














18/3672M

TATTON BLUEBELL VILLAGE,
LAND EAST OF
MANCHESTER ROAD,
KNUTSFORD, WA16 0NS

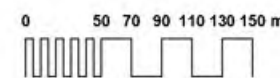


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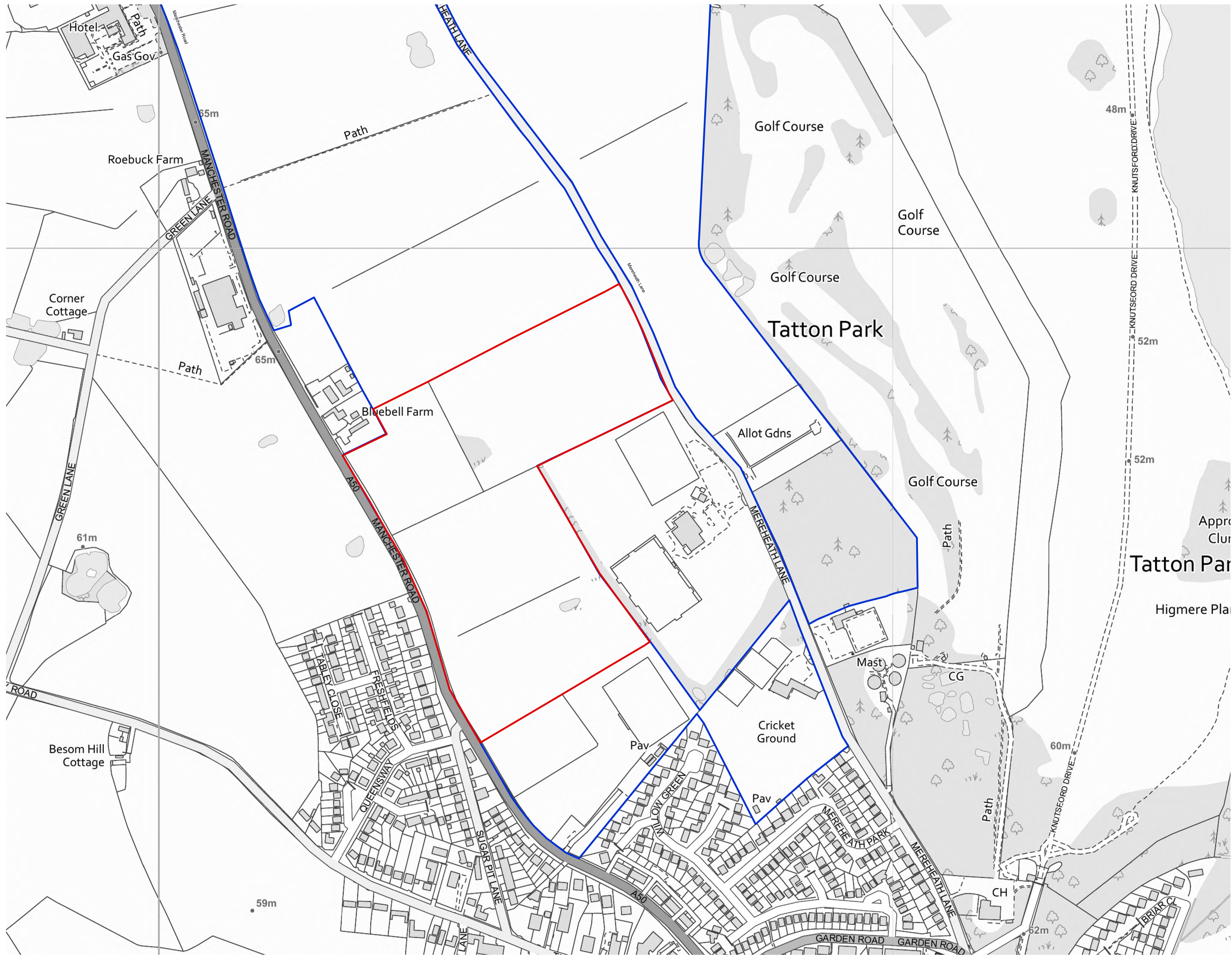
-  Red Line Boundary
-  Existing vegetation
-  Existing water bodies (with potential scope to offer off-site SUDS and biodiversity enhancements)
-  Proposed vegetation to include woodland buffer planting and green infrastructure
-  Proposed Residential Zones (Mixed Residential Zone C2/ C3 Uses)
-  Proposed Local centre Zone - Circa 1Ha (Local Shops/Takeaway/Medical-Dental Facility and residential + 1st floor offices above local centre shops and amenity space.
-  Proposed Public Open Space within development
-  Existing Public Rights of Way
-  Proposed pedestrian and cycle links into and out of the site
-  General Location of Primary Access (Crown Estate Junction illustrated on plan)
-  Buffer planting along boundary with existing dwelling (1,500 sq m)
-  Potential secondary/emergency access
-  Potential Toucan crossing location
-  Potential on-site SUDS swale locations
-  Outward facing development
-  Existing hedgerows to be integrated into new boundaries
-  Proposed Pedestrian Route (North of site connecting to Public Right of Way)
-  Potential location for play space (5,000sqm)
-  Boundary to investigate noise mitigation requirements & security with Sports Clubs

**Consultation Masterplan
North West Knutsford**



Client: Talton Estate Approved by: KC
 Drwg No: P17-0630.002W
 Drawn by: EH/ AFM / NW
 Date: 30/04/2024
 Scale: 1:5000 @ A3

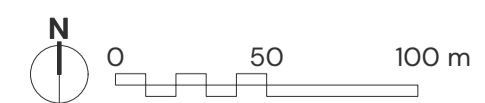


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-  Redline boundary
-  Blue line boundary



North West Knutsford - Site Plan

