

Cheshire East Local Plan

Site Allocations and Development Policies Document

Handforth Settlement Report [ED 31]

August 2020

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1. Introduction

- 1.1 This report is the Handforth Settlement Report (“HSR”) [ED 31]. It brings together several aspects of settlement-based work, carried out to inform the development of the Revised Publication Draft Site Allocations and Development Policies Document (“SADPD”) [ED 01]. The HSR is split into chapters detailing work carried out for Handforth on the site selection process, retail planning, and the consideration of settlement boundaries.
- 1.2 Documents referenced with the ‘ED’ prefix are available to view in the Revised Publication Draft SADPD consultation library.

2. Handforth

Introduction

- 2.1 Handforth is a town with its own settlement and Green Belt inset boundary, outside which lies Green Belt and open countryside, as defined in the Cheshire East Local Plan Strategy (“LPS”), adopted in 2017. It is identified as a key service centre (“KSC”) in the LPS, and has a 2018 mid-year population estimate of 6,800 people.

Neighbourhood Development Plan

- 2.2 Neighbourhood Planning was introduced with the Localism Act 2011 and gives communities new powers to write planning policies through Neighbourhood Development Plans and grant planning permission through Neighbourhood Development Orders. Neighbourhood planning provides a powerful set of tools for local people to make sure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.
- 2.3 The Handforth Neighbourhood Plan was made on 12 July 2018. Further information can be found on the council’s website¹.

Strategy for development in Handforth

- 2.4 The strategy for Handforth over the LPS period is to provide a significant number of new homes in a high-demand residential area, with high-quality employment growth reflecting the North Cheshire Science Corridor and the area’s locational advantages close to key transport routes, the Greater Manchester conurbation and the Airport City Enterprise Zone whilst delivering improved infrastructure, services and facilities.

¹ <http://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-g-m/handforth-neighbourhood-plan.aspx>

2.5 In addition to providing land to meet its own development requirements, Handforth is the location for a new settlement to assist in meeting development needs arising in the northern sub-area of the borough. The strategy for locating a new settlement in the Handforth area is to provide strong linkages between the existing and new settlement to take advantage of, and to support the existing jobs, services, infrastructure and facilities. The new settlement will also provide additional facilities, services and infrastructure to meet the needs of its residents as well as providing wider benefits. This will actively promote growth in a location with strong access to jobs and services within the Greater Manchester conurbation and through careful site design seeks to support services in the existing settlement.

2.6 Within the Handforth Neighbourhood Plan, the vision for Handforth is:

“In 2030 Handforth will be a vibrant village. It will have extended its current strong community spirit and civic pride to new housing developments both within the North Cheshire Growth Village and within the parish of Styal. It will provide for the needs of the whole community and will capitalise on its many advantages, including its location next to greater Manchester and the Cheshire countryside. Handforth will have an improved district centre with attractive public spaces, a vibrant and varied shopping experience, a successful independent sector and a wide range of services.

Handforth will offer an excellent quality of life for its residents. The provision of new affordable housing will reduce the degree of deprivation currently found in some areas of Handforth. There will be high levels of employment and increased average incomes. There will be good access to education and important services. Handforth will have better access to sustainable transport.

Handforth will have high quality open spaces and improved access to the surrounding countryside. It will be a progressive village with its own identity, reinforced by the retention of the greenbelt areas separating Handforth from Wilmslow to the south and Heald Green to the north.”

3. Development requirements in Handforth

3.1 The LPS identifies a boroughwide requirement for a minimum of 36,000 homes and 380 hectares of employment land over the plan period, 2010 to 2030 (Policy PG 1 ‘Overall development strategy’).

3.2 The 36,000 dwelling requirement identified in the LPS is the minimum requirement for housing development in Cheshire East over the plan period. The council needs to be sure that this requirement is completed by 2030.

3.3 It is appropriate and recognised good practice for a local planning authority to apply an additional level of flexibility to accommodate any potential future changes to sites or changing housing market conditions over the life of the plan, to make sure that the housing requirement is achieved. This means that the total level of housing provided in each settlement will normally be higher than the expected level of development. Cumulatively, this additional amount

of housing, alongside with a small sites windfall allowance, provides a 'flexibility factor'.

- 3.4 As set out in The Provision of Housing and Employment Land and the Approach to Spatial Distribution report [ED 05], the overall level of plan flexibility on housing supply has increased significantly since the adoption of the LPS in 2017.
- 3.5 The employment land requirement identified in the LPS already includes a 20% flexibility factor, as set out in the Alignment of Economic, Employment and Housing Strategy (¶¶3.55 to 3.58).
- 3.6 It is also worth noting that the development requirements of the borough have largely been met in the LPS.
- 3.7 Figure Handforth 1 shows the indicative development land requirements for Handforth as set out in LPS Policy PG 7. Retail requirements are set out separately and retail issues are considered in Chapter 5 of this report.



Figure Handforth 1: Amount of development land required over the plan period

- 3.8 There were 142 housing completions (net) in Handforth between 01 April 2010 and 31 March 2020 and 1.07 ha of employment land take-up (excluding LPS strategic sites). Commitments (excluding LPS strategic sites) at 31 March 2020 were 270 dwellings and an existing employment land supply of 7.56 ha. In addition, 1.26 ha of the existing employment land supply was lost to alternative uses between 01 April 2010 and 31 March 2020. Because the employment land requirements are expressed as gross requirements (and already include a significant allowance for the replacement of land lost to alternative uses), there is no need to 'replace' this land lost by making new allocations.
- 3.9 In addition, there are also two LPS strategic sites in Handforth. At 31 March 2020, there were -1 net housing completions, and 224 housing commitments on these sites. A further 1,500 dwellings were allocated. Therefore, the total number of dwellings on allocated sites is 1,723.
- 3.10 There is one LPS employment allocation totalling 12.00 ha. At 31 March 2020, there were no completions or commitments on this site, leaving the remaining allocation as 12.00 ha.

- 3.11 Taking into account existing completions / take up and commitments, this leaves a remaining requirement for the provision of 65 dwellings and 0.11 ha of employment land over the remaining plan period.

4. Site selection

- 4.1 This chapter documents the implementation of the site selection methodology (“SSM”) for Handforth, and should be read alongside the SADPD Site Selection Methodology Report [ED 07], the Revised Publication Draft SADPD Sustainability Appraisal (“SA”) [ED 03], the SADPD Habitats Regulations Assessment (“HRA”) [ED 04], and the Revised Publication Draft SADPD [PUB 01]. It documents the relevant stages of the SSM².

Stage 1: Establishing a pool of sites for Handforth

- 4.2 In line with the SSM, a longlist of potential sites was established for Handforth. This pool consists of all sites listed or submitted in the Urban Potential Assessment (August 2015); the Edge of Settlement Assessment (August 2015); the LPS Final Site Selection Reports (July 2016); the LPS examination hearing sessions (October 2016); the Call for Sites (June 2017); the First Draft SADPD consultation (October 2018); and the initial Publication Draft SADPD consultation (September 2019).
- 4.3 A total of 13 sites were identified at stage 1 and this pool of site is listed and mapped in Appendix 1, with headline figures shown in Table Handforth 1 below.

Stage 2: First site sift

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

² Stage 1 – establishing a pool of sites; Stage 2 – first site sift; Stage 3 – decision point; Stage 4 – site assessment, sustainability appraisal and Habitats Regulations Assessment; Stage 5 – evaluation and initial recommendations; Stage 6 – inputs from infrastructure providers / statutory consultees; Stage 7 – final site selection.

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

	Housing		Employment	
	Number of sites	Dwellings	Number of sites	Employment land (ha)
Stage 1	12	473	1	1.03
Stage 2	8	449	1	1.03

Table Handforth 1: Handforth sites considered in stages 1 and 2 of the SSM

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

4.6 Stage 3 of the SSM is a decision point whereby account was taken of the most up-to-date employment and housing land supply information (as at 31 March 2020), and the LPS spatial distribution of development to determine whether or not further sites in Handforth needed to be identified in the SADPD.

4.7 The overall development requirements for Handforth include provision for The Garden Village. This new settlement will assist in meeting development needs arising in the northern sub-area of the borough. An analysis of the residual requirements in Macclesfield, Knutsford, Poynton and Wilmslow shows that commitments, completions and allocations for housing exceed the indicative PG 7 figure in a number of towns.

Town	LPS Policy PG 7	Commitments, completions, take up and allocations at 31 March 2020	Balance required	Extra provision against requirement
Macclesfield	4,250	4,932	0	682
Knutsford	950	1,117	0	167
Poynton	650	562	88	0
Wilmslow	900	1,096	0	196

Table Handforth 2: Extra housing provision in the northern sub-area

4.8 The overall housing development requirement for Handforth includes provision to assist in meeting development needs arising in these towns at The Garden Village. Because these towns now have extra provision over and above their identified requirement, it is not considered necessary to allocate further sites in Handforth to meet its remaining residual requirement of 65 dwellings. This is because an element of the overall requirement for Handforth will now be met in those towns where it arises.

Town	LPS Policy PG 7	Commitments, completions, take up and allocations at 31 March 2020	Balance required	Extra provision against requirement
Macclesfield	20 ha	20.93 ha	0	0.93 ha
Knutsford	15 ha	14.86 ha	0.14 ha	0
Poynton	10 ha	9.93 ha	0.07 ha	0
Wilmslow	10 ha	12.93 ha	0	2.93 ha

Table Handforth 3: Extra employment land provision in the northern sub-area

- 4.9 The overall employment land requirement for Handforth includes provision to assist in meeting development needs arising in these towns. Because Wilmslow now has extra provision over and above its identified requirement, it is not considered necessary to allocate further sites in Handforth to meet its remaining residual requirement of 0.11 ha. This is because an element of the overall requirement for Handforth will now be met in Wilmslow where it arises.
- 4.10 A further factor to consider is that the residual requirements should be considered in the context of the overall requirement for Handforth. LPS policy PG 7 ('Spatial distribution of development') is clear that the figures are intended as a guide and are neither a ceiling nor a target. It expects Handforth to accommodate **in the order of** 2,200 dwellings and 22.0 ha employment land. The remaining requirements represent just 2.95% of the housing total and 0.5% of the employment land total. It is reasonable to conclude that the amount of housing and employment land already planned for is in the order of the total expected under LPS policy PG 7.
- 4.11 For these reasons, it is considered that there is no need to identify further sites for housing or employment development in Handforth.

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

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

5. Retail planning

Introduction

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

- Consider matters that might influence a future development approach in terms of development management policies or allocation(s) for retail and town centre uses

Retail overview

- 5.3 Handforth is a relatively small centre providing for local needs, with few comparison units and largely occupied by independents. There is also a good provision of non-retail community services that help anchor the centre and underlines its wider local service role. Wilmslow town centre is around 3km to the south and provides for much of the higher order needs of Handforth residents.
- 5.4 It is a KSC in the retail hierarchy with a focus on the improvement of the convenience and comparison retail offer, with the potential to strengthen and enhance the retail offer, where suitable, as well as diversification to other uses such as offices, services, leisure, cultural and residential as appropriate.
- 5.5 The district centre boundary for Handforth is currently defined in the Macclesfield Borough Local Plan (“MBLP”). It also has a ‘shopping area’ defined in the MBLP but it does not currently have a defined primary shopping area.
- 5.6 The retail centre is located on Wilmslow Road. It is a linear centre with a three-sided purpose-built parade at the northern end, developed around a pedestrianised square called The Paddock. This is a relatively large public space, given the size of the centre, with a fairly high number of units. The units furthest from Wilmslow Road (especially on the two sides) are rather hidden from view from the road. These factors may explain why the square generally lacks activity, although all of the units are occupied with the largest units furthest from the road having found specialist uses.
- 5.7 The linear centre on Wilmslow Road is relatively long and includes a few residential properties and offices within the current centre. Retail uses are on both sides of the road on Wilmslow Road, though with community and leisure and office uses increasingly present as one moves southwards. The centre is anchored by a moderately-sized Tesco Express on the Paddock (at one of the corners with Wilmslow Road) and a similar-sized Spar on the opposite side of Wilmslow Road, which also includes the local Post Office.
- 5.8 In addition to Wilmslow town centre, further competition is provided by the large nearby retail parks. Handforth Dean is located on the A34, only 1 km from Handforth centre. A walking route from Handforth is also possible, via a tunnel under the railway line, and taking around 10 minutes from the centre. This retail park includes a Tesco Extra, a large Marks & Spencer’s store, Outfit clothes retail Boots the Chemist and a large Next store, supported by a large free car park and a petrol filling station. Stanley Green Retail Park is within Stockport Metropolitan Borough but is also very close to Handforth, lying only 2km away from the district centre. This is a retail warehouse park anchored by B&Q and also includes TK Maxx, Halfords, Furniture Village and Homesense.

- 5.9 The centre is accessible by both bus and rail (with Handforth rail station being a 5 minute walk from the centre).

Retail health indicators and analysis

- 5.10 The WYG Retail Study (2016) and updates prepared, most recently in 2020 (WYG Retail Study Partial Update [ED 17]) have evaluated the vitality and viability of the two Principal Towns in Cheshire East (Crewe and Macclesfield) and the nine KSCs in the borough. The WYG retail work has also considered the retail health and function of the Local Service Centres.
- 5.11 Appendix 3 of the WYG Retail Study (2016) (pp 30-35)³ includes the full health check for Principal Towns and Key Service Centres and has been updated in appendices A and B of the WYG Retail Study Partial Update (2020) [ED 17]. The retail 'health check' draws on a number of key indicators in accordance with national guidance. For Handforth, as a Key Service Centre, it indicates that Handforth serves mostly local needs and its catchment is restricted by the nearby retail parks and Wilmslow town centre. However, against the national trend, the number of vacant units has decreased significantly. The environmental quality of the centre and its evening economy offer would benefit from enhancement.
- 5.12 Handforth Town Centre continues to provide for local needs and as well as including retail and service provision also includes a number of residential properties and offices. Retail and service units continue to be provided within the Paddock Shopping Centre and along Wilmslow Road. For its size, the centre is still reasonably well represented by convenience stores including a Tesco Express and Spar convenience store. Convenience goods provision in the centre remains above the UK. In contrast to the previous study, there is now a good representation of comparison stores. This is encouraging given the size and role of the centre and its proximity to Handforth Dean Retail Park, and other retail parks on the A34.
- 5.13 The retail service sector has the biggest increase in units occupying an additional 4 units since the previous 2016 survey. There are 14 retail service units in the centre which amounts to 20% of the total in Handforth, substantially higher than the UK average of 15%. The majority of retail units continue to be hairdressers and beauty salons.
- 5.14 In terms of leisure service provision, there are 23 occupiers in the town centre accounting for 33% of the centre which is a rise in 7 units since the 2016 survey.
- 5.15 These units predominantly consist of Public Houses, take-aways, restaurants and cafés. It is noted that Costa Coffee has opened a new outlet in The Paddock since the 2016 survey. For financial and business services, the

³ http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/cheshire_town_centres_study.aspx

number of units has decreased by 1 since 2016 with only 3 units present occupying 4% of the centre.

- 5.16 Since 2016, the centre has seen a significant decrease in vacant units. According to the survey undertaken in March 2020, there are no longer any vacant units within the centre. Given that there were 15 (23%) units in the centre in 2016, this is positive and demonstrates that Handforth has undergone significant investment and improved the occupancy rate. The vast reduction in vacancy levels is primarily due to a number of units with The Paddock Shopping Centre being occupied.
- 5.17 The area of highest footfall is on the Wilmslow Road frontage of the Paddock and at the retail frontage on the opposite side of the road, which includes the Spar, this tails off as one moves southwards but remains relatively high until south of School Road / Church Terrace. The centre, although small, is not compact, being approximately 500m from one end of the centre to the other. The geography of the centre also suffers from having a large non-retail area on both sides of the road at the centre. This effectively divides the core retail area to the north from a smaller retail area to the south by Station Road. It also suffers from having both its anchor stores in the north and no anchor in the south. The smaller, southern section of the centre does, however, benefit from proximity to the railway station. This area perhaps needs to find a separate role, and to a degree this is happening with a number of units in use for either retail services or financial & business services.
- 5.18 The centre has a standard public realm and built form of a generic character. There has been some recent investment in the parking areas to the front of the retail units, which is welcome. Pavements are often very wide though they are somewhat dominated by parking (which in some places occurs directly on the pavement). The Paddock is a public space that is in need of both physical enhancement and a greater level of vibrancy and activity. The level of activity and interest from surrounding uses is poor.
- 5.19 Overall, Handforth has the level of services and facilities that are consistent with that of a key service centre.

Assessed need for main town centre uses

- 5.20 For principal towns and key service centres, the WYG Retail Study (2016) (“CERS 2016”) established quantitative and qualitative retail requirements for convenience and comparison goods in town centres up to 2030.
- 5.21 WYG updated the quantitative retail requirements throughout the borough, in 2018 and again in 2020, to provide an up-to-date quantitative assessment of the future capacity for additional convenience and comparison floorspace. The need for convenience and comparison floorspace is presented in Chapters 4 and 5 of the WYG Retail Study Partial Update (2020) [ED 17].
- 5.22 In the SADPD, any residual need for retail convenience and comparison floorspace arising in the borough up to 2030 is expected to be met principally through:

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

Impact test threshold

- 5.24 WYG has assessed the floorspace thresholds for planning applications for retail and leisure uses above which an impact assessment is required. The impact test threshold evidence, initially prepared in 2017, has been reassessed through the 2020 WYG Retail Study Partial Update [ED 17].
- 5.25 For Handforth, as a KSC, the impact test threshold is recommended as 300 sq.m outside of the town centre boundary in relation to the closest defined centre(s) (convenience, comparison, service and leisure – use class A1, A2, A3, A4 and A5)⁵.

Complementary strategies and parking provision

- 5.26 The district centre is accessible by road and provides good parking provision. Approximately 100 spaces are provided to the rear of the Paddock. These are free with a maximum stay of 2 hours. A small car park of around 40 spaces is provided behind the Spar. A 60 space car park (free, no time restrictions) lies a little further out at the southern edge of the centre. There are also 48 free long-stay spaces on School Road although these are generally filled by the adjacent office uses. In addition there are a number of shorter stay spaces located at the front of shops units: outside Tesco Express and the front of The Paddock; outside the parade that includes the Spar; and outside the parade to the south of this. In total these provide 60 highly visible and accessible spaces.
- 5.27 The vision for Handforth by 2030 within the made Handforth Neighbourhood Plan includes the aspiration that *“Handforth will have an improved district*

⁵ The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No. 757) is due to come into force on the 1st of September 2020. This will replace the Use Classes Order quoted in this report. These Regulations will create a new broad 'Commercial, business and service' use class (Class E) which incorporates the previous shops (A1), financial and professional services (A2), restaurants and cafes (A3) and offices (B1) use classes. Uses such as gyms, nurseries and health centres (previously in use classes D1 Non-residential institutions and D2 Assembly and leisure) and some other uses which are suitable for a town centre area are also included in the class. This new class allows for a mix of uses to reflect changing retail and business models. It also recognises that a building may be in a number of uses concurrently.

centre with attractive public spaces, a vibrant and varied shopping experience, a successful independent sector and a wide range of services”.

- 5.28 Objective 9 of the neighbourhood plan is *“to protect and enhance the district centre transforming it into a vibrant centre with a range of facilities”* and Objective 10 is *“to improve the overall quality of the district centre including public realm improvements”*. There are also other objectives related to the district centre, including objective 11 (to improve pedestrian and cycle access to the district centre); 13 (to support provision of sufficient car and cycle parking facilities in the district centre).
- 5.29 Neighbourhood plan policy H14 specifically relates to the district centre and defines the town centre boundary as being the same as the existing boundary set out in the MBLP. The policy seeks to:
- Ensure good design and local distinctiveness to shop frontages;
 - Encourage the re-use of upper floors for residential uses;
 - Retain and enhance distinctive features of buildings and details;
 - Provide secure screened areas for waste and cycle storage;
 - Encourage new trees and other planting;
 - Improve the district centre appearance, promoting a pedestrian-dominated environment;
 - Ensure an appropriate approach to branding and signage;
 - Retain commercial units for commercial uses where appropriate; and
 - Set restrictions to apply to proposals for hot food takeaways.
- 5.30 It also includes policy H15 which provides detailed policy on new shop fronts and roller shutters to improve the environmental quality, accessibility and security. Policy H17 seeks to retain existing and support additional provision of short stay parking spaces in the district centre.

Retail and leisure boundaries

- 5.31 Paragraph 85(b) of the NPPF 2019 asks that Local Plans: *“Define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre”*
- 5.32 Handforth has an existing district centre boundary and a defined ‘shopping area’ within the district centre boundary, as identified in the MBLP. The WYG Retail Study (2016) considered the existing centres in the legacy local plans and identified where potential changes to (or indeed new) retail boundaries are appropriate.
- 5.33 Town centre boundaries and primary shopping areas have been reviewed (or identified), taking into account the recommendations of the WYG Retail Study (2016), monitoring/site visits and any other relevant evidence (where specified) in line with the definitions included in the NPPF 2019. The 2020 WYG Retail Study Partial Update [ED 17] has also provided recommendations

on retail boundaries, which have been considered as part of the council’s evidence base in preparing this report.

5.34 The NPPF 2019 defines Primary Shopping Areas and Town Centres as follows:

- **“Primary shopping area:** *Defined area where retail development is concentrated.*
- **Town centre:** *Area defined on the local authority’s policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.”*

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

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

Stage 1: Primary and secondary frontages

5.36 Whilst not defined in the NPPF 2019, primary and secondary frontages are considered to be: *“Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.”*

5.37 Table Handforth 4 sets out the rationale for identifying the primary and secondary frontages as indicated on Map Handforth 5 shown in Appendix 2.

Potential primary and secondary frontages	Number on Map Handforth 5 and amendment proposed	Justification for amendment
1-33 The Paddock	(1) Identify as primary frontage	This is a key retail area within Handforth centre. Although the units at the rear are slightly ‘tucked-away’, the majority of all units are in A1 retail use and include the Tesco Express store
100-148 Wilmslow Road	(2) Identify as secondary frontage	Although there are a number of A1 retail uses within this frontage (including a large convenience store, hardware shop, carpet shop, pharmacy and newsagent), there are more non-A1 uses than A1 uses (including hot food takeaways, launderette, bank, betting shop and cafés / restaurants).
105-127 Wilmslow Road	(3) Identify as secondary	Although there are a number of A1 retail uses within this frontage (including an undertakers, security shop,

	frontage	newsagents and shoe repair / key cutting), there are more non-A1 uses than A1 uses (including betting shop, restaurants and hot food takeaways).
55-85 Wilmslow Road	(4) Identify as secondary frontage	Although this area is slightly detached from the main part of the centre, there are a number of A1 retail uses within this frontage (including a window blinds showroom, dry cleaners, hairdressers, cycle shops and kitchen showroom) alongside non-A1 uses (including hot food takeaways, offices, computer repairs and beauty salon) as well as a limited number of residential frontages.
88 & 90 Wilmslow Road	(5) Identify as secondary frontage	This area is closely related to the proposed secondary frontage 55-85 Wilmslow Road (opposite). It comprises a restaurant and public house which form part of the centre's offer.

Table Handforth 4: Handforth primary and secondary frontages justification

Stage 2: Primary shopping area

5.38 Table Handforth 5 considers the boundary for the primary shopping area (as defined in the NPPF 2019) and justifies any proposed amendments to be made to the current Handforth shopping area boundary as defined in the MBLP taking account of the primary frontages identified in stage 1. The proposed primary shopping area is indicated on Map Handforth 6 in Appendix 2.

Potential primary shopping area	Number on Map Handforth 6 and amendment proposed	Justification for amendment
The Paddock and immediately surrounding parking and servicing area.	(1) Include within the primary shopping area.	The MBLP includes 'The Paddock' as a redevelopment area rather than a shopping area. Redevelopment has not occurred, partly because private ownerships of residential properties on upper floors make site assembly difficult. Notwithstanding this, The Paddock still includes the highest proportion of A1 retail uses within the centre (including the Tesco Express anchor), it is identified as a primary frontage and it should be within the primary shopping area.
100-148 and 105-127 Wilmslow Road, including the parking, servicing and highway areas immediately adjacent to the units.	(2) Include within the primary shopping area.	Although the frontages in this area are considered secondary frontages, they are adjoining and closely related to the primary frontages at The Paddock and should be included in the primary shopping area. Currently, only the units themselves are designated as the shopping area. To designate a primary shopping area that functions as a coherent unit, it is proposed to add the immediately surrounding land so that a single primary shopping area is defined.

Handforth Garage, Wilmslow Road	(3) Exclude from the primary shopping area.	This vehicle repair garage is not part of the identified primary or secondary frontage. Consequently, it should not be included in the primary shopping area.
55-85 and 88-90 Wilmslow Road	(4) Do not include within the primary shopping area.	These secondary frontages include a number of A1 retail uses but are slightly detached from the main retail area. As secondary frontages, they are not adjoining or closely-related to the primary frontages and therefore should not be included in the primary shopping area.

Table Handforth 5: Handforth primary shopping area boundary justification

Stage 3: Town centre boundary

5.39 Table Handforth 6 justifies the proposed amendments to be made to the current Handforth district centre boundary, as defined in the MBLP and indicated on Map Handforth 7 in Appendix 2.

Potential town centre boundary	Number on Map Handforth 7 and amendment proposed	Justification for amendment
Freemasons Arms (88 Wilmslow Road)	(1) Include within the town centre boundary.	This property is identified as part of the secondary frontage and forms part of the centre's shopping and service offering.
Sagars Mews and Wilmslow Court	(2) Exclude from the town centre boundary.	These residential properties are not part of any primary or secondary frontages, do not fall within the proposed primary retail area and do not function as part of the centre's shopping and service offering.
1 School Road	(3) Exclude from the town centre boundary.	This residential property is not part of any primary or secondary frontage, does not fall within the proposed primary retail area and does not function as part of the centre's shopping and service offering.
55-85 and 90 Wilmslow Road, Chadsworth House and Astute House offices, the Health Centre, library, St Chad's Church and Handforth Garage	(4) Area to remain within the town centre boundary.	This area includes secondary frontages but is not within the primary shopping area. In addition to the secondary frontages, it contains a number of other main town centre, community uses and other services. It is also adjacent to the proposed primary shopping area and should remain within the town centre boundary.
The Paddock, 100-148 and 105-127 Wilmslow Road	(5) Area to remain within the town centre boundary.	This area is the proposed primary shopping area and should remain within the town centre boundary.

Table Handforth 6: Handforth town centre boundary justification

5.40 It is proposed to designate the town centre boundary as shown on Map Handforth 7 in Appendix 2.

Other retail centres

- 5.41 This section will consider the future retail approach for each retail centre designated on the proposals maps for the legacy Local Plans, in terms of whether that designation should continue in the SADPD.
- 5.42 Policy S4 of the MBLP identifies Plumley Road, Handforth as a local shopping area. This is considered below.

Plumley Road

Plumley Road, Handforth	
Location and Description (including current status in the legacy local plan)	This is a small parade of shops in the north of Handforth. It is designated as a 'local centre' in the MBLP
Total number of units	5, with planning consent (17/5900M) for a further shop unit.
Range of uses	Convenience store; dental laboratory; dog grooming; physiotherapist; property maintenance
Proximity to other centres	Handforth district centre is just over 500m to the south.
Accessibility	The centre is accessible by bus, with bus stops located adjacent to the parade on Spath Lane.
Environmental Quality	Plumley Road is within a quiet residential area with a reasonable environmental quality and a small area of incidental green space opposite. There is parking available.
Recommendations	It is recommended that this area be identified as a neighbourhood parade of shops. It is a small cluster of convenience retail and other services, which serve the day to day needs of the immediate residential area.

Table Handforth 7: Review of Plumley Road area

- 5.43 As set out in Table Handforth 7, it is recommended to designate Plumley Road as a neighbourhood parade of shops. This is shown on map Handforth 8 in Appendix 2.

6. Settlement boundaries

Introduction

- 6.1 As set out in the LPS, settlement boundaries currently comprise the existing settlement boundaries as defined in the saved policies and proposals maps of the former districts' local plans, as amended to include sites allocated in the LPS (excluding safeguarded land). The LPS includes a commitment that *"settlement boundaries will be reviewed and defined through the production of the Site Allocations and Development Policies DPD and neighbourhood plans"*.
- 6.2 The 'Settlement and Infill Boundaries Review' [ED 06] sets out the methodology to reviewing settlement boundaries in each of the principal towns, KSCs and LSCs. This uses a three-stage approach to defining settlement boundaries:

- i. Review boundary in light of site allocations (in the adopted LPS and made neighbourhood plans or proposed through the SADPD);
 - ii. Consider extant planning consents and the relationship of land to the built-up area; and
 - iii. Review the relationship of settlement boundaries to physical features.
- 6.3 Green Belt boundaries should only be altered in exceptional circumstances and whilst exceptional circumstances have been identified to justify alteration of boundaries to accommodate development needs, these do not extend to a general review of Green Belt boundaries. Consequently, for those settlements inset within the Green Belt, the settlement boundary will continue to be the same as the Green Belt inset boundary. Therefore, for those settlements, (including Handforth), the settlement boundary review is limited to stage 1 only.

Settlement boundary overview

- 6.4 Wilmslow and Handforth share an existing settlement boundary, defined in the Macclesfield Borough Local Plan, as amended by strategic sites LPS 34, LPS 54, LPS 55, LPS 56 and LPS 57 in the LPS. Within the existing shared settlement boundary, the River Dean separates the parish of Wilmslow from the Parish of Handforth. Whilst parish boundaries are not usually used to determine settlement boundaries, this parish boundary is within the existing shared settlement boundary and for the purposes of this review, the Handforth settlement boundary is considered to be those areas of the shared boundary north of the River Dean and the Wilmslow settlement boundary is considered to be those areas of the shared boundary south of the River Dean.
- 6.5 A number of policies in the Handforth Neighbourhood Plan refer to the Handforth settlement boundary and the plan acknowledges that this boundary will be as defined in the Cheshire East Local Plan.
- 6.6 For the purposes of this review, the existing settlement boundary has been divided into sections as set out in Table Handforth 8 below.

Ref	Boundary Section	Description
1	From the River Dean at Handforth Bridge to the junction of A555 and B5358.	The settlement boundary follows the Green Belt inset boundary, running along Manchester Road from Handforth Bridge to the Bull's Head Public House, where it then follows the rear curtilage boundaries of properties on Kenilworth Avenue, Valley Drive, Knowle Park and Ash Grove to Sagars Road. It runs along the Sagars Road track and Clay Lane track to include site LPS 34 then continues along Clay Lane to the A555 / B5358 roundabout.
2	From the junction of A555 and B5358 to the railway line rear of The Mermaid PH.	The settlement boundary follows the Green Belt inset boundary along Wilmslow Road for a short distance before following the rear curtilage boundaries of properties on Oakmere Road and Pickmere Road to Swettenham Road where it then follows the Green Belt inset boundary and the administrative boundary with Stockport Metropolitan Borough

		along the northern curtilage boundaries of properties on Overton Way, Stretton Way, Birtles Way and Sandiway Road before it follows the Green Belt inset boundary along Tatton Road, then the curtilage boundaries and garage courts of properties on Peover Road and Delamere Road before running along the rear of The Mermaid public house to the railway line.
3	From the railway line rear of The Mermaid PH to A34 / Coppice Way roundabout.	The settlement boundary follows the Green Belt inset boundary along the railway line until it joins the administrative boundary with Stockport Metropolitan Borough where it follows the administrative boundary south of Portland House and Character House in Stanley Green Business Park, crosses Earl Road running to the north of commercial properties on Commercial Avenue to the A34 / A555 roundabout where it re-joins the Green Belt inset boundary and runs along the A34 to the A34 / Coppice Way roundabout.
4	From the A34 / Coppice Way roundabout to the River Dean at Bollinfee Bridge.	The settlement boundary follows the pre-LPS Green Belt inset boundary to and excludes site LPS 33. The boundary follows the landscape buffer to the west of the A34 before running along the rear curtilage boundaries of properties on Woodlands Road, then along Dean Road to Bollinfee Bridge
5	Between the River Dean at Bollinfee Bridge and the River Dean at Handforth Bridge.	The River Dean separates the parish of Handforth from the parish of Wilmslow and areas of the existing shared settlement boundary south of the River Dean are considered in the Wilmslow Settlement Report.

Table Handforth 8: Existing settlement boundary

6.7 This existing settlement boundary is shown on Map Handforth 9 in Appendix 3.

Settlement boundary review

6.8 Each section of the existing settlement boundary has been reviewed using the methodology set out in the settlement and infill boundaries review. As Handforth has a Green Belt inset boundary, the review is limited to stage 1 only in accordance with the methodology. The assessments and recommendations for defining the new boundary are set out in Table Handforth 9 below.

Ref	Stage 1 Criteria A, B, C (allocated sites)	Boundary recommendations
1	The existing settlement boundary includes site LPS 34 (residential development site). There are no other LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.
2	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.

3	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.
4	The existing Handforth settlement boundary (as defined in Table 8.3 of the LPS) does not include site LPS 33 (North Cheshire Growth Village) and this site is listed as having its own settlement boundary. As this LPS strategic site is currently outside, but contiguous with the settlement boundary, it should be included within it. Site LPS 55 is safeguarded land and this should remain outside the boundary. There are no other LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	The area of site LPS 33 (mixed-use development site) identified for development (4A on the map) should be included in the settlement boundary but the area to remain in the Green Belt as protected open space should remain outside of the settlement boundary. Site LPS 55 (safeguarded land) should also remain outside of the settlement boundary.
5	The River Dean separates the parish of Handforth from the parish of Wilmslow and areas of the existing shared settlement boundary south of the River Dean are considered in the Wilmslow Settlement Report.	For the purposes of identifying a Handforth-specific settlement boundary through the SADPD, the River Dean between Bollinfee Bridge and Handforth Bridge should form the split between the Handforth settlement boundary and the Wilmslow settlement boundary.

Table Handforth 9: Boundary review and recommendations

6.9 The recommended boundary is shown on Map Handforth 9 in Appendix 3.

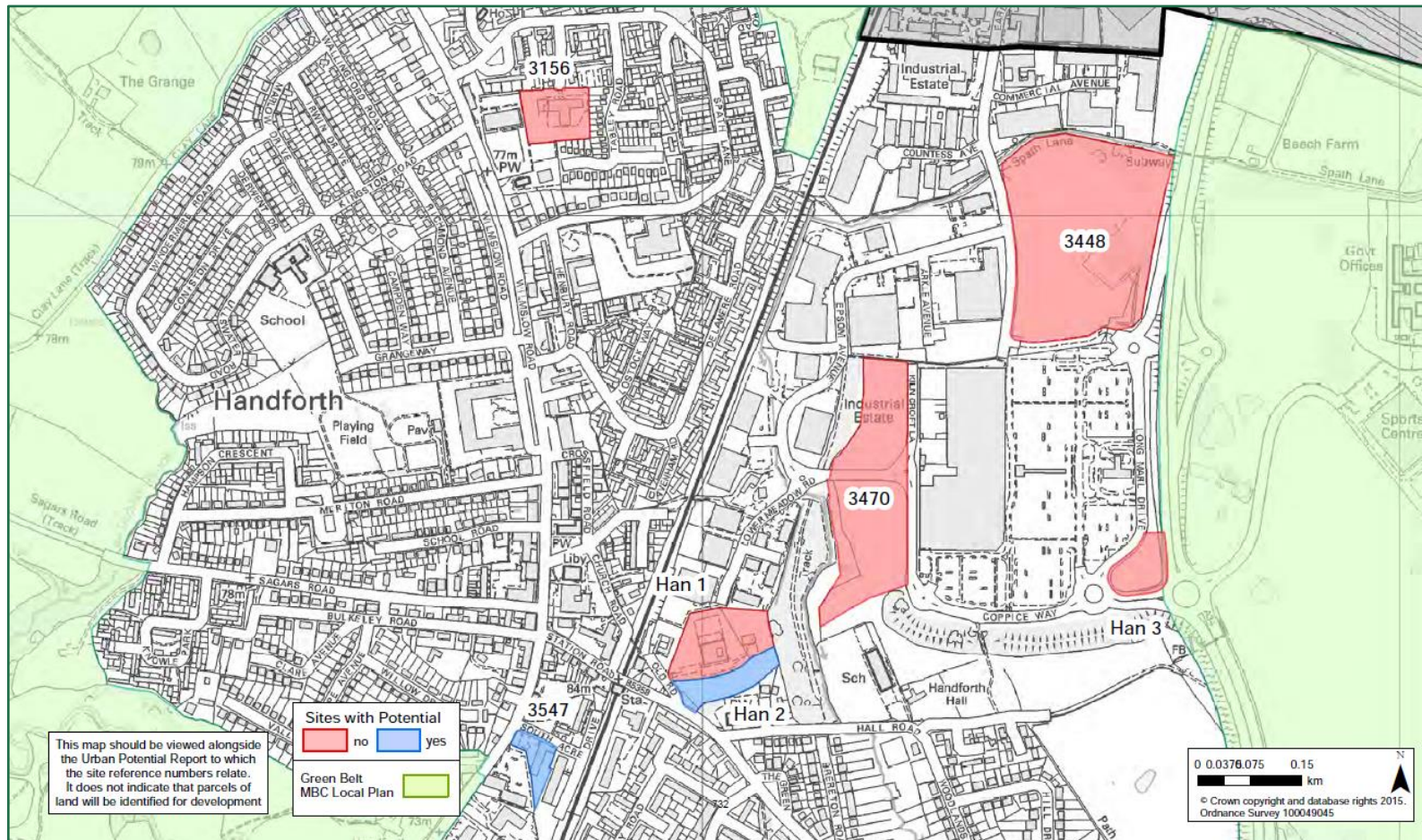
Green Belt boundary

6.10 The recommended Green Belt inset boundary is also shown on Map Handforth 9 in Appendix 3. This is the same as the settlement boundary, except for safeguarded land. There are no changes proposed to the Green Belt boundary around Handforth.

7. Appendices

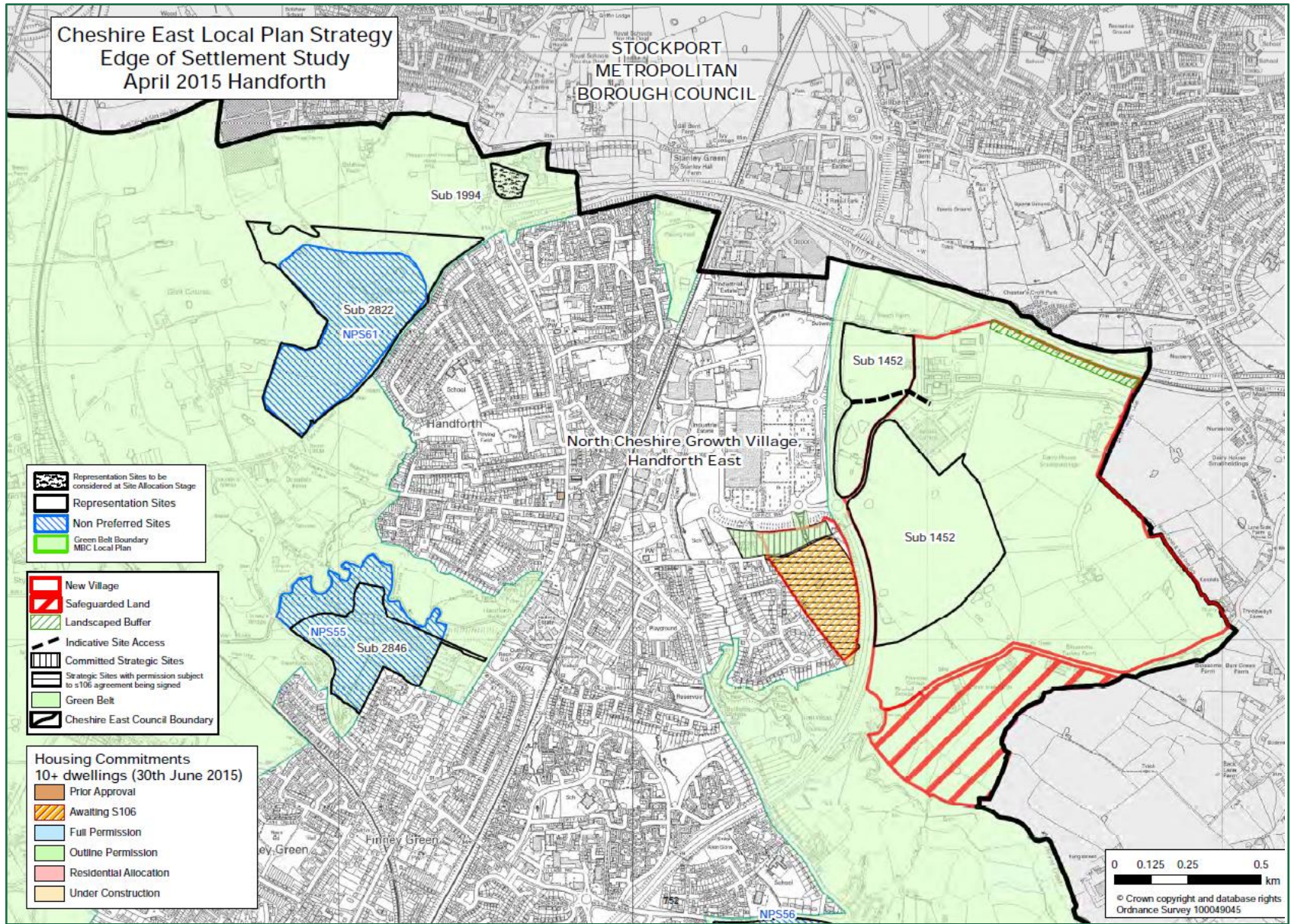
Appendix 1: Site selection maps and table

Stage 1 sites maps



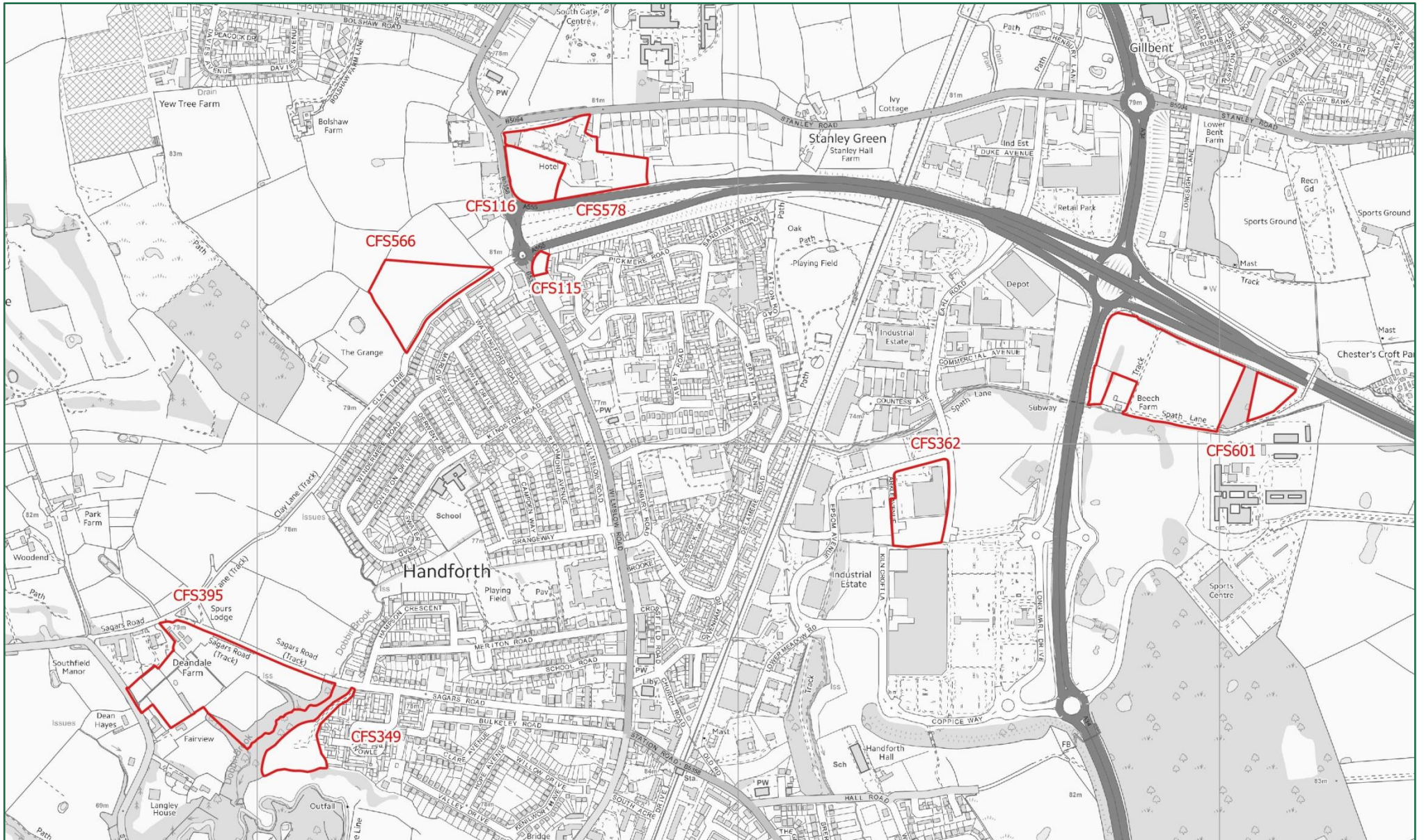
Map Handforth 1: Urban potential assessment (2015)

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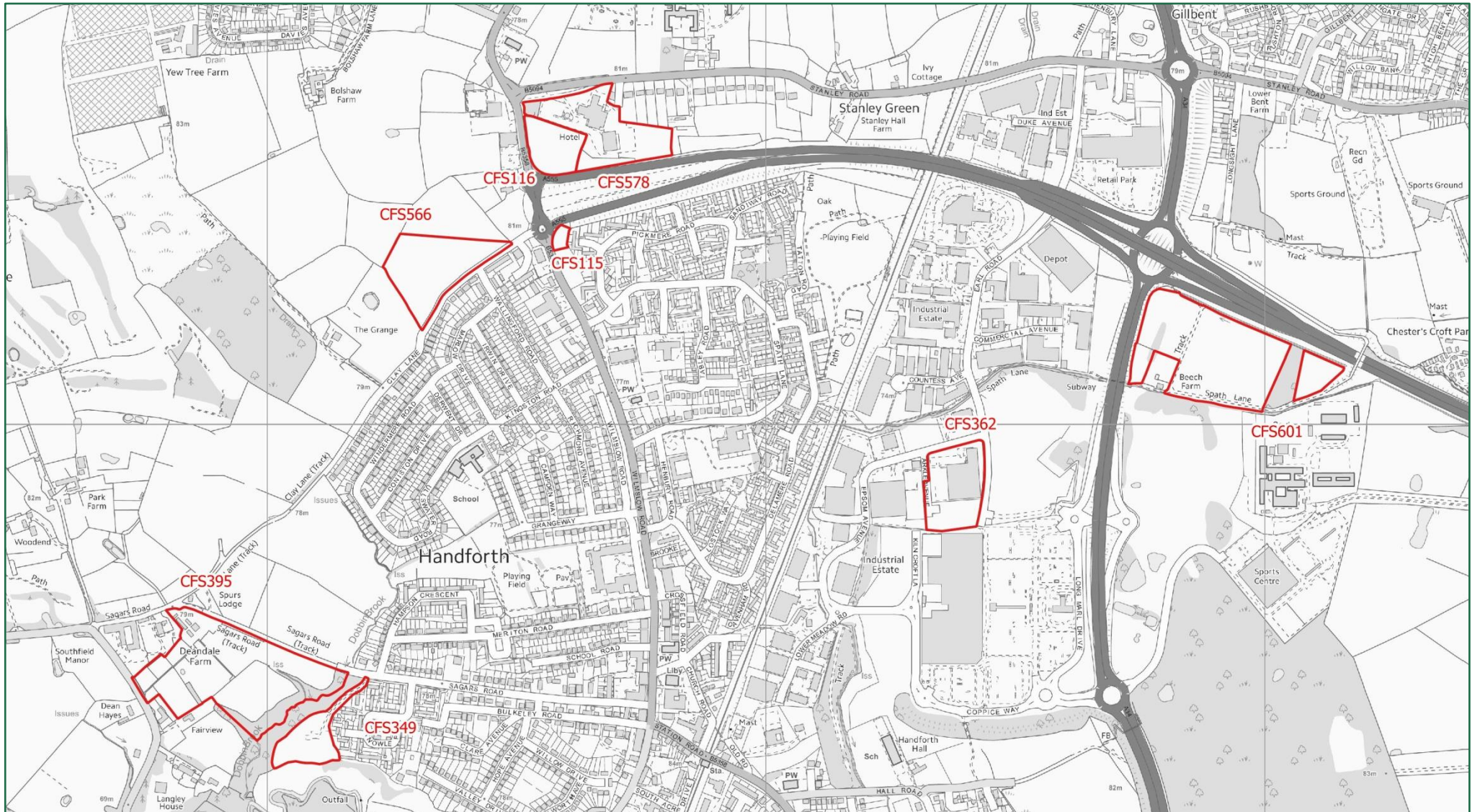
Map Handforth 2: Edge of settlement assessment (2015)

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

Stage 2 sites map



Map Handforth 4: Handforth stage 2 sites

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Stage 1 and stage 2 sites table

Source ⁶	Ref	Site name and address	Size (ha) ⁷	No. of dwgs ⁸	Empland (ha)	Retail (ha)	Other uses?	Sifted out? ⁹ (Y/N)	Comments
B	3547	Cypress House, South Acre Drive	0.30	9	0	0	No	Yes	The site may have potential for development during the plan period and it does have an undetermined application (19/3218M) for 45 apartments. However it is not actively being promoted through the call for sites process.
B	HAN2	Land at Old Road / Station Road	0.51	15	0	0	No	Yes	The site may have potential for development during the plan period; however it is not actively being promoted.
C	SUB1994	Land to the east of Wilmslow Road (junction A555 and B5358)	1.02	31	0	0	No	Yes	The site is now being promoted as 'Land off Wilmslow Road, north of A555' (ref 116) and is considered as such below.
A	PCV7457	Knowle House, Sagars Road	1.00	20	0	0	No	Yes	The site is now being promoted as 'Land at Knowle House, Sagars Road' (ref 349) and is considered as such below.
D	CFS115	Peacock Farm, land east of Wilmslow Road	0.13	10	0	0	No	No	
D	CFS116	Land off Wilmslow Road, north of A555	1.03	Up to 31	Up to 1.03ha	0	No	No	

⁶ A-LPS Final Site Selection Reports (July 16); B-Urban Potential Assessment (Aug 15); C-Edge of Settlement Assessment (Aug 15); D-Call for sites (June 17); E-LPS Examination Hearings (Oct 16); F-First Draft SADPD consultation (Oct 18); G-initial Publication Draft SADPD consultation (Sept 19).

⁷ Numbers in brackets are the developable areas, when stated in the call for sites/First Draft SADPD/initial Publication Draft SADPD representations.

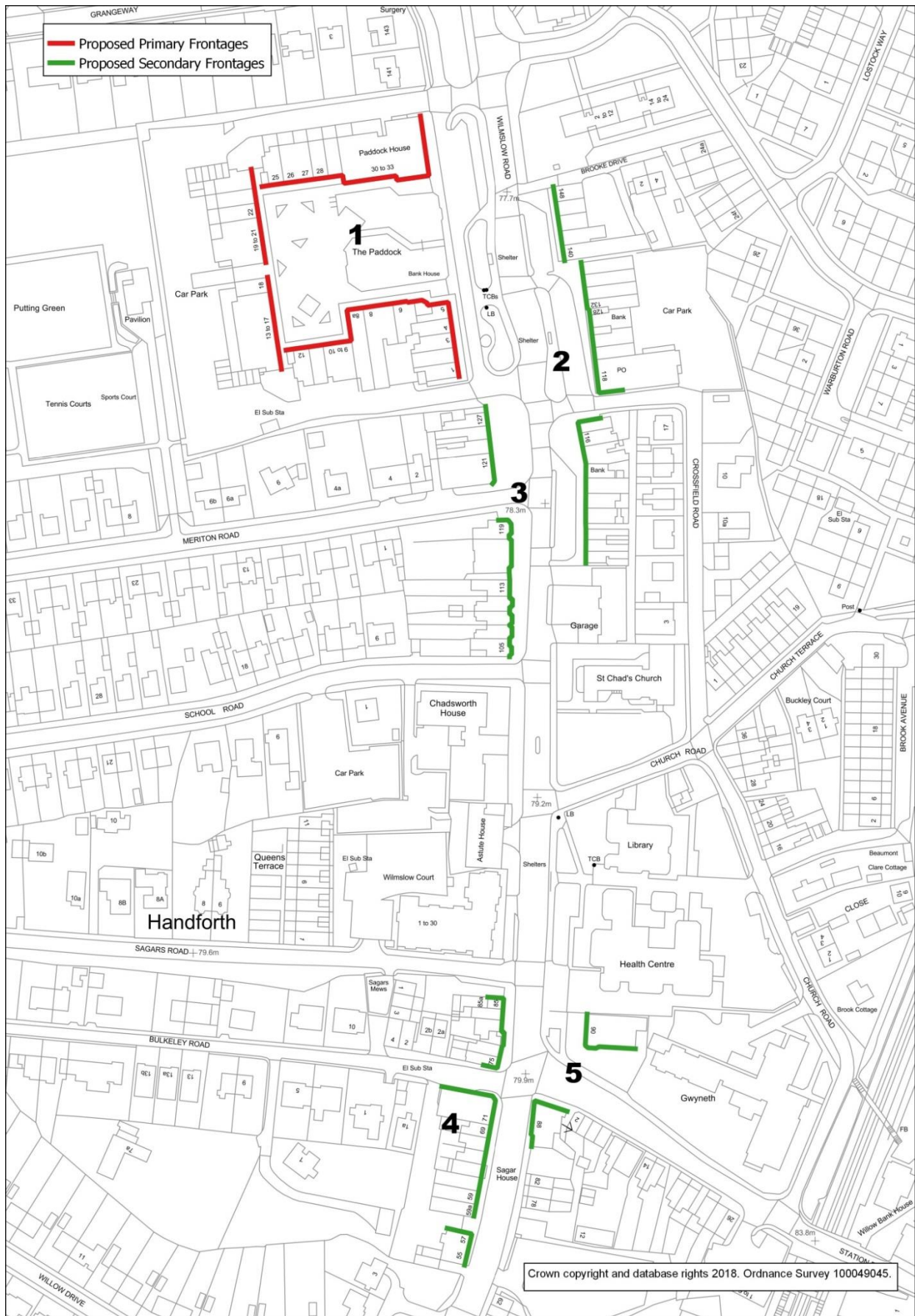
⁸ Figure as stated in call for sites/First Draft SADPD/initial Publication Draft SADPD representations or estimated at 30 dwellings per hectare.

⁹ Exclude sites that: can't accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside, as defined in the LPS and are not currently compliant with those policies; are not being actively promoted; have planning permission as at 31/03/20; are in use (unless there is clear indication that this will cease); contain showstoppers (i.e. SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield); are LPS Safeguarded Land; are allocated in the LPS.

Source ⁶	Ref	Site name and address	Size (ha) ⁷	No. of dwgs ⁸	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ⁹ (Y/N)	Comments
D/F/G	CFS349 / FDR2221 / PBD1723	Land at Knowle House, Sagars Road	1.09 (0.99)	20	0	0	No	No	
D	CFS362	Land off Earl Road / Epsom Avenue	1.87	0	0	Up to 1.87ha	No	No	The site is currently in use as employment land, comprising occupied warehouse and office buildings. However, it is considered that this would cease.
D/F/G	CFS395 / FDR689 / PBD851	Land at Dean Dale Farm	5.63 (4.46)	149	0	0	No	No	
D/F	CFS566 / FDR2931	Land at Clay Lane	2.34	50	0	0	No	No	
D	CFS578	Hallmark Hotel, Stanley Road	2.48 (1.00)	30	0	0	No	No	
D	CFS601	Beech Farm, land south east of A34/A555 junction	5.28	159	0	0	No	No	

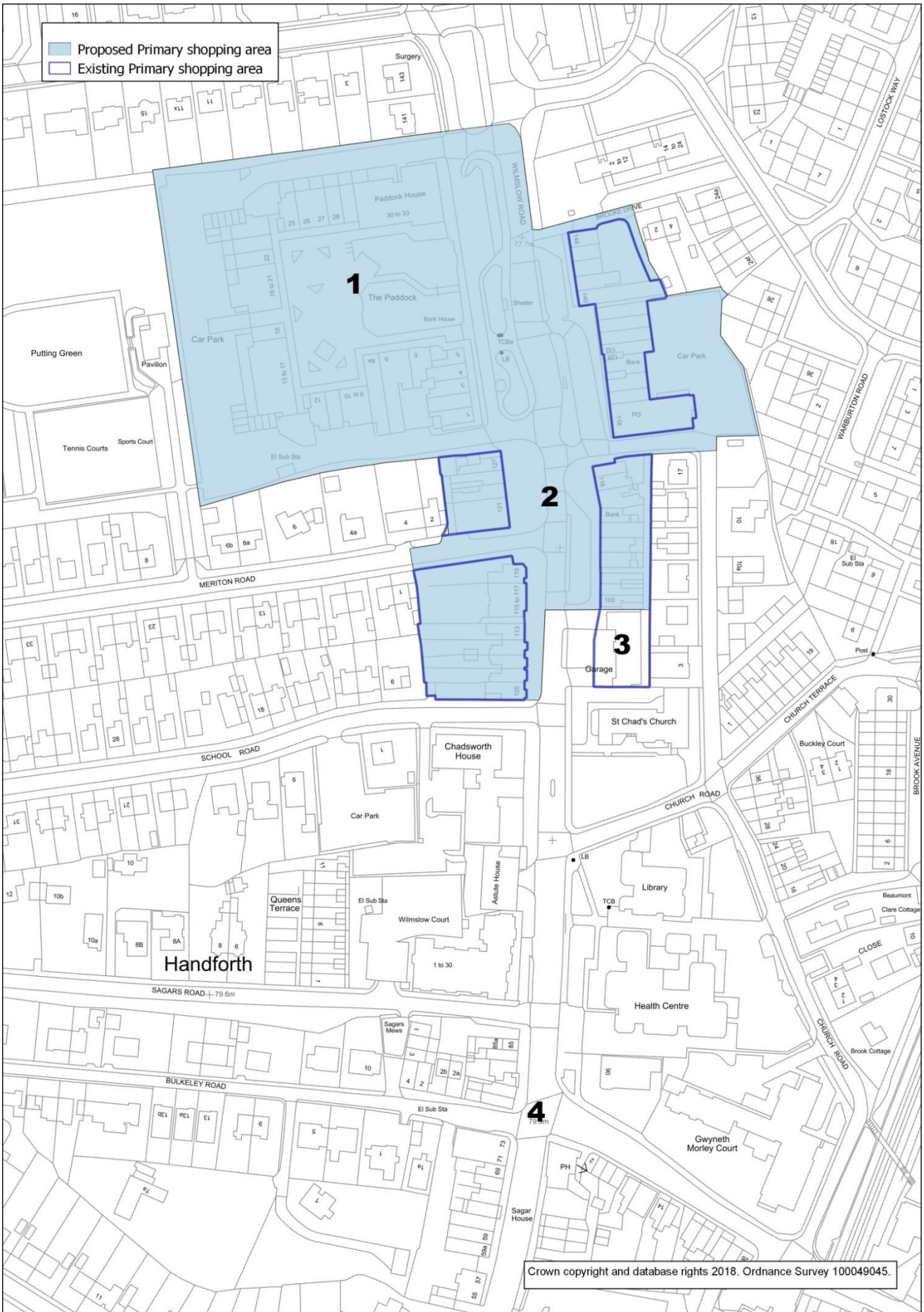
Table Handforth 10: Stage 1 and stage 2 sites

Appendix 2: Retail boundaries maps



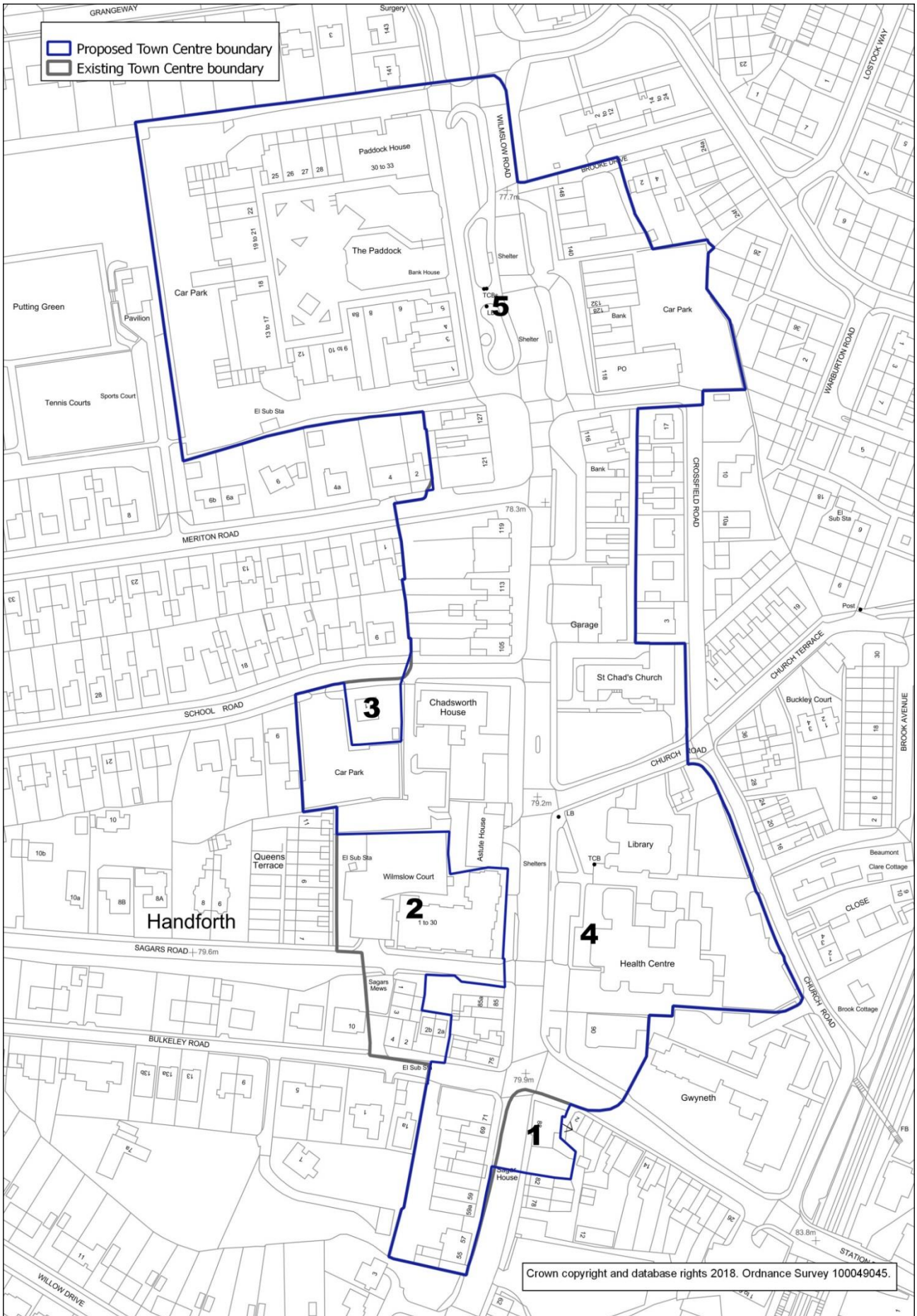
Map Handforth 5: Identified primary and secondary frontages

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Map Handforth 6: Existing and proposed primary shopping area

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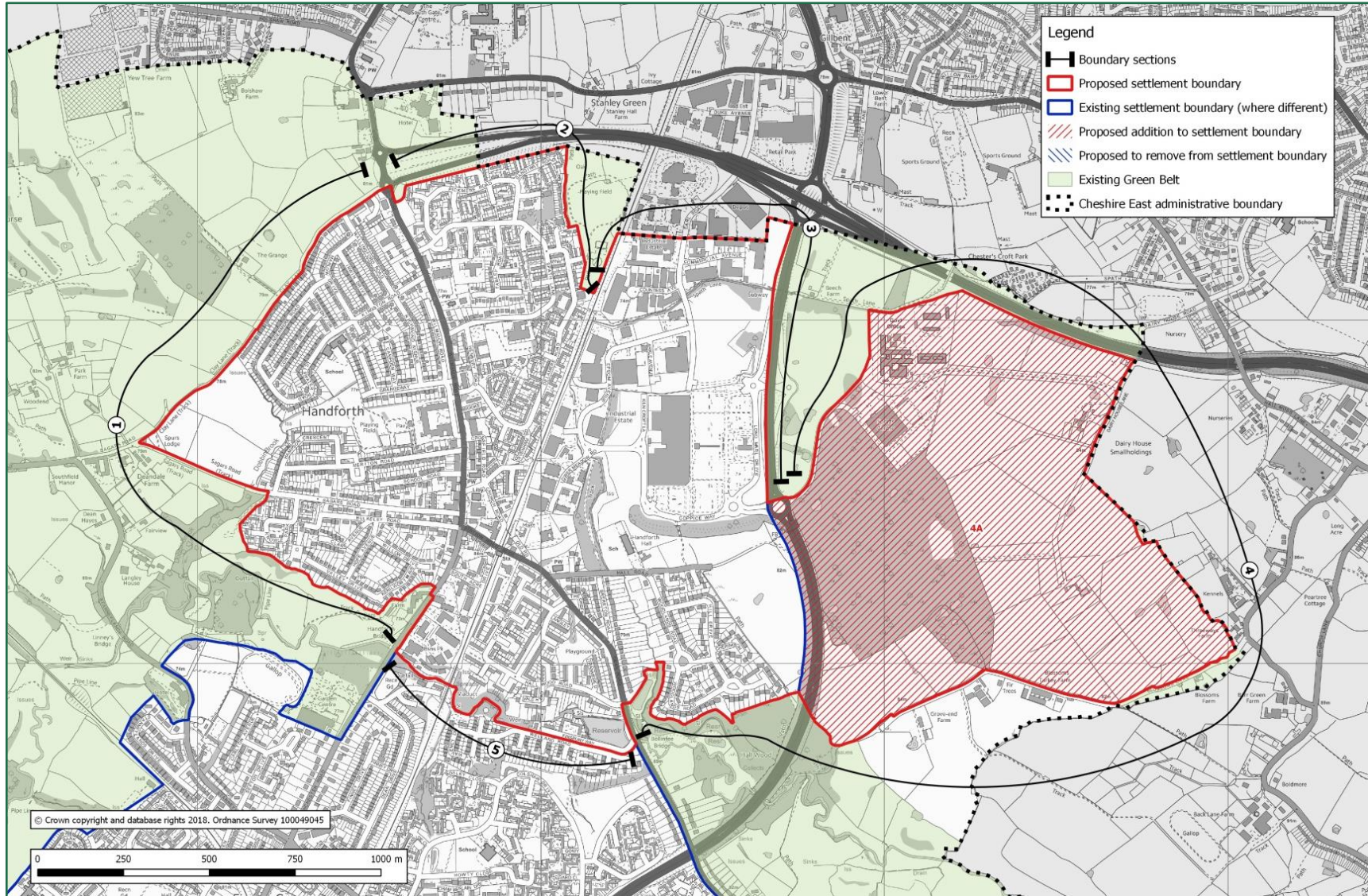


Map Handforth 7: Existing and proposed town centre boundary



Map Handforth 8: Proposed Plumley Road neighbourhood parade of shops

Appendix 3: Handforth settlement boundary map



Map Handforth 9: Existing and proposed settlement boundary