



















KEY

-  Red Line Boundary
-  Existing vegetation
-  Existing water bodies (with potential scope to offer off-site SUDS and biodiversity enhancements)
-  Proposed vegetation to include woodland buffer planting and green infrastructure
-  Proposed Residential Zones (Mixed Residential Zone C2/ C3 Uses)
-  Proposed Local centre Zone - Circa 1Ha (Local Shops/Takeway/Medical-Dental Facility and residential + 1st floor offices above local centre shops)
-  Proposed Public Open Space within development
-  Existing Public Rights of Way
-  Proposed pedestrian and cycle links into and out of the site
-  General Location of Primary Access
-  Buffer planting along boundary with existing dwelling
-  Potential secondary/emergency access
-  Potential Toucan crossing
-  Potential on-site SUDS swale locations
-  Outward facing development
-  Existing hedgerows to be integrated into new boundaries

**Consultation Masterplan
North West Knutsford**

Client: Tatton Estate Approved by: KC
 Drwg No: P17-0630.002R
 Drawn by: EK / AFM / NW
 Date: 23/02/2024
 Scale: 1:5000 @ A3

