF	Indoor market
Princess Street/ Regents St 13-41	16 proposed as PFs	Mainly A1 uses
Princess Street The Old Sessions House	17 proposed as SF	A pub
Booths Supermarket	18 proposed as PF	A supermarket
Aldi Supermarket	19 proposed as PF	A supermarket
Laura Ashley Tatton Street	20 proposed as SF	A shop

Table Knutsford 3 Knutsford primary and secondary frontages justification

Stage 2 - Primary Shopping Area

5.29 Table Knutsford 4 justifies any proposed amendments to be made to the current shopping areas in Knutsford, as defined in the MBLP and indicated on Map Knutsford 6 in Appendix 2. In line with the NPPF, these areas will be defined by taking account of primary frontages identified in stage 1. This will be referred to as primary shopping areas (“PSA”).

Potential Primary Shopping Area	Number on Map Knutsford 6 and amendment proposed	Justification for amendment
Defined in the MBLP as “shopping areas”, not Primary Shopping Area.	1 The proposed primary shopping area boundary includes the car parks on Kings Street and Princess Street and the Lord Eldon Pub on Tatton Street.	The primary shopping area has been broadly defined to encompass where retail and leisure uses are concentrated in the town.

Table Knutsford 4: Knutsford primary shopping area justification

Stage 3 - Town Centre Boundary

5.30 Table Knutsford 5 justifies any proposed amendments to be made to the current Knutsford town centre boundary, as defined in the MBLP, and indicated on Map Knutsford 7 shown in Appendix 2.

Current Centre boundary	Number on Map Knutsford 7 and amendment proposed	Justification for amendment
The current town centre boundary is as defined in the MBLP.	1. Removal of Ruskin Court, Mere Court and Egerton Court Old Market Place	These residential areas do not function as a part of the town's shopping and service offering

	2. Removal of Royce Court, Elizabeth Gaskell Court and the houses on George Street and the Conservative Club Bowling Green	These residential areas do not function as a part of the town's shopping and service offering.
	3 Remove Ash Court	These residential areas do not function as a part of the town's shopping and service offering.
	4 Include Aldi Supermarket	This is now a primary shopping location and forms part of the functioning town centre
	5 Remove the Tatton Lodge and Norbury Yard and Coronation Square	These residential / recreational areas do not function as a part of the town's shopping and service

Table Knutsford 5: Knutsford town centre boundary justification

Other Retail Centres

- 5.31 This section will consider the future retail approach for each retail centre designated on the proposals maps for the legacy Local Plans, in terms of whether that designation should continue in the SADPD.
- 5.32 In the MBLP, Shopping areas in Knutsford were designated in policy S4 (Local Centres) including Longridge, Parkgate Lane and Woodlands Drive. Town Lane, Mobberley is considered in the Mobberley Settlement Report [ED 37].

Longridge	
Location and Description (including current status in the legacy local plan)	This area is designated as an existing Shopping Area S4 (21) in the Macclesfield Borough Local Plan 2004.
Total number of units is this the physical no of units or the number of outlets	6 + a pub.
Range of uses	Pub – Falcon Bearer Chinese Take Away – Golden Lantern (one unit) Indian Gourmet (one unit) Convenience Grocery – Friendly Fayre (two units) Community Café – Welcome Café (two units)
Proximity to other centres	The centre is approximately 1.5km from Knutsford town centre.
Accessibility	The shopping area is accessible by foot bicycle and car. It is on the number 300 bus route.
Environmental Quality	The area was generally well kept and free of litter when

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	visited and there are no vacant units.
Recommendations	This area is recommended to be identified as a neighbourhood parade of shops.

Table Knutsford 6: Review of Longridge

- 5.33 The boundary of the recommended Neighbourhood Parade of shops at Longridge is shown on Map Knutsford 8 in Appendix 2.

Parkgate Lane	
Location and Description (including current status in the legacy local plan)	This area is designated as an existing Shopping Area S4 (22) in the Macclesfield Borough Local Plan 2004
Total number of units	4
Range of uses	Co-op, Rowlands Pharmacy, Slow Boat Takeaway, Key cutting shop.
Proximity to other centres	The centre is approximately 1.5 km from the town centre.
Accessibility	The shopping area is accessible by foot or by vehicle and is on a bus route.
Environmental Quality	The area was generally well kept and free of litter when visited and there are no vacant units.
Recommendations	This area is recommended to be identified as a neighbourhood parade of shops

Table Knutsford 7: Review of Parkgate Lane

- 5.1 The boundary of the recommended Neighbourhood Parade of shops at Parkgate Lane is shown on Map Knutsford 9 in Appendix 2.

Woodlands Drive	
Location and Description (including current status in the legacy local plan)	This area is designated as an existing Shopping Area S4 (23) in the Macclesfield Borough Local Plan 2004
Total number of units	3
Range of uses	"Corner Groceries", Head 1 st hairdressers, Vacant unit - former Dog grooming shop.
Proximity to other centres	The centre is approximately 1km by car or 0.5km by foot from the town centre
Accessibility	The shopping area is very accessible by foot or by vehicle and is with 250 meters of the 88 bus route.
Environmental Quality	The single row of shops is adjacent to a large open space in a residential area. The area was generally well kept and free of litter when visited.
Recommendations	This area is recommended to be identified as a neighbourhood parade of shops

Table Knutsford 8: Review of Woodland Drive

- 5.2 The boundary of the recommended Neighbourhood Parade of shops at Woodland Drive is shown on Map Knutsford 10 in Appendix 2.

6. Settlement boundaries

Introduction

- 6.1 As set out in the LPS, settlement boundaries currently comprise the existing settlement boundaries as defined in the saved policies and proposals maps of the former districts' local plans, as amended to include sites allocated in the LPS (excluding safeguarded land). The LPS includes a commitment that *“settlement boundaries will be reviewed and defined through the production of the Site Allocations and Development Policies DPD and neighbourhood plans”*.
- 6.2 The Settlement and infill boundaries review [ED 06] sets out the methodology for reviewing settlement boundaries in each of the Principal Towns, KSCs and LSCs. This uses a three-stage approach to defining settlement boundaries:
- i) Review boundary in light of site allocations (in the adopted LPS and made neighbourhood plans or proposed through the SADPD);
 - ii) Consider extant planning consents and the relationship of land to the built-up area; and
 - iii) Review the relationship of settlement boundaries to physical features.
- 6.3 Green Belt boundaries should only be altered in exceptional circumstances and whilst exceptional circumstances have been identified to justify alteration of boundaries to accommodate development needs, these do not extend to a general review of Green Belt boundaries. For those settlements inset within the Green Belt, the settlement boundary will be the same as the Green Belt inset boundary, except for safeguarded land which will fall outside of both and be within open countryside. Therefore, for those settlements, (including Knutsford), the settlement boundary review is limited to stage 1 only.

Settlement boundary overview

- 6.4 The Green Belt inset boundary comprises the proposed settlement boundary (with the exception of safeguarded land as noted above). Amendments were made to the boundary through the allocations made in the LPS, namely LPS 36, LPS 37, and LPS 38.
- 6.5 Knutsford's NDP was adopted on 14 March 2019 and does not propose to alter the Green Belt/settlement boundary.
- 6.6 For the purposes of review, the existing Green Belt inset boundary has been divided into sections as set out in Table Knutsford 9 below.

Ref	Boundary Section	Description
1	Parkgate Lane, leading to the northern boundary of Parkgate Industrial Estate leading to the northern perimeter of LPS 37	The settlement boundary follows the Green Belt inset boundary north along Parkgate Lane and west of the LPS 37 site allocation (Parkgate Extension, Knutsford), to the north of Parkgate Industrial Estate. It then heads east below the southern boundary of Shawheath Plantation towards Birkins Brook.
2	The field boundary running from north to south along the line of Birkin Brook/eastern edge of LPS 37 as far as the Knutsford Road	The settlement boundary follows the Green Belt inset boundary south along entire length of this section to the east of LPS 37 (Parkgate Extension, Knutsford) and to the west of Birkin Brook and the waste water treatment works, crossing the railway line to follow the Green Belt boundary east of Rookwood Way through Podmoor Hollow to the Knutsford Road.
3	From the junction of Knutsford Road to the east Longridge industrial estate to the corner of Longridge Road	The settlement boundary follows the Green Belt inset boundary from the junction of Knutsford Road around the east and south edges of Longridge Trading Estate before meeting the road at Longridge.
4	From the corner of Longridge Road to the south of LPS 38 to the junction of Chelford Road.	The settlement boundary follows the southern perimeter of LPS 38 (land south of Longridge) before returning to the line of the Green Belt inset boundary for the rest of this section, running briefly along Longridge before it runs along the rear of properties on Birch Grove, Ash Grove and Fox Grove, Lynton Close, Carrwood, Fir Tree Avenue (to the west of the Cricket Ground) and finally meeting Chelford Road
5	Chelford Road to Northwich Road	The settlement boundary follows the Green Belt inset boundary along entire length of this section from Chelford Road to Northwich Road, following the rear gardens of Goughs Lane, Legh Road, Leicester Road, Beggar Man's Lane, Blackhills Lane, Bexton Road, Cranford Avenue, Mellor Crescent and Lilac Avenue.
6	Northwich Road, west of LPS 36 (a), to the north of LPS 36 to Tabley Road	The settlement follows the eastern and northern boundary of LPS 36 (A). It then returns to the Green Belt inset boundary to the rear of houses on Tabley Road. It excludes the area of safeguarded land in the LPS.
7	Tabley Road north to the rear of houses on Queens Way and Tabley Close to the south west of LPS 36 to Manchester Road	The settlement boundary runs north from the Tabley Road along the rear of houses on Queens Way and Tabley Close. It then follows the Green Belt inset boundary to follow the south and west boundaries of LPS 36 (B) north briefly following Green Lane up to the junction of Manchester Road. It excludes the safeguarded land to the north west of LPS 36. East of Manchester Road it heads south before following the northern boundary of LPS 36 (C)
8	Mereheath Lane south to the end of Briar Close	The settlement boundary follows the Green Belt inset boundary heading south along Mereheath Lane and to the end of Briar Close
9	Briar Close to Church walk to	The settlement boundary follows the Green Belt inset

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	Moorside to the railway line	boundary from Briar Close following Moorside to the railway line.
10	Church Walk to Parkgate Lane	The settlement boundary follows the Green Belt inset boundary from Church Walk heading north east along the railway until it meets Parkgate Lane.

Table Knutsford 9: Existing settlement boundary

6.7 This existing Green Belt Boundary is shown on Maps Knutsford 11 in Appendix 3.

Settlement boundary review

6.8 Each section of the existing settlement boundary has been reviewed using the methodology set out in the settlement and infill boundaries review note [ED 06]. As Knutsford has a Green Belt inset boundary, the review is limited to stage 1 only in accordance with the methodology. The assessments and recommendations for defining the new boundary are set out in Table Knutsford 10 below

Ref	Stage 1 Criteria A, B, C (allocated sites)	Boundary recommendations
1	The existing boundary includes LPS 37 Parkgate. There are no other LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.
2	The existing boundary includes LPS 37 Parkgate. There are no other LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.
3	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.
4	The settlement boundary follows the boundary of LPS 38 Land south of Longridge. There are no other LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary
5	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary
6	The settlement boundary includes LPS36(A) land North of Northwich Road. It does not include the safeguarded land to the north west of LPS36.	No change to existing boundary
7	The settlement boundary includes LPS 36 (B) Land West of Manchester Road and LPS 36 (C) land east of Manchester Road to the junction of Manchester Road.	No change to existing boundary
8	The settlement boundary includes LPS 36. There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary

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Ref	Stage 1 Criteria A, B, C (allocated sites)	Boundary recommendations
9	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary
10	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary

Table Knutsford 10: Boundary review and recommendations

6.9 The proposed boundary is shown on Maps Knutsford 11 in Appendix 3.

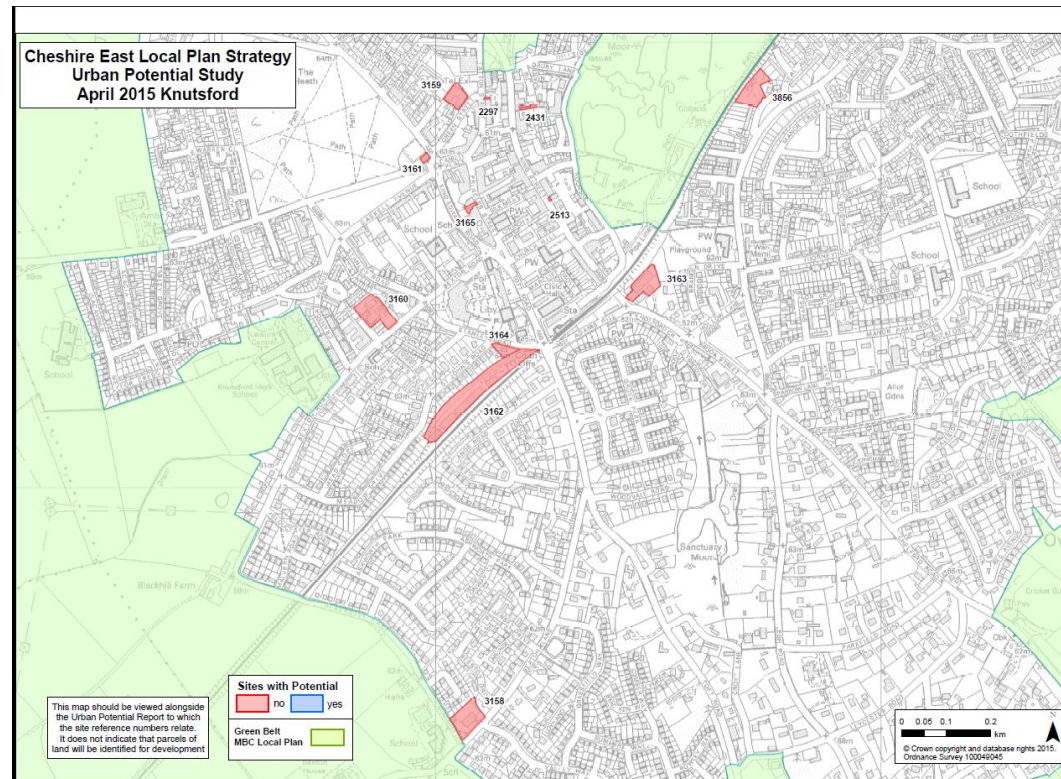
Green Belt Boundary

6.10 The recommended Green Belt inset boundary is also shown on Map Knutsford 11 in Appendix 3. This is the same as the settlement boundary, except for safeguarded land.

7. Appendices

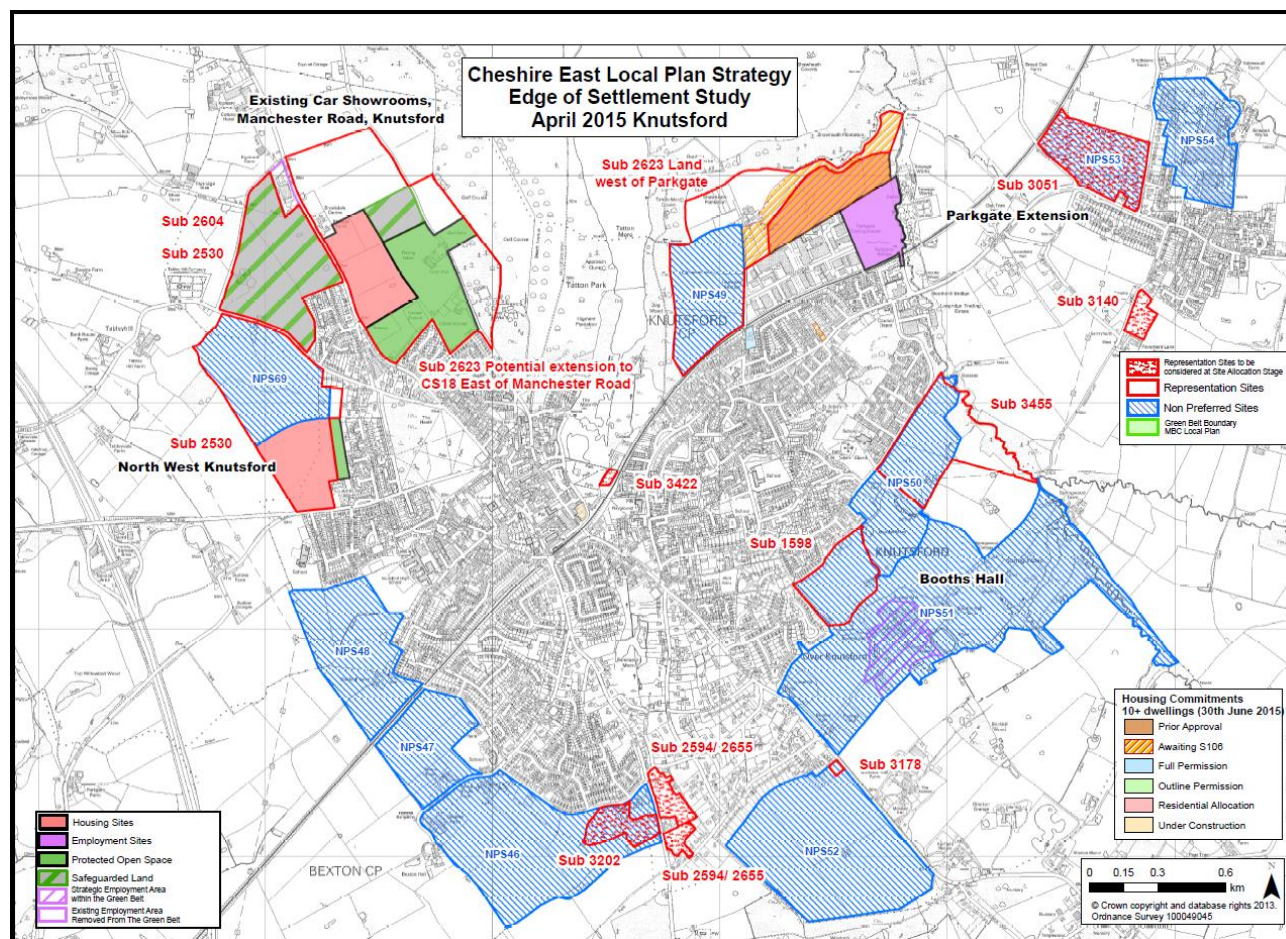
Appendix 1: Site selection maps and table

A Stage 1 sites maps



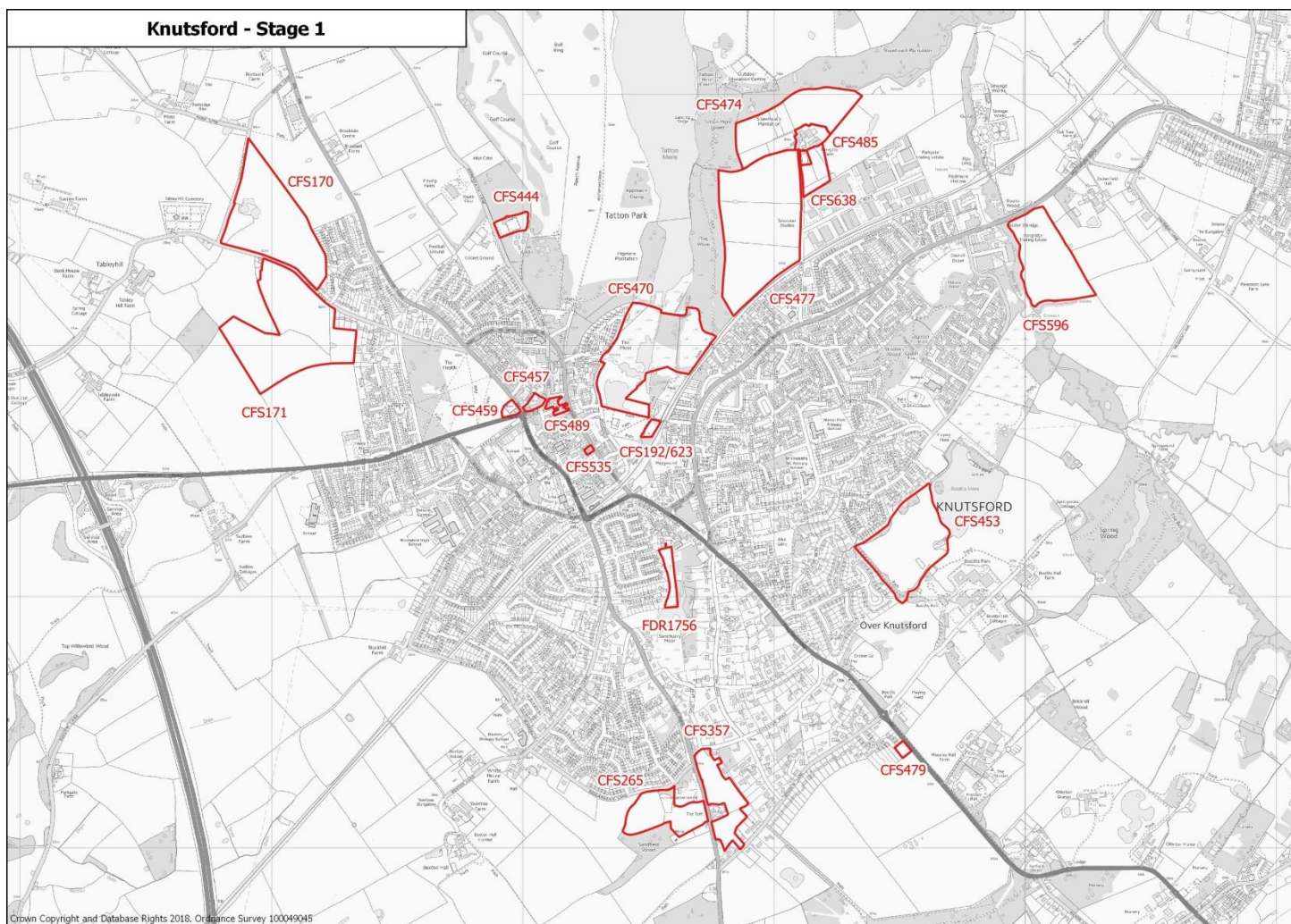
Map Knutsford 1: Urban Potential Assessment 2015

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Map Knutsford 2: Edge of Settlement Study 2015

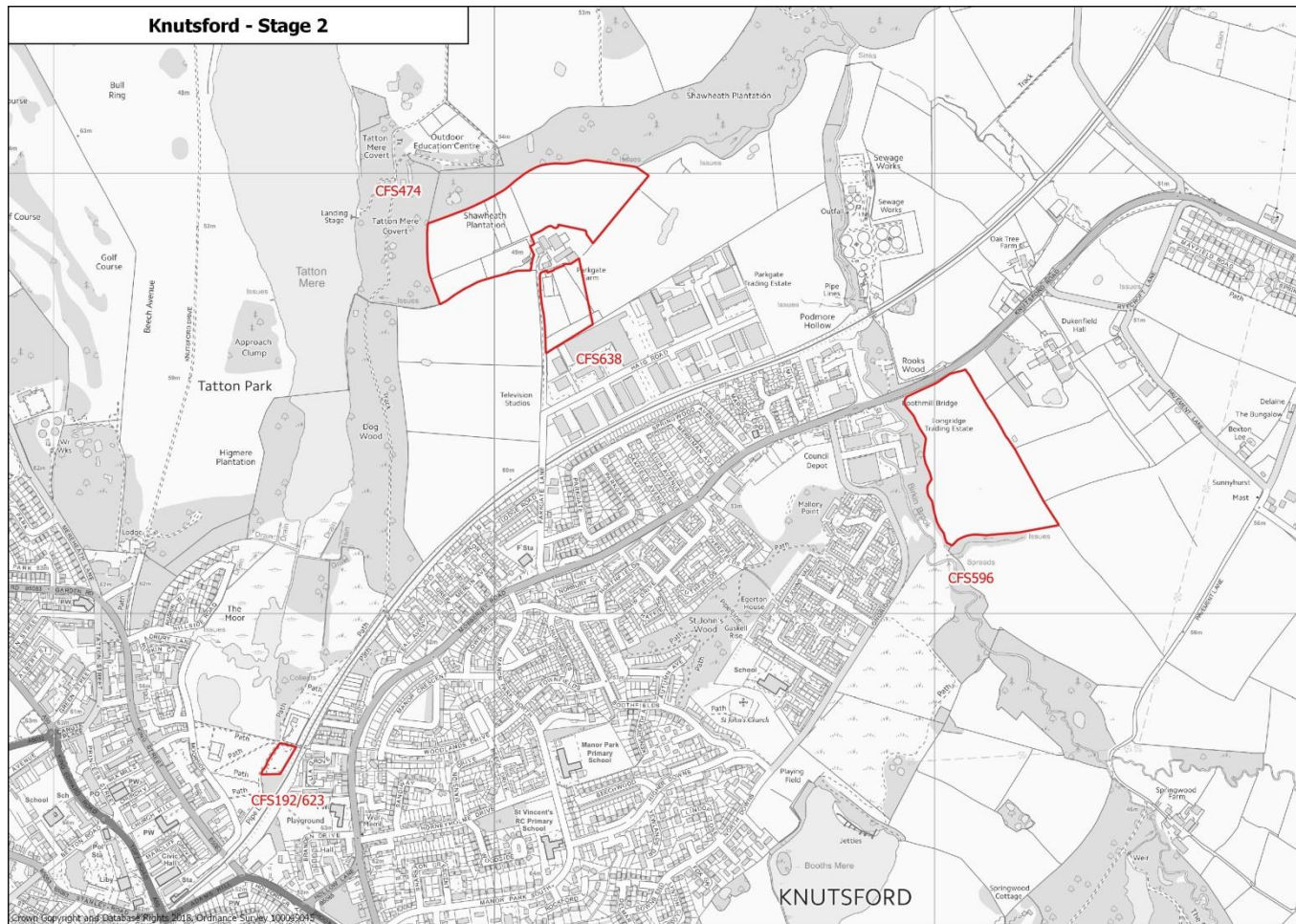
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Map Knutsford 3: Call for Sites (2017) First Draft SADPD consultation sites (2018) and initial Publication Draft SADPD consultation sites (2019)

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B: Map of Knutsford Stage 2 sites



Map Knutsford 4: Stage 2 Sites

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C: Stage 1 and stage 2 sites table

Source ⁹	Ref	Site name and address	Size (ha) ¹⁰	No. of dwgs ¹¹	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ¹² (Y/N)	Comments
C/F	SUB 3422/ FDR 2693	Moorside car park	0.27	10-15	Offices	0	Site is being actively promoted and can accommodate 10 dwellings or offices	Y	Being promoted as site 192
C	SUB 2594/ 2655	Land East of Toft Road	3.59	50	0	0		Y	Being actively promoted CFS 357
C	SUB 3202	Land west of Toft Road	8.4	78	0	0		Y	Being promoted through CFS 265
D	170	Land north of Tabley Rd CS33 (LPS 40)	11.29	182	0	0.025	0.8ha community 4.175ha open space	Y	Safeguarded
D	171	Land south	14.14	180	0	0.025	0.8 community	Y	safeguarded

⁹ A – Local Plan Strategy Final Site Selection Reports (July 16); B – Urban Potential Assessment (Aug 15); C – Edge of Settlement Assessment (August 2015); D – Call for sites (June 2017); E –Local Plan Strategy Examination Hearings (Oct 16); F – First Draft SADPD consultation (Oct 18); G- Publication Draft SADPD consultation (August 2019).

¹⁰ Numbers in brackets are the developable areas, when stated in the call for sites/ First or Publication Draft SADPD representations.

¹¹ Figure as stated in call for sites/First or Publication draft SADPD representations or estimated at 30 dwellings per hectare.

¹² Exclude sites that: can't accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside, as defined in the LPS and are not currently compliant with those policies; are not being actively promoted; have planning permission as at 31/03/20; are in use (unless there is clear indication that this will cease); contain showstoppers (i.e. SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield); are LPS Safeguarded Land; are allocated in the LPS.

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Source ⁹	Ref	Site name and address	Size (ha) ¹⁰	No. of dwgs ¹¹	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ¹² (Y/N)	Comments
		of Tabley Rd CS53 (LPS 39)					4.175 open space		
D	192 FDR 2693	Moorside car park	0.29	10-15		0		Y	No housing required
D/G	623 FDR 2693 PBD 1328	Moorside car park	0.29		Up to 0.29ha	0		N	Within A Conservation Area.
D/G	265 FDR 2343 PBD 1398	Land West of Toft Road	4.02	65	0	0	open space	Y	No housing required
D	357	Land off Toft Road	3.78 (2.4)	70	0	0		Y	No housing required
D	444	Knutsford Bowling Club Mereheath lane	0.86	0	0	0	Some communal establishment/ sport up to 0.86ha	Y	No indication the existing use will cease
D/F	453 FDR 2004	Land at Booths Hall	8.83ha	150 150 (950 by 2030)	0	0	Sport existing / open space Existing commercial floor space	Y	Safeguarded
D	457	Canute Place Car	0.34	10	0	0	Proposed for redevelopment as residential.	Y	No housing required

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Source ⁹	Ref	Site name and address	Size (ha) ¹⁰	No. of dwgs ¹¹	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ¹² (Y/N)	Comments
		Park							
D	459	Conservative Club Site Manchester Road	0.33	10	Up to 0.33	Up to 0.33	Residential/Hotel/Retail/Leisure/Offices/ Employment/Tourist Accommodation/ Children's Nursery School/ Restaurant/Takeaway.	Y	No indication the existing use will cease would be covered by PD rights
D	470	Land around the Moor	11.34		0	0	Sport & leisure/ community facilities Much of the site is water	Y	Within a SSSI / RAMSAR site Show stopper
D	474	Land North of Parkgate	7.76	0	Up to 7.76ha	0	We request the land is considered for a range of possible uses including allocation for employment and/or formal recreation, leisure and a school up to 7.76ha	N	Area of Special County value near SSSI Ramsar site next to site of nature Conservation
D	477	Land west of Parkgate	16	0	0	0	Recreational Use/ Potential Schools (Nursery and Primary initially with potential for through school)/ Sports. Up to 16ha	Y	No need to allocate for these uses
D	479 FDR 1350	Land off Oakleigh	0.24 (0.2)	3 10	0	0		Y	No need for housing
D	485	Parkgate Farm	1.27	38	Up to 1.27ha	Up to 1.27ha	Residential/Retail/Leisure/Offices/Sports/ Recreation/ Employment/Tourist Accommodation.	Y	No indication the existing use will cease

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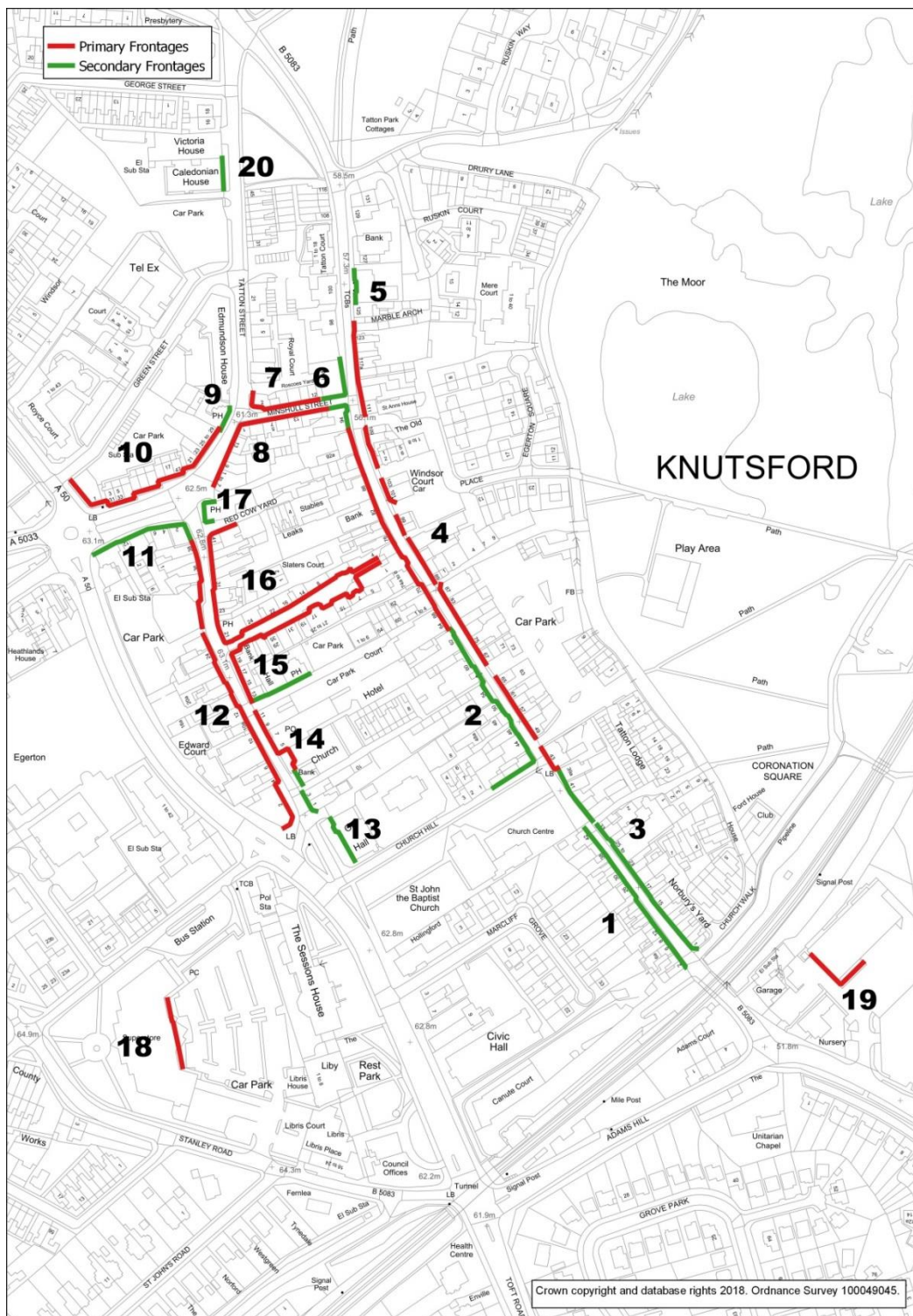
Source ⁹	Ref	Site name and address	Size (ha) ¹⁰	No. of dwgs ¹¹	Empl land (ha)	Retail (ha)	Other uses?	Sifted out? ¹² (Y/N)	Comments
D	489	Red Cow Yard	0.33	9	Up to 0.33ha	Up to 0.33ha	Anticipated future use. Residential/Retail/Leisure/Offices/ - Employment/Tourist Accommodation/Market	Y	No need for housing and would count as existing employment
D	535	Watson Buildings 44/16 King Street	0.09	2	Up to 0.09ha	Up to 0.09ha	Residential/Retail/Leisure/Offices/Restaurant/ Employment/Tourist Accommodation	Y	No indication current use would cease. Covered under PD rights
D	596	Land off Knutsford Road, Mobberley	7.44 (5.04)	0	Up to 5.04	Up to 5.04	All retail, light industry	N	Major Green Belt contribution.
D	638	Land east of Parkgate Lane	1.3	0	1.29	0	Pubic Open Space as part of the Parkgate housing consent	N	In the Green Belt
FDR 1756		Land to the south of Lilybrook Drive, Knutsford	0.8	5				Y	Fewer than ten houses

Table Knutsford 1: Stage 1 and Stage 2 sites

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Appendix 2: Retail boundary maps

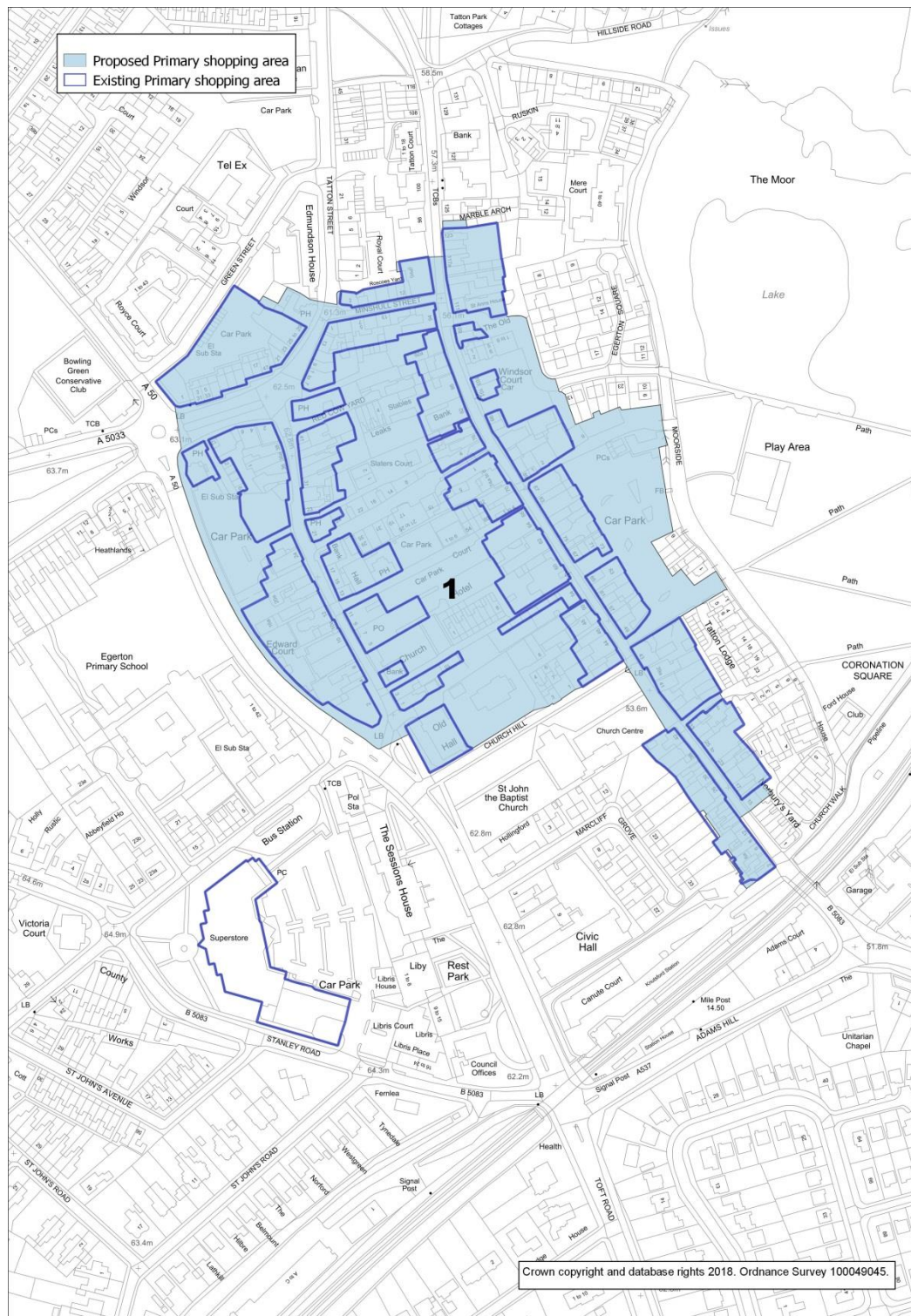
A: Proposed primary and secondary frontages



Map Knutsford 5: Proposed primary and secondary frontages

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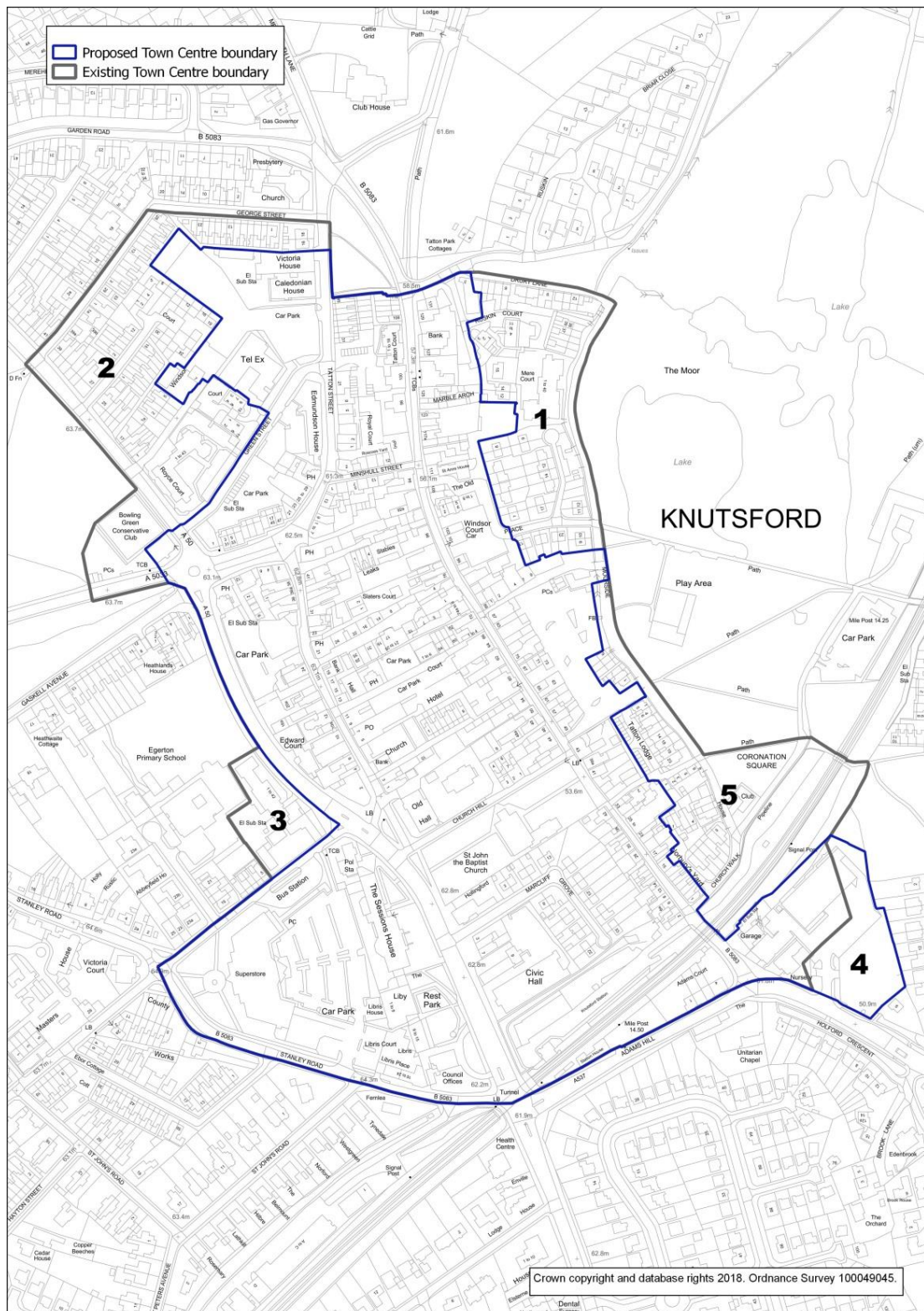
B: Existing and proposed primary shopping area



Map Knutsford 6: Existing and proposed primary shopping area

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C: Existing and proposed town centre boundary



Map Knutsford 7: Existing and proposed town centre boundary

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D: Proposed Neighbourhood Parade of shops boundaries



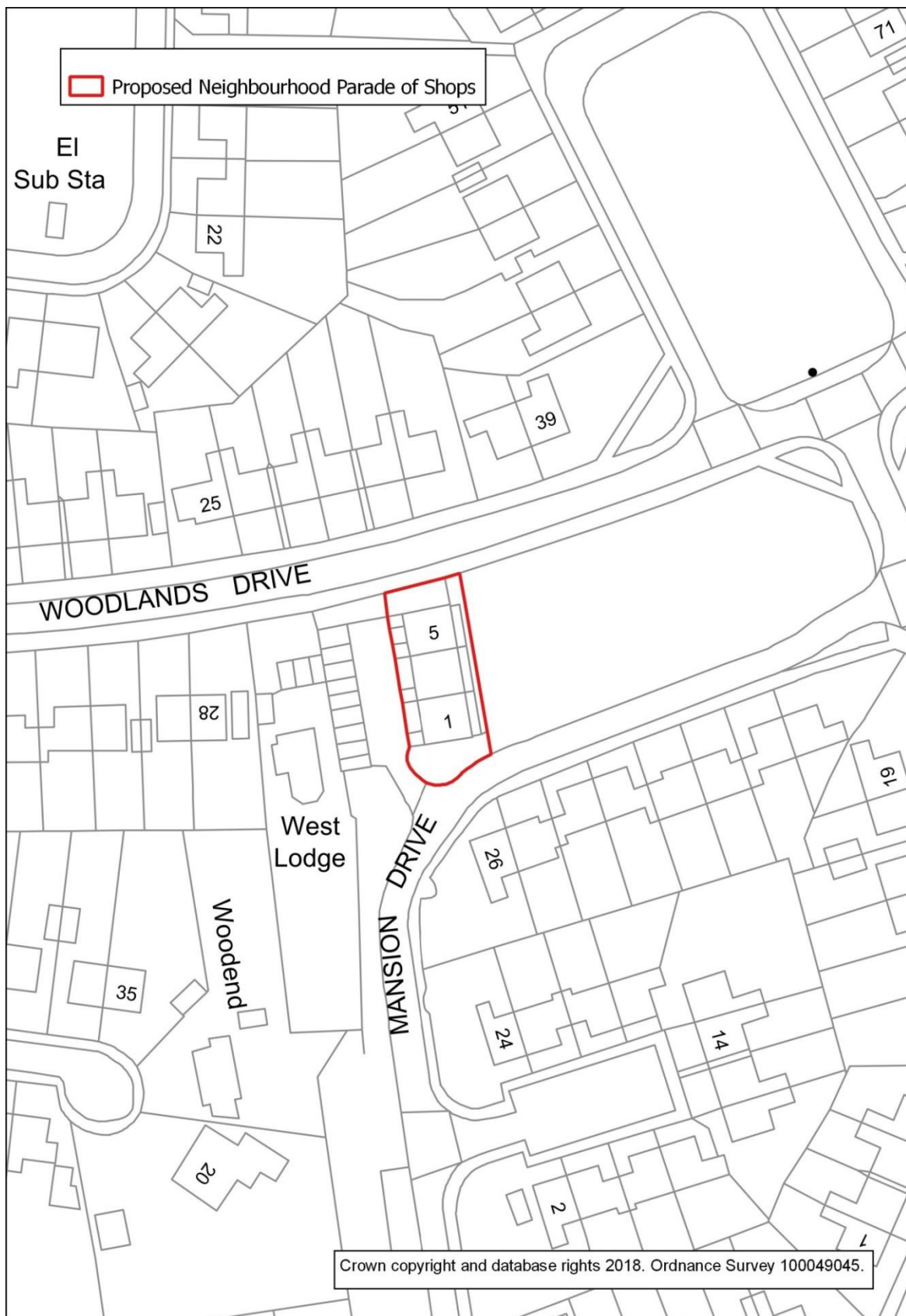
Map Knutsford 8: Proposed neighbourhood parade of shops - Longridge

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Map Knutsford 9: Proposed neighbourhood parade of shops - Parkgate Lane

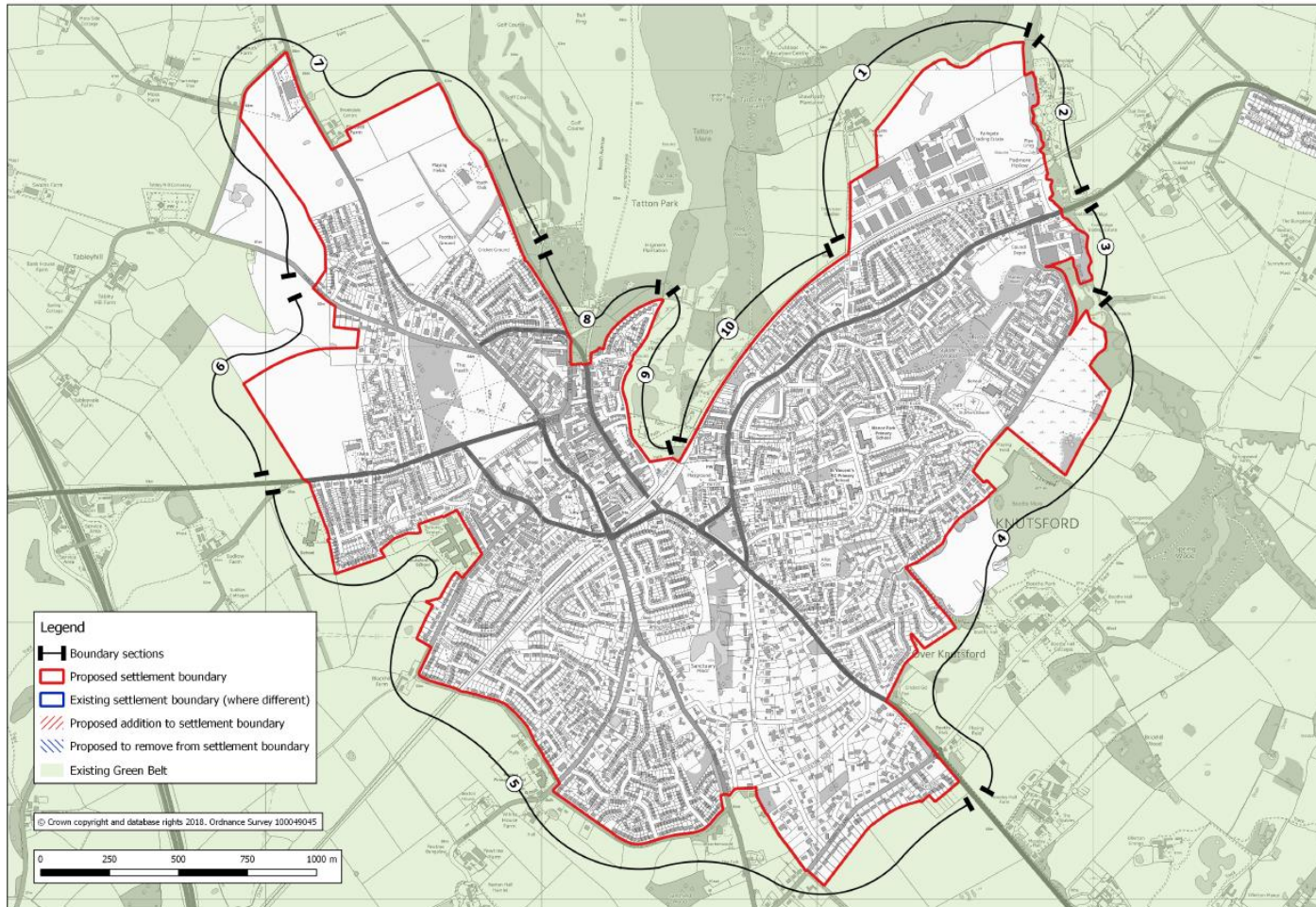
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**Map Knutsford 10: Proposed neighbourhood parade of shops -
Woodlands Drive**

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Appendix 3: Settlement boundary map



Map Knutsford 11: Existing and proposed settlement boundary

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