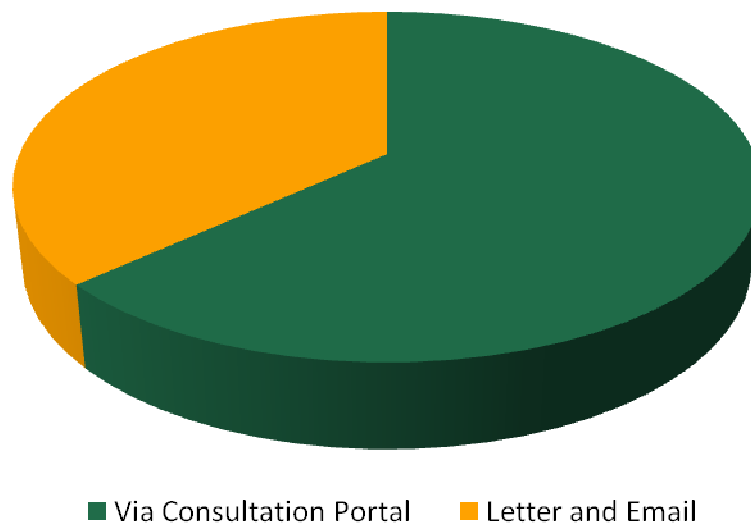


Draft Knutsford Town Strategy: Summary Report of Consultation

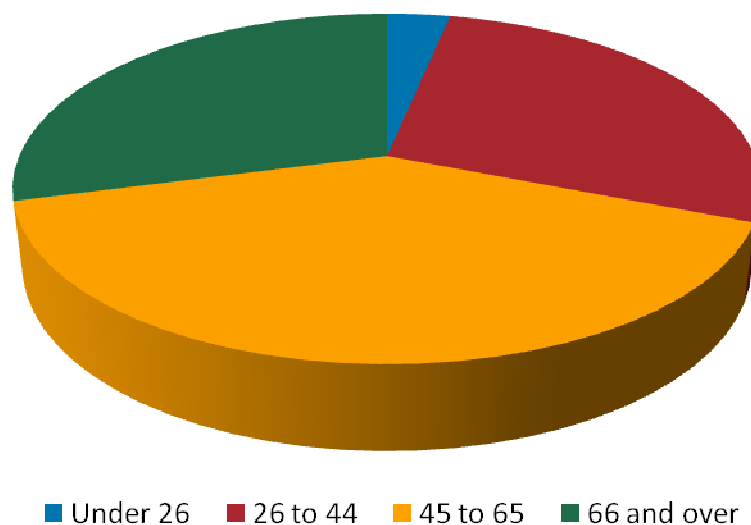
Overall Response

A total of **462** representations were received on the draft Knutsford Town Strategy

63% of these were submitted online via the consultation portal; 37% were questionnaires, letters and emails.



80% of the people who took part in the consultation provided information about their age. 3% of the people who provided their age were under the age of 26; 28% were aged 26 to 44; 40% were aged 45 to 65 and 29% were aged 66 and over.



There was one petition submitted to the draft Town Strategy consultation.

Draft Knutsford Town Strategy – Site K Petition (signed by 461 people)

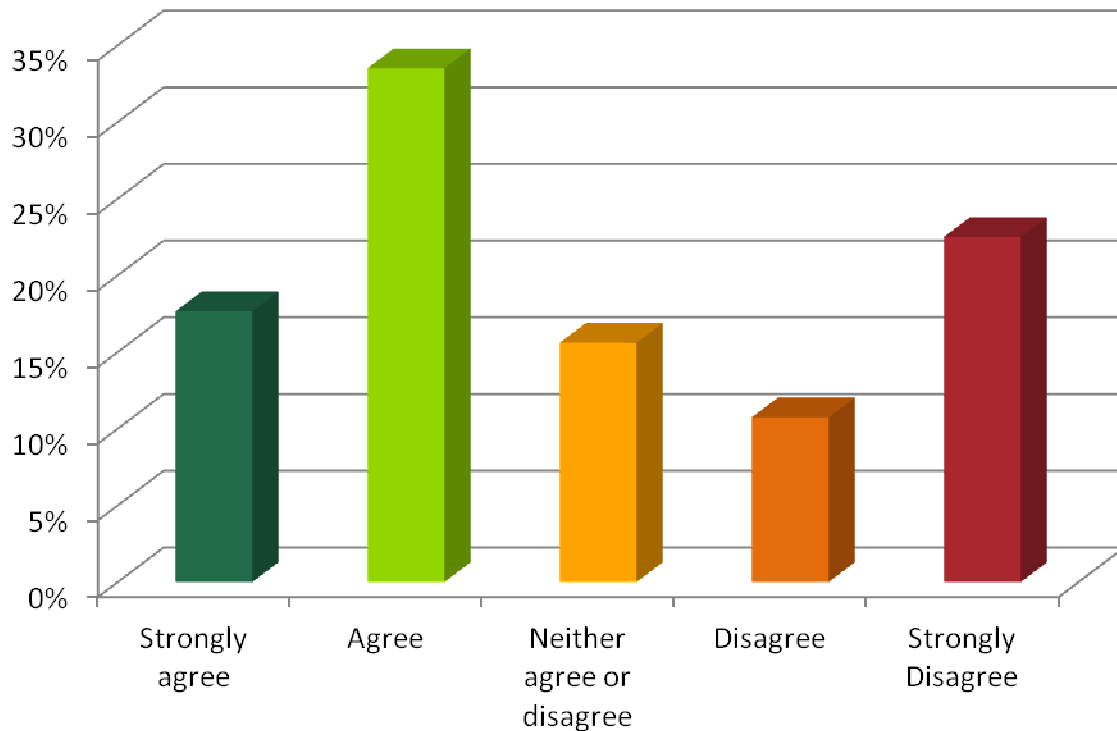
A petition containing 489 signatories objecting to the inclusion of the site as a preferred option has been submitted.

The petition is against the development of Site K as this land contains Springwood, which is listed as Ancient Woodland, of which there is only 2% left in the entire UK. The area contains an abundance of beautiful wildlife and plant species. The signatories were concerned not only for the woodland, but also, with regards to amenities, school places, doctor's surgeries and dentists, which are already in short supply and the additional traffic congestion to our town.

Q1 Vision

Do you agree or disagree with the Vision as set out in the draft Knutsford Town Strategy?

- 85% of respondents answered this question
- Strongly Agree (18%); Agree (34%); Neither Agree or Disagree (16%); Disagree (11%); Strongly Disagree (23%)



Key themes emerging from consultation:

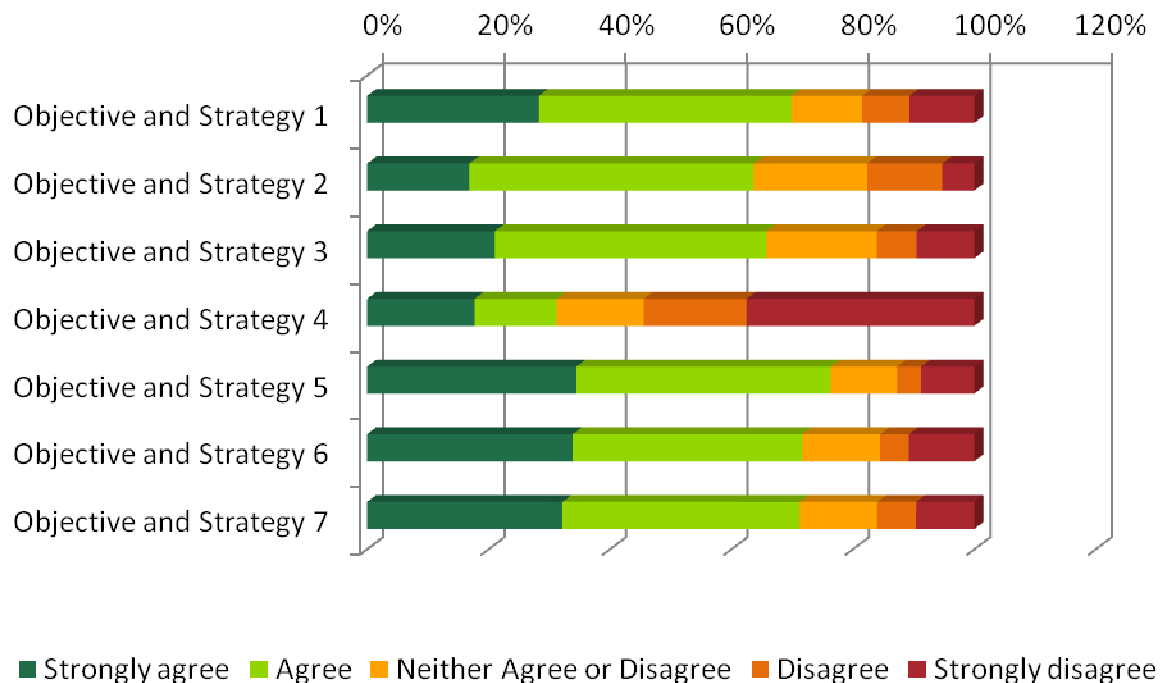
- Protecting Knutsford's unique heritage and distinct identity is important
- The "vision" is what we already have but without the expansion
- The deliverance plan will not create the vision you have stated. The plans will alter Knutsford in ways that the town will not recover from
- Totally generic vision. Doesn't really help in the difficult decisions about how to balancing impacts/ necessary infrastructure provision associated with new development and maintaining character and accessibility of the town. It needs to be more prescriptive.
- Some firmer details would help e.g. is the population of Knutsford envisaged to grow, and if so by how much (5%, 10%, 20%) and why? Is Knutsford aiming to foster more of its own industry, or focus on leisure, or be increasingly just a commuter town for Manchester. I.e. What assumptions have been made in the vision?
- Cheshire East Borough states that population increase will be 4.6% during the period, so why does Knutsford have to expand by 21%?
- Tatton must be protected as a key asset
- Realising this vision is hampered by lack of public land for community facilities

- The impact of Manchester Airport (positive and negative) needs to be included in the vision
- Attracting visitors should be secondary to satisfying local needs
- Disagreement by many about the invasion into the Green Belt
- Expansion of the town would change the character of the area
- Sort out the current transport congestions and maintain the infrastructure
- Contradictory objectives regarding housing increases and protection of local character
- The vision is not sustainable and is not supported by evidence
- Too much motherhood and apple pie and not enough detail about infrastructure development
- Do not build on current sports fields
- Developing closer ties between Tatton Park and the town should be an objective not a vision
- No provision made for development and performance of the arts particularly music of all types.
- No consideration of the adverse effect housing development will have on the destruction wild life habitats.
- Includes access to open space, easy access to open countryside but there is nothing in the Vision about environmental quality or biodiversity.

Q2 Objectives and Strategy

Do you agree or disagree with the Objectives and Strategy as set out in the draft Knutsford Town Strategy?

Overall response:

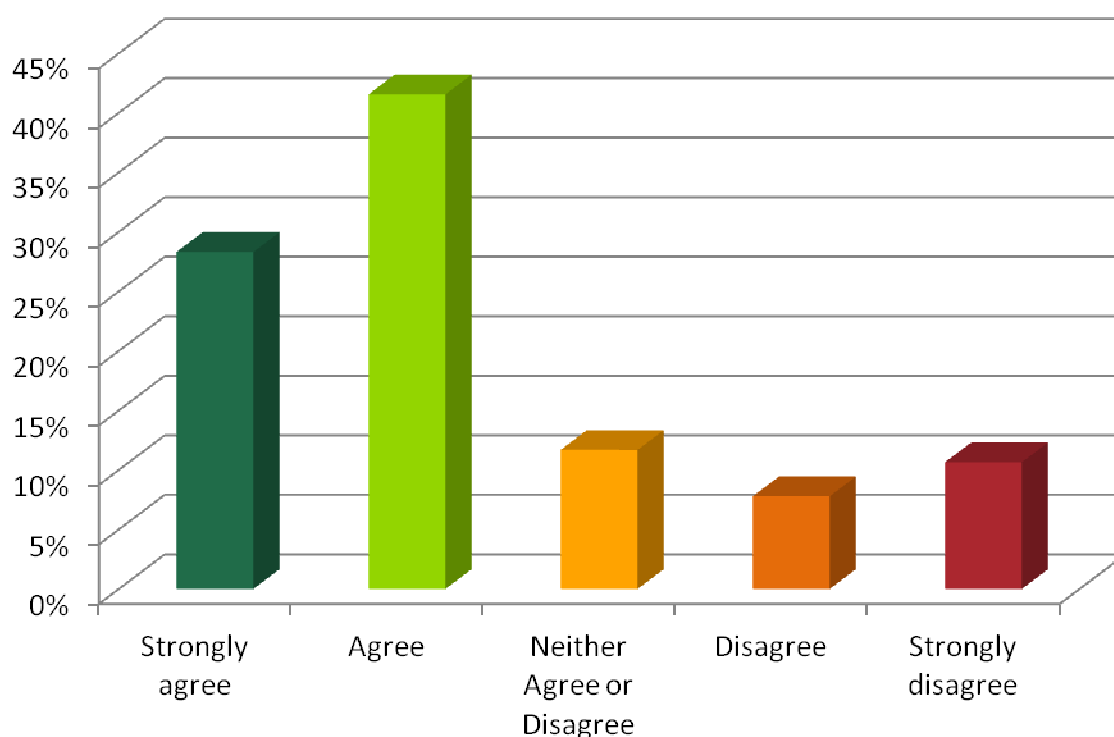


- The strategies 1-7 need to be deliverable and not a “wish list”. They need to positively direct the planning process
- Developing closer ties between Tatton Park and the town should be an objective not a vision, e.g. apprenticeships in gardening, conservation, countryside management, employment and training opportunities through links with town heritage / visitor centre
- Moderate expansion should generate opportunities for diversifying

Objective and Strategy 1: Sustainable Community

Do you agree or disagree with the Sustainable Community Objective and Strategy as set out in the draft Knutsford Town Strategy?

- 83% of respondents answered this question
- Strongly Agree (28%); Agree (42%); Neither Agree or Disagree (12%); Disagree (8%); Strongly Disagree (11%)



Key themes emerging from consultation:

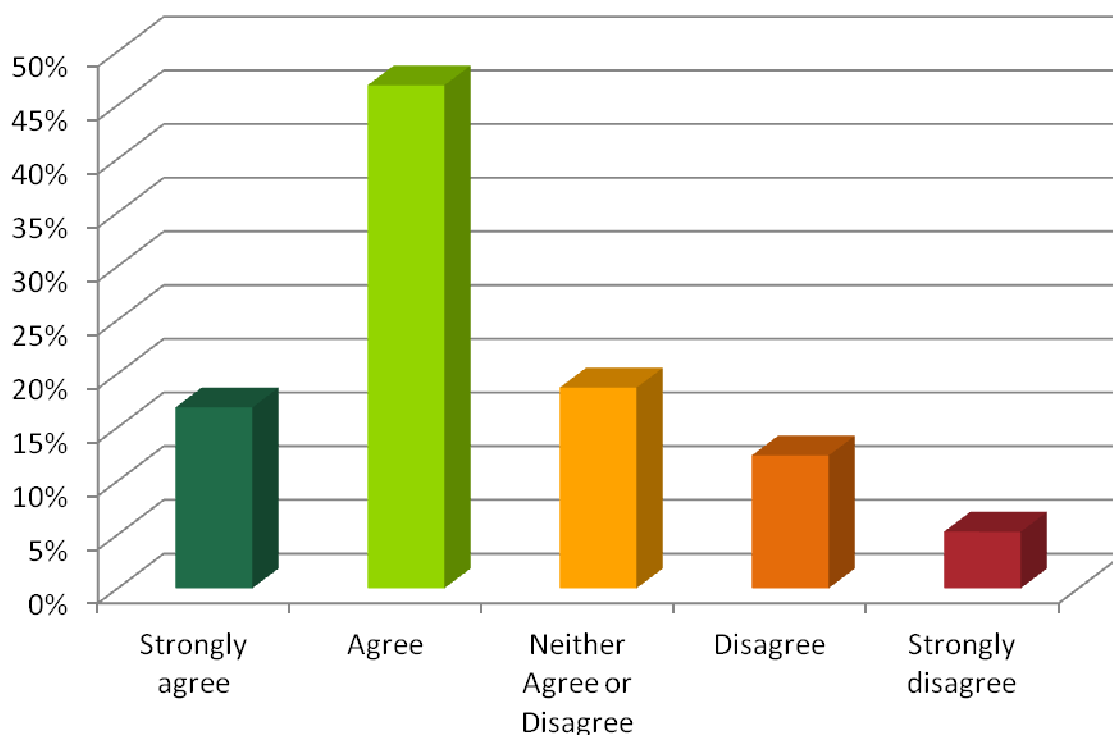
- Knutsford is already sustainable
- consideration needs to be given to health and welfare issues to strike a balance, particularly for older people and those with disabilities
- Try to keep the town as is, not commuter area for Manchester
- The infrastructure for the town will just not accommodate this increase
- the already exceptionally high percentage of Knutsford residents aged 66 and over - which will increase by almost 50% by 2030 - must be provided for locally in the town or within the Knutsford LAP area
- Although it would be nice for Knutsford to remain its current size this is not realistic if we expect our children to have their own homes eventually, it is a good idea to plan for this change.
- Something a bit more about forward looking and as well as the unique traders to have good value services for those less wealthy and unable to travel.

- Knutsford is one of the main areas for visitors in Cheshire East and the development of a centrally located visitor information centre will assist in developing the visitor economy and is well supported
- Need a baseline of community facilities from which to plan towards
- The statement "increasing access to new and improved sports and leisure facilities" does not align with building houses in area D. Area D is the major sporting area within the town. The statement "identifying and allocating land for additional allotments, community gardens and orchards" is incompatible with building houses in area E.
- Your plans will kill off up to 65 ha of primary agricultural land, 20 ha of community and private sports areas, 18 ha of biodiversity wood and scrubland as well as 2 lots of allotments when there are large waiting lists.
- There is no reference made to agriculture as a local industry and its (potential) increasing importance to meet local and national food requirements in a future where climate change will impact the world's ability to feed itself. Nor the role that agriculture has to play with the community, e.g. farmer's markets, walking etc.
- Allocating land for community allotments, gardens and orchards.
- Improving cultural provision - cinema, theatre etc However, I do not agree that Knutsford needs more children's play areas - the Moor area is sufficient and children should be encouraged to use the asset Tatton Park.
- Fully support the provision of activities for young people
- There needs to be recognition of the wider use of the term sustainable, which includes identifying minimising environmental and social damage. Why not for example have as an objective that Knutsford becomes a fair trade town?
- Sustainable community should also embrace other aspects of the health and well-being agenda, including access to a safeguarded, well-maintained and enhanced countryside and heritage assets.
- Why is there a need for NEW sports facilities when the existing ones have restricted access hours? Why was the cinema saved by commercial intervention?
- The water table in this area cannot sustain more development.
- Why suggest the developing of local facilities for the elderly, having just closed down the dementia care unit at Bexton?
- Policy must be provided which recognises the legitimate development needs of all faith communities, to ensure consistency with the NPPF.
- Yes infrastructure is needed but not based on expansion

Objective and Strategy 2: Economy

Do you agree or disagree with the Economy Objectives and Strategy as set out in the draft Knutsford Town Strategy?

- 82% of respondents answered this question
- Strongly Agree (17%); Agree (47%); Neither Agree or Disagree (19%); Disagree (12%); Strongly Disagree (5%)



Key themes emerging from consultation:

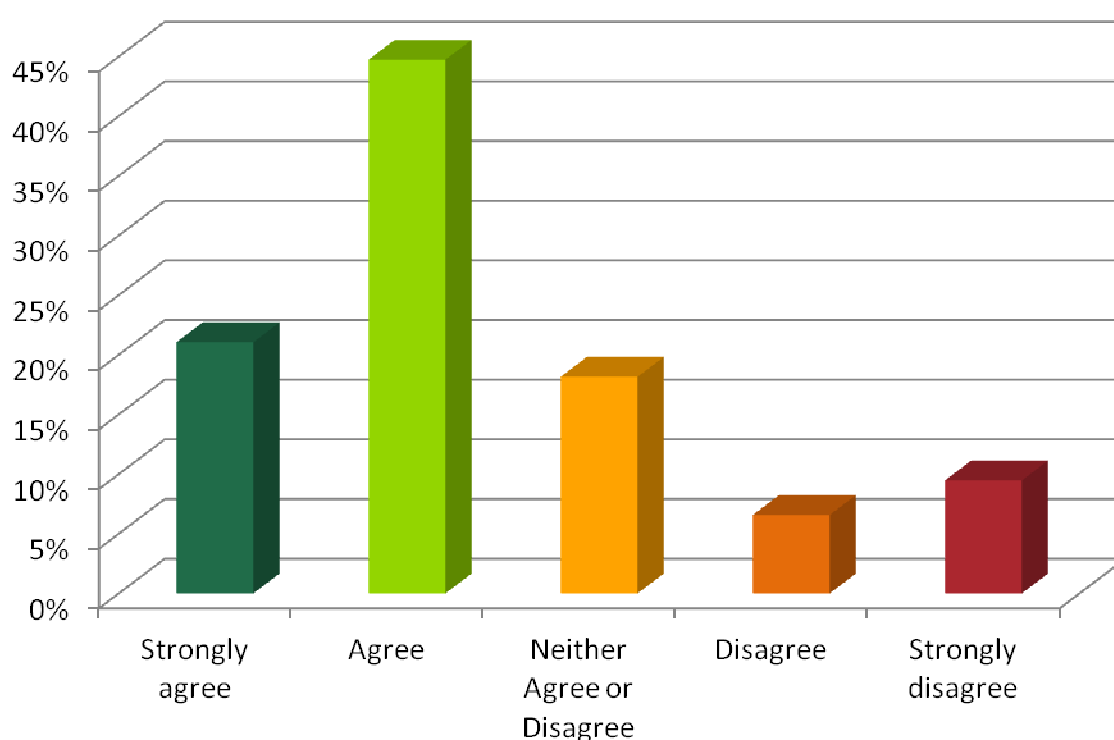
- I am not supportive of more visitors, I believe such statements are driven by business rather than residents
- Increasing the visitor offer and tourism potential by maximising the benefits of Knutsford's landscape, heritage, shopping, restaurant, pubs and other entertainment and recreational assets is a must.
- The more visitors to the town, the more the above get used the more the business will invest and the more jobs they will create.
- Why provide additional employment areas when the existing ones are not at full capacity, or close to reaching it
- Support to existing local businesses.
- Providing incubators is a sound suggestion but of little benefit if existing businesses cannot be retained.
- High rental costs are putting our unique, independent businesses at risk.

- Pressure from chain stores should be resisted.
- Impact of Manchester Airport needs consideration. A major employer and source of employees are the town's schools; they should be considered an economic asset.
- If you REALLY want to boost the economy, deal with the traffic situation first.
- Parkgate industrial estate is on the wrong side of town and should phased out and replaced by housing.
- Parkgate estate needs expansion and should have a better access point over or under the railway as planned in the past.
- Sort out parking and then companies and visitors will come to Knutsford.
- 9% empty units in the town centre, and 20% industrial units standing empty, not including Booths Hall. If these units were fully utilized there would be no employment problems in the Knutsford area
- Need to ensure that consumer spending does not leak out of the town to neighbouring centres. Need to improve and promote the market.
- new businesses; ensure you are not just moving business from one site to another, causing vacant premises elsewhere; or that you put the smaller businesses out of business
- We have a beautiful historic town, not an industrial town.
- Provision of High speed broadband and other new technologies to all properties, old and new and those on the rural outskirts need to be prioritised. This will ensure small businesses and home run businesses can contribute to the local economy.

Objective and Strategy 3: Town Centre

Do you agree or disagree with the Town Centre Objectives and Strategy as set out in the draft Knutsford Town Strategy?

- 82% of respondents answered this question
- Strongly Agree (21%); Agree (45%); Neither Agree or Disagree (18%); Disagree (7%); Strongly Disagree (9%)



Key themes emerging from consultation:

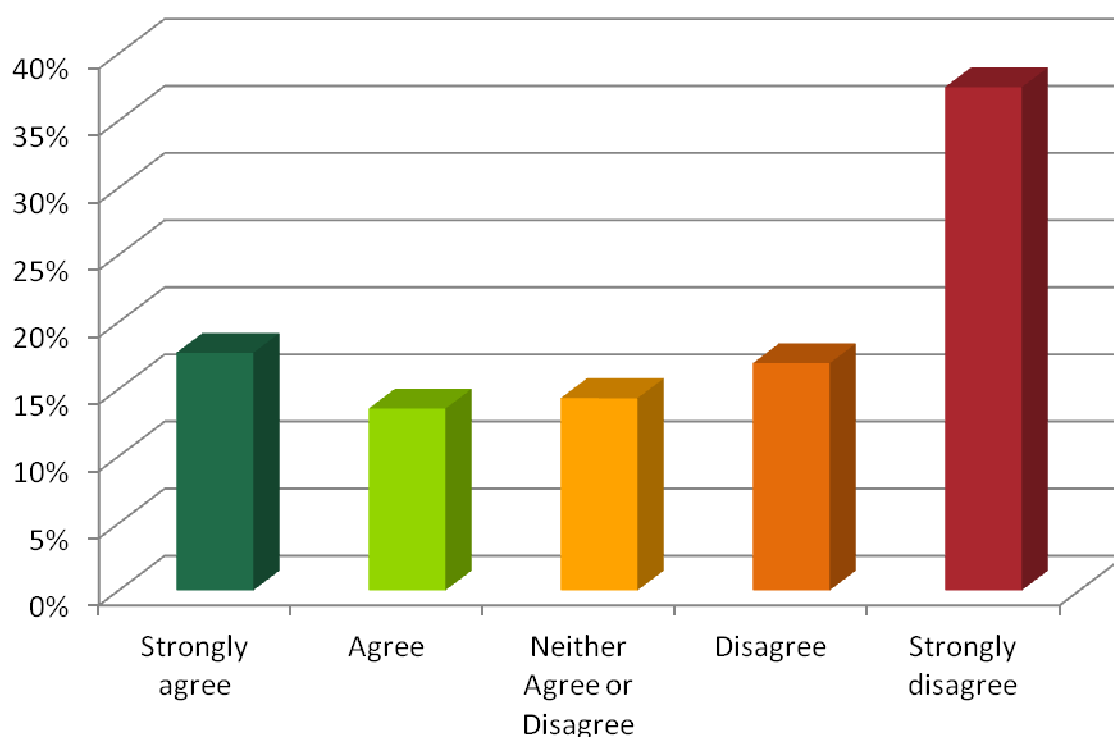
- Bringing national chain stores into the town or out of town developments will destroy character and unique attributes of Knutsford.
- Support independent shops/retailers
- Make the town easier to navigate and enabling free roaming, without having to use a vehicle is a key factor of the strategy; improve walkways, road crossings and signage.
- Any and all future development in Knutsford must be sensitive to its surroundings and the character of the town centre as a whole.
- The traffic infrastructure has insufficient capacity to allow development of Knutsford. There is already a frequent problem with excessive traffic around the town and adding to the size of the town would only make this worse.
- Too little information given to consider redrawing the boundary
- No mention of the increasing number of empty properties being used in the town centre as a priority.

- the vision cites independent traders as an attractive feature of the town, then goes on to propose that Waitrose, Sainsbury's and the (proposed) Aldi will "absorb the identified capacity"
- We already have four supermarkets and are due to get a fifth, Aldi.
- The shared use of King Street would enhance the character of the town and would invite an alfresco feel and bring visitors to the town that would be worried about the narrow pavements
- More and more online shopping will take place and town centres will become ghostly, it is all down to cost and overheads, they will die if this crash waiting to happen is not approached!
- Not sure that shops offering a "larger range of convenience goods" need to be prioritised.
- Encourage more diversity and independent retailers to strengthen the unique character of the town - this is what brings visitors here!
- Pedestrianisation has long been over due and is well supported
- More information needed on "shared surface schemes" not fully explained
- Canute Place needs to be improved in terms of traffic flow and should be considered in any shared surface schemes/piazza
- A Survey of Town views on King Street and other street improvements showed 88% want IMPROVEMENTS to Pedestrian Priority, only ONE-THIRD favour Shared Space without pavements.
- Research from Europe found that pedestrians are only happy with Level Surface Shared Space when traffic flow rates are low; a maximum 100 cars per hour or less. The LOWEST flow rate in King Street Knutsford during the day is 275/350 per hour. During peak periods it is between 350/450 vehicles per hour.
- Bring people to live in the town by using the rooms above businesses. Young people would love to live so close to a vibrant town centre such as Knutsford.
- More discrete parking provision
- Improve and promote the indoor and outdoor Markets. Make it a walk through to increase footfall.
- Cycle ways and cycle parking racks might help encourage more cycling and less driving into/around the town.
- What is meant by "improving links between different parts of the town centre"? This could mean anything from resurfacing the footpaths to putting in more telephone lines.
- The plan should assess the quality and capacity of infrastructure for water supply, wastewater and its treatment, utilities, health, flood risk and its ability to meet forecast demands.
- The Heath is reserved for dog walkers and fun fairs? Perhaps look at this as "central park" as a designated space for redevelopment - a park with a lake, cycle and running areas
- Ginnels between streets, and back-land, are not well maintained
- Development and better use of the Sessions House

Objective and Strategy 4: Housing

Do you agree or disagree with the Housing Objectives and Strategy as set out in the draft Knutsford Town Strategy?

- 83% of respondents answered this question
- Strongly Agree (18%); Agree (14%); Neither Agree or Disagree (14%); Disagree (17%); Strongly Disagree (38%)



Key themes emerging from consultation:

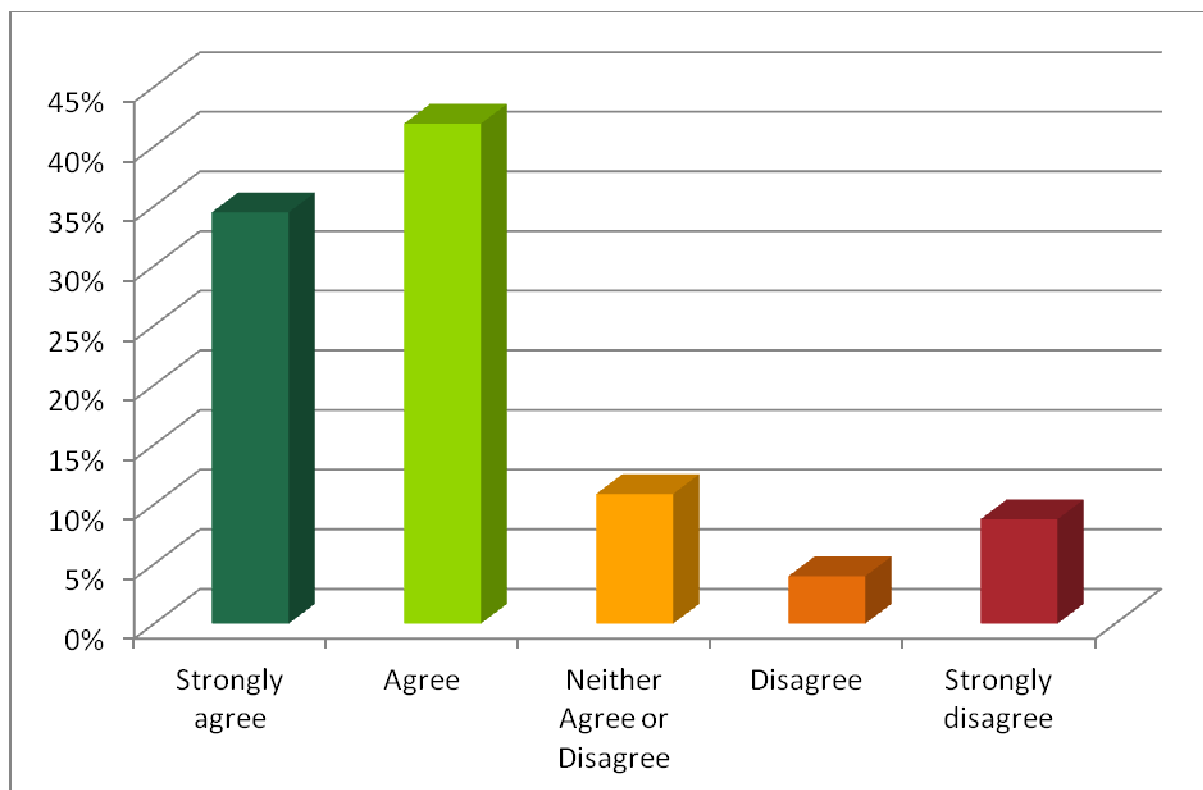
- Housing developments should not be built on green belt. Full use of available brown field sites should be encouraged
- The proposals for commercial development are concentrated around Longridge. This will depreciate the relative value of property in this area, further widening social division within the town when the reverse should be the aim
- The building of over 1000 houses is not needed in a small town of Knutsford, it does not have the infrastructure to cope.
- There is a huge difference between 460 and 1280 homes- how can that be so vague?
- The housing figure should be properly determined through the Core Strategy and should reflect the housing need identified in the SHMA.
- The expected population growth for Cheshire is 5% over 14 years (pg 19). However, the vision implies that Cheshire East will increase the housing stock in Knutsford by 21%
- Of the 450 people on the housing waiting list, how many live in Knutsford already?

- There is a real need for smaller sites to be developed so that people who have lived in the area for some time would be able to downsize in to more suitable accommodation. There is a real need for this type of housing, which, would also help to preserve the character of the town.
- There are around 6000 households in Knutsford and an increase of 1,280 is a 21% increase-unsustainable
- As the medical, education, open spaces and sports provision in Town is already identified as at capacity even the lower target of 460 houses will require significant infrastructure levy.
- Need to create housing that reflects the distinct historic characteristics of the town.
- We should encourage use of previously developed site not take away our fields and green areas
- All new housing must be adequately supported by public transport links to schools, medical services, shops
- The green belt should be sacrosanct
- All of the identified sites are located within the Green Belt
- It's not a strategy. It does not state why many sites are not considered suitable or the criteria for assessing and comparing the suitability of sites
- The bias of the preferred development to the north side is very suspicious
- This plan seems to be driven by developer interest and not knutsford's needs.
- Even given the trend for people to live alone, this forecast increase in households still seems excessive
- Housing numbers built per annum should be limited to the number required to clear the waiting list and numbers of houses suitable for present elderly residents to down-size to
- The objective is utopian and unachievable it is also completely at odds with the other key objectives and statements regarding the town vision
- It is only fair that Knutsford increases at the same rate as the rest of Cheshire East (7%), therefore 427 housing units would be needed within the period of the plan for Knutsford to grow in proportion with the rest of East Cheshire.
- Affordable housing soon rises to the market level on subsequent sale. Leasehold with covenants would do more to preserve housing stock at affordable rents and for owner occupiers of modest means.
- More housing is needed in the town to meet current need and the needs of future generations of Knutsfordians. However, housing should not be at the expense of other amenities.
- Probably contentious to build new houses in the Green Belt but I feel that this should be supported by careful management.

Objective and Strategy 5: Heritage

Do you agree or disagree with the Heritage Objectives and Strategy as set out in the draft Knutsford Town Strategy?

- 82% of respondents answered this question
- Strongly Agree (34%); Agree (42%); Neither Agree or Disagree (11%); Disagree (4 %); Strongly Disagree (9%)



Key themes emerging from consultation:

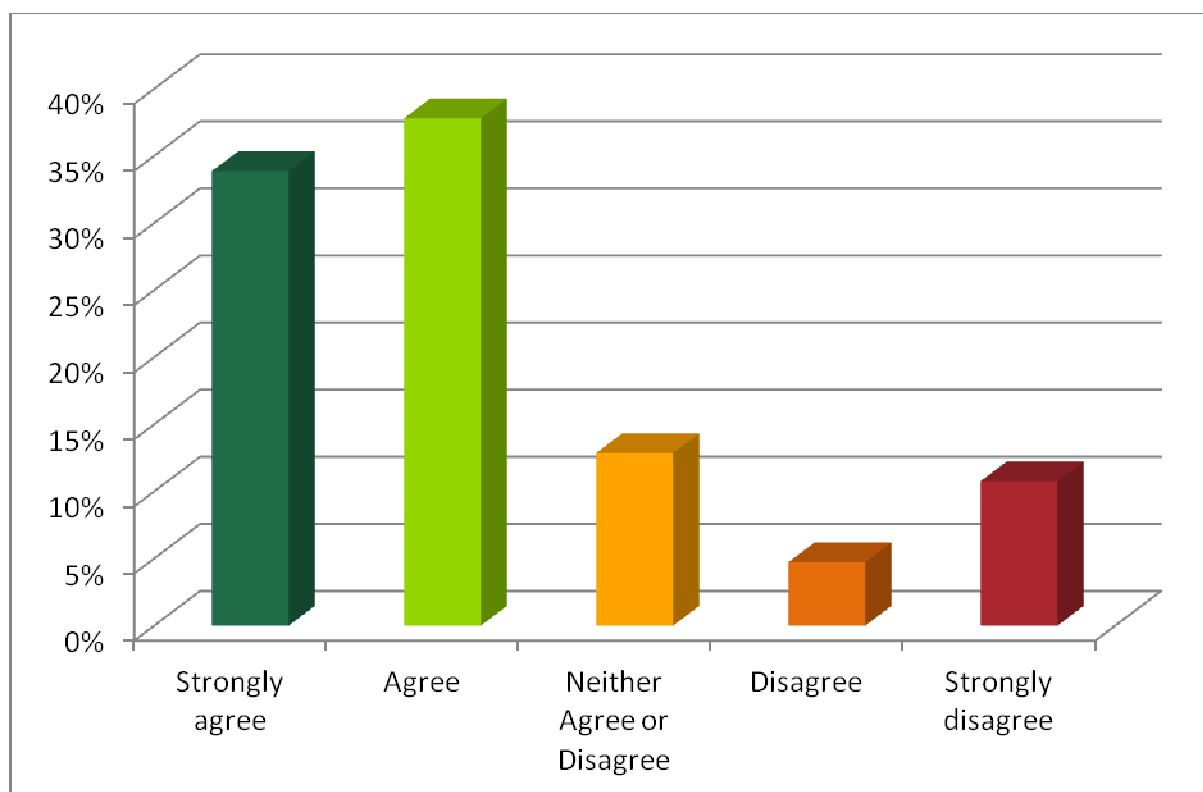
- I do not believe that Knutsford can support such a large scale housing development without destroying the character of the town.
- Support our Heritage Centre more
- The attraction to visitors depends partly on shopping but chiefly on heritage. It has a "distinctive character" that draws visitors. If the town grows too large this there is a risk that this "distinctive character" would be undermined.
- What is a design template?
- A design template is a valuable addition. Must not become a strait-jacket.
- The green belt is a distinctive feature of Knutsford's heritage style and should be included in the heritage strategy.
- Any development of any size should ensure that the history and heritage of knutsford does not suffer - conservation areas, green spaces and listed buildings and should and must be protected

- Some of your policies conflict with economics. The (Be Wilderwood) application at Tatton Park , will have an huge detrimental impact not only on the most intact historical Grade 11* Park and Garden , the Green Belt, wildlife, SSSIs and possibly on a RAMSAR. Make stringent policies that will protect the natural and historic built environment from economic pressures.
- The heritage of Knutsford cricket club which is over 100 years old and the land bequeathed by Lord Egeton to the football and youth clubs would be destroyed.
- Let's maintain and repair what we've got without building more, more, more.
- Heritage sites must find new uses so that they can develop and thrive but maintain their utility and their unique character. Today's buildings need to add to the cultural heritage.
- Historic parks and gardens need to be specifically mentioned in the main objective as they are numerous and significant. Knutsford is ringed by them; Tatton, Tabley, Toft and Booths
- Knutsford's Unique Selling Point for visitors is its high quality architecture and townscape. These need to be conserved and protected from poor quality building and too much building.
- Manage and support the existing buildings with a sympathetic eye and by listening to local needs, or what chance for the future. Old town Hall, Sessions Court, Tatton Park, shopping areas etc.....
- Mention should be made of the Area of Archaeological Potential in the town (covering the 3 areas of Nether Knutsford, Cross Town and Over Knutsford). There is a separate heritage Objective in Knutsford, but in Nantwich heritage is considered under Environment. Why this inconsistency in format?
- Knutsford has lost heritage due to poor management of developers such as Aldi.

Objective and Strategy 6: Environment

Do you agree or disagree with the Environment Objectives and Strategy as set out in the draft Knutsford Town Strategy?

- 82% of respondents answered this question
- Strongly Agree (34%); Agree (38%); Neither Agree or Disagree (13 %); Disagree (5%); Strongly Disagree (11%)



Key themes emerging from consultation:

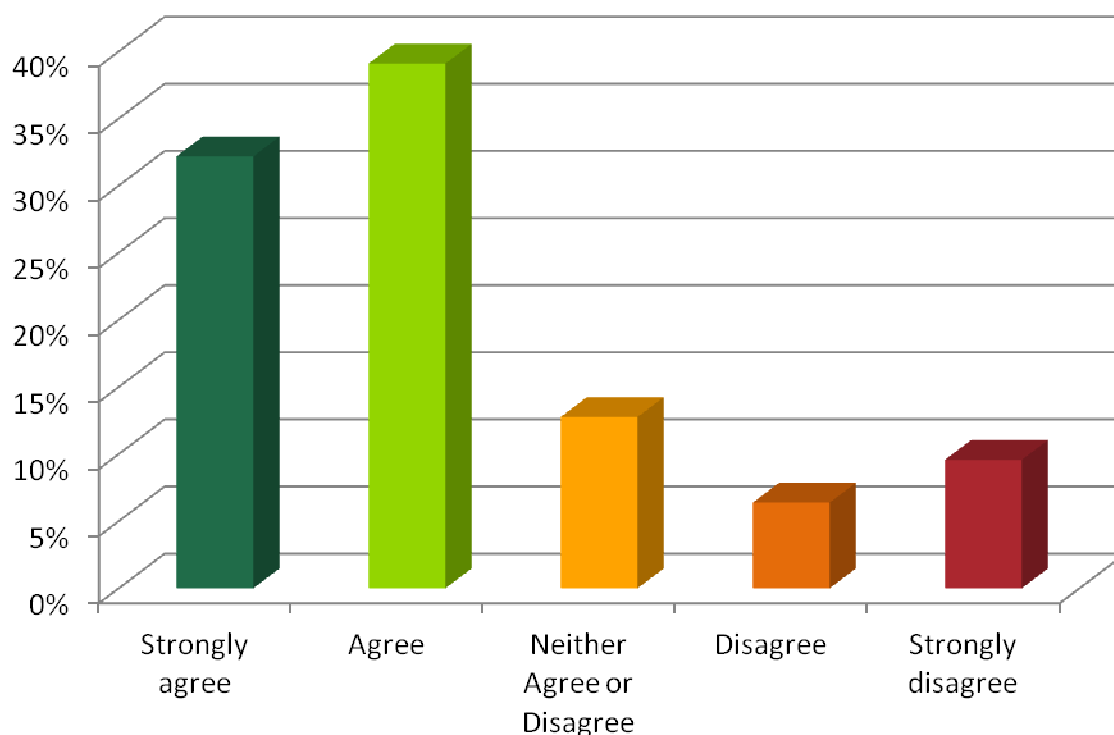
- More emphasis should have been included in the vision about improving sustainability and reducing the reliance on the car.
- Destruction of green belt is a non-reversible action. The purpose of Green Belt is to maintain the current definition of town and countryside
- Don't want to lose any green belt around Knutsford and I don't believe that a 'green belt swap' is acceptable.
- 80% of the proposed development sites are concentrated on Green Belt land in the North West of Knutsford. This includes valuable recreational land, playing fields and allotments.
- Contradictory statements; you want to protect green spaces but you also say you want to develop on Green Belt and Brown Field
- How can large housing estates removing open fields possibly contribute to any environment strategy

- Need to clearly define what the Town Strategy believes is the outer boundaries of the town. Over time, unless measureable parameters are set, we run the risk of Knutsford being over-developed and becoming more than just a county town.
- Knutsford contains one Air Quality Management Area (A50 Manchester Road) and a number of areas where levels of pollution are close to the Air Quality Objective. Transport: Improve and safeguard air quality in the town (particularly on the A50 Manchester Road) Car Parking: Develop low carbon incentivised parking / Infrastructure within the Town Centre
- This vision will adversely affect our Green Belt and have a devastating impact on the abundance of natural resources surrounding us.
- We have added pollution due to the flight path. The trees are our only resource to clean the air that we breathe, absorb CO2 and produce oxygen.
- The plan will overpopulate Knutsford and irrevocably change the essence of our town and suffocate our resources disproportionately
- Caution against the creation of renewable energy at the expense of heritage. Retro- fitting historic housing with solar panels for example undermines the historic quality of the building.
- Plant a forest in a ring around Knutsford with a path through it so future generations can enjoy the surrounding countryside...It could be done by connecting many existing Forests, Woods and Tatton Park.
- If we really want to "encourage healthy and active lifestyles" then somehow we have to reduce the domination of the car within the town.
- It is actually pretty distasteful for the plan to extol the benefits of the environment which it then seeks to wantonly vandalise by building in the Green Belt.
- Increase the amount of land allocated for allotments as there is a long waiting list for them. Any road widening schemes or new roads should include cycle lanes.
- There should be a 7th Bullet as follows: "Improve community health and well-being by encouraging policies that will reduce night-time noise nuisance and harmful air pollution within the town."
- Particularly agree with tree-lined streets. Start with the desperately drab Regent Street! Example - flowering cherry to add some colour.
- Not clear how improved access to open countryside woodland can be achieved.

Objective and Strategy 7: Connectivity

Do you agree or disagree with the Connectivity Objectives and Strategy as set out in the draft Knutsford Town Strategy?

- 81% of respondents answered this question
- Strongly Agree (32%); Agree (39%); Neither Agree or Disagree (13 %); Disagree (6%); Strongly Disagree (10%)



Key themes emerging from consultation:

- By 2030 we should aim for a road network that copes better than it does now with flows of traffic into and through the town.
- Improvements need to be made in Knutsford, especially in relation to connectivity as the public transport services for Knutsford is very poorly provided in terms of rail and bus services given that nearly 50% of the population do not work in or around Knutsford
- The town is bumper to bumper with cars during rush hour which is frequently exacerbated when M6 traffic overflow comes through the town due to accidents etc. Resolving this issue should be a priority before additional housing is considered.
- If the Western Rail link from Crewe to Manchester Airport via Knutsford was developed it would benefit the economy of the town hugely
- Support the connectivity objective and strategy
- Would like to see: - a town wide travel planning project to reduce the number of car journeys to schools - a proposal to monitor and reduce carbon emissions and energy

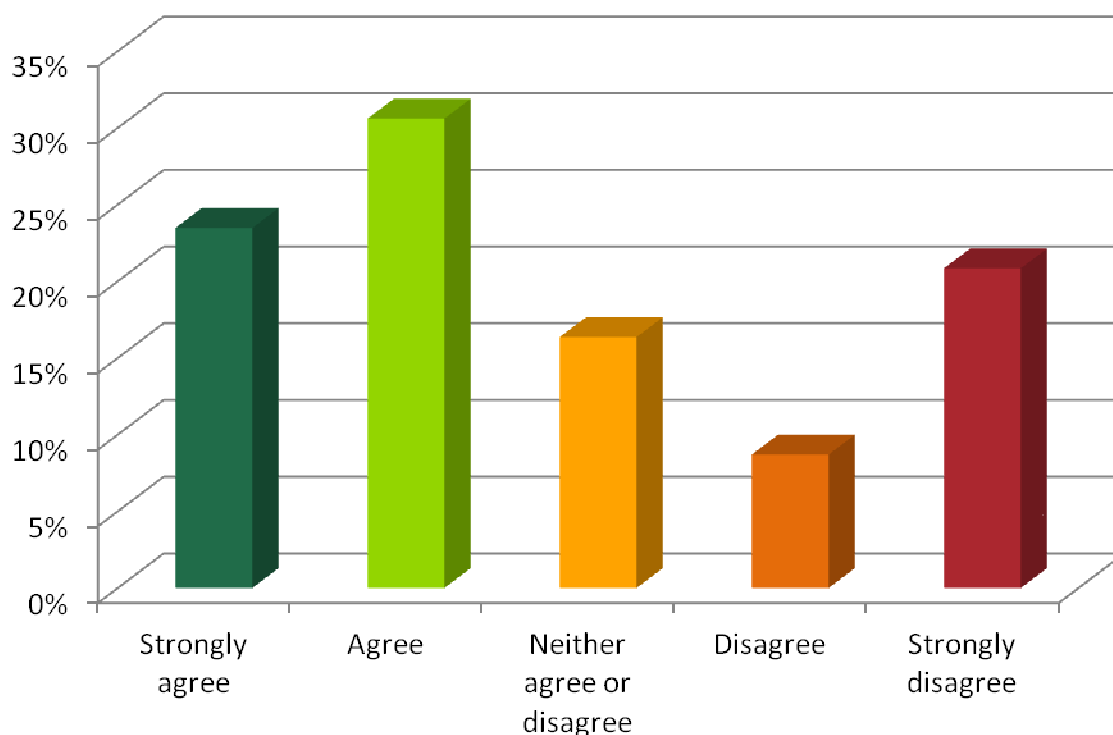
consumption from local transport - a walking/cycling route network plan produced to guide future planning

- Open the old railway link with Crewe via Middlewich.
- Metrolink to Knutsford would be great
- The Metrolink is not needed. The train service should be upgraded to provide a quicker and more frequent service.
- There should be a by-pass around Knutsford to get to Macclesfield/Holmes Chapel.
- Knutsford has one of if not the highest aging populations of any town in Cheshire East, yet transport connections remain poor. I would implore CEC to support and invest in improved transport connections
- We need safe walking routes however to take away from cars will cause traffic chaos - serious consideration to the road network would need to be given before you can take from the cars to give to the pedestrians
- The town centre does not need extra car parking. This is because Tatton car park is never full, even in the busiest periods, and no one seems to know that the car park across the moor from the town centre becomes a public car park at weekends.
- The vision should set out priorities for when different elements of the vision are in conflict. How do you provide greater levels of town centre car parking and reduce areas of traffic congestion whilst encouraging use of cycling and buses.
- Need to address air quality and road safety issues. 20mph limit on all residential and town centre streets easy and cheap to do if serious about encouraging walking and cycling.

Q3 Development Principles

Do you agree or disagree with the Development Principles as set out in the draft Knutsford Town Strategy?

- 82% of respondents answered this question
- Strongly Agree (23%); Agree (31%); Neither Agree or Disagree (16 %); Disagree (9%); Strongly Disagree (21%)



Key themes emerging from consultation:

- The development principles are generally positive and ideal. However, many of the points will be violated through the proposals listed within the Strategy
- No widespread conviction about the need for 20% increase in the size of Knutsford
- This seems to be pretty much a rewriting of the Vision
- In principle yes, but the list is limited and needs to have more detail on how those points can be achieved.
- Most of the surrounding green spaces are earmarked for development.
- *"Local people cooperating with developers in delivering great places"* that reflect this town strategy. - need to be safeguards to ensure that developers actually listen to the views of local people.
- Why have some sites been declared not suitable without any explanation as to why within the document?

Draft Knutsford Town Strategy Consultation Report:

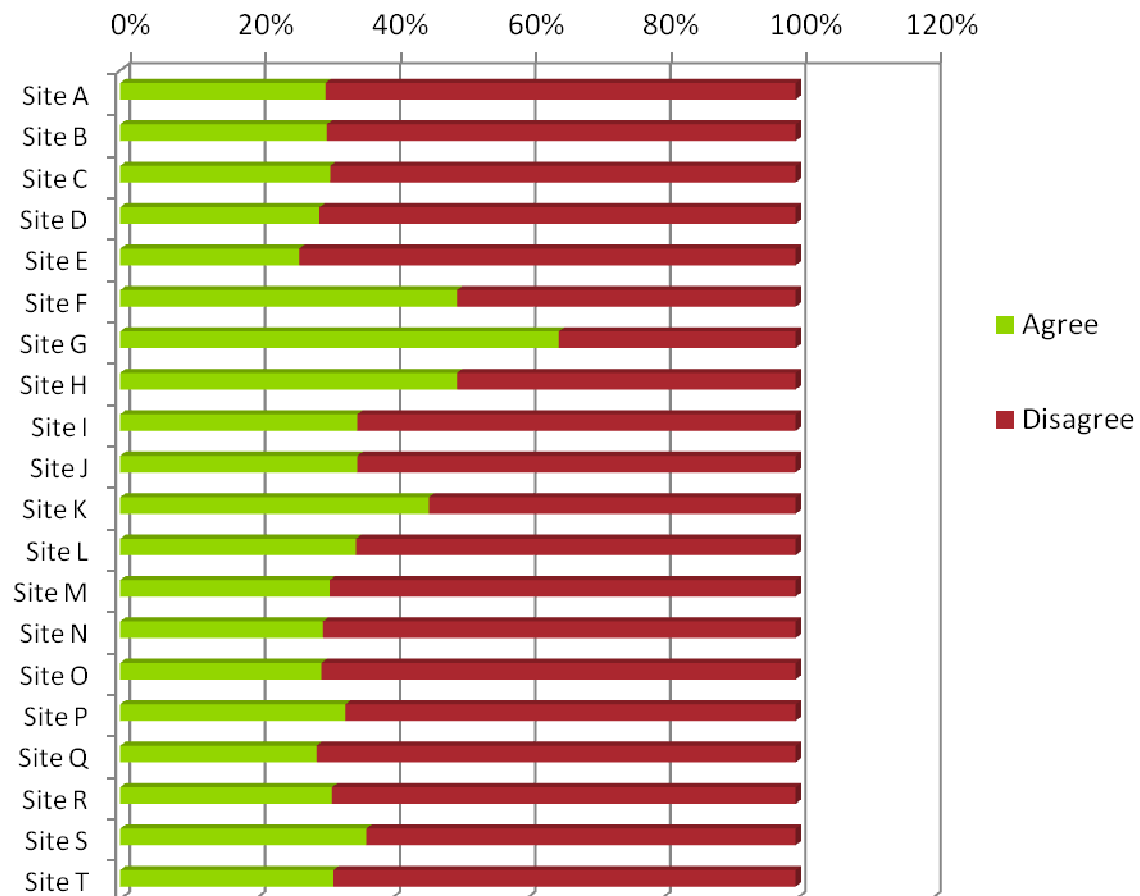
Q4 Potential Development Options

- There is no evidence of these principles
- The development principles fail to provide the necessary protection for our valuable Green Belt
- In theory I agree, although I am sceptical that the principles will be adhered to.
- This wish list is unremittingly optimistic
- Do not support "urban cooling"
- The presumption that development has to take place and on the scale suggested seems incompatible with the notion of ensuring Knutsford is preserved as an historic market town.
- Welcome references to-biodiversity and nature - Green spaces including Green Infrastructure (GI) - Ecosystem services

Q4 Potential Development Options

Do you agree or disagree with the potential areas for future development in the draft Knutsford Town Strategy?

Overall responses:



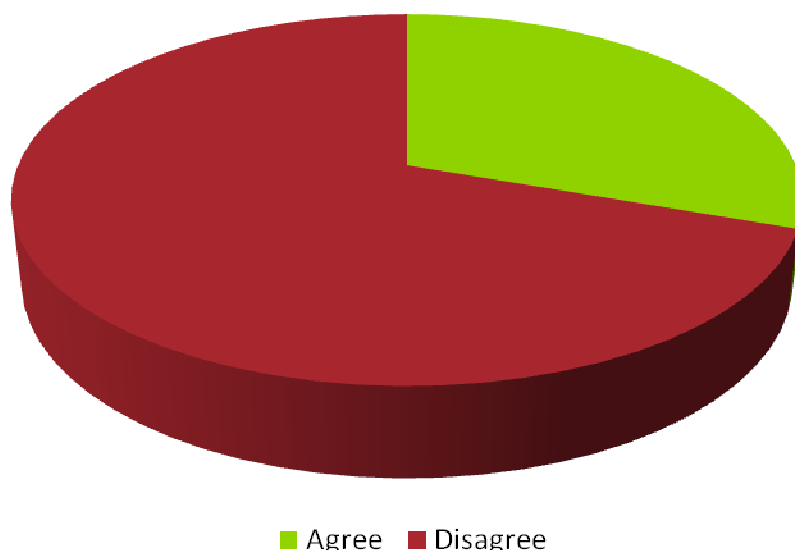
Key themes emerging from consultation:

- the first priority should be brownfield sites for development with more continuously identified over the next 20 years to add to a potential "land bank"

Site A: Land between Northwich Road and Tabley Road

Do you agree or disagree with site A as a potential area for future development

- 81% of respondents answered this question
- Agree (30%); Disagree (70%)



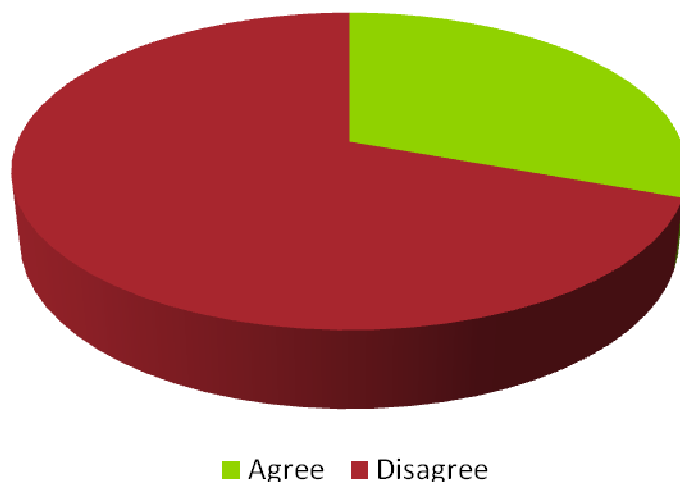
Key themes emerging from consultation:

- This is green belt land and the road network already struggles.
- Not suitable because of (1) proximity to the Ambulance station (2) narrow access from large area to Northwich Road and (3) access onto Tabley Road, an unsuitable minor road to the north of the site.
- Perfect site with excellent dual access, existing allotments could easily be retained or even enhanced.
- The proposals for areas A, B, C, D and E seem vague and more concerned to enhance exclusivity rather than cater for the needs of the people of Knutsford as a whole
- With a strong proviso that this should be a last resort.
- Would blight the landscape as rural area. Not close to schools therefore increased traffic/pedestrians. Would increase traffic on side roads.
- Instead of overdeveloping one area, it would better serve the community as a whole to develop a number of sites across Knutsford. Involving sites B,C,D,E,G & K. Thus limiting the pernicious impact on any one existing estate.
- Agreement conditional on retention of existing allotments.
- Traffic is already a major issue on Manchester road, so mass building around his area would make is it worse.
- There is insufficient information within the draft Strategy to come to an informed view as to the merits of this area.
- A full environmental review of this site has clearly not been carried out as you have ignored the pond on the site. The pond on site A should now be protected as the Cheshire marl pits are a recognised endangered habitat.

Site B: Land between Tabley Road and Manchester Road

Do you agree or disagree with site B as a potential area for future development (suggested use: employment)

- 81% of respondents answered this question
- Agree (31%); Disagree (69%)



Key themes emerging from consultation:

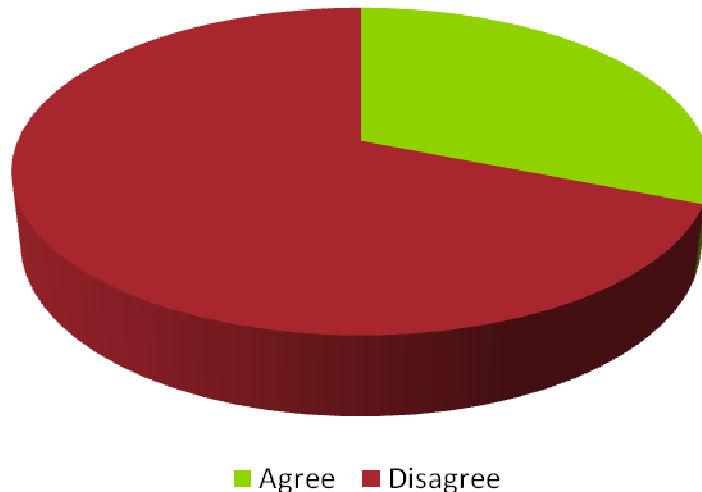
- Would blight the landscape as rural area. Not close to schools therefore increased traffic/pedestrians.
- This is Greenbelt land & should not be considered for building development
- There is no supporting evidence in the plan.
- Traffic congestion on Manchester Road would be a tremendous threat.
- Although the development option sites A to T are outside the Areas of Archaeological Potential, all of the favoured potential development sites would need to be assessed
- Cannot agree to any proposal until evidence is provided
- Airport plans massive expansion. Are you seriously suggesting building underneath the flight paths?
- If this is preferred it should be Housing only
- No light industrial
- Areas A, B, C and D to the north of Knutsford are worthy of development although infrastructure will need to be considered carefully, particularly roads, given the pressure that exists already on the A50 Manchester Road going into Knutsford from the north, especially at peak times.
- If areas A and B are developed, could that provide the opportunity for a form of 'relief road'/by-pass from the A50 Manchester Road to the A5033 Northwich Road to be built, thus relieving the Canute Place roundabout of some traffic?
- The land is prime agricultural land that is well farmed. Added congestion of up to 800 vehicles to the North side of Knutsford would create environmental and economic problems

- Utterly misplaced and out of all proportion
- The land is so water logged it is not suitable.

Site C: Land between Manchester Road and Mereheath Lane (northern parcel)

Do you agree or disagree with site C as a potential area for future development (suggested use: employment)

- 81% of respondents answered this question
- Agree (31%); Disagree (69%)



Key themes emerging from consultation:

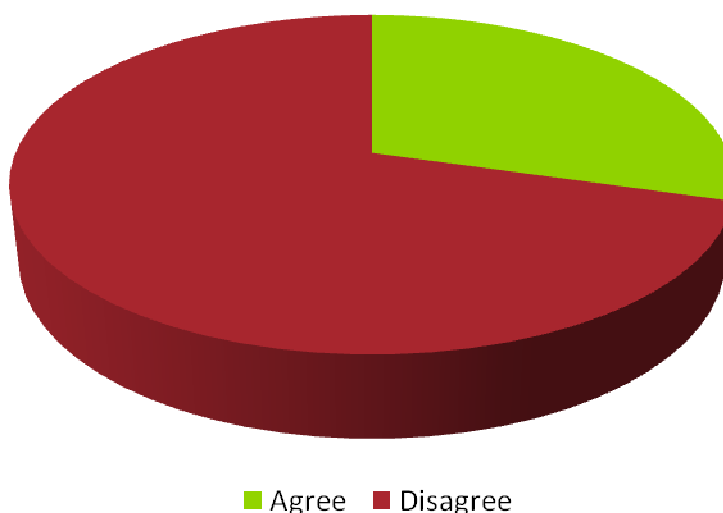
- Knutsford Sports Club and Egerton Youth and Football clubs crucial aspect of community relations and well being.
- Joining with Mere contradicts the principles of retaining sense of countryside and balance.
- Perfect site with excellent dual access.
- Playing fields and other recreational facilities should be protected.
- Traffic egress onto A50 - bad news!! Mereheath Lane is also a principal traffic access to Knutsford and parking area.
- This is greenbelt land & should not be considered for development
- Need a clearer idea of what type of 'mixed use' is proposed
- I would only support housing that protected the recreation facilities.
- Other Cheshire East towns can absorb greater intensity of employment and residential development.
- Accessibility of site overstated in assessment within Environmental Appraisal Report
- I do not think that this area can accommodate new housing in respect of the numbers of cars etc.
- Development should be on a small scale, planned together with A, B, D, K and possibly F to meet future housing needs..Access should be from Northwich Road.
- This is an important 'green finger' into the town and relates closely to site D. The only development that should be considered is of a sports, leisure or new school type.

- Cannot agree to any proposal until evidence is provided of: what the selection criteria are; how the site meets (or otherwise) those criteria and the exact proposed development.
- Retain and maximise the use of these facilities and develop the 'leisure hub' around this area rather than relocating quality sporting facilities to create development for alternative uses.
- The sites that are considered favourable all have similar constraints relating to the loss of landscape character, the loss of historic landscape character and the loss of agricultural land classified between Grades 2 and 3. It therefore is important to take into account how sustainably located each site is when establishing whether it should be considered as a preferred option.

Site D: Land between Manchester Road and Mereheath Lane (southern parcel)

Do you agree or disagree with site D as a potential area for future development (suggested use: residential)

- 79% of respondents answered this question
- Agree (30%); Disagree (70%)



Key themes emerging from consultation:

- Wholly inappropriate. Existing sports facilities should be retained.
- Knutsford FC in Area D which has been put forward as suitable for Mixed Development. The Club celebrates it's 125 anniversary in 2013 and has been on this site for the past 80 years
- The description of the site underplays the activity that takes place there
- The Sports activity is at capacity on the land so none can be given up without capacity being provided elsewhere.
- NO LAND Should be taken from the greenbelt.
- It will make the area one huge housing estate and completely change the character of the town
- The National Planning Policy Framework now required Local Authorities to undertake a robust and up to date Needs Assessment for open space, sport and recreation facilities to helps plan strategically for sport and recreation throughout the lifetime of the Local Plan and help deliver the objections set out in the Town Strategies. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: - an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.
- Don't turn Mereheath Lane into a major road.
- This site should be considered comprehensively with Sites A, B and C as providing a substantial urban extension, in a generally sustainable location, sufficient to provide for the

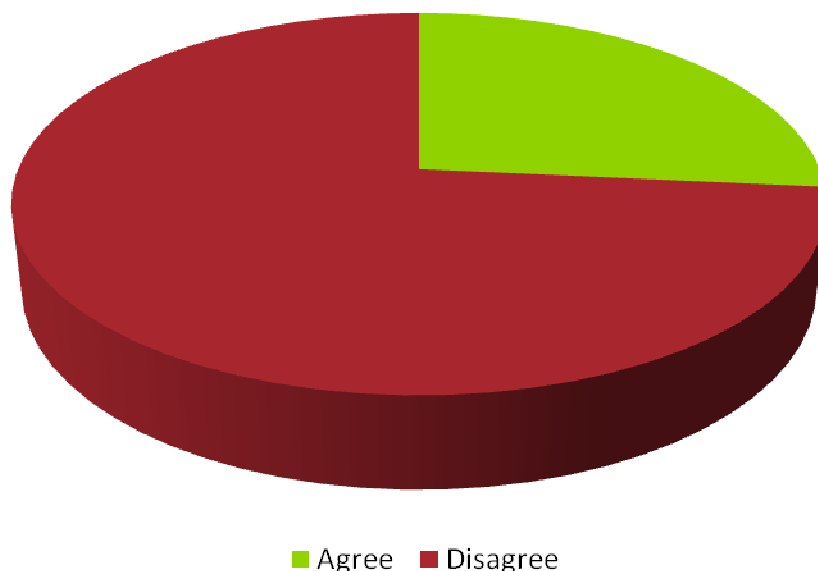
residential and employment and recreational needs for the town during the Local Plan period and, potentially, beyond.

- The site contains a 240 year old oak tree/s (ancient / veteran trees).
- Sites C and D have subsidence - in fact the whole area does i.e. Willow Green built on rafts and the fact that the Holdings on Manchester Road had to be underpinned only supports this.

Site E: Land to the east of Mereheath Lane

Do you agree or disagree with site E as a potential area for future development (suggested use: residential)

- 79% of respondents answered this question
- Agree (27%); Disagree (73%)



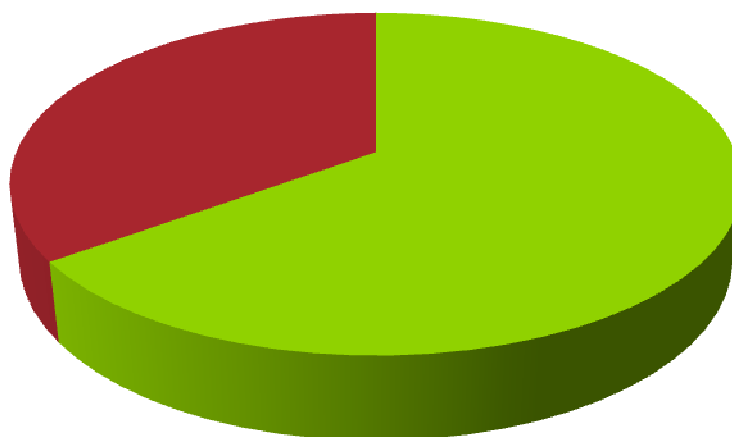
Key themes emerging from consultation:

- There are no grounds to remove allotments and contradicts the principles outlined.
- Opposition to Green Belt land being built on
- There is preference to rely on the North and East of the town to support the excessive development and not fairly distribute the impact across the town.
- Subject to the retention of sports facilities, particularly the Bowling Club.
- Not too big a development so minimising any impact on Tatton Park and traffic stress on Mereheath Lane
- There is no supporting evidence in the plan
- Preserve the valuable ancient woodland
- The building of over 1000 houses is not needed in a small town of Knutsford, it does not have the infrastructure to cope.
- Part of the essential 'green finger' into the town. The potential loss of woodland, allotments and sports facilities is in conflict with the Vision for the town and the strategies for its implementation.
- Would question the need to release this sensitive parcel of land.
- Site E - The site is currently used for allotments, houses a bowling club, a golf club, water works and there is a dense area of mature woodland on the site. Again the sports uses would need to be relocated. Additionally, the site is an area of special county value, abuts a protected Grade II* landscape area to the east and a conservation area to the south.

Site G: Land to the north and east of Parkgate Trading Estate

Do you agree or disagree with site G as a potential area for future development (suggested use: residential)

- 79% of respondents answered this question
- Agree (65%); Disagree (35%)



■ Agree ■ Disagree

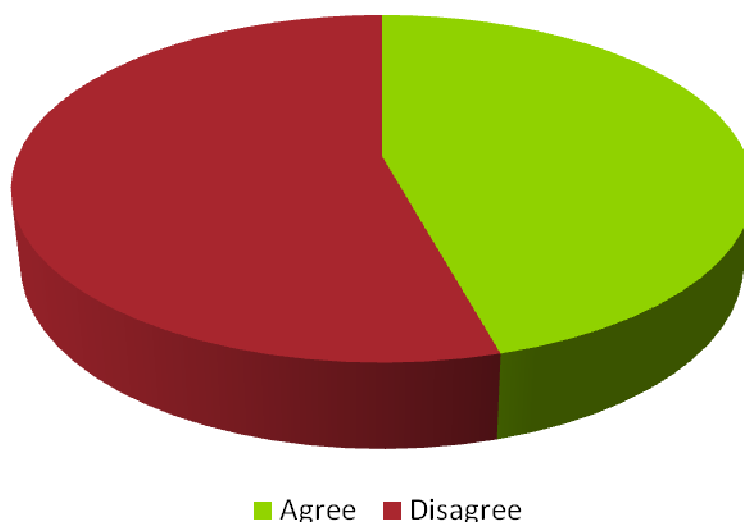
Key themes emerging from consultation:

- This is by far the better option and fits around existing housing and would allow Knutsford to retain its unique identity
- Limited impact on existing residents. Good space for developments and enough space to build supporting community facilities.
- This would enhance a depressed area of Knutsford
- Before any more development is allowed in the Parkgate area there need to be another access road built.
- Although site with least Green Belt, flood risk appears to be significant
- With over 20% above capacity for industrial units within Knutsford the building of more industrial units seems to be a waste of time and money, however if this area was developed correctly cheaper/starter housing could be built for Knutsfordians that cannot at present afford there own home.
- This should be for commercial development ONLY and only after access is improved
- Brownfield
- This is a wildlife corridor and as such should have been correctly surveyed.
- The existing ancient woodland in areas G and K must be protected.

Site K: Land to the south of Longridge

Do you agree or disagree with site K as a potential area for future development (suggested use: residential)

- 78% of respondents answered this question
- Agree (46%); Disagree (54%)



A petition containing 461 signatories objecting to the inclusion of the site as a preferred option has been submitted.

The petition is against the development of Site K as this land contains Springwood, which is listed as Ancient Woodland, of which there is only 2% left in the entire UK. The area contains an abundance of beautiful wildlife and plant species. We are concerned not only for the woodland, but also, with regards to amenities, school places, doctor's surgeries and dentists, which are already in short supply and the additional traffic congestion to our town.

Key themes emerging from consultation:

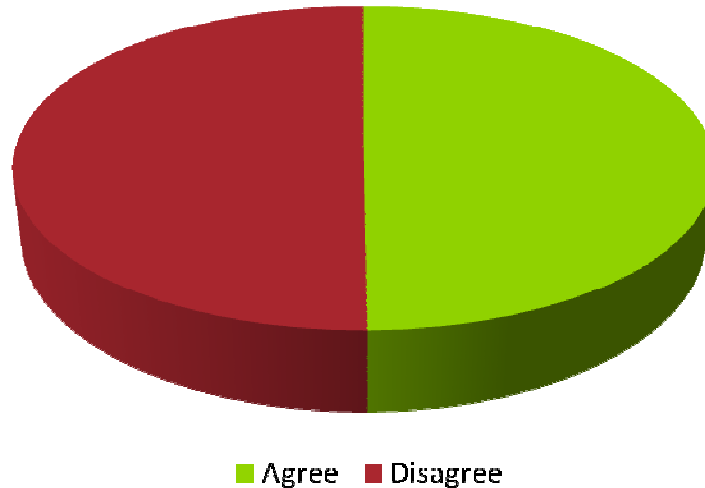
- Area K is subject to serious flooding and at the time of writing is under water due to heavy rain.
- The junction of Moberly Road and Chelford Road at the Legh Arms is not capable of safely accommodating an increase of traffic generated by the proposed Area K.
- Wholly inappropriate. Existing public open space to the South West should be retained.
- Allotments, orchards.
- Already too much housing for the infrastructure on this side of town.
- Loss of playing field; loss of pond; too close to nature conservation priority area.
- Limited development would tidy up area and provide additional facilities.
- A new large community with retail will spoil the town environment of Knutsford and take business away from the town centre shops.
- There should be no further development on greenfield or green belt sites, in flood risk areas, ancient woodland or around ponds or meres or adjacent to nature conservation areas.

- A large part of this area has not been farmed or fertilised for many years and has returned to its natural state, rich in wildlife (butterflies, dragon flies, rose bay willow herb, crab apples, blackberries etc).
- It forms the only green corridor between St John's Wood and the green belt. New homes here would destroy all this and put more pressure on already stretched services.
- It would also put added pressure on the Manor Park Schools and Mobberley Road/Adams Hill traffic bottlenecks.
- Longridge and Mobberley Road retail outlets are under utilised so there is no case for more.
- This general area already has under used commercial areas at Parkgate and Longridge Trading Estates so there is no case for yet another commercial area.
- Development adjacent to flood risk areas increases the risk of flooding because it hinders the ability of water to soak away naturally into the surrounding natural flood plain so please don't interfere with this process.
- There is a wonderful opportunity to build something very special in order to improve the environment around Longridge.

Site F: Land to the west of Parkgate Lane

Do you agree or disagree with site F as a potential area for future development (suggested use: residential)

- 76% of respondents answered this question
- Agree (50%); Disagree (50%)



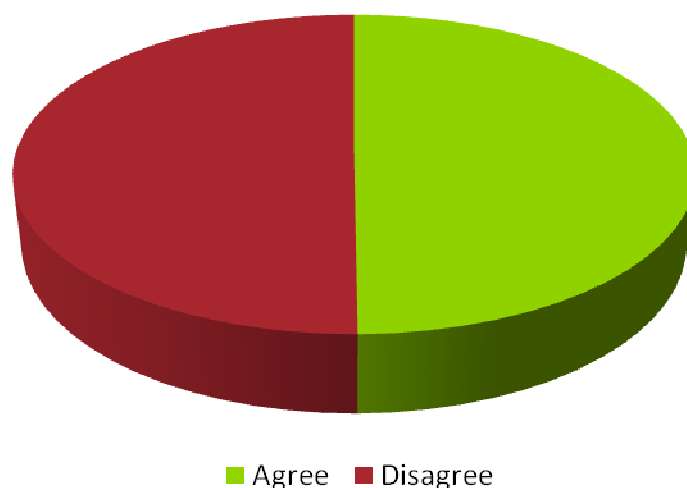
Key themes emerging from consultation:

- Loss of viable farming land is not supported. Poor vehicular access.
- This will merge Knutsford into the neighbouring village of Mobberley, is under the direct path of airlines into and out of Manchester Airport.
- On the grounds that it has not been explained as to why the Stakeholder Panel deemed this site unsuitable. It is impossible to agree or disagree without understanding the reasoning.
- I disagree with building a large number of houses on any of the proposed sites because I don't believe the infrastructure of the town can cope, and I think Knutsford has reached the size it can be before the character is spoilt.
- Too close to Tatton Park and will damage both its and Knutsford's USP.
- Ambiguous question. Agreed NOT suitable for development.
- Why is there no explanation as to why these are not suitable for development? I think these SHOULD be considered further if not then WHY NOT?!! This is a massive gap in information and needs answering.

Site H: Land to the east of Parkgate Trading Estate and Birkin Brook

Do you agree or disagree with site H as a potential area for future development (suggested use: residential)

- 76% of respondents answered this question
- Agree (50%); Disagree (50%)



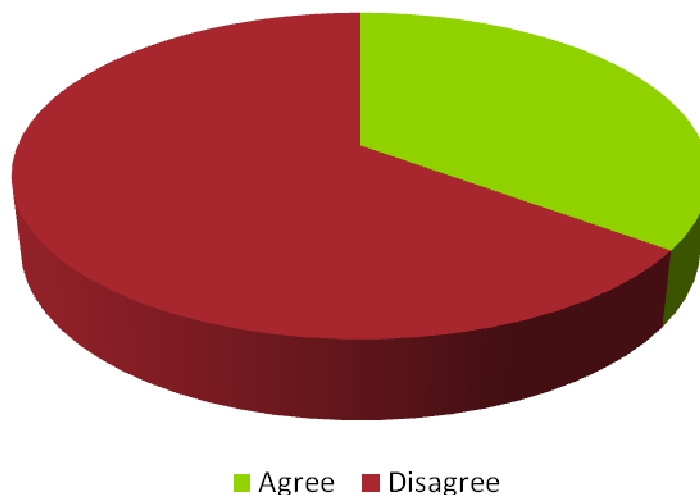
Key themes emerging from consultation:

- Area liable to flooding and if built on may well cause problems with environment down stream.
- Poor access and likely to cause traffic problems.
- Loss of viable farmland and poor vehicular access without enhancements to Parkgate Lane or creation of new railway bridge.
- Erosion of boundary between Knutsford and Mobberley merging the two distinct places.
- If green belt land has to be built on then this could be one of the lower-impact areas.
- Why are there no reasons given in the document for the unsuitability of these sites? Could be developed as a logical extension of neighbouring sites G and K.
- Isn't this in Mobberley as the Birkin Brook is the boundary? Also the water treatment works are there. Too far from centre no transport links
- The traffic, the effect on existing houses, the lack of infrastructure - we do not want to live in a big town we love Knutsford the size it is
- Archaeology
- All the potential sites should be reassessed and rejected only after consideration is given to using more of these sites to create much smaller developments with a lesser impact on local residents.
- Green Belt

Site I: Land to the north of Knutsford Road

Do you agree or disagree with site I as a potential area for future development (suggested use: residential)

- 73% of respondents answered this question
- Agree (35%); Disagree (65%)



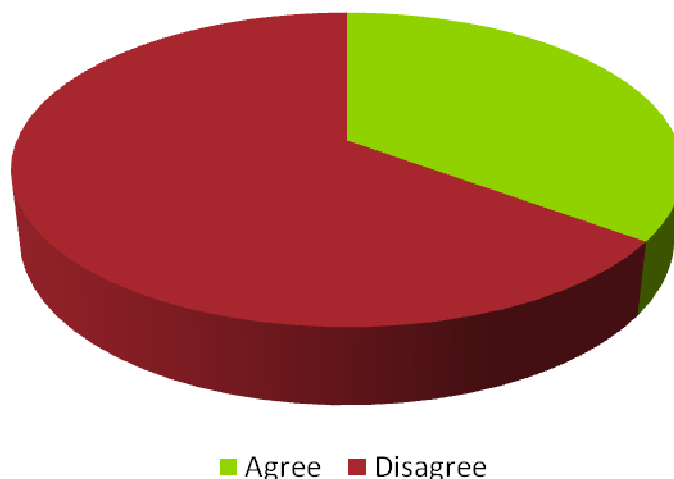
Key themes emerging from consultation:

- Limited impact on residents and fits well with the site at H, G and F. Fairer distribution than the preferred options as it spreads the impact and thus meaning the impact is not only felt by those in the North East Knutsford.
- This would enhance a depressed area of Knutsford
- Why are there no reasons given in the document for the unsuitability of these sites? Could be developed as a logical extension of neighbouring sites G and K.
- No green land should be built on- the same objections for all other sites so far apply and should be read as being included in this comment.
- For this and all other Sites in Table 6.3, it is completely unacceptable to say simply that the Site “was not considered suitable for development” and then ask anyone to agree to that statement. Why no are there no reasons? What are the differences between these Sites and any of the others in Table 6.2? It is impossible to give agreement to this point in the vacuum of no information. Without the complete information, the assessment of the Town Plan is meaningless.
- Over time, developments in this area could result in Knutsford and Mobberley becoming a single town.
- Development of this site would exacerbate cross town traffic flows and congestion in the town centre.
- Do not accept that there is any need for development on Green Belt land.
- Closing the gap between Knutsford and Mobberley. Danger of further infilling and sprawl.
- Ambiguous question. Agreed NOT suitable for development.

Site J: Land to the south of Knutsford Road

Do you agree or disagree with site J as a potential area for future development (suggested use: residential)

- 73% of respondents answered this question
- Agree (35%); Disagree (65%)



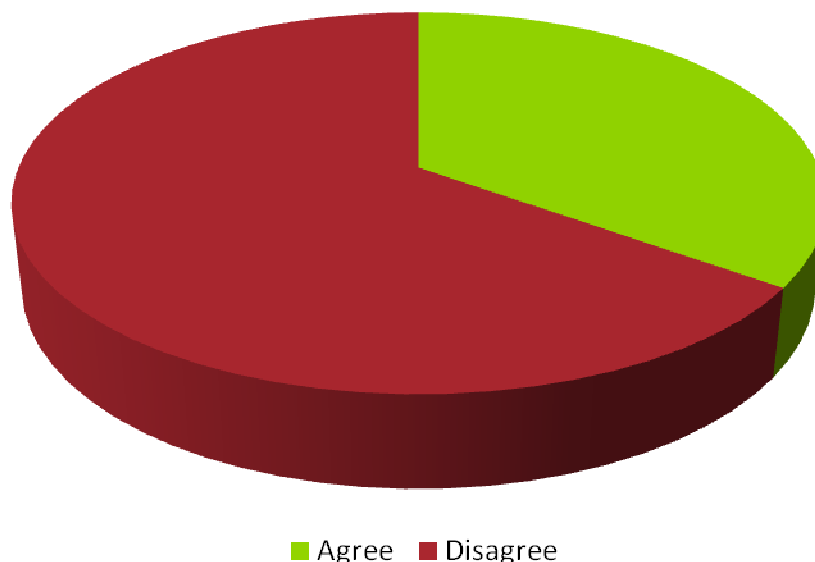
Key themes emerging from consultation:

- Council owned. Brownfield. Should be developed - new police / fire / ambulance station.
- NO LAND Should be taken from the greenbelt. No site is acceptable.
- Limited impact on residents and fits well with the site at I, H, G and F. Fairer distribution than the preferred options as it spreads the impact and thus meaning the impact is not only felt by those in the North East Knutsford.
- Why are there no reasons given in the document for the unsuitability of these sites? Could be developed as a logical extension of neighbouring sites G and K.
- This would be a projection beyond the Birkin Brook which forms a good and recognisable boundary to the eastern expansion of Knutsford and would lead to coalescence, if developed, with Mobberley. Development here would exacerbate cross town traffic flows and congestion.
- Flood risk.
- Too far to the East of town, for access to the town centre. This will creep toward Mobberley and thus there will be very little separation between Knutsford and Wilmslow

Site L: Land to the north of Booths Hall

Do you agree or disagree with site L as a potential area for future development

- 73% of respondents answered this question
- Agree (35%); Disagree (65%)



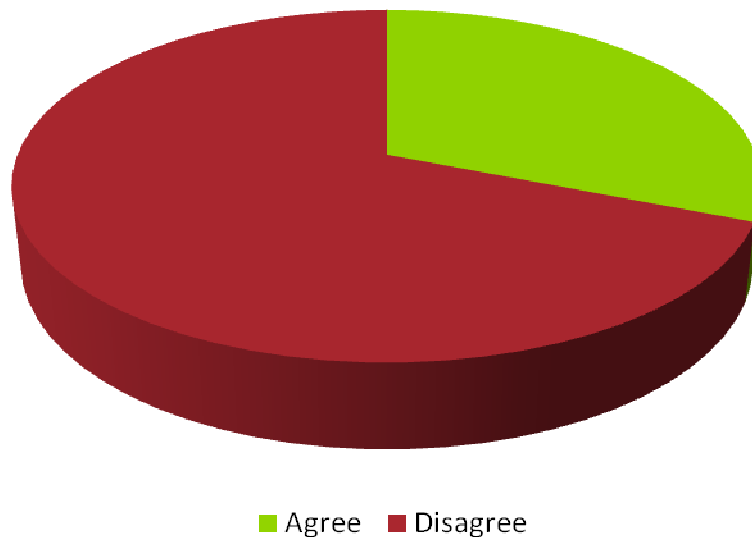
Key themes emerging from consultation:

- Poor access and likely to cause traffic problems. Loss of viable farmland and poor vehicular access without enhancements.
- Why are there no reasons given in the document for the unsuitability of these sites? This land is next to site K which is a site favoured for development.
- Green Belt
- Remote area capable of development - consistent with the remit to provide affordable housing not affected by aircraft noise and pedestrian access and cycle access could be put in place.
- Increased traffic congestion concerns
- Cannot agree to any proposal until evidence is provided
- Site L is within the historic designed landscape associated with Booths Hall
- The site contains a designated Site of Biological Importance as identified in the SA. In this respect any development of the site has the potential to harm the ecosystems within the site.

Site M: Land to the south west of Booths Hall

Do you agree or disagree with site M as a potential area for future development

- 72% of respondents answered this question
- Agree (31%); Disagree (69%)



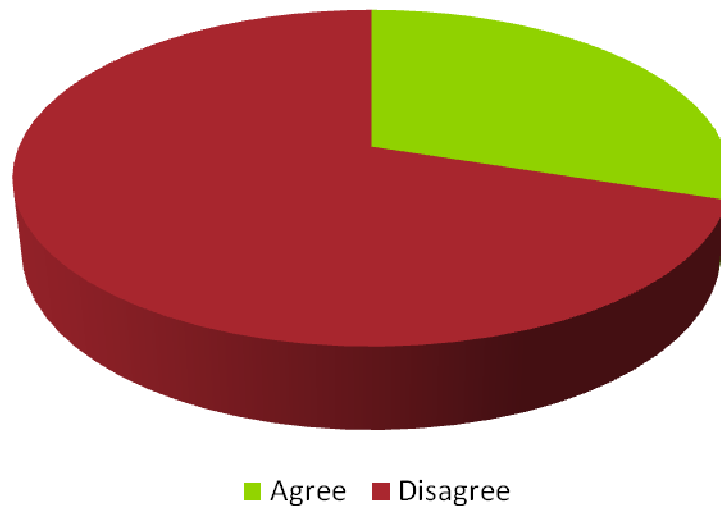
Key themes emerging from consultation:

- Unacceptable loss of community facilities, cricket club, bonfire venue
- Need to know the justification as to why the site was unsuitable
- Would cause too much additional traffic
- Green Belt
- Infrastructure won't cope with additional housing
- More information regarding the viability of the preferred sites would have been helpful

Site N: Land between Gough's Lane and Chelford Road

Do you agree or disagree with site N as a potential area for future development

- 74% of respondents answered this question
- Agree (30%); Disagree (70%)



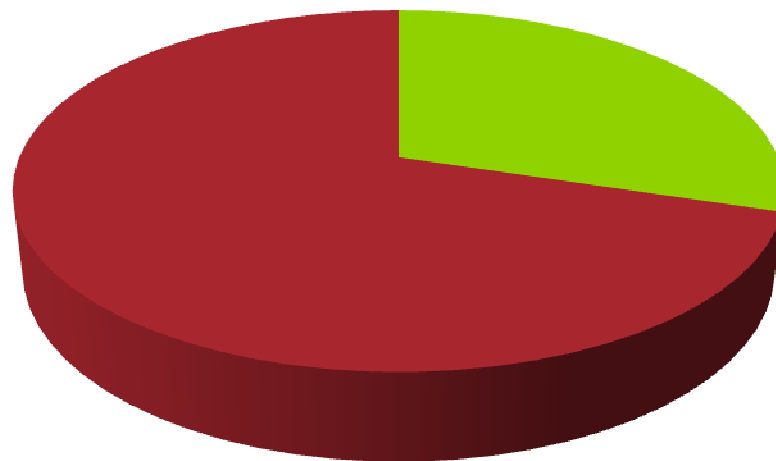
Key themes emerging from consultation:

- Destruction of ancient entry aspect into Knutsford.
- Green Belt
- There is no supporting evidence in the plan. Why is it deemed unsuitable?
- This site would also create traffic problems and is good agricultural land.
- Would risk joining Knutsford and Ollerton
- The approach of the strategy is flawed as it identifies only relatively large sites with arbitrary boundaries for development.
- It is a substantial plot and I think the impact on the town would not be as great as other areas - no long-established facilities will be destroyed.
- This appears to be a very large site. Could a portion be used

Site O: Land between Gough's Lane and Toft Road (southern parcel)

Do you agree or disagree with site O as a potential area for future development

- 73% of respondents answered this question
- Agree (30%); Disagree (70%)



■ Agree ■ Disagree

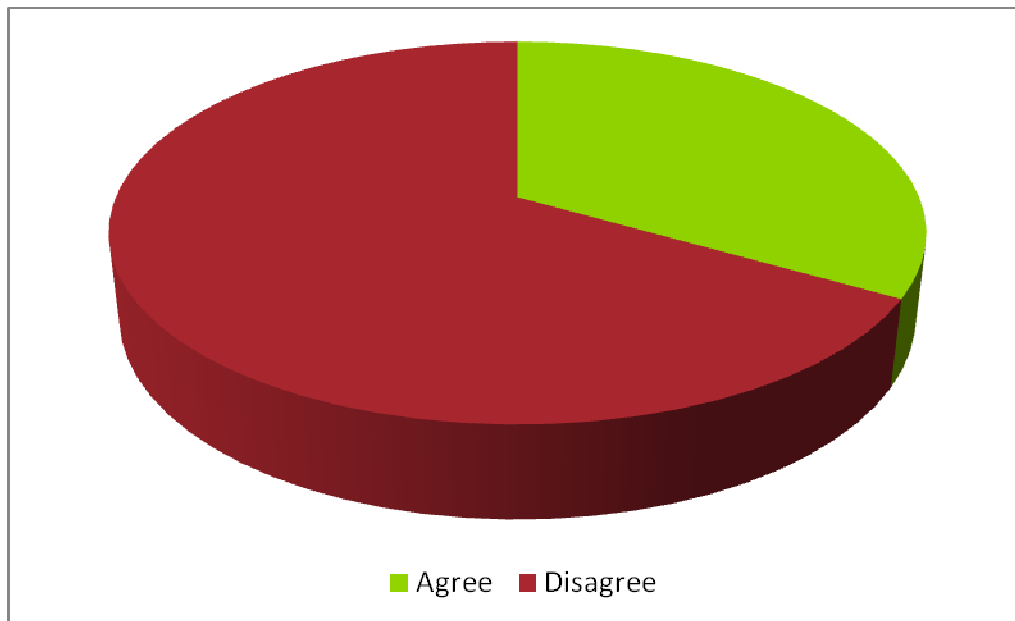
Key themes emerging from consultation:

- If green belt land has to be built on then this could be one of the lower-impact areas.
- Development should be spread throughout Knutsford and not concentrated in one direction.
- Green Belt
- Why are there no reasons given in the document for the unsuitability of these sites? Again, this site appears entirely suitable.
- Ideal but would require a by pass around the town centre.
- Roads can not cope with extra traffic.
- I feel this land is outside the natural boundary of the town and is therefore in danger of encroaching into the neighbouring rural area of Toft.

Site P: Land between Gough's Lane and Toft Road (northern parcel)

Do you agree or disagree with site P as a potential area for future development

- 73% of respondents answered this question
- Agree (33%); Disagree (67%)



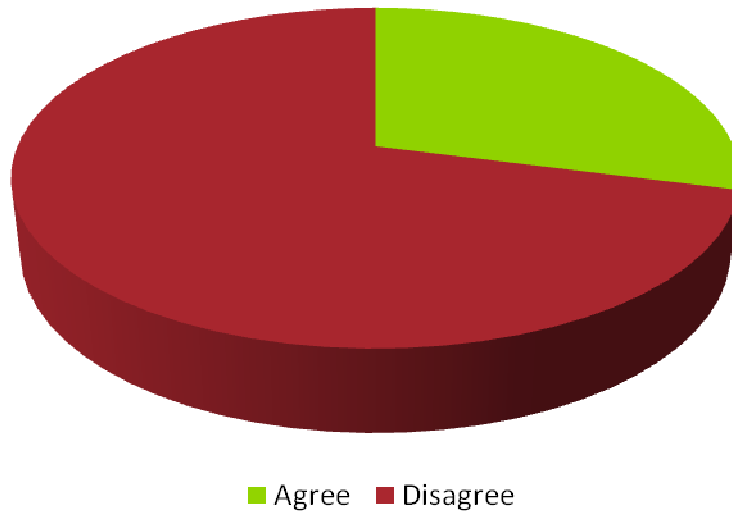
Key themes emerging from consultation:

- Too far out and will affect current amenities
- Development should be spread throughout Knutsford and not concentrated in one direction.
- Green Belt
- Why are there no reasons given in the document for the unsuitability of these sites?
- This site lies within the Legh Road Conservation Area and forms an integral part of its setting. It would impact adversely on the southern approach to Knutsford and its development would merely increase cross town traffic congestion.
- Quality low density development could work and be compatible with the conservation area

Site Q: Land to the south and west of Beggarman's Lane

Do you agree or disagree with site Q as a potential area for future development

- 74% of respondents answered this question
- Agree (29%); Disagree (71%)



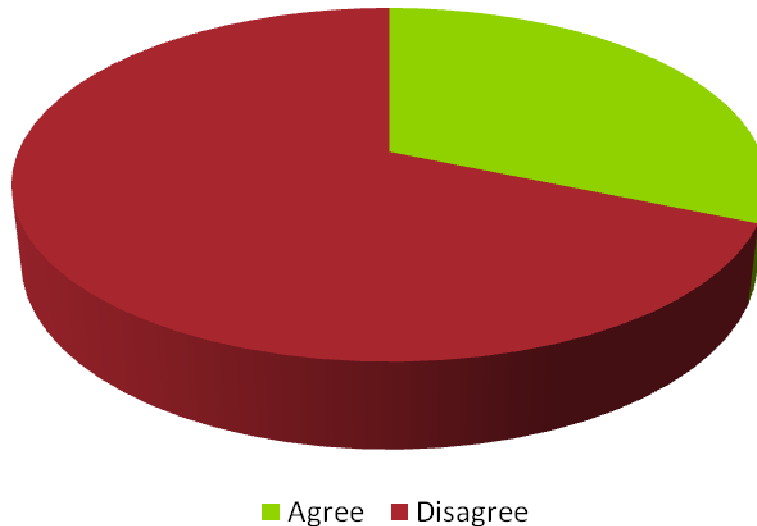
Key themes emerging from consultation:

- Green Belt
- Perfect site for development, close to local schools and good vehicular access.
- More traffic congestion
- No reason given for rejection
- No development needed
- Outside the natural boundary of the town and is therefore in danger of encroaching into the neighbouring rural area of Bexton whilst also closing in on the motorway.
- A very large plots may be could be partially used.

Site R: Land to the west of Blackhill Lane

Do you agree or disagree with site R as a potential area for future development

- 74% of respondents answered this question
- Agree (31%); Disagree (69%)



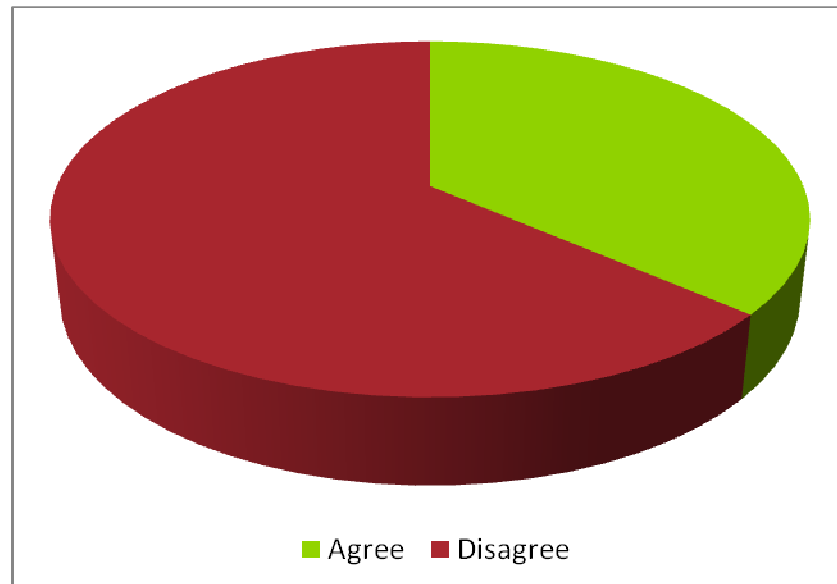
Key themes emerging from consultation:

- Limited impact on residents and provides options to spread the impact across knutsford. Current preferences are an unfair impact on the North East of the town.
- Small developments of affordable housing in keeping with the local area.
- Why are there no reasons given in the document for the unsuitability of these sites?
- Farmland- Green Belt
- Need to know reasons for the rejection of the site
- The traffic, the effect on existing houses, the lack of infrastructure
- Crown Estates?
- Very small amount of housing allowed
- Potential to develop playing fields

Site S: Land to the west of Knutsford Academy (Lower School)

Do you agree or disagree with site S as a potential area for future development

- 75% of respondents answered this question
- Agree (36%); Disagree (64%)



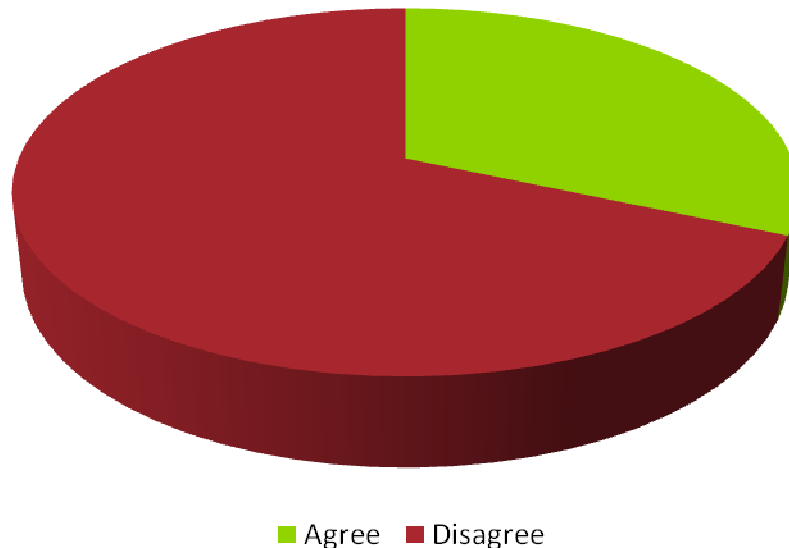
Key themes emerging from consultation:

- Perfect site for development, close to local schools and good vehicular access.
- School may need land to expand e.g. playing fields
- Green Belt
- The road network would not cope
- Why was the site deemed “not suitable”, no reasons given
- Pylons - noted risk and restriction to development in proximity of pylons.
- More information about viability needed

Site T: Land to the south of Northwich Road

Do you agree or disagree with site T as a potential area for future development

- 75% of respondents answered this question
- Agree (32%); Disagree (68%)



Key themes emerging from consultation:

- Why are there no reasons given for “unsuitability”?
- Small housing developments only in line with footprint of the town
- Green Belt
- Much is school playing fields
- Does not impact on residents and good connections to motorway without diverting traffic through the town.
- Could use part of the site
- Pylons

Q5 Other Sites

Are there any other sites that you would like to consider for potential development?

Site Address	Site Description	Development Proposed:	Comments
All land between sites S,T and A up to the M6 motorway	Open fields with excellent vehicular access and within walking distance of the town centre.	Mixed Use	
All your areas are too large; you might have better results if you tripled the amount of options. Also how do you justify marking off these areas, what are your design parameters? The plan just looks like someone had an afternoon free and a red pen, very little thought has gone into this at all.			
Knutsford Town Centre		Mixed Use	Retail, housing and employment possible. Bypass. Developments will not bring trade but chaos.
NO LAND Should be taken from the greenbelt. No site is acceptable.	NO LAND Should be taken from the greenbelt. No site is acceptable.		NO LAND Should be taken from the greenbelt. No site is acceptable.
Let's see the private land of all the council members being developed in blocks of flats before we eat into greenbelt land.	All property owned by council members.	Mixed Use	
1. Tatton Street - car park area		Mixed Use	1. Re-build of new cinema / theatre / civic centre with shops and offices and housing under ground car park.
2. Toft Road - shops / civic centre, cinema and petrol station			2. Shops, restaurants, offices - set back. Alfresco eating, tree planting and underground car park.
3. Fire Station site			3. Housing
Land bounded by M6 , Railway, Knutsford high School, Sudlow farm	Crop fields but not of much ecological value.	Mixed Use	
Why not put everything in one place and extend sites H, I and J towards Mobberley, far	So far as I know its open land to ether side of the railway (future metrolink?)		

less disruption for the rest of the town and it meshes into current / planned mixed use areas.			
Egerton Primary school site	School site and playing fields	Housing	Shared equity- mews houses, small block of flats and a few bungalows and if space a small playground nearer to Booths end. This site is central to the town so ideal for the elderly and starter homes. The school could be moved to site C/D allowing expansion.
The rear of Red Cow / Sessions House off of Canute Square - both sides.	This should be developed into new town square area with demolition of Red Cow to provide 2 sided row of shops opening to new square at back. Vital for town development. Keep front of Red Cow only.	Mixed Use	Including housing.
Land between the A50 and Mereheath Lane to the North of Site C; and Land to the North of Sites F and Gate Parkgate	Logical extension to these sites to establish the natural defensible boundary of the greenbelt	Housing	
Land to the North of Site F	There is an element of land which has not been included in any options, close to park gate and site G and directly above site F. Development here would seem to make sense up to the natural boundary/tree line	Mixed Use	
The land to the north of site F	Site F has an area of land above it that runs up to a natural boundary. I believe this site should also be considered for development.	Mixed Use	
Knutsford High Lower School - I have been told that 50% of the children going to Knutsford High School come from outside of Cheshire East, i.e. Trafford...Could the council Potentially explore lowering this number and then using the land that Lower School is on to build extra housing.??		Housing	

			Not clear to me which is potential sites for housing and which for mixed use
Yes Crewe Congleton Sandbach.			
Wilmslow	Wilmslow	Housing	Go and build in Wilmslow - they like their residential areas and highly commercial town centre which they have spoilt - businesses continuously close and shops remain empty because the town was too greedy in their expansion. Look at Wilmslow and decide if we really want to end up like that.
Longridge and Shaw Heath	Primarily a housing Estate that needs Sports and Leisure Facilities	Other	Sports and Leisure Facilities
I suggest those industrial units which are not used in the Longridge trading estate are used for housing development. There are no suitable green field sites. The whole point of Knutsford is it is a rural town. Lets keep it that way and not spoil a rural area for the sake of money in developers pockets.		Housing	
You have so far turned down development on brownfield land off King Street - sorry can't remember the name, itsYard I think, where Cheshire Mowers were and this would be perfect for low cost town houses. Also the end of the Moor by the railway line to the private car park		Housing	
No. Knutsford not suitable for either housing or employment development at this time. I have seen no research that suggests there is any demand for this and have had no benefits of any such development explained			
Junction of Green Lane And Manchester Road Knutsford	The site is approx. 6/10 of a hectare, and presently has a set of green houses (disused) one dwelling property (disused), and a set of outbuildings.	Housing	This site could take 12 to 18 housing units.
Study of urban extension to west/south west of the town centre should be considered as an alternative to series of smaller sites around centre which cannot provide any strategic infrastructure improvements to mitigate impacts of development or relieve town centre of through traffic. A strategic site in this area could provide new crossing of rail line which is fundamentally needed if traffic levels to be reduced at critical junction of A50 at Adams Hill and along King Edward Road. West side of town has best links to M6. West side best access to High School West side as close or closer to rail station and bus station as other areas West side nearest leisure centre			
Caesars cottages site knocked down by Aldi. Proposed developments at the yard site at the scout hut near the Moor. Villages on the outskirts of Knutsford may need further housing to relieve pressure on Knutsford and boost the sense of community and economy within these villages. The infrastructure problems could also be solved by investing in local schools and health facilities previously closed.			

There is a derelict garage in the centre of Ashley, and one in Mobberley approximately 200m from the Chapel House Inn near the railway bridge on the back way to Wilmslow. If you need to know exactly where this is, please contact me by email.

The former Allen and Appleyard building - could this property be converted into residential properties rather than being another public house. Area of land behind booths - could this be used for car parking if extra car parking is so desperately required. It is not a public open space which is used regularly.

Peover hall estate Over Peover Knutsford	This is a self contained site that is not unlike the ones developed in the 70's around Knutsford.. Over Peover needs further development to support its 2 pubs and school. it needs to support a medical centre as the existing population ages and grow its leisure facilities The displacement of a single family would be balanced against the new homes and potential complaints of 11000 Knutsford residents to further developments. in a world of no vested interests where planning was genuinely about social cohesion and sustainability on green field sites, it would make huge sense for Cheshire. it would offer population support and footfall to Chelford business and Holmes Chapel as well as Knutsford..	Mixed Use	The hall could be a hotel or sheltered flats for employment there is room for rural business units as well as a medical centre, There is a rural landscape that can be very sympathetically suited to a full range of mixed developments, It is a natural hub for buses feeding Chelford and Macclesfield, or south to Holmes Chapel.
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My only comment is that the council should undertake a detailed study of unused rooms which exist above all the shops in Knutsford to examine to what extent additional accommodation could be provided in the town centre for singles/couples.

None - see previous comments regarding traffic at peak times.

Aldi Site- we do not need another supermarket.	Mixed Use
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Academy (Lower School) site. Toft Cricket Club site.	Academy (Lower School) site could be developed if Lower School is relocated to site T and part of S. Toft Cricket Club has been excluded from site M but other sports facilities have been suggested for development. A more consistent approach is needed. Cricket Club site could be developed if Cricket Club could be relocated.	Housing
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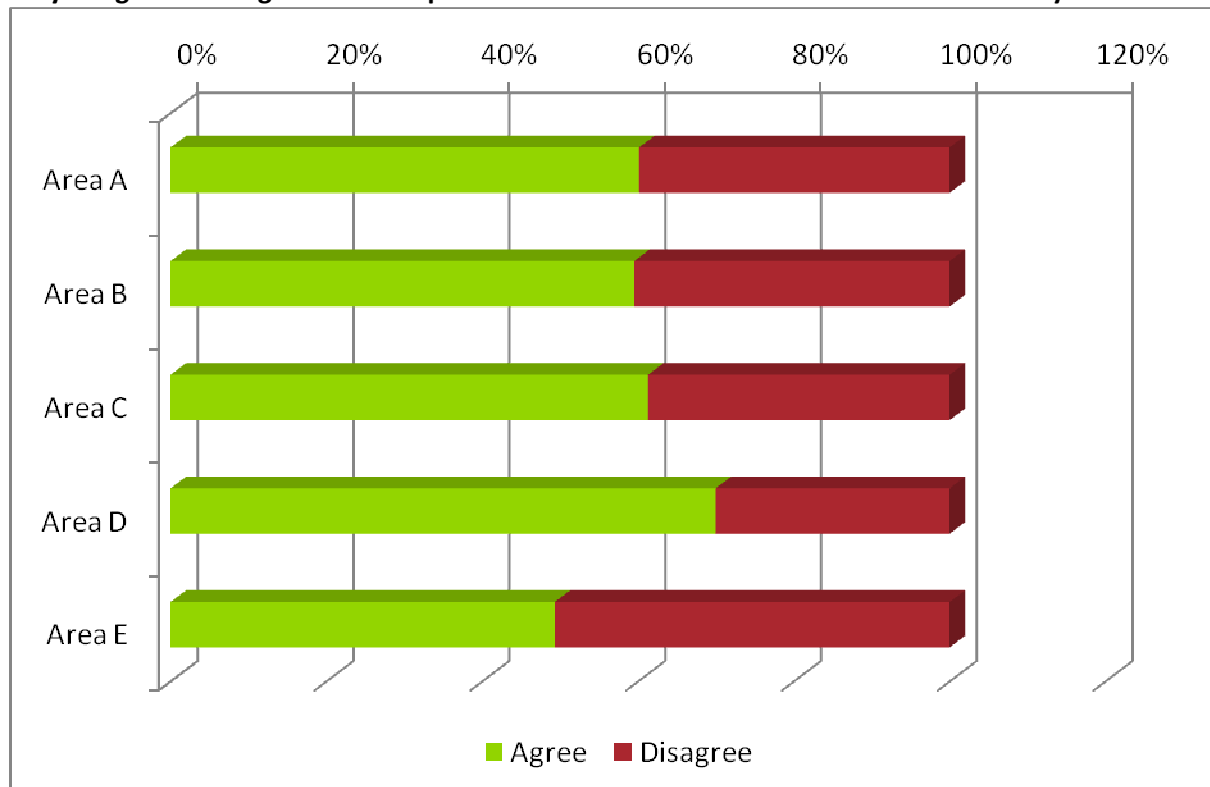
Yes. Brownfield sites in surrounding towns.	Brownfield		Employment and housing if it can be proved without doubt that it is needed.
Aldi site for houses, we don't need another supermarket.	Town centre location.	Housing	Housing on the Aldi site if you think we require more housing.
Booths Hall	Sparsely populated and under used site	Housing	
	brown field sites	Mixed Use	Any development needs to be proportionate to the needs of people that live in Knutsford and extra resources and employment need to be created for each individual that any housing development would add to the population of Knutsford.
Bexton Road, Hospital site (Community Hospital)	This is a potential site for a new health and wellbeing centre, or if it is located elsewhere (Location D and F being the current preferred sites), then the hospital site could become good for housing.		
Altrincham and Northwich, rather than build on prime agricultural land on the edge of Knutsford.			
Use any brown field sites or unused houses.			
Tatton Street and King Street car parks	Council owned surface car parks.	Other	Both car parks could be decked and fronted by housing (onto Tatton St and Moor) with no loss of car parking (possibly more) in order to repair these gaps in the townscape. Both car parks are probably the worst scars in the fabric of the town centre. Appreciate contamination land issue on Tatton Street car park(£), but to leave them as they are is short-sighted. The Council should be taking the initiative to provide an innovative design/development solution here.
The plan mentions Knutsford being an historic town but no mention of how much Knutsford should grow. Will growth be 6000 homes or 60,000. Also no mention of private housing. The figures of 460 - 1200 are all affordable housing. Renovation of unoccupied housing is not mentioned and the town centre could end up with no houses at all.			
	Land to the south of site Q (see	Housing	

email sent to LDF team on 02/05/2012) .This was a site put forward by Ads-Plan Ltd in an e-mail to the LDF team dated 2 May 2012. The view is taken that it should be given serious consideration if sites Q,P and O are identified for future development as it would provide a further opportunity for development on the western side of Holmes Chapel Road in a southerly direction.			
Land between Lilybrook Drive and Sanctuary Moor.	Derelict field. Former small holding. Suited for housing for elderly due to proximity to town centre and quiet location.	Housing	
Bexton lane site urgently needs to be fully reopened for use as intermediate hospital care ward and day respite and assessment centre for people with confusions and dementia. Also local hospital facilities need to be extended beyond 9-5 weekdays only. To include more consultants and minor injuries and out of hours units.			
We do not want Knutsford to be developed anywhere beyond its current boundaries. Any further expansions will be to the detriment to the charms of Knutsford, its inhabitants and businesses. Knutsford is blessed to be surrounded by beautiful greenbelt land and ancient woodlands which should be respected and retained at all costs.			
High Legh - it needs a community feel that infrastructure would bring and I think residents would welcome facilities.			
Junction of Green Lane And Manchester Road Knutsford	The site is approx. 6/10 of a hectare, and presently has a set of green houses (disused) one dwelling property (disused), and a set of outbuildings.	Housing	This site could take 12 to 18 housing units.
			Just leave our town alone !!
Junction of Green Lane And Manchester Road Knutsford	The site is approx. 6/10 of a hectare, and presently has a set of green houses (disused) one dwelling property (disused), and a set of outbuildings.	Housing	This site could take 12 to 18 housing units.
Feels like there's nothing else and that all the open space that defines our town will no longer be open if developed.			
Either side of Northwich Road between Knutsford and the M6.	This is a greenfield site.	Mixed Use	
Infilling around current areas of development.		Housing	
Aldi site		Housing	I think the proposed Aldi site would be better used for

			accommodation. These could go fairly high, and would be very close to the train line and the town centre. It could incorporate a convenience store (preferably an independent delicatessen rather than a chain store) about where Autoden is.
Infill town back-land areas e.g. at Heritage Way.		Mixed Use	Housing (flats) and shops
Office buildings behind Bentley - they have been unoccupied since being built so surely constitute a brown field site now.	Car park and empty office blocks.	Housing	
It is not within Natural England's remit to promote or otherwise suggest any other sites that may be suitable for development.			
Cllr's back gardens			
Little Heath			car park
Land to the north of site F to follow the existing natural boundary.		Mixed Use	
T, S, R, Q	These sites could link Northwich and Toft Rocks, diverting traffic from town centre.	Mixed Use	Small housing developments rather than large block of non-descript units.
			none - no other brownfield sites other than old court house
Any brownfield sites should be re-developed as appropriate before green field areas or even corridors.			
On behalf of local conservation architects, Batley Architects. Their specific land interest is the car park at Moorside, Knutsford, which is a previously developed site located in the heart of the town. The site is proposed for a small-scale, high quality residential development, but has not been consulted on.			

Q6 Knutsford Town Centre Boundary

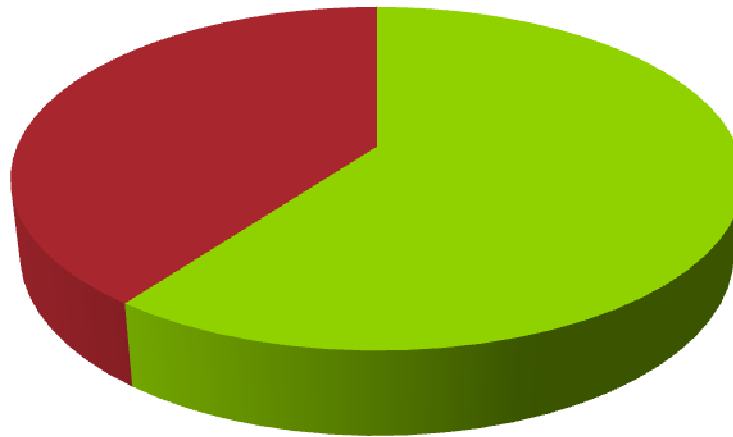
Do you agree or disagree with the potential amendments to the town centre boundary?



Area A: Residential areas around Albert Street

Do you agree or disagree with the potential amendments to the town centre boundary at Area A?

- 63% of respondents answered this question
- Agree (60%); Disagree (40%)



■ Agree ■ Disagree

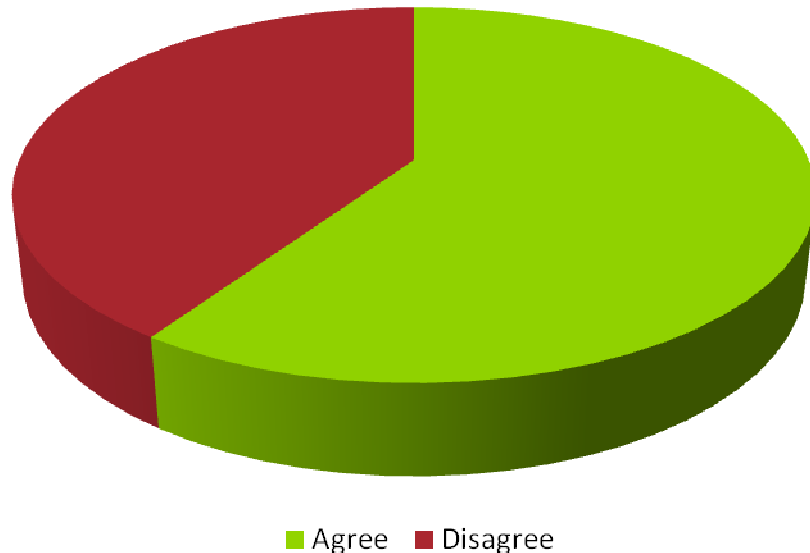
Key themes emerging from consultation:

- No need to change town centre boundary.
- What's the point of this redesignation what does it achieve?
- Do understand the implications/ meaning? Not explained
- This is mainly residential development and there seems to be little point in continuing its designation as part of the town centre.
- As long as in keeping with heritage of town.
- The area should not have been included in the first place
- Enhanced footpath and cycle routes connecting the residential and town centre areas would be of benefit to the town in promoting sustainable movement networks and promoting a healthy community.

Area B: Residential areas around Egerton and Ruskin Court

Do you agree or disagree with the potential amendments to the town centre boundary at Area B?

- 63% of respondents answered this question
- Agree (60%); Disagree (40%)



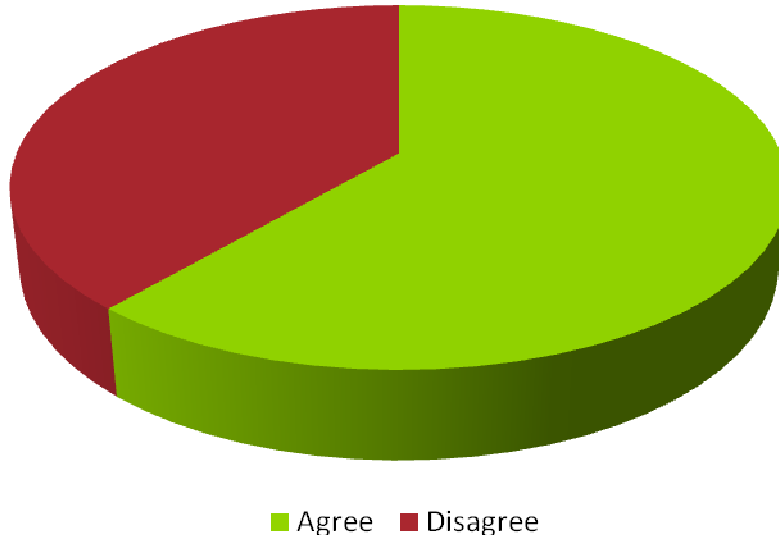
Key themes emerging from consultation:

- Tightens up town definition - logical.
- What's the point of this redesignation what does it achieve?
- The boundary should be amended to protect these residential areas from development.
- Agree in principle
- As long as in keeping with heritage of town.
- These are Grade II Richard Hardy Watt area should be in town centre as it always has been.
- I would not want to see the possibility of "car parking opportunities" or other town centre-related activities.
- Should this not be Egerton Square and Ruskin Court.

Area C: The Moor and car park

Do you agree or disagree with the potential amendments to the town centre boundary at Area C?

- 63% of respondents answered this question
- Agree (61%); Disagree (39%)



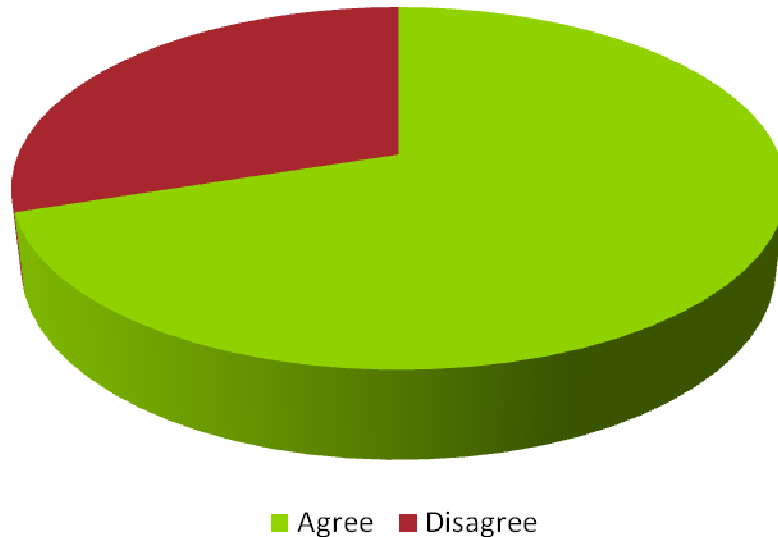
Key themes emerging from consultation:

- This is a public open space on the fringe of the built up area of Knutsford town centre and is distinct. It could just as easily fall into the Crosstown conservation area.
- A community facility
- The Moor has to be protected from development if it is to be part of the town centre.
- The Moor needs to be lit and have CCTV for safety as a recreation facility/ open space.
- I would only agree providing that no significant areas would be tuned into intrusive car parks.
- Implications are not clear
- Already in town centre conservation area

Area D: Area around the proposed Aldi and its car park

Do you agree or disagree with the potential amendments to the town centre boundary at Area D?

- 63% of respondents answered this question
- Agree (70%); Disagree (30%)



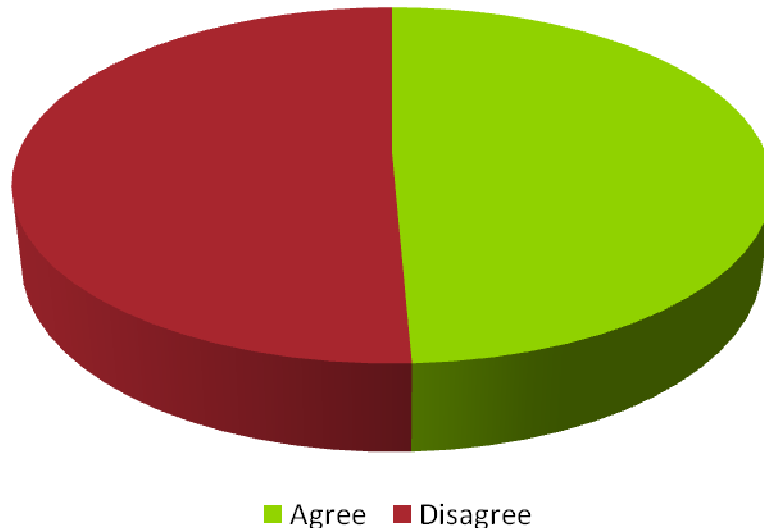
Key themes emerging from consultation:

- Aldi should never have been allowed to build here as the roads are already too congested
- In characterisation terms this is not town centre and still won't be even if Aldi is built.
- Given the development that has been approved this is logical.
- It is not clear why you want to change the town centre boundary. So I can't see any advantage to the change.
- Enhanced linkages between the existing town centre and the proposed Aldi and its car park will encourage more sustainable transport networks.

Area E: Area around Egerton Primary School

Do you agree or disagree with the potential amendments to the town centre boundary at Area E?

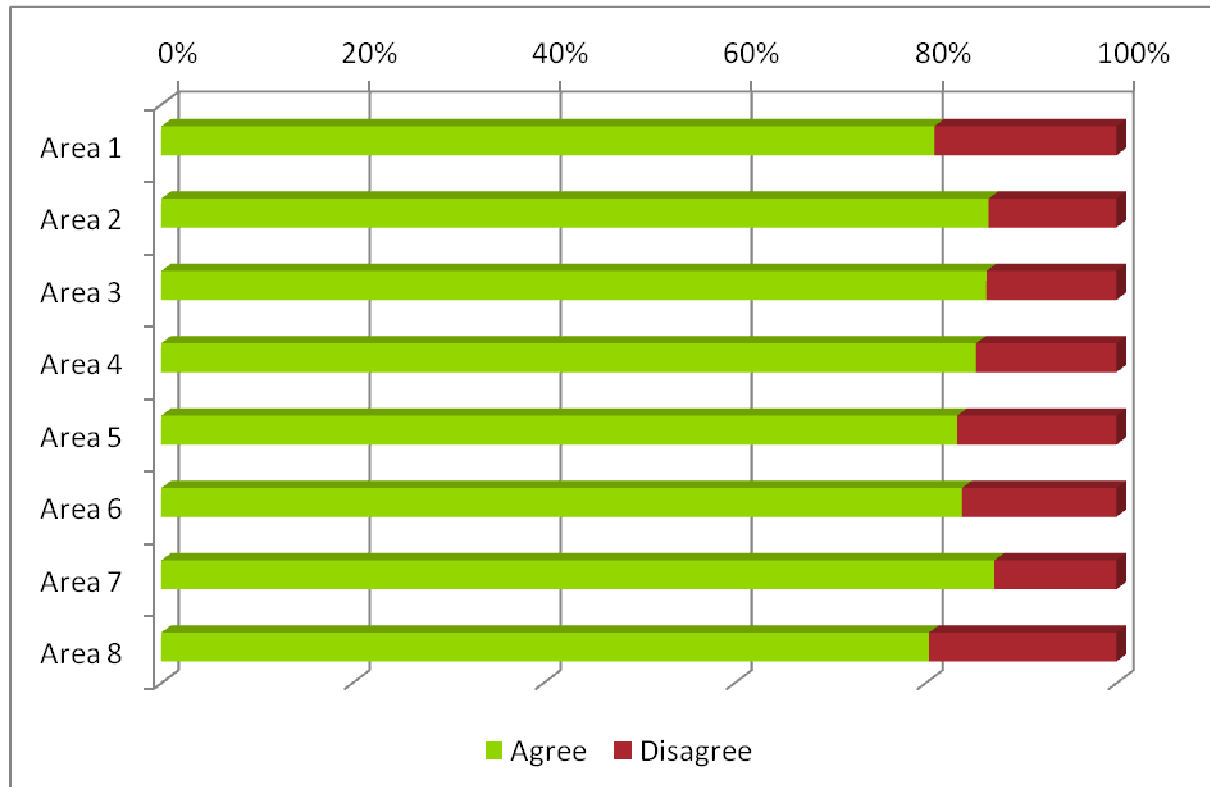
- 63% of respondents answered this question
- Agree (49%); Disagree (51%)



Key themes emerging from consultation:

- Don't fully understand the implications.
- Why does the school need to be included in a town centre unless plans for redevelopment which should be a completely different question.
- If this area were in the town centre, I am concerned it would be vulnerable to retail development.
- There is no obvious reason to include the dwellings and the school site the town centre and none is given. It opens up the potential for 'town centre uses' on what should remain either residential or open space. The heritage buildings along Gaskill Avenue could fall prey to conversion to 'offices' etc if this is adopted.
- The proposal implies that the school site is a candidate for development. if so it should have been included as a development option.
- Gaskell Avenue is part of the Georgian Inheritance.

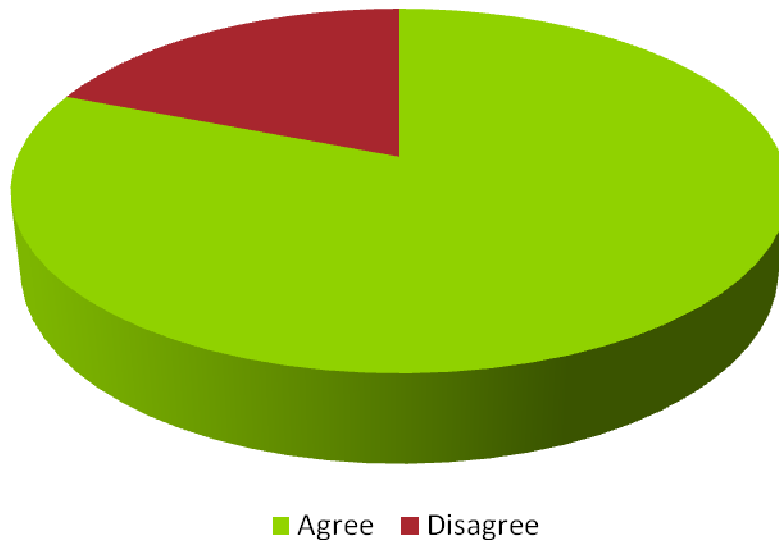
Q7 Do you agree or disagree with the potential improvement or redevelopment areas within the town centre as set out in the draft Knutsford Town Strategy?



Area 1: Canute Place

Do you agree or disagree with the potential improvement or redevelopment within town centre Area 1?

- 69% of respondents answered this question
- Agree (81%); Disagree (19%)



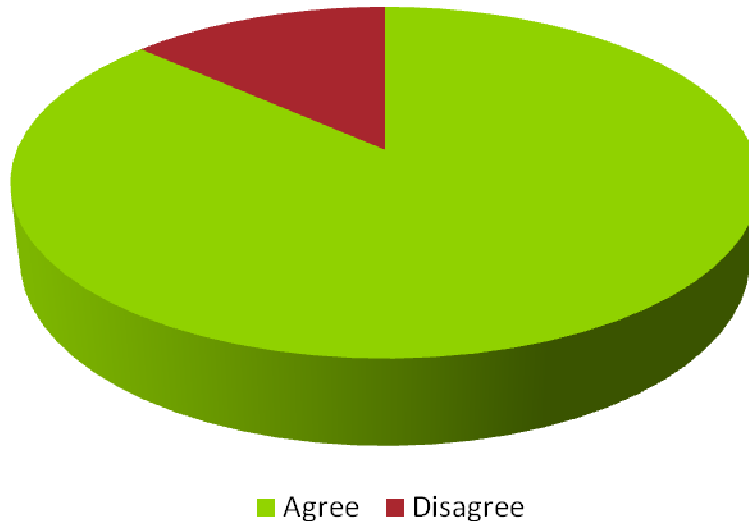
Key themes emerging from consultation:

- Should be prime candidate for development due to its visibility
- Demolition of dreadful 60's development should be a priority
- Car parking should not become the dominant use.
- As long as the developments are entirely consistent with the character of the town
- No detail given, hard to comment
- Careful traffic management needed given increased housing numbers proposed

Area 2: Market Hall

Do you agree or disagree with the potential improvement or redevelopment within town centre Area 2?

- 69% of respondents answered this question
- Agree (87%); Disagree (13%)



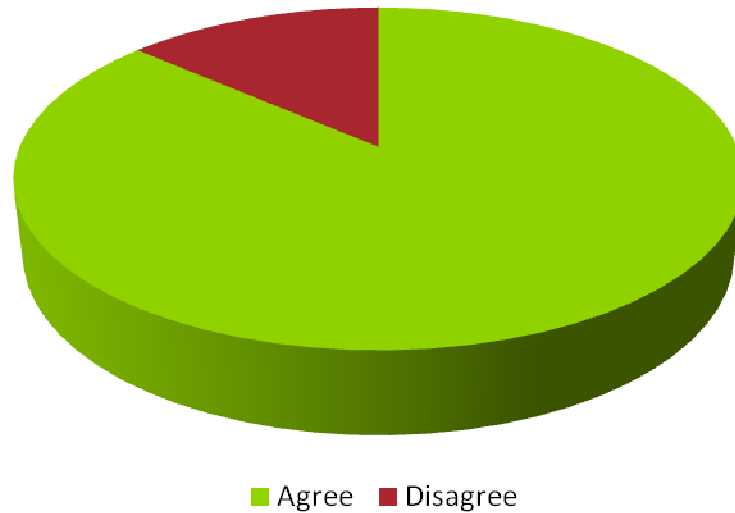
Key themes emerging from consultation:

- The market is important and historic but needs updating and improving also being open longer.
- Need details to be able to comment
- Only IF the current market stall holders are involved and valued - our traditional market is sustained by local traders - often family businesses which serve the town well and provide low-cost good food options.

Area 3: Silk Mill Street area

Do you agree or disagree with the potential improvement or redevelopment within town centre Area 3?

- 68% of respondents answered this question
- Agree (86%); Disagree (14%)



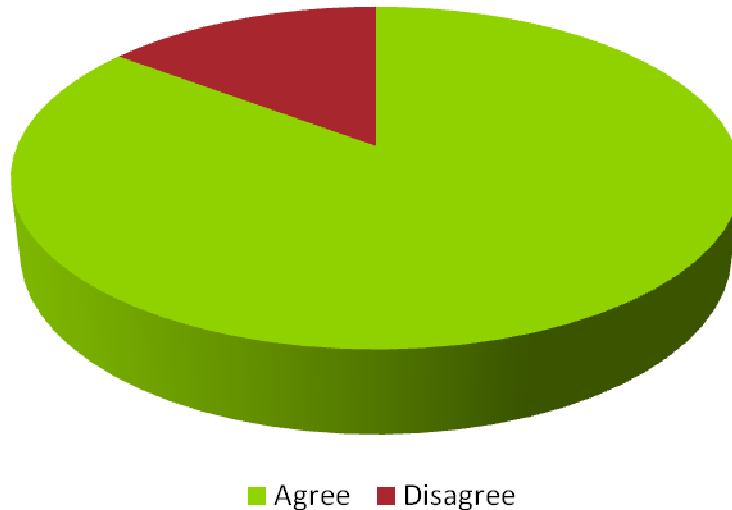
Key themes emerging from consultation:

- Leave things alone
- Needs to work closely with the Market Hall
- No details provided to enable comments
- This works well as a car park and market area

Area 4: Rail Station area (north of rail line)

Do you agree or disagree with the potential improvement or redevelopment within town centre Area 4?

- 68% of respondents answered this question
- Agree (85%); Disagree (15%)



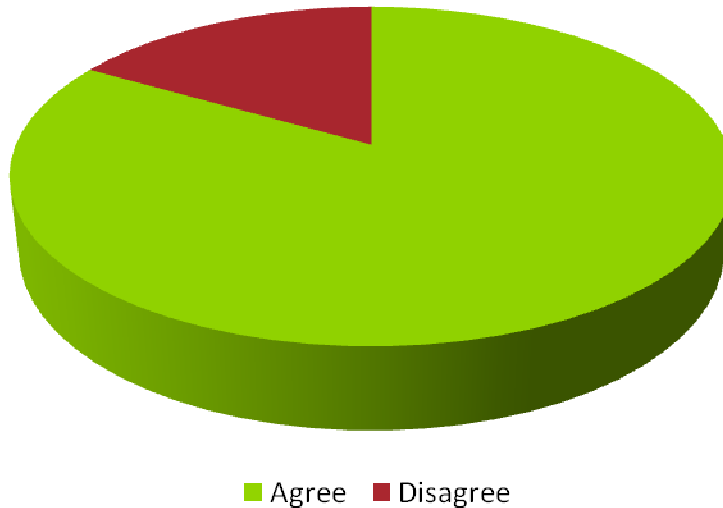
Key themes emerging from consultation:

- No details supplied as to what improvements are envisaged
- Isn't Canute Court fully leased and thus not in need of redevelopment
- Room for improvement
- The town could do with a major parking review, and any such review should include provision for workers as well as shoppers and residents.
- Any sensible improvements to this station area should be considered.
- Multi storey car park?

Area 5: Adams Court (east area)

Do you agree or disagree with the potential improvement or redevelopment within town centre Area 5?

- 65% of respondents answered this question
- Agree (83%); Disagree (17%)



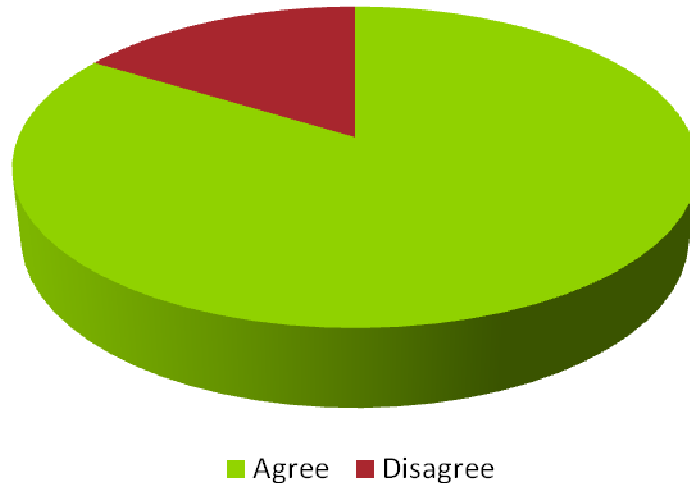
Key themes emerging from consultation:

- Not disabled friendly parking here
- A lot of potential but not much description of what might be done.
- As long as in keeping with heritage of town.

Area 6: Adams Court (west area)

Do you agree or disagree with the potential improvement or redevelopment within town centre Area 6?

- 66% of respondents answered this question
- Agree (84%); Disagree (16%)



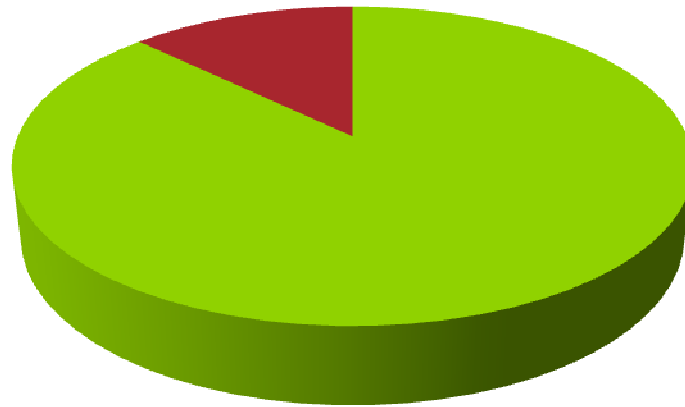
Key themes emerging from consultation:

- Only improve car parking if it is to be used to encourage the use of the rail station.
- Not a lot of detail has been provided in the document - it's a bit vague other than developments for parking.

Area 7: Rail Station area (south of rail line)

Do you agree or disagree with the potential improvement or redevelopment within town centre Area 7?

- 66% of respondents answered this question
- Agree (87%); Disagree (13%)



■ Agree ■ Disagree

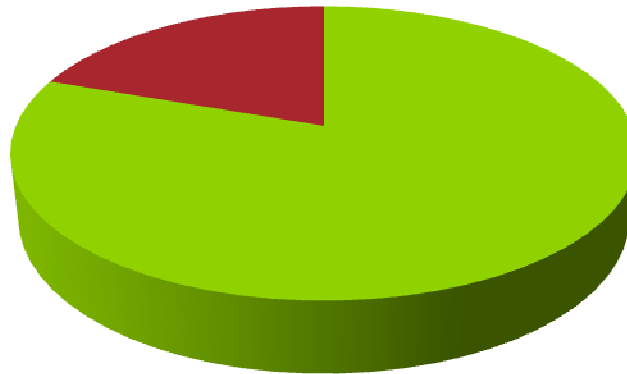
Key themes emerging from consultation:

- What was the actual proposal? We need quality, clear information to base a decision on. We haven't had that. Leave things alone.
- Agree this area could be used more and made more attractive.

Area 8: Sessions House

Do you agree or disagree with the potential improvement or redevelopment within town centre Area 8?

- 68% of respondents answered this question
- Agree (80%); Disagree (20%)



■ Agree ■ Disagree

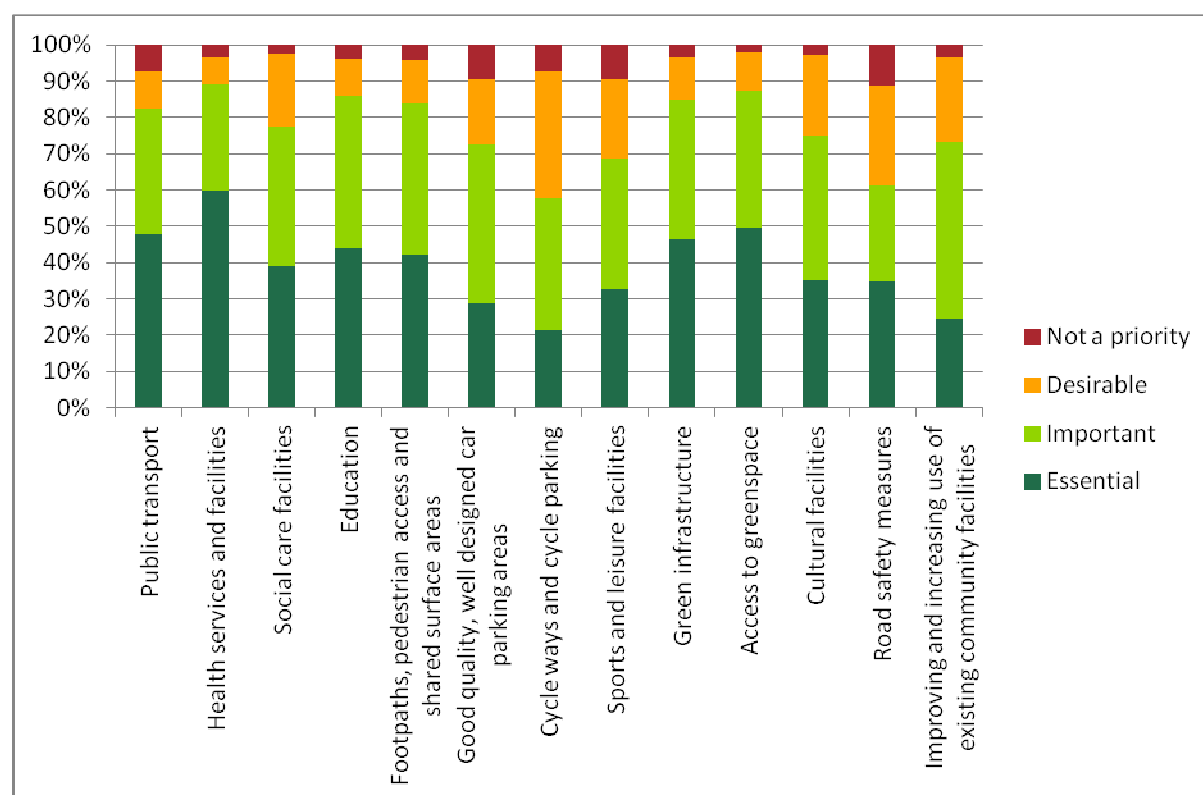
Key themes emerging from consultation:

- Retain and don't alter this important historic building
- Could be redeveloped sympathetically as long as character is preserved
- Plenty of potential uses if it ceases to be used by the courts
- Cobbles on the forecourt must be retained

Q8: Infrastructure Priorities

What level of priority should be given to the infrastructure priorities identified in the draft Knutsford Town Strategy?

	Essential	Important	Desirable	Not a Priority
Public transport	48%	35%	10%	8%
Health services and facilities	60%	29%	7%	4%
Social care facilities	39%	38%	20%	2%
Education	44%	42%	10%	4%
Footpaths, pedestrian access and shared surface areas	42%	42%	12%	4%
Good quality, well designed car parking areas	29%	44%	18%	10%
Cycle ways and cycle parking	22%	36%	35%	8%
Sports and leisure facilities	33%	36%	22%	9%
Green infrastructure	46%	38%	11%	4%
Access to greenspace	50%	38%	11%	2%
Cultural facilities	35%	40%	22%	3%
Road safety measures	35%	26%	28%	11%
Improving and increasing use of existing community facilities	25%	49%	23%	3%



Key themes emerging from consultation:

Public Transport

- The Western Rail link to Manchester airport would be the single biggest project to improve Knutsford for decades

Health services and facilities

- Health services have depleted over recent years, and this must be returned to its previously good high quality provision, with Knutsford returning as a centre of excellence for care services such as dementia, especially being a town of a higher than average aging population.

Footpaths, pedestrian access and shared surface areas

- Further road safety measures to limit the speed and volume of traffic in mainly pedestrian areas
- Pedestrianisation

Sports and leisure facilities

- A new modern swimming pool
- Need to reinstate any sports developments lost through development

Green infrastructure

- Should include Tatton

Access to green space

- Maintain the Green Belt

Cultural facilities

- Improved broad band

Access to Parkgate

- Closure of Parkgate. It's in totally the wrong place for lorry access.

Road safety measures

- Build a bypass. Plans will overcrowd Knutsford.
- Improve the road network
- Reduce speed limits
- Resurface damaged roads
- Traffic calming
- Not shared surfaced
- Safe routes to school programme

Improving and increasing use of existing community facilities

- Community facilities such as the civic centre are being let to private company...no longer can be considered multi functional space for community too late to protect this one !
- Promote Knutsford Little Theatre with better signage

Q9 Additional Comments

Are there any additional comments that you wish to make on the draft Knutsford Town Strategy?

Key themes emerging from consultation:

- Don't understand the town centre section
- The stakeholder engagement to date has failed to engage, not enough publicity and too short a consultation period
- This process has jumped to the end too quickly - focusing on development sites, generating probably nimby and anti-green belt anxiety negative thought processes when it should have been a time for positive forward thinking.
- There is no consideration or assessment of the current utility delivery.
- "not considered suitable" will not stand up to scrutiny for the sites considered
- Some of your statements are contradictory
- Hope it all works, thanks for taking the time to all involved, and great for public inclusion.
- Need a bypass, future traffic flows are not discussed in the Strategy
- Need to know the reasons for the choice of sites by the stakeholder panel
- Engagement with local residents needs significant improvement.
- Thoughtful well written document
- I strongly disagree with the size and scale of the identified development areas for Knutsford.
- The focus is on house building to comply with the requirement to have stock of land to develop on in East Cheshire, all dressed up as a town plan.
- The housing plan seems to be in isolation from any talk of increased schooling or doctors' surgeries.
- If any of the options set out in the various town strategies are taken forward into the Cheshire East Local Plan then that plan will be at considerable risk of being unsound on the grounds of deliverability and conformity with national policy.
- The plans length made it off putting for people to complete

The full version of all the comments received can be found in the "Draft Knutsford Town Strategy: Full Report of consultation" Available on the Cheshire East web site.