

# Cheshire East Local Plan

## Site Allocations and Development Policies Document

### Macclesfield Settlement Report [ED 35]

August 2020

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# 1. Introduction

- 1.1 This Report is the Macclesfield Settlement Report [ED 35]. 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 report is split into chapters detailing work carried out for Macclesfield 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. Macclesfield

## Introduction

- 2.1 Macclesfield is the second largest town in Cheshire East with its own settlement boundary, set in the Green Belt as defined in the Cheshire East Local Plan Strategy (“LPS”), adopted in 2017. It is identified as a Principal Town (“PT”) in the LPS, and has a 2018 mid-year population estimate of 52,000 people.

## Neighbourhood Development Plan

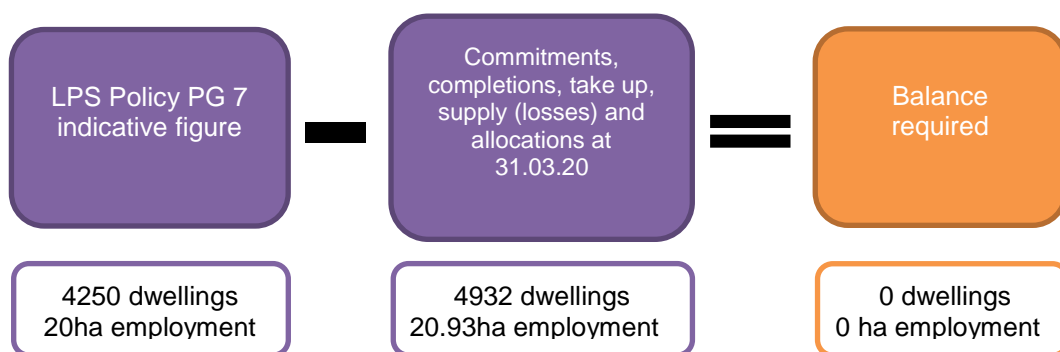
- 2.2 Neighbourhood Planning was introduced with the Localism Act 2011 and gives communities new powers to write planning policies through Neighbourhood Development Plans (“NDPs”) and grant planning permission through Neighbourhood Development Orders. Neighbourhood planning provides a powerful set of tools for local people to make sure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.
- 2.3 Macclesfield has an active Town Council who want to play an active role in the development of the SADPD particularly over issues such as the town centre and brownfield sites.

## Strategy for development in Macclesfield

- 2.4 As one of the two Principal Towns, significant development is encouraged to sustain the town’s performance as one of the most successful towns in the regional economy. The focus for Macclesfield, over the LPS period, is that of high quality housing-led growth to accommodate the growing needs of the town and new employment to accommodate the expansion of existing businesses and attract new investment into the town to create a balanced and sustainable community.

### 3. Development requirements in Macclesfield

- 3.1 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.
- 3.2 It is appropriate and recognised good practice for a local planning authority to apply an additional level of flexibility to accommodate any potential future changes to sites or changing housing market conditions over the life of the plan, to make sure that the housing requirement is achieved. This means that the total level of housing provided in each settlement will normally be higher than the expected level of development. Cumulatively, this additional amount of housing, along with a small sites windfall allowance, provides a 'flexibility factor'.
- 3.3 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.
- 3.4 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).
- 3.5 It is worth noting that the development requirements of the borough have largely been met in the LPS.
- 3.6 Figure Macclesfield 1 shows the indicative development land requirements for Macclesfield 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 Macclesfield 1: Amount of development land required over the Plan period**

- 3.7 There were 1533 housing completions (net) in Macclesfield between 1 April 2010 and 31 March 2020, and 2.77ha employment land take up.

Commitments as at 31 March 2020 were 782 dwellings<sup>1</sup>(excluding strategic sites) and 16.48ha of employment land. There are also 6 sites and 1 strategic location allocated for a total of 2750 homes in Macclesfield, and employment allocations amounting to 15ha (5ha LPS13 and 10ha LPS15). Details of the sites and the Housing Supply (at 31 March 2020) can be found in Appendix 1 of the Provision of Housing and Employment Land and Approach to the Spatial Distribution report [ED 05]. Part of site LPS13 South Macclesfield Development Area is now under construction (Barrett Homes Land south west of Moss Lane 150 units 15/2010M). The rest of the South Macclesfield Development Area has consent (subject to s106) for 950 dwellings. Site LPS 14 Land East of Fence Avenue has outline consent for 300 dwellings. Site LPS16 south of Chelford Road has outline permission for 232 dwellings (application 17/4034M). Site LPS17 Gaw End Lane has permission for 310 dwellings (subject to completion of s106 – ref 18/3245M). Site LPS18 Land north of Chelford Road has outline permission for 166 dwellings in total (31 dwellings outline permission 18/0294M and 135 dwellings outline permission 17/4277M).

- 3.8 Taking into account existing completions/take up and commitments alongside an allowance for employment land losses of 1.68ha, this leaves no remaining development requirements to be addressed through the SADPD.

## 4. Site Selection

- 4.1 This chapter documents the implementation of the site selection methodology (“SSM”) for Macclesfield, and should be read alongside the SADPD site selection methodology report [ED 07], the Revised Publication Draft SADPD Sustainability Appraisal (“SA”) [ED 03], the SDAPD Habitats Regulations assessment (“HRA”) [ED 04] and the Revised Publication Draft SADPD [ED 01]. It documents the relevant stages of the SSM<sup>2</sup>.

### Stage 1: Establishing a pool of sites for Macclesfield

- 4.2 In line with the SSM, a longlist of potential sites was established for Macclesfield. 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).

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<sup>1</sup> To prevent double-counting with units in strategic location LPS 12 ‘Central Macclesfield’ outstanding balance for LPS12 is 231 (10 years left; years 1-3 don’t count;  $7 \times 33 = 231$ ;  $1533 + 782 + 2617 = 4932$ )

<sup>2</sup> 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.

4.3 A total of 58 sites were identified at stage 1 and this pool of sites is listed and mapped in Appendix 1, with headline figures shown in Table Macclesfield 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.

4.5 A total of 17 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 Macclesfield 1.

	Housing		Employment	
	Number of sites	Dwellings	Number of sites	Employment land (ha)
<b>Stage 1</b>	58	1,694	1	0.4
<b>Stage 2</b>	17	914	0	0

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

## Stage 3: Decision point – the need for sites in Macclesfield

4.6 Stage 3 of the SSM is a decision point whereby account was taken of the most up-to-date employment and housing land supply information as at 31/03/20. As detailed in ¶3.8 and Figure Macclesfield 1 Macclesfield has met its development requirements.. As Macclesfield does not require further housing or employment sites to be identified in the SADPD to meet its development requirements, the stage 3 (decision point) determined that there was no need to progress the site selection work for Macclesfield any further. The site selection process for Macclesfield therefore ends at Stage 3. However, all the sites considered in Stages 1 and 2 of the SSM for Macclesfield are listed and mapped in Appendix 1, with headline figures shown in Table Macclesfield 1 above.

### **Recommendation regarding the allocation of sites for development in Macclesfield (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 at Macclesfield.

## 5. Retail planning

### Introduction

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

### Retail Overview

- 5.3 Macclesfield as a principal town has a town centre that acts as a retail, commercial and administrative centre serving the north of the Borough and has a wide catchment area with strong links to Congleton, Manchester and Stockport town centres.
- 5.4 The WYG Retail Study (2016) provides a health check summary in Appendix 3 which is summarised in the main report in paragraphs 5.33 – 5.35 discussing the retail sectors, strong public realm and problems and opportunities. The Executive Summary discusses the Churchill Way Regeneration scheme and other targeted investment opportunities (page 5, paragraph 21). It should be noted that the Churchill Way Regeneration scheme (Ask Real Estate) is no longer being pursued.
- 5.5 The WYG Retail Study Partial Update (2020) [ED 17] provides updated information.
- 5.6 It is a Principal Town in the retail hierarchy with a focus for high quality comparison retail, supported by a range of retail, service, leisure, tourism, office and other town centre-type uses, including residential.
- 5.7 The town centre boundary for Macclesfield is currently defined in the Macclesfield Borough Local Plan (2004). The town centre has three Conservation Areas (Macclesfield Town Centre, Christchurch and Park Green)

and an area of archaeological potential. The Primary Shopping Area is concentrated around Market Place, Chestergate, the Grosvenor Centre and Mill Street.

- 5.8 Macclesfield as a Principal Town has a town centre boundary with a defined Primary Shopping Area and three secondary shopping areas all defined in the Macclesfield Borough Local Plan. There are also a number of potential redevelopment areas (including land to the west of Churchill Way), mixed use areas and town centre regeneration areas, plus a number of housing areas.
- 5.9 The Macclesfield Borough Local Plan also includes Policy S4 which lists a number of local shopping centres which provide day to day shopping facilities.
- 5.10 Policy S3 in the Macclesfield Borough Local Plan allocates land at Congleton Road for shopping. This policy has been replaced by Strategic Site LPS 13 South Macclesfield Development Area, which includes a retail element. A recent planning application 17/1874M (approved subject to prior completion of s106) included a retail element in the form of a neighbourhood convenience store.
- 5.11 Other policies in the Macclesfield Town Centre Chapter of the Macclesfield Borough Local Plan relate to various potential redevelopment areas; MTC7 West of Churchill Way (possible regeneration site for new cinema, shops etc.); MTC8 Samuel Street/Park Lane (current warehouse in use); MTC9 Duke Street (car parking at present); MTC10 old Bus Station – medical centre built on site; MTC11 Macclesfield Rail Station – enhancement/redevelopment encouraged. The idea of a River Bollin walkway/cycleway is also promoted in policy MTC27 – some new sections have been provided as part of new housing (Brook Street area) and new offices (Victoria Mill).
- 5.12 There are a number of small retail parks in Macclesfield: Silk Park/Hulley Road, Statham Street and Lyme Green. There is future committed comparison retail at the former Barracks Mill site, Black Lane.
- 5.13 Macclesfield Strategic Location Policy LPS12 promotes regeneration through flexibility and supporting a variety of uses.

## **Retail Health Indicators and Analysis**

- 5.14 The WYG Retail Study (2016) and updates prepared, most recently in 2020 (WYG Retail Study Partial Update [ED 17]) has evaluated the vitality and viability of the two Principal Towns in Cheshire East (Crewe and Macclesfield) and the nine KSCs in the Borough. The WYG retail work has also considered the retail health and function of the Local Service Centres.
- 5.15 In the 2016 Report Macclesfield achieved the fourth highest retail ranking of the destinations in Cheshire identified by VenueScore after Chester, Cheshire Oaks and Crewe (VenueScore 2015). The retail figures demonstrated that Macclesfield had seen an increase in the number of convenience goods retail units but a reduction in floorspace. Macclesfield is well represented in the comparison goods sector with a higher than average percentage of



comparison goods units. Local events such as The Treacle Market and Barnaby Festival bring substantial leisure usage (and comparison in the case of Treacle) into the town. This is an example of how the Council's regeneration strategy has successfully diversified leisure activity in the town centre. Independent retailers help to provide a wide range of products and services and add variety and unique qualities to the shopping provision.

- 5.16 Below is the summary of the health check for Macclesfield as mentioned in paragraph 5.4:

*“Macclesfield is well represented in terms of comparison goods units, which is to be expected given the higher order status of Macclesfield within the Borough. The town centre's retail service offer is also strong, with the proportion of such units greater than the national average. The proportion of convenience goods floorspace in the centre is below the national average, which is largely a result of the lack of a large scale supermarket operator present in the centre. Macclesfield's leisure service offer is also weak, with the proportion of such floorspace substantially below the national average.*

*Macclesfield benefits from an attractive public realm as a result of both the distinct historic environment and previous programmes of investment which have taken place in the centre. Notwithstanding this, the vacancy rate in the centre is above the national average, with these empty units detracting from the environmental quality of the centre. However, plans are being developed to regenerate areas of the town centre which would benefit from improvements, .....*

*Overall, Macclesfield is showing some positive vitality and viability indicators particularly in relation to the comparison and service sector but there are also a number of indicators which demonstrate that the centre has struggled over the past five years. As such, it is recommended that further interventions take place in the centre to address the centre's weaknesses including vacant units and a lack of modern retail units, to assist the centre in being vital and viable over the Plan period.”*

- 5.17 Rents are discussed in Appendix 3 of the WYG Retail Study (2016) – see page 12. The amount of units available to let and for sale suggests that confidence levels of landlords is relatively weak and has not evidently improved over the last 12 months or post-recession. Rental values have declined over recent years as a result of the challenging economic climate and the difficulty experienced by agents in attracting new occupants. This trend has been felt across the town centre, and is common to both prime and more secondary retail locations.
- 5.18 Pedestrian activity within Macclesfield town centre was found to be varied. Footfall around Market Place, the Grosvenor Centre, Market Hall, Chestergate and upper Mill Street (pedestrianised sections) was reasonably busy throughout the day. This area contains the majority of national operators, as well as municipal buildings. However the eastern section of the town centre around Waters Green and Sunderland Street receive significantly less footfall during the day. However, this section of the town centre together with lower

Mill Street and Park Green represent the town's main evening and night time economy uses and as such these areas are more vibrant in the evening. The peripheral sections of the town centre also benefit from a higher proportion of flats above shops which also increases activity and natural surveillance in the evening. Pedestrian activity around Duke Street and Samuel Street was low due to the absence of occupied retail premises and the dominance of the road infrastructure.

5.19 Since this report, CEC now has a footfall counter on Market Place.

5.20 Regarding accessibility, the following points summarise the accessibility section of Appendix 3:

- Good main road access but busy at peak periods
- Car parking mainly in council operated car parks due to lack of on street parking; charges lower than other comparative town centres
- Railway and bus access good
- Pedestrian access good; pedestrianised streets provide good environment
- Disabled access good – some areas difficult –steep streets, narrow pavements etc.

5.21 Macclesfield town centre is considered to generally provide an environment which feels safe and secure for visitors. The main shopping areas benefit from healthy levels of pedestrian activity and active retail frontages, with good levels of natural surveillance. The open public realm spaces on Market Place and Park Green, complemented by well-maintained planting schemes and street furniture, help to give the impression of a well-cared for town centre.

5.22 The public realm and lighting have evidently been upgraded in recent years. There is however, room to further enhance the pedestrian experience of the town centre particularly on Exchange Street, Castle Street and parts of Mill Street.

5.23 Appendix 3 of the WYG Retail Study (2016) (pp 7-12)<sup>3</sup> 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. The 2020 update considers the quality of the centre to be generally good, with a number of attractive areas and modern shop fronts, however some of the vacant units require investment to improve the appearance of the centre. The town centre continues to play a key role in fulfilling the needs of the local residents and surrounding communities. The number of comparison retailers has fallen (due to on-line shopping) but the town is well represented by the retail and financial and business service sectors.

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<sup>3</sup>[http://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/cheshire\\_town\\_centres\\_study.aspx](http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/cheshire_town_centres_study.aspx)

## Assessed Need for Main Town Centre Uses

- 5.24 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.
- 5.25 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].
- 5.26 In the SADPD, any residual need for retail convenience and comparison floorspace arising in the borough up to 2030 is expected to be met principally through:
- i) the delivery of sites allocated in the LPS that include an element of retailing to meet local needs;
  - ii) further retail development in central Crewe and central Macclesfield, on sites in town centre boundaries
  - iii) the delivery of allocated site LPS 47 ‘Snow Hill, Nantwich.’
- 5.27 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

- 5.28 WYG have 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].
- 5.29 For Macclesfield, as a Principal Town, the impact threshold test is 500 sqm outside of primary shopping area (Convenience and comparison goods – Class A1); outside of the town centre boundary (convenience, comparison, service & leisure – Use Class A1, A2, A3, A4 & A5<sup>4</sup>).

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<sup>4</sup> 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

## Complementary Strategies and Parking Provision

- 5.30 In October 2019 the CEC Cabinet approved a vision and strategy for the regeneration of Macclesfield Town centre in the form of a Strategic Regeneration Framework. This was the subject of a public consultation exercise between 13<sup>th</sup> February and 13<sup>th</sup> March 2019. The Strategic Regeneration Framework identifies a number of character areas in the town centre and suggests clear aspirations for the future of each.
- 5.31 A public realm strategy for Macclesfield Town Centre<sup>5</sup> was developed in 2007 which identified significant deficiencies in the current town centre public realm. The Council wishes to see these addressed in order to boost the attractiveness of the centre to shoppers and other visitors and to support town centre vitality and regeneration ambitions.
- 5.32 The Housing Strategy has the following approach regarding brownfield land:

The Brownfield First approach represents a significant tool for us in our role of facilitating the provision of affordable housing. To this extent, we cover the role it plays through the strategic priority of Stimulate the housing market – specifically; ‘we will work to improve the housing offer through a package of measures to stimulate the investment in our housing market to support our continued economic growth.’ This is further explored within the Strategy’s Delivery Plan, with the Brownfield First approach clearly identified as a method in which we will use to stimulate the housing market.

- 5.33 Funding was received from DCLG during 2015 to assist in the preparation of two residential-led LDOs in Macclesfield town centre, known as Whalley Hayes and Northside. The Macclesfield LDO<sup>6</sup> was approved at the [Cabinet meeting on 05 February 2019](#) and took effect on 13 February 2019.
- 5.34 In 2018, CEC commissioned work to consider the potential for town centre regeneration via the re-use of underused heritage assets within the boundary of the town centre as defined in the saved Macclesfield Borough Local Plan (2004). This document known as the Heritage Asset Regeneration Plan (HARP) identifies five key buildings with the potential to support regeneration in the town centre if better utilised.
- 5.35 The updated Local Transport Plan (LTP) 2019 -2024 outlines how transport will contribute to and support the long-term aspirations of the Borough. The updated LTP provides the framework for the development of Area Plans. Area

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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.

<sup>5</sup> [https://www.cheshireeast.gov.uk/environment/heritage\\_natural\\_environment/landscape/public\\_realm.aspx](https://www.cheshireeast.gov.uk/environment/heritage_natural_environment/landscape/public_realm.aspx)

<sup>6</sup> [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/local-development-orders-ldos.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/local-development-orders-ldos.aspx)

Plans will be developed for the two Principal Towns and the nine Key Service Centres. identifying relevant priorities, opportunities and challenges. It will deliver local initiatives to improve connectivity and compliment national improvements including HS2. The focus is around improving Quality of Life so in transport terms improving links between towns, unlocking development sites and assisting in providing high quality environments which encourage walking, cycling and public transport. The Council's Cycling Strategy also encourages a wide range of actions to achieve the following vision: "To enable more people to cycle safely, more often and with confidence for everyday and leisure journeys". The various actions include a cycle proofing toolkit, improving the cycle network, collaboration and partnership working. Cheshire East Council is currently in the process of developing a Local Cycling and Walking Infrastructure Plan (LCWIP) which is intended to sit alongside the LTP and the existing Cycling Strategy.

- 5.36 The Macclesfield Movement Strategy noted issues with the narrowness of streets regarding walking and cycling provision, but recognises the need to improve pedestrian and cycle links to meet local needs.

## Retail and Leisure Boundaries

- 5.37 Paragraph 85 (b) of the NPPF (February 2019) asks that Local Plans:

*"define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre".*

- 5.38 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.

- 5.39 Macclesfield has a defined town centre boundary, as defined in the MBLP. This has been reviewed, alongside the recommendations in the WYG Retail Study. In addition, it also has a defined 'prime shopping area' and three "secondary shopping areas" within the town centre boundary. Town centre boundaries and primary shopping areas have been reviewed taking into account the recommendations of the WYG Retail Study (2016), monitoring / site visits and any other relevant evidence in line with the definitions included in the NPPF (February 2019). The 2020 WYG Retail Study Partial Update [ED 17] has also provided recommendations on retail boundaries, which have been considered as part of the council's evidence base in preparing this report.

- 5.40 The NPPF (February 2019) defines Primary Shopping Areas/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.”*

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

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

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

### Stage 1:Primary and secondary frontages

5.43 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.”*

5.44 Table Macclesfield 2 sets out the rationale for identifying the primary and secondary frontages as indicated on Map Macclesfield 8 shown in Appendix 2.

Potential primary and secondary frontages	Number on Map Macclesfield 8 and amendment proposed	Justification for amendment
93-131 Chestergate and 84 to 122 Chestergate and 1-7 Chester Road	(A) identify as secondary frontage	Western end of existing Chestergate secondary shopping area – mix of uses
57 – 85 Chestergate and 60 – 82 Chestergate and 56 Chestergate (corner frontage to Churchill Way)	(B) identify as secondary frontage	Eastern end of existing Chestergate secondary shopping area – mixture of uses but closely related to core retail area
17-19 Market Place, 3 – 53 Chestergate and 2-54 Chestergate	(C) identify as primary frontage	Existing prime shopping area part of core retail area; part of main pedestrianised shopping area
1-15 Market Place and 2-10 Market Place; 2a – 6 King Edward Street; library Jordangate and 1-7 Jordangate	(D) identify as secondary frontage	Mix of secondary retail uses closely related to retail core (mixed use area MBLP; no 15 prime retail shopping area but Bank so links more to secondary shopping frontages)

Potential primary and secondary frontages	Number on Map Macclesfield 8 and amendment proposed	Justification for amendment
Grosvenor Centre – Chestergate Mall, Mill Street Mall and Castle Street Mall; (plus entrance and frontage shops indoor market)	(E) identify as primary frontage	Existing prime shopping area part of core retail area; indoor shopping area
2-36 Castle Street (includes current extension to Grosvenor Centre – under construction)	(F) identify as primary frontage	Existing prime shopping area part of core retail area
Southern side of Castle Street	(G) identify as secondary frontage	Existing prime shopping area but current uses secondary in nature but part of core retail area
34-38 Market Place, 21– 29 Market Place, 3- 77 Mill Street, 2-80 Mill Street and units on Exchange Street ( includes Tesco's, Smiths/PO entrance, B & M)	(H) identify as primary frontage	Existing prime shopping area, Mill Street - main pedestrianised shopping street, part of core retail area
79-105 Mill Street and 86-124 Mill Street and 1-13 Roe Street and 39 Duke Street	(I) identify as secondary frontages	Existing secondary shopping area – southern end of Mill Street and part of Roe Street– mixture of uses but closely related to core retail area
<b>Park Green Area</b> – 3-5 Duke Street and 1-7 Samuel Street, 107-119 Mill Street, 1-11 and 23-35 Park Lane, Silk House complex and units northern side of Park Green – 8-34	(J) identify as secondary frontages	Existing secondary shopping area and mixed use area (Park Lane) – mixture of uses
<b>Sunderland Street Area</b> – southern and northern sides of Pickford Street, Aldi Unit and northern end of Charlotte Street, western and eastern sides of Sunderland Street (includes Medical Centre ), 1-5 Brook Street	(K) identify as secondary frontages	Existing secondary shopping area – mixture of uses; diverse food and drink uses; (includes part of mixed use area MBLP northern end of eastern side of Sunderland Street)
<b>Waters Green Area</b> – Albert Place, 80-86, 90-96 Waters Green, 29-39 Church Street, 40-78 Waters Green	(L) identify as secondary frontages	Existing secondary shopping area – mixture of uses
1-25 Church Street and 2-12 Church Street	(M) identify as secondary frontages	Existing secondary shopping area closely related to core retail area
3-19 Queen Victoria Street	(N) identify as secondary frontage	Existing prime shopping area but current uses secondary in nature but part of core retail area

**Table Macclesfield 2: Macclesfield primary and secondary frontages justification**

## Stage 2: Primary shopping area

5.45 Table Macclesfield 3 justifies any proposed amendments to be made to the current Macclesfield shopping area boundary as defined in the MBLP and indicated on Map Macclesfield 9 in Appendix 2. The current shopping area in

the MBLP has been taken to be the Prime Shopping Area. Changes therefore relate to boundary clarifications and additions to this area.

Potential primary shopping area	Number on Map Macclesfield 9 and amendment proposed	Justification for amendment
17-19 Market Place, 3 – 53 Chestergate and 2-54 Chestergate	(1) Include within the primary shopping area.	This is part of the main pedestrianised shopping area . (Existing prime shopping area MBLP). They should be included in the primary shopping area.
Grosvenor Centre – Chestergate Mall, Mill Street Mall and Castle Street Mall; (plus indoor market); north and south sides of Castle Street	(2) Include within the primary shopping area	Main indoor shopping area, north of Castle Street and south of Castle Street - all part of main shopping area. (Existing prime shopping area MBLP).
34-39 Market Place, 21– 29 Market Place, 3- 77 Mill Street, 2-80 Mill Street and units on Exchange Street ( includes Tesco’s, Smiths/PO entrance, B & M)	(3) Include within the primary shopping area	Existing prime shopping area, Mill Street - main pedestrianised shopping street, part of core retail area.
3-19 Queen Victoria Street	(4) Include within the primary shopping area	Existing prime shopping area and part of core retail area so needs to remain as part of the primary shopping area

**Table Macclesfield 3: Macclesfield primary shopping area boundary justification**

### Stage 3: Town centre boundary

5.46 Table Macclesfield 4 justifies any proposed amendments to be made to the current Macclesfield town centre boundary, as defined in the MBLP and indicated on map Macclesfield 10 in Appendix 2.

Potential town centre boundary	Number on Map Macclesfield 10 and amendment proposed	Justification for amendment
Primary shopping area and surrounding area predominantly occupied by main town centre uses. It includes the secondary frontage areas not within the primary shopping area – western end of Chestergate, Waters Green Area, Sunderland Street Area and Park Green Area.	(1) Include within the town centre boundary.	This area includes the proposed primary shopping area and other main town centre uses including leisure and entertainment uses, offices and restaurants. There are some residential properties within this area but it is predominantly occupied by main town centre uses.
<b>Christchurch Housing Area</b> – Pierce Street, eastern side of Pinfold Street, Catherine Street, George Street West, Bridge Street, Church Street West, Charlotte	(2) Exclude from the town centre boundary.	This area consists predominantly of residential properties which are not main town centre uses and do not function as part of the centre’s shopping and service offering.



Potential town centre boundary	Number on Map Macclesfield 10 and amendment proposed	Justification for amendment
Street West, Chatham Street West, Great King Street, Waterloo Street West, Shaw Street and western end of Roe Street.		A tighter town centre boundary also accords with the NPPF (see 5.40).
Area north of King Edward Street and northern end of Jordangate (Mixed Use areas in MBLP)	(3) Exclude from town centre boundary	This area consists of a mixture of offices, residential properties and car parks and lies beyond the Primary Shopping Area. The area does not function as a main town centre use area. A tighter town centre boundary also accords with the NPPF (see 5.40).
Railway line, George Street, Brook Street, Waterside and Lower Bank Street (largely Mixed Use Area in MBLP) Allen Street (residential)	(4) Exclude from town centre boundary	This area consists of a mixture of businesses, offices and some residential properties and lies beyond the Primary Shopping Area and the secondary frontages grouped around Sunderland Street and Park Green. The tighter town centre boundary accords with the NPPF.

**Table Macclesfield 4: Macclesfield Town Centre justification**

## Other Retail Centres

5.47 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.

5.48 In Macclesfield there are a number of local shopping areas listed under Policy S4 these are: Tytherington Centre, Thornton Square, Westminster Road, Earlsway/Weston Square, Kennedy Avenue, Hurdsfield Green, Hurdsfield Road, Buxton Road, Park Lane, Broken Cross and Mill Lane. These local shopping centres are discussed below (updated with March 2020 monitoring data apart from Westminster Road and Kennedy Ave):

<b>Tytherington Centre</b>	
Location and Description (including current status in the legacy local plan)	Purpose built Local Shopping Area on Manchester Road serving the Tytherington Area (north Macclesfield)
Total number of units	8 units (Brocklehurst Arms PH opposite)
Range of uses	Wide range of uses – Spar, Post Office and Pharmacy, hairdressers, take-away, dry-cleaners, general store, ladies clothes and gifts, vet centre (No vacancies)
Proximity to other centres	1 km from northern Macclesfield Town centre boundary and 1.5-2km from other local centres
Accessibility	Car park adjoining shops; easy pedestrian access from residential areas; bus routes on Manchester Road e.g. Bakerbus No 11 and buses to Bollington 10A

<b>Tytherington Centre</b>	
Environmental Quality	Well maintained parade of shops; car park adjoining and grassed areas
Recommendations	This area is recommended to be identified as a neighbourhood parade of shops as it serves the Tytherington residential area.

**Table Macclesfield 5: Review of Tytherington Neighbourhood Centre**

<b>Thornton Square</b>	
Location and Description (including current status in the legacy local plan)	Purpose built Local Shopping Area serving the south west of Macclesfield
Total number of units	7 units (Weaver PH adjacent)
Range of uses	Fairly wide range of uses – Co-op, newsagents, sandwich shop/café, 2 charity units, off-licence, 1 vacant unit
Proximity to other centres	2km from western Macclesfield Town Centre boundary; 1.5 km from Weston local Centre and 1.5-2km from shops on Park Lane
Accessibility	Car park adjoining shops, easy pedestrian access from surrounding residential areas, bus route down Thornton Avenue - Arriva Service 2A
Environmental Quality	Shops well maintained; car park adjacent
Recommendations	This area is recommended to be identified as a neighbourhood parade of shops as it serves some of the residential areas in the south-west of Macclesfield

**Table Macclesfield 6: Review of Thornton Square Neighbourhood Centre**

<b>Westminster Road</b>	
Location and Description (including current status in the legacy local plan)	Purpose built Local Shopping area in Abbey Road area – north-west Macclesfield
Total number of units	5 units
Range of uses	Limited range due to size – community store, hairdressers, off-licence, café and bakers (No vacancies)
Proximity to other centres	1km plus to Kennedy Avenue local centre; 1.5km to northern Macclesfield Town Centre boundary; bus route Westminster Road – Arriva Service 4
Accessibility	Parking on road side; reasonably central to residential area it serves
Environmental Quality	
Recommendations	This area is recommended to be identified as a neighbourhood parade of shops serving the Abbey Road residential area.

**Table Macclesfield 7: Review of Westminster Road Neighbourhood Centre**

<b>Earlsway, Weston Square</b>	
Location and Description (including current status in the legacy local plan)	Purpose built local parade of shops on Earlsway serving the Weston estate area of Macclesfield (west Macclesfield)
Total number of units	10 units
Range of uses	Fairly good range – food outlets dominate: restaurant/take-away, 2 other take-aways, bakery, convenience store, hairdressers, beauty salon, pharmacy, 2 vacant units
Proximity to other centres	0.5 km to local shops at Broken Cross; 1.5 km to other local

<b>Earlsway, Weston Square</b>	
	centres
Accessibility	Parking at front; fairly central for Weston residents – near Community Centre and playing field – on “main road”; bus route along Earlsway - Arriva Service 6
Environmental Quality	Slightly tired looking – 2 vacant units
Recommendations	This area is recommended to be identified as a neighbourhood parade of shops serving the Weston Estate.

**Table Macclesfield 8: Review of Weston Square Neighbourhood Centre**

<b>Kennedy Avenue</b>	
Location and Description (including current status in the legacy local plan)	Purpose built Local shopping area serving the Upton Priory area of Macclesfield (north-west Macclesfield)
Total number of units	8 units
Range of uses	Good range – Co-op, pharmacy, newsagents, off-licence, 2 takeaways, 2 hair/beauty
Proximity to other centres	1-1.5 km from other local shopping centres
Accessibility	Small car park adjacent; good pedestrian access from residential areas including greenways (e.g. Becks Lane); large amenity area opposite; bus route Kennedy Avenue - Arriva Service 4
Environmental Quality	Reasonably well-maintained
Recommendations	This area is recommended to be identified as a neighbourhood parade of shops as it serves the Upton priory residential area.

**Table Macclesfield 9: Review of Kennedy Avenue Neighbourhood Centre**

<b>Hurdsfield Green</b>	
Location and Description (including current status in the legacy local plan)	Purpose built small Local Shopping area serving the Hurdsfield area of Macclesfield
Total number of units	4 units
Range of uses	Limited range due to size – McColls (supermarket), take-away - community café and library adjacent
Proximity to other centres	1km to town centre; 1.5km from other local centres
Accessibility	Car park adjoining; good pedestrian access from residential areas; various bus routes through the Hurdsfield Estate – Arriva Service 21 stops at the shops
Environmental Quality	Reasonable condition; Green space adjacent – “The Green”; community café supported by Peaks and Plains
Recommendations	This area is recommended to be identified as a neighbourhood parade of shops

**Table Macclesfield 10: Review of Hurdsfield Green Neighbourhood Centre**

<b>Hurdsfield Road</b>	
Location and Description (including current status in the legacy local plan)	Area not shown on MBLP proposals map – small number of shops originally spread out along the road
Total number of units	Post Office and general store combined – only unit remaining
Range of uses	N/a
Proximity to other centres	1km from town centre

Accessibility	On main road but limited parking; easy pedestrian access from residential areas; bus routes up Hurdsfield Road to Whaley Bridge
Environmental Quality	N/a
Recommendations	As there is no longer a neighbourhood centre - no designation; PO/Store though important local shop

**Table Macclesfield 11: Review of Hurdsfield Road Neighbourhood Centre**

<b>Buxton Road</b>	
Location and Description (including current status in the legacy local plan)	Local shops clustered around junction of Buxton Road and Black Road serving east Macclesfield
Total number of units	12 units
Range of uses	Wide range: Co-op, newsagent/off-licence, grocers/florist, 2 hair dressers, bridal dresses, American clothes shop, antiques shop, wedding cakes, 2 take-aways and 1 vacant unit
Proximity to other centres	1km from town centre; 1.5 km to nearest other local centre
Accessibility	Limited on street parking on busy roads; good pedestrian access from residential areas; bus route up Buxton Road and along Black Road – High Peak Services – 1 and 58
Environmental Quality	Fairly well maintained – age of buildings varies; Co-op most modern building
Recommendations	This area is recommended to be identified as a neighbourhood parade of shops

**Table Macclesfield 12: Review of Buxton Road Neighbourhood Centre**

<b>Park Lane</b>	
Location and Description (including current status in the legacy local plan)	Area not shown on MBLP proposals map – various shops spread out along the road extending westwards out of Macclesfield Town centre; contains a number of local shops; densest concentration adjoins Churchill Way
Total number of units	Churchill Way Group –9 units (bike shop and car accessories shop nearby) (Central Park Lane area 17 units interspersed with residential properties – units varying from pubs, cafes/takeaways to offices, hair and beauty, opticians, jewellers, grocers and electricians)
Range of uses	Churchill Way cluster - Fairly wide range of units –2 take-aways, café, 2 hairdressers, (bike shop, car accessories – nearby), safety equipment shop, off-licence, 2 vacant units
Proximity to other centres	Close proximity to Town Centre
Accessibility	Close proximity to Town Centre – underpass under Churchill Way; small car park at Churchill Way cluster; limited street parking – Park Lane very busy road; bus route up Park Lane – Arriva Service 6; easy pedestrian access from High Street/Brown Street residential areas
Environmental Quality	Well maintained private individual shops
Recommendations	The Churchill Way cluster of shops on Park Lane is recommended to be identified as a neighbourhood parade of shops; the other shops are too dispersed to act as a parade of shops

**Table Macclesfield 13: Review of Park Lane Neighbourhood Centre**

<b>Broken Cross</b>	
Location and Description (including current status in the legacy local plan)	Individual local shops in the Broken Cross area of Macclesfield serving western Macclesfield
Total number of units	11 units (plus public house and garage)
Range of uses	Good range of uses – Tesco Metro, 2 paint/hardware shops, 3 sandwich/takeaways, funeral offices, chiropodist, beauty salon, dry cleaners and 1 vacant unit (formerly Burgess lawnmowers)
Proximity to other centres	0.5 km to Weston Square; 1- 1.5 km to other local centres
Accessibility	Pedestrian access affected by roundabout but pedestrian crossing on Chester Road near Tesco Metro; car park at Tesco Metro plus additional parking on corner of Princes Way otherwise on-street parking difficult due to busy road; various bus routes – Arriva 130 and 6, Bowers Connect 19
Environmental Quality	Tesco Metro – modern store; other units vary in quality of maintenance; busy junction environment
Recommendations	This area is recommended to be identified as a neighbourhood parade of shops

**Table Macclesfield 14: Review of Broken Cross Neighbourhood Centre**

<b>Mill Lane</b>	
Location and Description (including current status in the legacy local plan)	Small number of shops along Mill Lane outside town centre; shown as local shopping centre
Total number of units	Space 4 Autism, printers, fireplaces, print and embroidery shop, tattoo parlour, hairdressers, dog grooming, flooring 365 offices, denture clinic; residential units and offices on corner
Range of uses	Varied range of uses
Proximity to other centres	Adjacent town centre
Accessibility	Car parking within town centre; busy road to cross; main bus route
Environmental Quality	Memorial Gardens opposite
Recommendations	This area is recommended to be identified as a neighbourhood parade of shops

**Table Macclesfield 15: Review of Mill Lane Neighbourhood Centre**

5.49 In total 10 neighbourhood parade of shops are proposed. The boundaries of the Neighbourhood Parades are shown in Appendix 2, Maps 11-20.

## 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’ note [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 Macclesfield), the settlement boundary review is limited to stage 1 only.

### Settlement boundary overview

- 6.4 Macclesfield has an existing settlement boundary, defined in the Macclesfield Borough Local Plan, as amended by sites LPS14, LPS15, LPS16, LPS17 and LPS18 in the LPS. There is an area of safeguarded Land (LPS19) between LPS sites 15 and 16 which lies within the Inset Boundary for Macclesfield but will lie outside the settlement boundary. This area of safeguarded land is treated as open countryside for planning purposes.
- 6.5 For the purposes of review, this existing settlement boundary has been divided into sections as set out in Table Macclesfield 16 below.

Ref	Boundary Section	Description
1	Junction of Macclesfield Canal and Middlewood Way	The settlement boundary follows the Green Belt Inset boundary along the Macclesfield Canal to Hurdsfield Road.

Ref	Boundary Section	Description
	at the northern end of Hurdsfield Employment Area to Hurdsfield Road	
2	Hurdsfield Road to Higher Fence Road	At Hurdsfield Road the settlement boundary continues to follow the Green Belt Inset boundary as follows: it runs along the northern rear curtilage boundaries of the properties on Hurdsfield Road (Bridge House and Nos 2-34), it then crosses Hurdsfield Road and runs along the eastern curtilage edge of No 37 Hurdsfield Road and then around the eastern curtilage boundaries of properties along Springhill, Bibby's Lane, Hillside Drive and Roewood Lane. From the curtilage boundary of No 58 Roewood Lane the boundary runs along the curtilage edge of 1-5 Telford Close and along the southern curtilage boundary of No 17 Telford Close to Higher Fence Road.
3	Higher Fence Road to Buxton Road. The existing settlement boundary includes site LPS14 (housing site).	The settlement boundary follows the Green Belt Inset boundary along Higher Fence Road to the canal bridge and then along the southern curtilage boundaries of 1-39 Sandringham Road, then along the southern curtilage boundaries of the Vicarage, Hurdsfield Church and 24-64 Lansdowne Street and then around the edge of site LPS14 (excluding the area of Protected Open Space) to Macclesfield Canal. The settlement boundary then follows the Green Belt inset boundary along Macclesfield Canal to Buxton Road.
4	Buxton Road to Buxton Old Road.	The settlement boundary follows the Green belt Inset boundary along the southern curtilage edge of Puss Bank Primary School, then along Barracks Lane and Cottage Lane to then run along the northern curtilage boundaries of properties on Buxton Road (Barnfield, Cottage Lane, Nos 307-325 Buxton Road), Swallow Close, Lark Hall Close, Lark Hall Crescent and 68-74 Ecton Avenue and cuts through the garden of No 76 Ecton Avenue. The boundary then follows the southern curtilage boundaries of Nos 1-79 Ecton Avenue/Buxton Road to Buxton Old Road.
5	Buxton Old Road to Richmond Hill/Macclesfield Canal	The settlement boundary follows the Green Belt Inset boundary which follows the eastern curtilage boundary of 3 South Acre Drive and then around the curtilage edge of the South Acre Drive estate and the curtilages of properties on Monsall Drive, Leadbeaters Close, Leadbeaters Road and around the Allotments off Brookfield Lane and Blakelow Gardens. The settlement boundary then continues to follow the Green Belt Inset boundary around the curtilages of Braeside Close, 2-80 Blakelow Road, southern curtilage boundaries of properties on the southern side of the road (opposite 2-80 Blakelow Road) to the bend on Hollins Road. The boundary then follows Hollins Road, the southern edge of Richmond Hill allotments and runs through "garden areas" parallel to the curtilage edge of 30 Richmond Hill.
6	Richmond Hill/Macclesfield Canal to Lyme Green – junction of	The settlement boundary follows the Green Belt boundary along the Macclesfield Canal and around the northern and western edges of Laburnum Road Allotments then around the curtilages of Tarvin Close to Byron's Lane. The boundary

Ref	Boundary Section	Description
	Macclesfield Canal and London Road (Canal Bridge No.45)	crosses Byron's Lane and follows the southern curtilage edge of 103 Byron's Lane and the southern edge of the allotment gardens to the railway line. The boundary then follows the railway line and London Road to Lyme Green.
7	Junction of Macclesfield Canal and London Road (Canal Bridge No.45) to Congleton Road. The existing settlement boundary includes the site LPS 17 (the open space lies within the settlement boundary). (LPS13 is already in the settlement boundary).	The settlement boundary follows the Green Belt boundary along London Road and around the edge of site LPS17, following London Road and the northern boundary of Rayswood Nature Reserve to the Macclesfield Canal. The boundary follows the edge of site LPS17/Macclesfield Canal to the southern point of Lyme Green Business park. The boundary crosses the railway line and follows the Green Belt boundary around the South Macclesfield Development Area (site LPS13) to Congleton Road.
8	Congleton Road to Chelford Road.	The settlement boundary follows Congleton Road/edge of site LPS15, then the western edge of site LPS15 and follows the northern edge of site LPS15 along field boundaries and part of Pennington's Lane eastwards to the properties on Hillcrest Road. The settlement boundary excludes the safeguarded land of site LPS19 and follows the existing settlement boundary in the form of the curtilages of 48-50 Pennington Lane, Sussex Avenue, Thirlmere, Appleby Close, Keswick Avenue, Keswick Close and development along the southern edge of Warwick Road to Gawsforth Road. The boundary then follows Gawsforth Road northwards to 58 Gawsforth Road where it follows the southern curtilage edge and the curtilage edges of Pexhill Drive to Pexhill Road. From Pexhill Road the settlement boundary follows the edge of site LPS16 (excluding the safeguarded land of site LPS19) along Pexhill Road and then along field boundaries heading northwestwards and around the southern curtilage boundaries of 66 – 70a Chelford Road to Chelford Road.
9	Chelford Road to Whirley Road	The settlement boundary follows the Green Belt inset boundary by heading westwards along Chelford Road (properties 93-99 and Brookside properties plus the southern boundary of site LPS18) before heading northwards around the edge of site LPS18. The boundary then loops southwards round the curtilage edges of 50-52 Whirley Road following the southern curtilage boundary of No 50 to Whirley Road.
10	Whirley Road to the junction of Priory Lane and Prestbury Road	The settlement boundary follows the Green Belt Inset boundary which runs along Whirley Road to the junction with Birtles Road. The boundary then runs along Birtles Road and then runs north opposite No 103 Birtles Road and round the southern edge of the allotments and then runs eastwards following the curtilage boundaries of Hamble Way, Blyth Close, Tamar Close and Juniper Rise before running along the northern curtilage boundary of Orchard House to Priory Lane. The boundary then runs northwards along Priory Lane to the junction with Prestbury Road.



Ref	Boundary Section	Description
11	Junction of Priory Road and Prestbury Road to Westminster Road	The settlement boundary follows the Green Belt Inset boundary which runs along Prestbury Road to Ashfield Drive. The boundary runs along Ashfield Drive and runs along the curtilage boundaries of Bollinbarn Drive, Bramble Close, Wetheral Road, Willow Court and Cartmel Close – houses and parking area. The boundary then runs along the northern curtilage boundaries of Abbey Road (104-142 Abbey Road) and then along Abbey Road to its junction with Westminster Road.
12	Westminster Road to Manchester Road	The settlement boundary follows the Green Belt Inset boundary which runs along Westminster Road and along the eastern edge of Kings School Playing Fields (opposite Nos 23/25 Westminster Road) and then it follows the curtilages of Brynton Close to the railway line. The boundary crosses the railway line at its junction with the River Bollin after following it for a short distance. The boundary continues to follow the railway line for a short distance then runs along the western curtilage boundary of Beech Hall School. The boundary then follows the boundary created by the built development of the West Tytherington housing estate to the Riverside Park (outer landscaping and pathways) to Tytherington Wood. The boundary runs around Tytherington Wood following the residential curtilage boundaries to the end of Walton Heath Drive. The boundary follows the boundary created by the southern edge of Tytherington Golf Course and the residential curtilage boundaries of Walton Heath Drive, the Fairways, Redshank Drive, Dunlin Rise, Curlew Close and Prestwick Close to Dorchester Way. The boundary follows the northern curtilage boundary of 9-21 Carnoustie Drive and then the brook/stream to Manchester Road.
13	Manchester Road to the Silk Road and the northern end of Hurdsfield employment area	The settlement boundary follows the Green Belt Inset boundary along Manchester Road, Tytherington Lane and around the curtilage property boundaries along Tytherington Lane (boundary of housing development at Pool End) round Manor Bungalow, Fir Tree Cottage and Little Manor and then it runs along the private road eastwards back to Tytherington Lane. The boundary then follows the edge of Tytherington Business Park round to the A523. The boundary follows the A523 Silk Road southwards to beyond the Middlewood Road Footbridge where the Middlewood adjoins 109/111 Tytherington Drive. Here the boundary crosses the A523 and runs along the western edge of the Hurdsfield Employment Area to its northern point.

**Table Macclesfield 16: Existing settlement boundary**

6.6 This existing settlement boundary is shown on Maps Macclesfield 21-22 in Appendix 3.

## Settlement boundary review

6.7 Each section of the existing settlement boundary has been reviewed using the methodology set out in the 'Settlement and infill boundaries review' note [ED

06]. As Macclesfield 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 Macclesfield 17 below.

<b>Ref</b>	<b>Stage 1 Criteria A, B, C (allocated sites)</b>	<b>Boundary recommendations</b>
1	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.
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	The existing settlement boundary includes the area of site LPS 14 identified for development but excludes the area of protected open space which remains in the Green Belt. 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	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.
5	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.
6	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.
7	The existing settlement boundary includes the area of site LPS 17 identified for development and also includes the area of protected open space. (LPS13 is already in the settlement boundary – South Macclesfield Development Area). 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.
8	The existing settlement boundary includes sites LPS15 and LPS16 but excludes LPS19 which is safeguarded Land. 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.
9	The existing settlement boundary includes the area of site LPS18 identified for development. There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.
10	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.
11	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the	No change to existing boundary.

Ref	Stage 1 Criteria A, B, C (allocated sites)	Boundary recommendations
	boundary.	
12	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.
13	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.

**Table Macclesfield 17: Boundary review and recommendations**

6.8 The recommended boundary is shown on Maps Macclesfield 21-22 in Appendix 3.

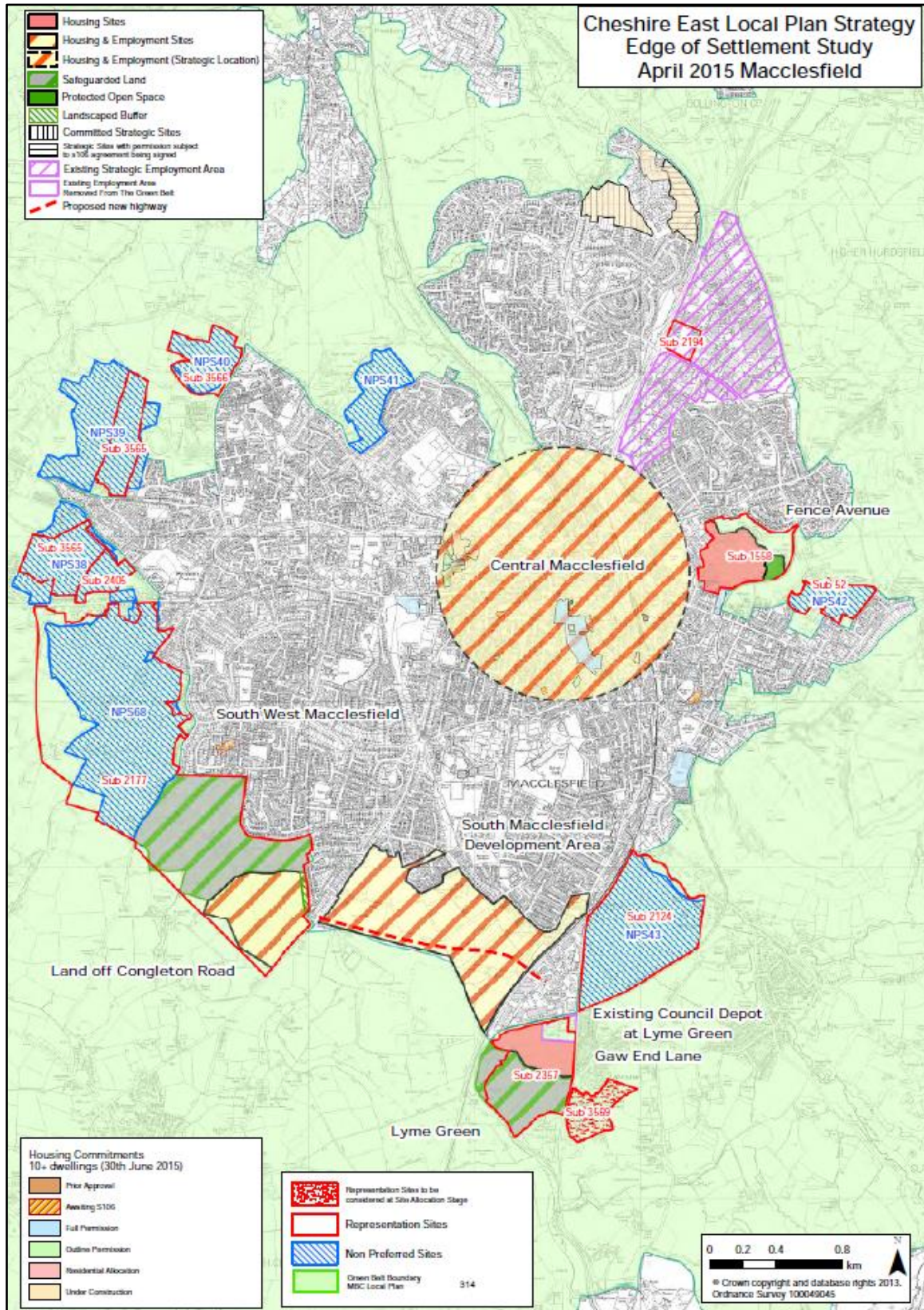
### **Green Belt boundary**

6.9 The Green Belt inset boundary is also shown on Maps Macclesfield 21-22 in Appendix 3. This is the same as the settlement boundary.

# 7. Appendices

## Appendix 1: Macclesfield site selection maps and table

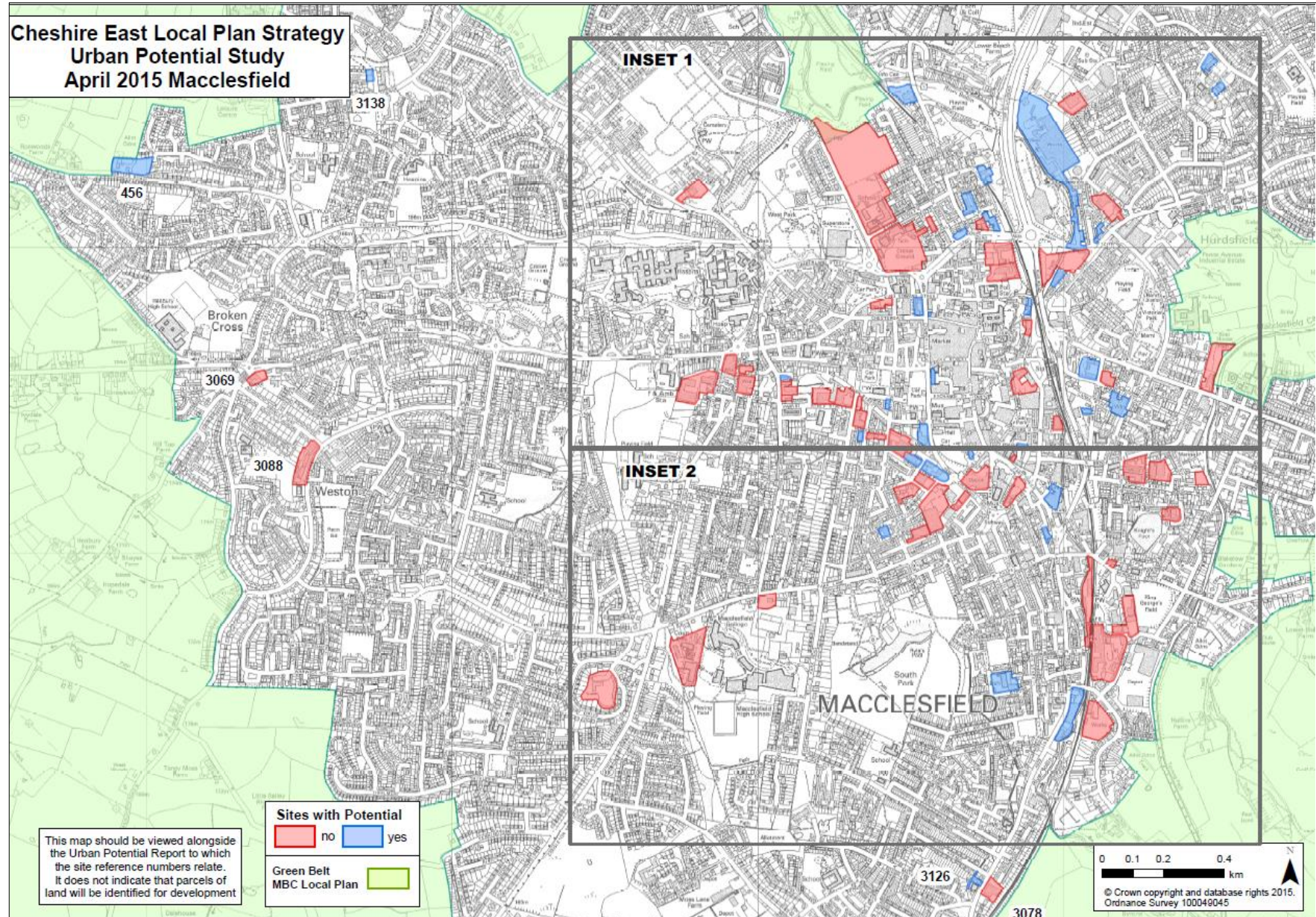
### A: Stage 1 site maps



Map Macclesfield 1: Edge of Settlement Assessment (2015)

OFFICIAL

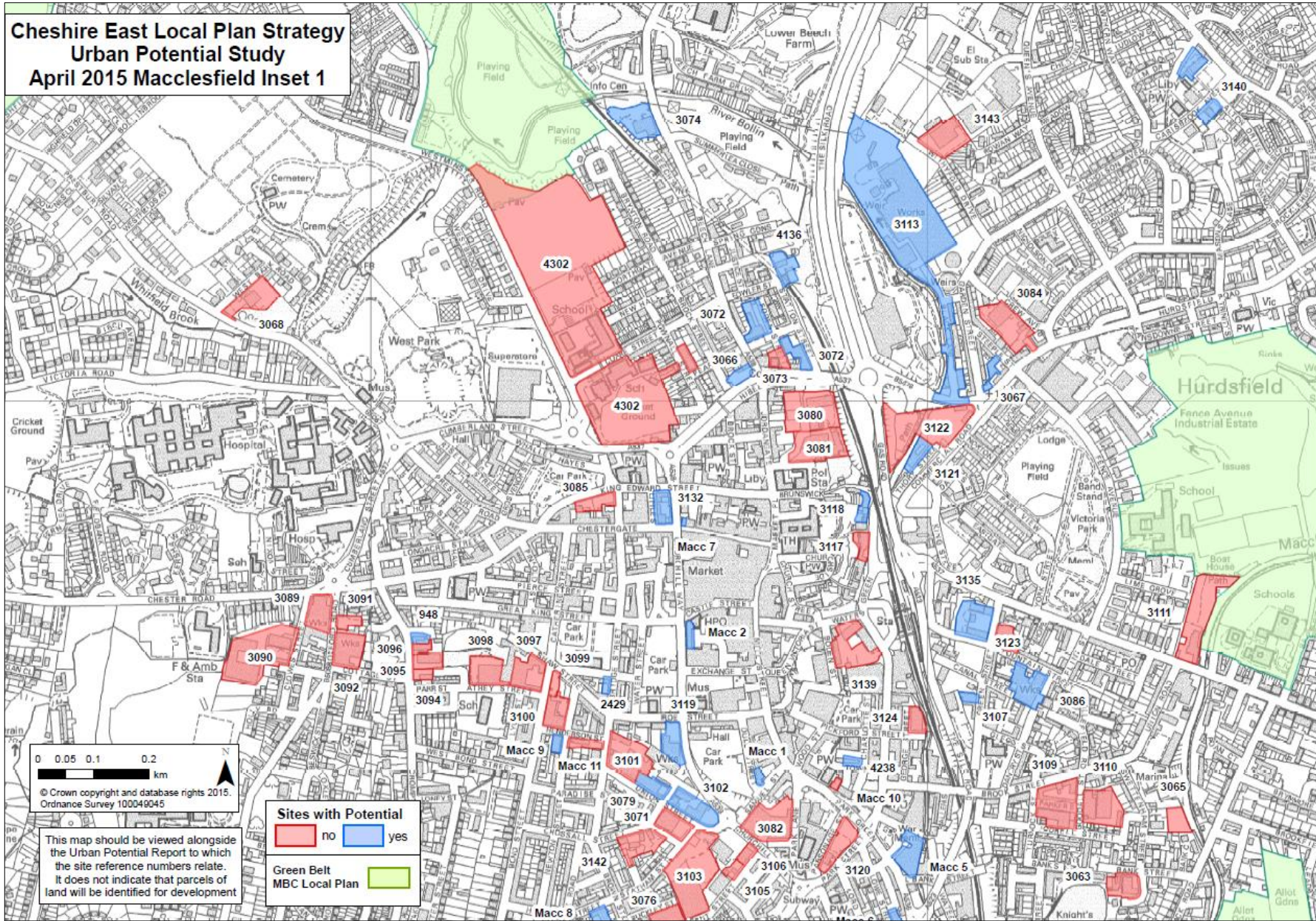
**Cheshire East Local Plan Strategy  
Urban Potential Study  
April 2015 Macclesfield**



**Map Macclesfield 2: Urban Potential Assessment (2015)**

OFFICIAL

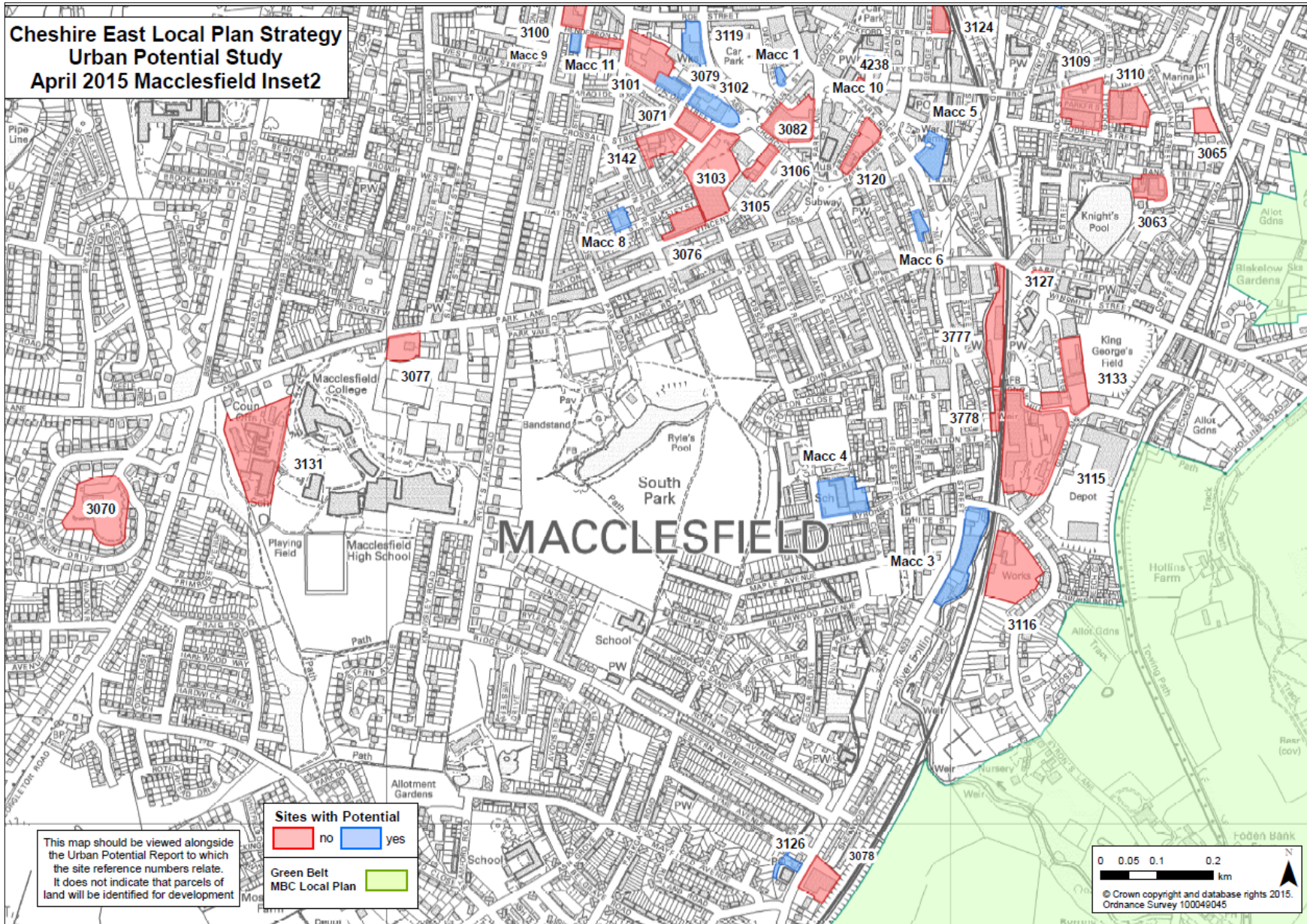
**Cheshire East Local Plan Strategy  
Urban Potential Study  
April 2015 Macclesfield Inset 1**



**Map Macclesfield 3: Urban Potential Assessment (2015) Inset 1**

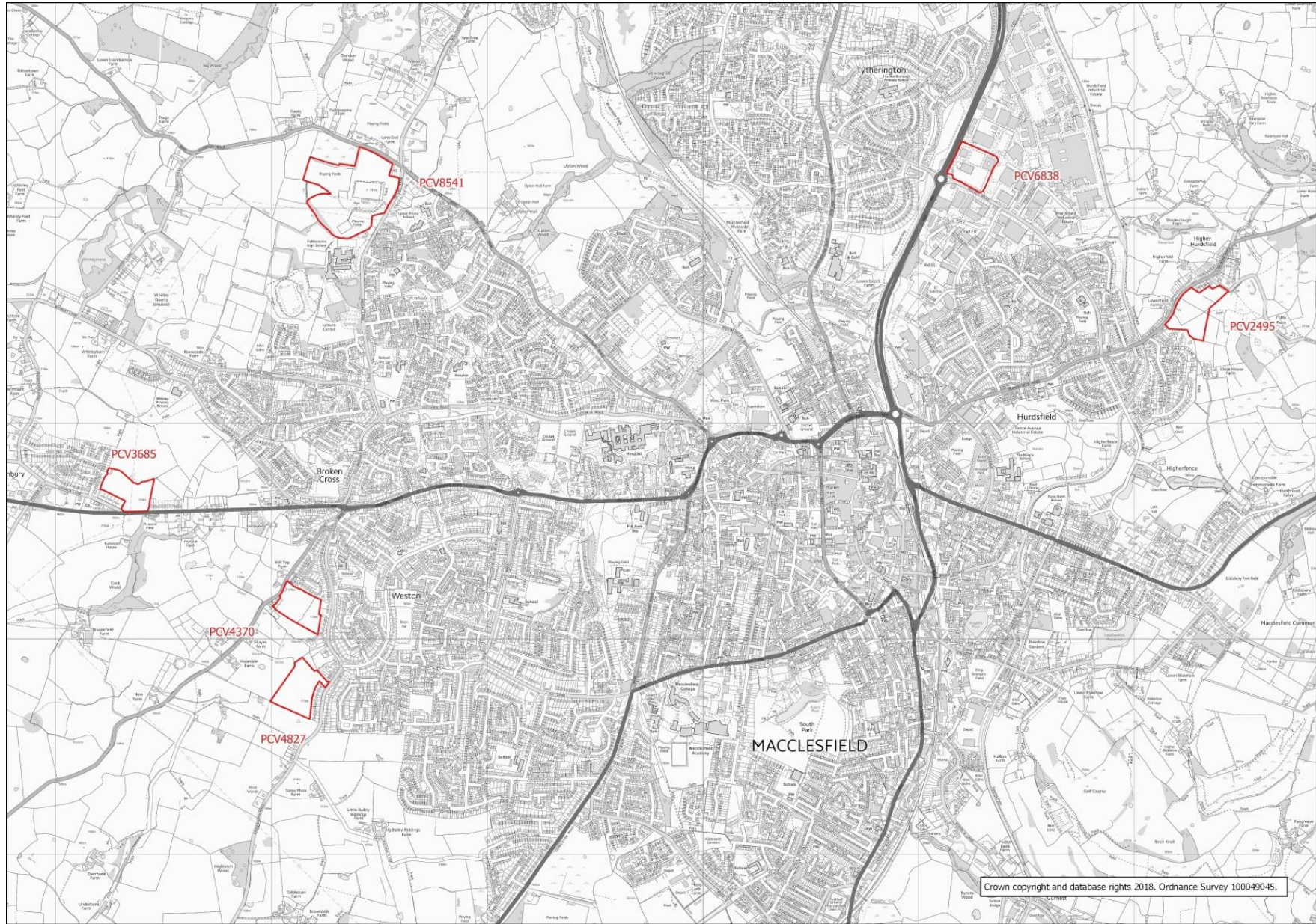
**OFFICIAL**

**Cheshire East Local Plan Strategy  
Urban Potential Study  
April 2015 Macclesfield Inset2**



**Map Macclesfield 4: Urban Potential Assessment (2015) Inset 2**

OFFICIAL

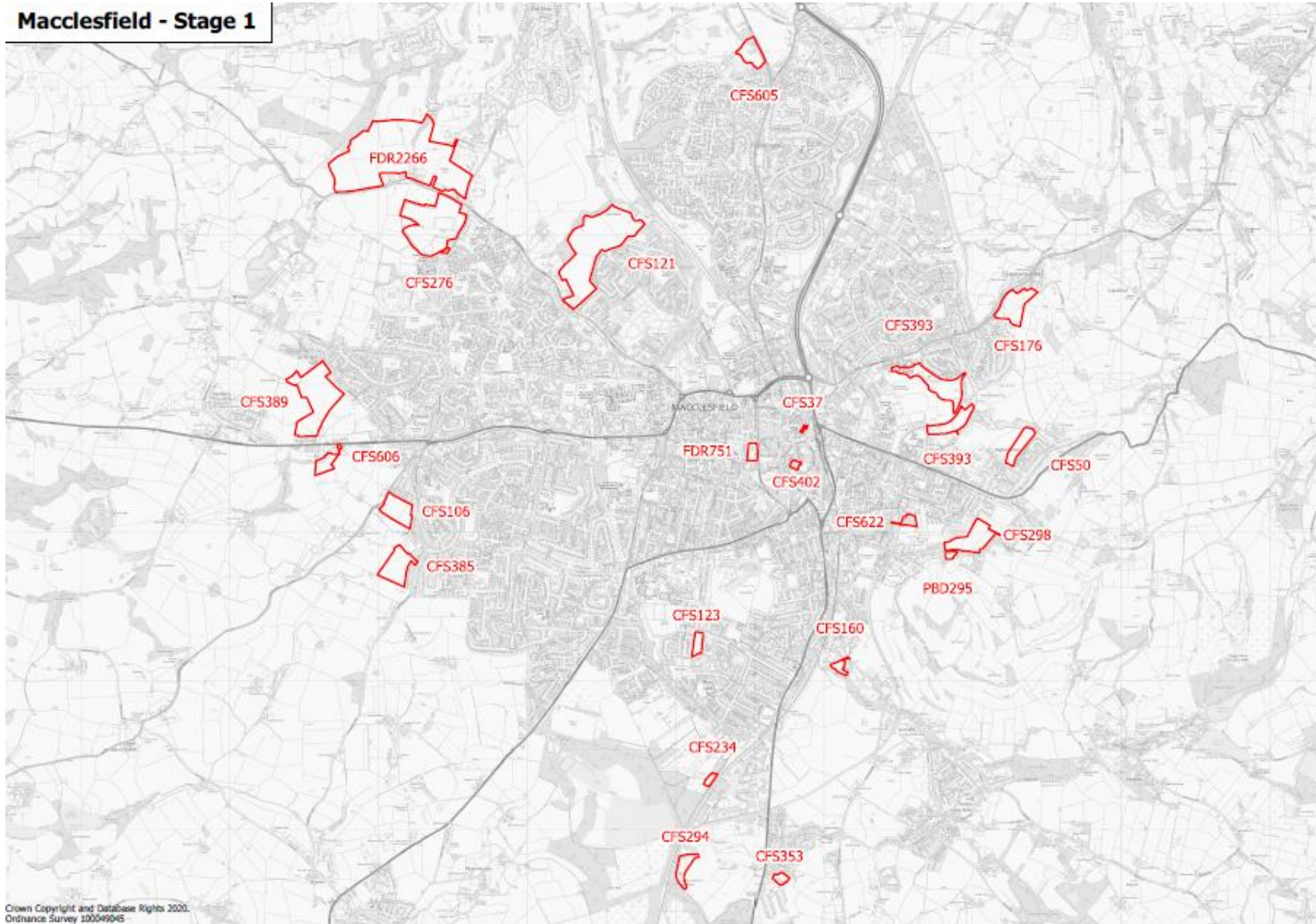


**Map Macclesfield 5: Local Plan Strategy Macclesfield Final Site Selection Report (July 2016) PCV Sites**

**OFFICIAL**



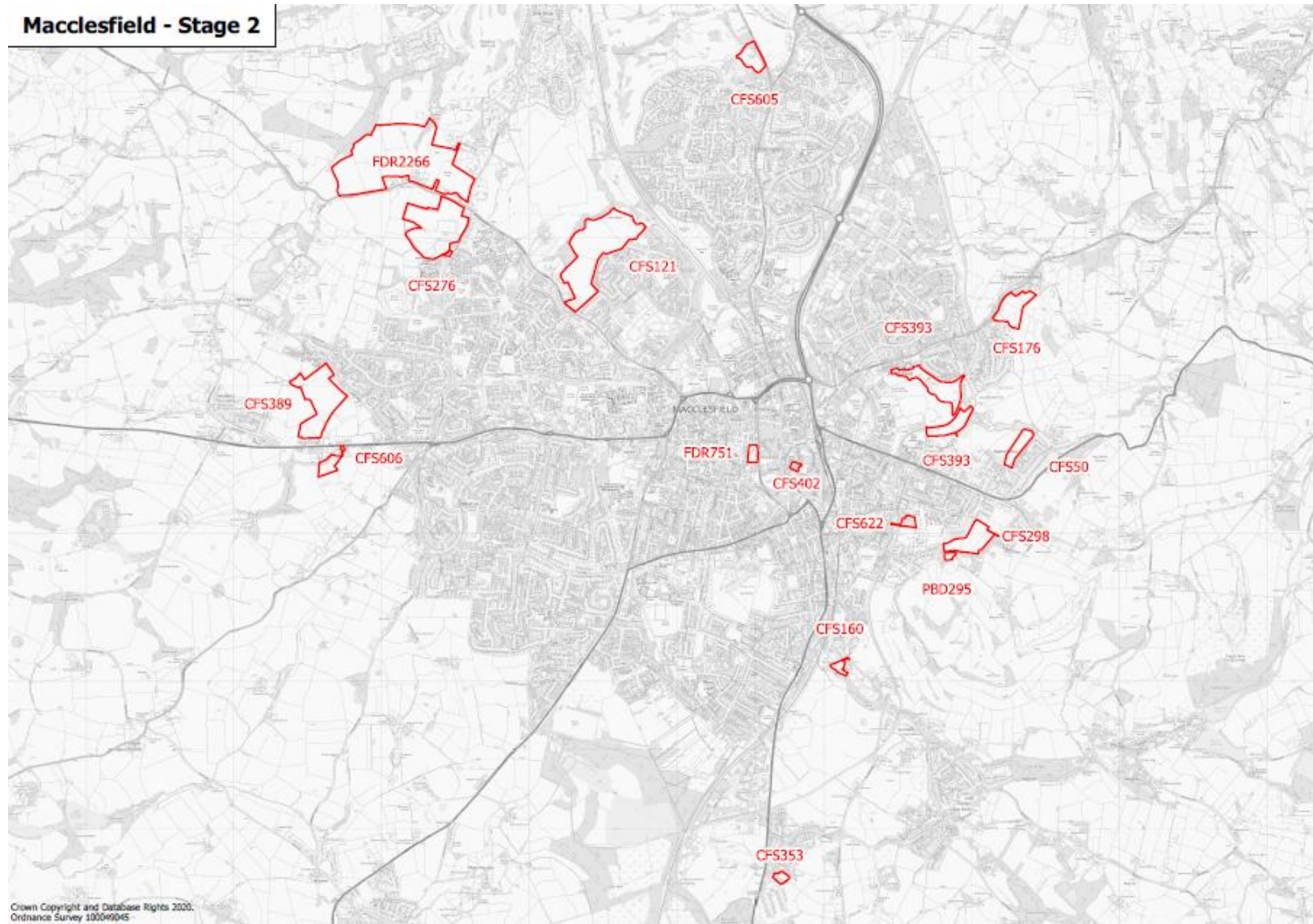
**Macclesfield - Stage 1**



**Map Macclesfield 6: Call for Sites June 2017 and Sites from the First Draft SADPD Consultation (October 2018) and initial Publication Draft SADPD consultation sites (2019)**

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B: Stage 2 site map



Map Macclesfield 7: Macclesfield Stage 2 Sites

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## C: Stage 1 and Stage 2 sites table

Source <sup>7</sup>	Ref	Site name and address	Size (ha) <sup>8</sup>	No. of <sup>9</sup> dwgs	Empl <sup>o</sup> land (ha)	Retail (ha)	Other uses?	Sifted out? <sup>10</sup> (Y/N)	Comments <sup>11</sup>
B	3140	Community centre, library and shops, Hurdsfield	0.25	4	0	0		Y	Community centre planning permission for 6 - 16/1898M and under construction 03/20; rest of site unlikely to come forward –too small and not being promoted. See footnote re LPS12
B	3113	Barracks Mill, Black Lane	3.41	103	0	0		Y	Recent retail application for retail warehousing – went to appeal Appeal Allowed. Not being actively promoted for employment. See footnote re LPS12
B	3067	Steeple St Timber Yard	0.08	4	0	0		Y	Now in use again for motor repairs and can't accommodate 10

<sup>7</sup> A – LPS Settlement Final Site Selection Report (July 2016), B – Urban Potential Assessment (August 2015), C – Edge of Settlement Assessment (August 2015), D – Call for sites (June 2017), E – Local Plan Strategy Examination Hearings (October 2016); F- First Draft SADPD Consultation (October 2018);G – initial Publication Draft SADPD Consultation (September 2019)

<sup>8</sup> Numbers in brackets are the developable areas, when stated in the call for sites / First Draft /initial Publication Draft SADPD representations

<sup>9</sup> Figure as stated in call for sites / First Draft/initial Publication Draft SADPD representations or estimated at 30 dwellings per hectare

<sup>10</sup> 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.

<sup>11</sup> Candidate housing sites within the urban areas are accounted for in Strategic Location LPS12. All the UPA sites from source B are also not being actively promoted for employment.

Source <sup>7</sup>	Ref	Site name and address	Size (ha) <sup>8</sup>	No. of <sup>9</sup> dwgs	Empl <sup>o</sup> land (ha)	Retail (ha)	Other uses?	Sifted out? <sup>10</sup> (Y/N)	Comments <sup>11</sup>
									dwelling. See footnote re LPS12
B	3121	Former Thorp St Mill/Garage	0.14	6	0	0		Y	Can't accommodate 10 dwellings or more and is not being actively promoted. See footnote re LPS12
B	3074	Former Links Garage Manchester Road	0.38	12	0	0		Y	Not being actively promoted.
B	4136	Station Road	0.2	3	0	0		Y	Site too small and not being promoted. See footnote re LPS12
B	3072	Culvers Garage	0.38	6	0	0		Y	Site too small and not being actively promoted. See footnote re LPS12
B	3066	2-6 Beech Lane	0.1	3	0	0		Y	Can't accommodate 10 dwellings or more and is not being actively promoted. See footnote re LPS12
B	3132	Former Kings Head PH and Three Pigeons Little Street	0.18	8	0	0		Y	Site too small but may come forward as part of the LDO. (21 units proposed in current LDO). See footnote re LPS12
B	3118	Rest of Waters Green frontage	0.14	3	0	0		Y	Site too small; vacant plot now stone masons/memorial workshop and not being actively promoted. See footnote re LPS12

Source <sup>7</sup>	Ref	Site name and address	Size (ha) <sup>8</sup>	No. of dwgs <sup>9</sup>	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? <sup>10</sup> (Y/N)	Comments <sup>11</sup>
B	3119	Sutton Castings	0.28	12	0	0		Y	Site being used for car parking currently. See footnote re LPS12
B	3079	Union Mill	0.16	7	0	0		Y	Can't accommodate 10 dwellings or more and is not being actively promoted. See footnote re LPS12
B	3102	Topps Tiles	0.32	4	0	0		Y	Can't accommodate 10 dwellings or more and is not being actively promoted; upper floors being considered for conversion to housing. See footnote re LPS12
B	4238	Townley Street Sunday School	0.06	2	0	0		Y	See footnote re LPS12
B	Macc 1	Duke Street Corner – vacant night club	0.04	10	0	0		Y	Site has been recently developed into a gym/fitness club. See footnote re LPS12
B	Macc 2	Craven House, Churchill Way	0.06	20	0	0		Y	See footnote re LPS12 Being converted to housing
B	3135	Green Street, Depot	0.42	18	0	0		Y	Site was under construction for housing - now completed 14/5316M 15 houses See footnote re LPS12
B	3107	Green Street	0.07	3	0	0		Y	Can't accommodate 10 dwellings or more and is

Source <sup>7</sup>	Ref	Site name and address	Size (ha) <sup>8</sup>	No. of dwgs <sup>9</sup>	Empland (ha)	Retail (ha)	Other uses?	Sifted out? <sup>10</sup> (Y/N)	Comments <sup>11</sup>
									not being actively promoted. See footnote re LPS12
B	3086	Fountain Street/Canal Street	0.28	9	0	0		Y	Can't accommodate 10 dwellings or more and is not being actively promoted. See footnote re LPS12
B	3126	151-153 London Road	0.09	8	0	0		Y	Outline planning permission for 8 application 13/0191M. See footnote re LPS12
B	Macc 3 and Albion Mill 766	Albion Mill Area	0.59	23	0	0		Y	Pub site developed for housing; vacant mill still not converted but pp for housing 15/3729M. See footnote re LPS12
B	Macc 4	St Barnabus School	0.5	15	0	0		Y	See footnote re LPS12
B	Macc 5	Gradus – Georgian Mill/Waterside Mill Park Green	0.28	68	0	0		Y	See footnote re LPS12
B	Macc 6	Low Street Mill	0.08	10	0	0		Y	See footnote re LPS12
B		The Weston Project		24	0	0		Y	Various sites – 14/5212M, 5214M, 5226M, 5227M, 5230M, 5234M, 5264M, and 5265M – all have pp. See footnote re LPS12
B	456	Land at Birtles Road	0.69	35	0	0		Y	Site under construction planning permission 15/5838M 18 houses. See

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Source <sup>7</sup>	Ref	Site name and address	Size (ha) <sup>8</sup>	No. of dwgs <sup>9</sup>	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? <sup>10</sup> (Y/N)	Comments <sup>11</sup>
									footnote re LPS12
B	948	Alma Mill	0.06	12	0	0		Y	See footnote re LPS 12
B	2429	Birch House	0.05	8	0	0		Y	Work taking place 10/3013M conversion to 8 dwgs – under construction. See footnote re LPS12
B	Macc 7	Charles Roe House	0.01	5	0	0	Yes	Y	Site developed for mixed use development – café, private surgery etc. See footnote re LPS12
B	Macc 8	Cheshire Glass, Armitt Street	0.11	10	0	0		Y	Site now has pp – 14/5635M See footnote re LPS12
B	Macc 9	Henderson Street/Newton Street	0.06	6	0	0		Y	Site was under construction for housing - 16/4864M – now completed (2019). See footnote re LPS12
B	3138	Devon Close, Kennedy Ave (Westmorland Close)	0.12	5	0	0		Y	Can't accommodate 10 dwellings or more and is not being actively promoted. See footnote re LPS12
C	SUB 3569 SHLAA 4469	Lyme Green Settlement	6.2	No details given	0	0	Yes - specialised housing for people with health needs or mobility issues	Y	Not being actively promoted for housing in CFS.
A	PCV4370	Land to east of Pexhill Road		70	0	0		Y	Part of LPS 19 Safeguarded Land. This site is being promoted as

Source <sup>7</sup>	Ref	Site name and address	Size (ha) <sup>8</sup>	No. of dwgs <sup>9</sup>	Empl land (ha)	Retail (ha)	Other uses?	Sifted out? <sup>10</sup> (Y/N)	Comments <sup>11</sup>
									site CFS 106 – see below
A	PCV2495	Hurdsfield Road/Rainow Road	3.7	85	0	0		Y	This site is being promoted as site CFS 176 see below
A	PCV3685	Chelford Road		60	0	0		Y	Not being actively promoted
A	PCV8541	Macclesfield Rugby Club	11	70	0	0		Y	This site is being promoted as CFS 276 see below
A	PCV6838	Milford Plot, Astra Zeneca, Hurdsfield		0	0	1.9		Y	Not being actively promoted
A	PCV4827	Gawsworth Road, Macclesfield		105	0	0		Y	Part of LPS 19 Safeguarded Land This site is being promoted as site CFS 385 see below
D	CFS 176	Hurdsfield Road/Rainow Road	3.7	85				N	
D	CFS 393	Land at Higher Fence Farm, off Higher Fence Road	7.2	285	0	0		N	
D	CFS 298	Land at Blakelow Road	3.9	71	0	0		N	
D	CFS 160	103A Byrons Lane	0.64	4-8	0	0		N	4-8 units put forward in Green Belt
D	CFS 123	Land off Western Avenue	0.8 (0.6)	24	0	0		Y	Further Almshouses sought. Urban area - see footnote re LPS12
D	CFS 234	Land off Turf Lane	0.4	10	0.4 (starter units)	0		Y	Part of Strategic Site LPS 13

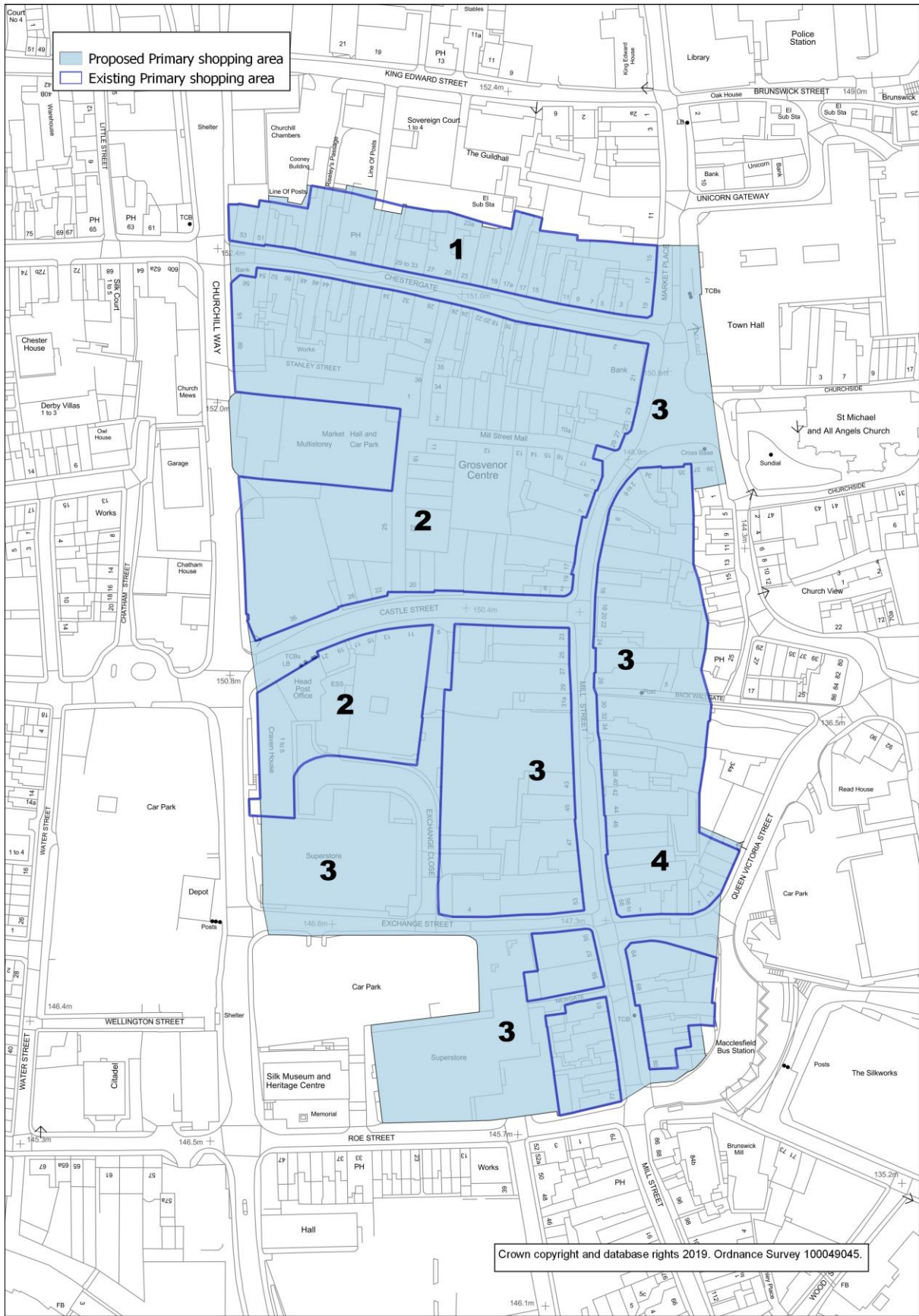
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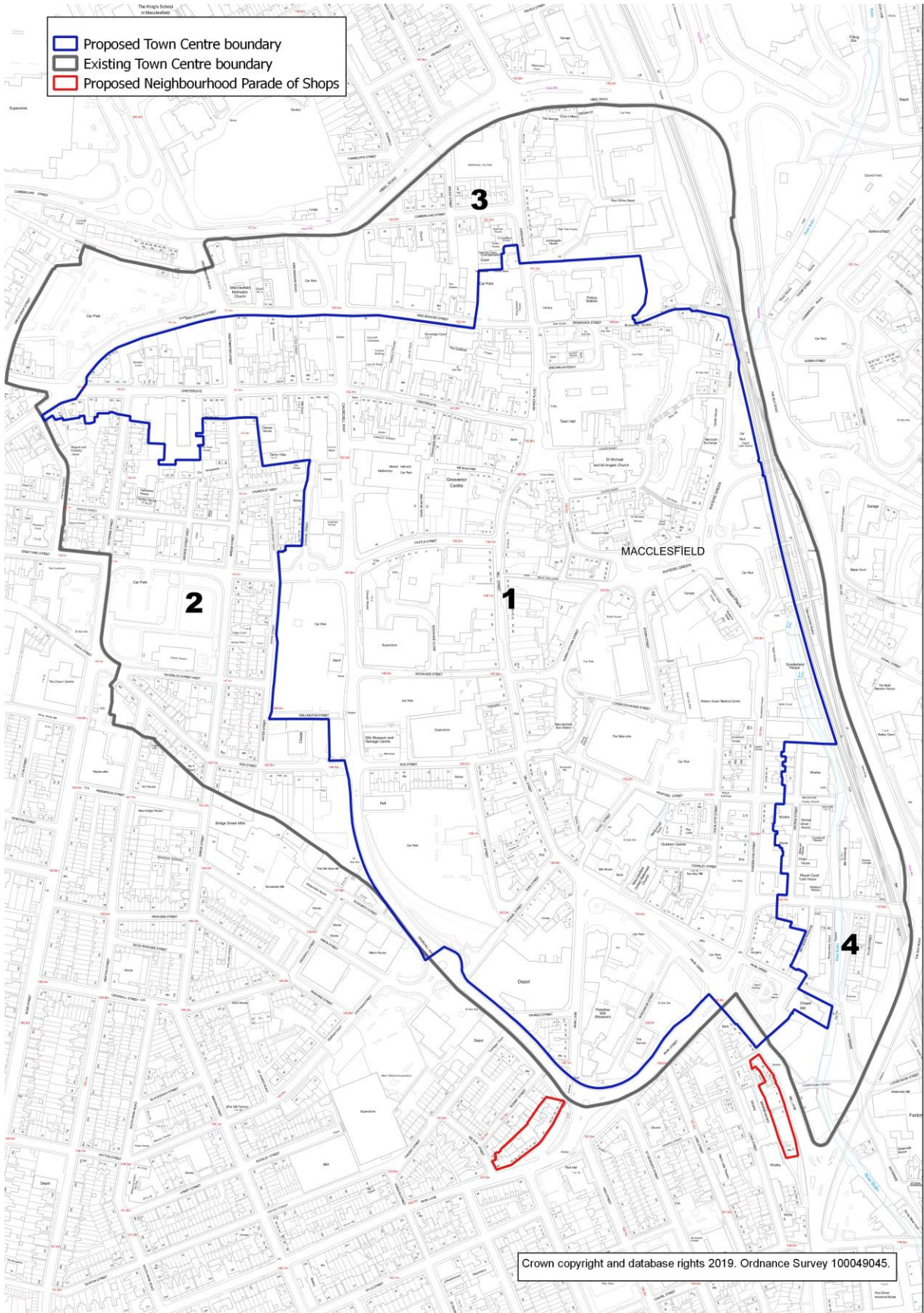
Source <sup>7</sup>	Ref	Site name and address	Size (ha) <sup>8</sup>	No. of <sup>9</sup> dwgs	Empl land (ha)	Retail (ha)	Other uses?	Sifted out? <sup>10</sup> (Y/N)	Comments <sup>11</sup>
D	CFS 294	Moss head Farm, Gaw End Lane	1.6	45	0	0		Y	Site now within settlement boundary; any sites within the settlement boundary count towards Strategic Location LPS12; see footnote re LPS12
D	CFS 353	Lyme Green Hall, Lyme Green Park	0.58	0	0	0	40-60 care home beds	N	
D/F/G	CFS 385/ FDR2738/P BD2514	Gawsworth Road, Macclesfield	3.6	105	0	0		Y	Part of LPS19 Safeguarded Land ; initial Publication Draft stage – slightly smaller site area
D/F/G	CFS 106/ FDR2886/P BD965	Land to east of Pexhill Road	3.03	70	0	0		Y	Part of LPS 19 Safeguarded Land
D	CFS 606	Land to south of 72 Chelford Road	1.2	30	0	0		N	1 Ha put forward to match land to be developed to east (LPS 16)
D	CFS 389	Land between Chelford Road and Whirley Road	9.0 (5.0)	120	0	0		N	
D/F	CFS 121/ FDR2197	Land to north of Prestbury Road	5 (3)	90	0	0		N	
D/F/G	CFS 605/ FDR504/PB D26	The Tytherington Club, Dorchester Way	2.2	80	0	0		N	
D	CFS 603	72 Priory Lane	0.13				Objects to site being in green belt	N	Reasons – housing opposite, school and LC to south, MRUFC to north
D/F/G	CFS 276/ FDR1931/P BD1107	Macclesfield Rugby Club	11	76	0	0		N	

Source <sup>7</sup>	Ref	Site name and address	Size (ha) <sup>8</sup>	No. of dwgs <sup>9</sup>	Empl land (ha)	Retail (ha)	Other uses?	Sifted out? <sup>10</sup> (Y/N)	Comments <sup>11</sup>
D	CFS 37	40-48 Waters Green	0.09					Y	See footnote re LPS 12
D	CFS 402	Silkworks, Pickford Street		0.7 open market housing	0	0.7	0.7 Sports/Leisure	N	See footnote re LPS 12 regarding housing; retained for retail and sports and leisure
D	CFS 622	"Former Allotments" to east of Black Road	0.67	10	0	0		N	
D/F/G	CFS 50/ FDR81/PB D1170	Land off Lark Hall Drive	1.93	50	0	0		N	
F/G	FDR 751/PBD17	Churchill Way Car park Macclesfield					Mixed use redevelopment	N	One of a number of sites within the town centre that could be suitable for mixed use development
F/G	FDR 2266/PBD2 837	Fallibroome Farm Site and the existing Derby Fields facilities, Macclesfield					Educational use	N	
G	PBD295	Land at Blakelow Road	0.3	9				N	Site could allow small scale growth; larger site area proposed as part of suggested settlement boundary alteration

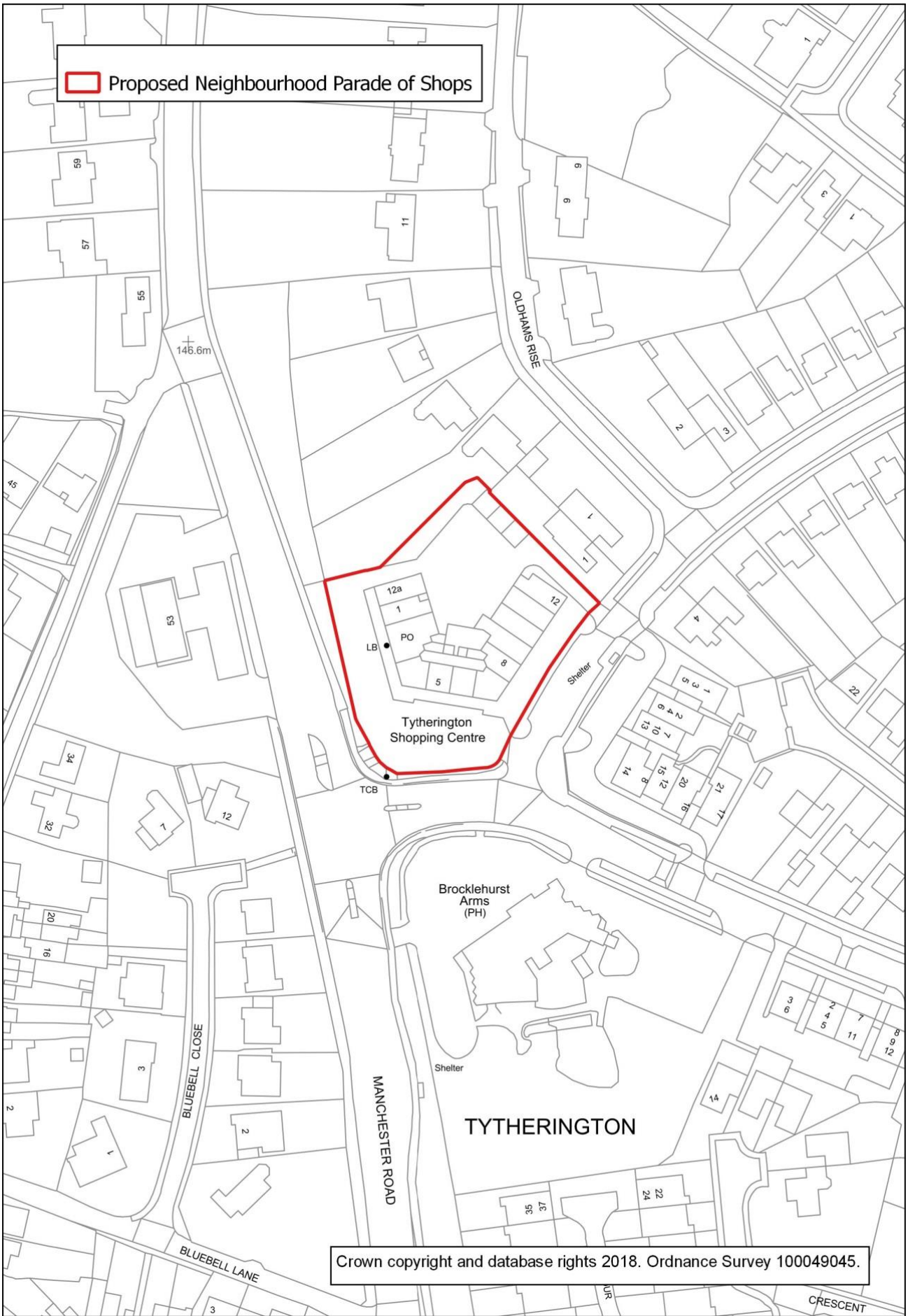




**Map Macclesfield 9: Existing and proposed Primary Shopping Area**

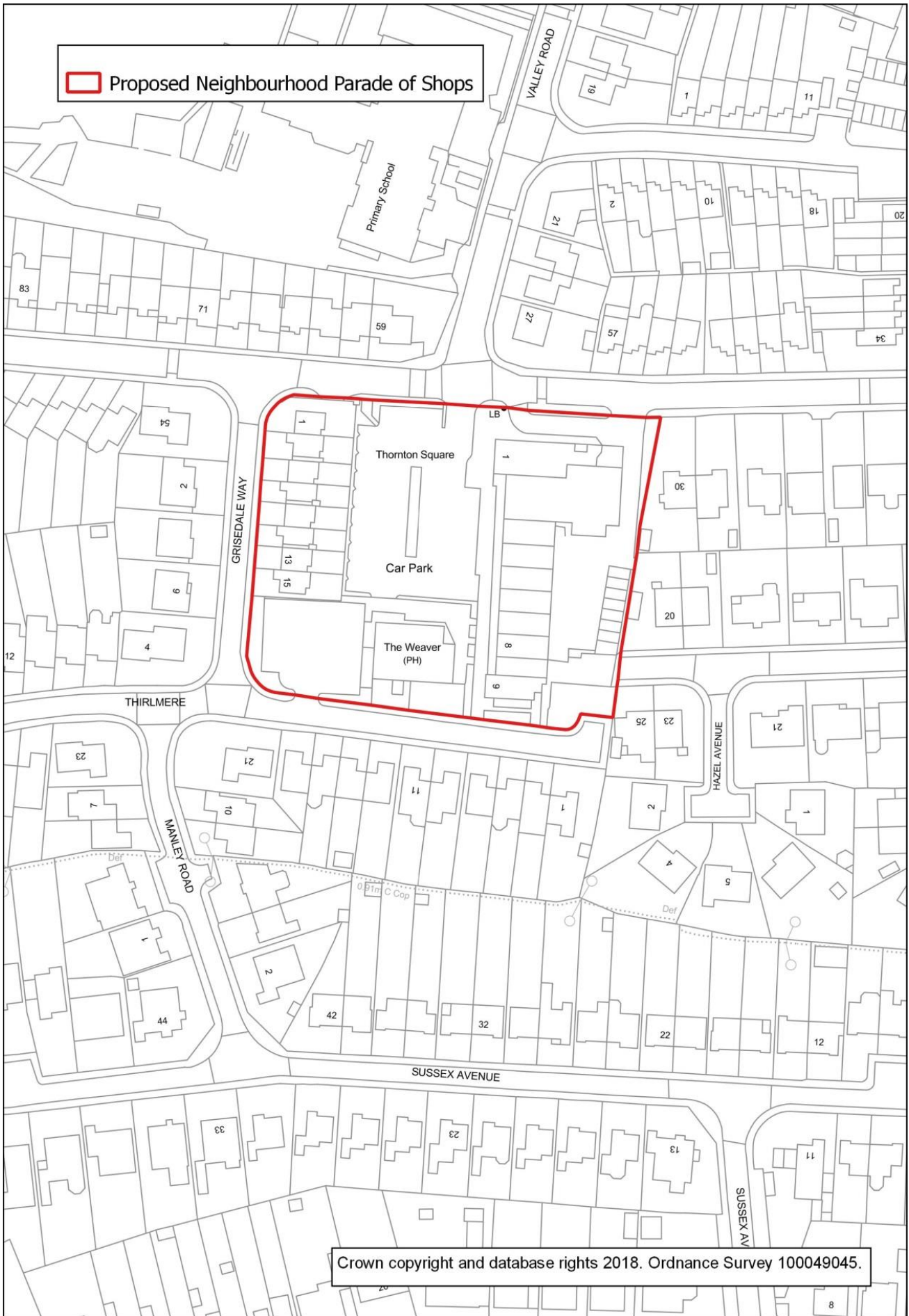


Map Macclesfield 10: Existing and proposed Town Centre Boundary



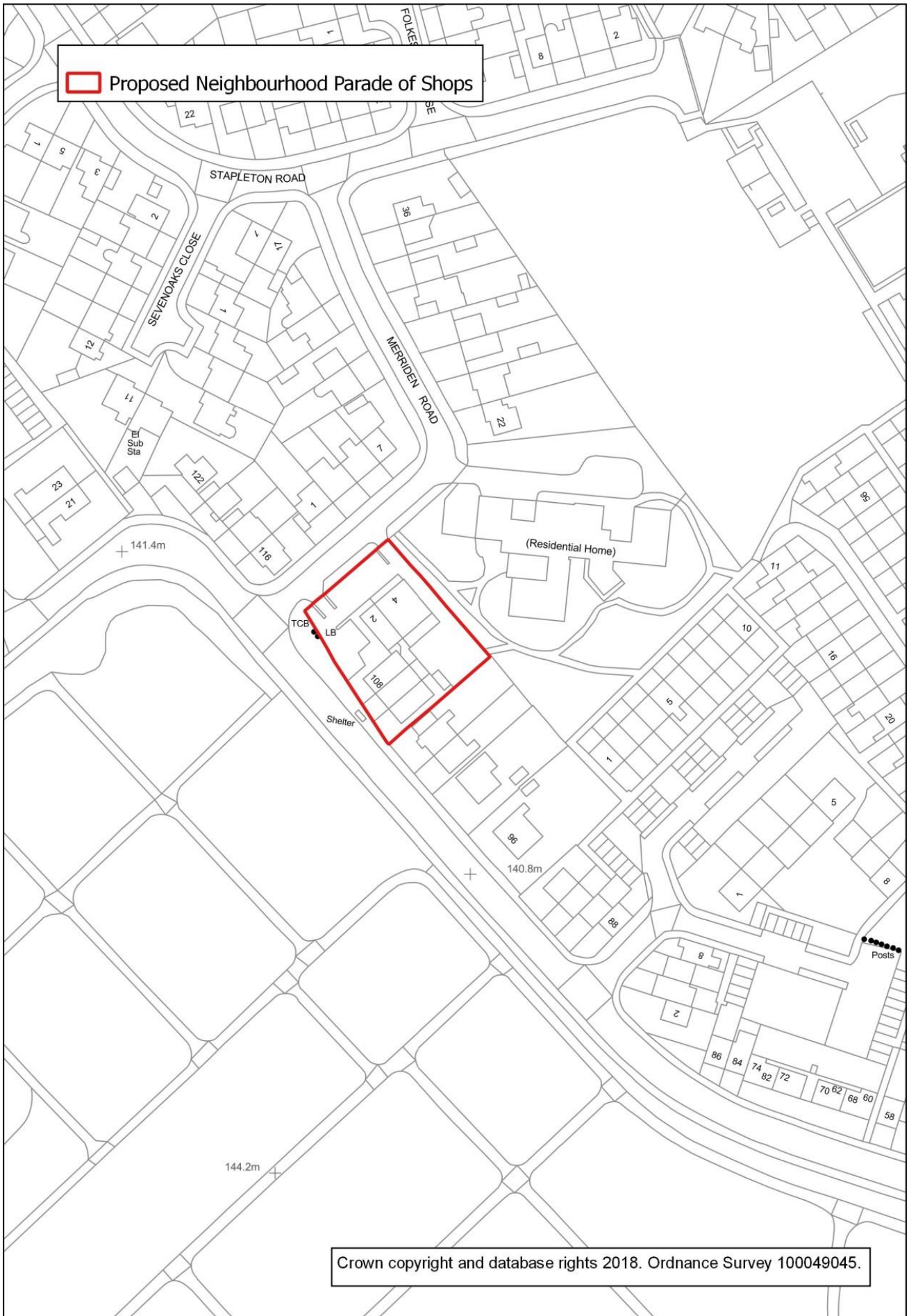
Map Macclesfield 11: Tytherington neighbourhood parade

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**Map Macclesfield 12: Thornton Square Neighbourhood Parade**

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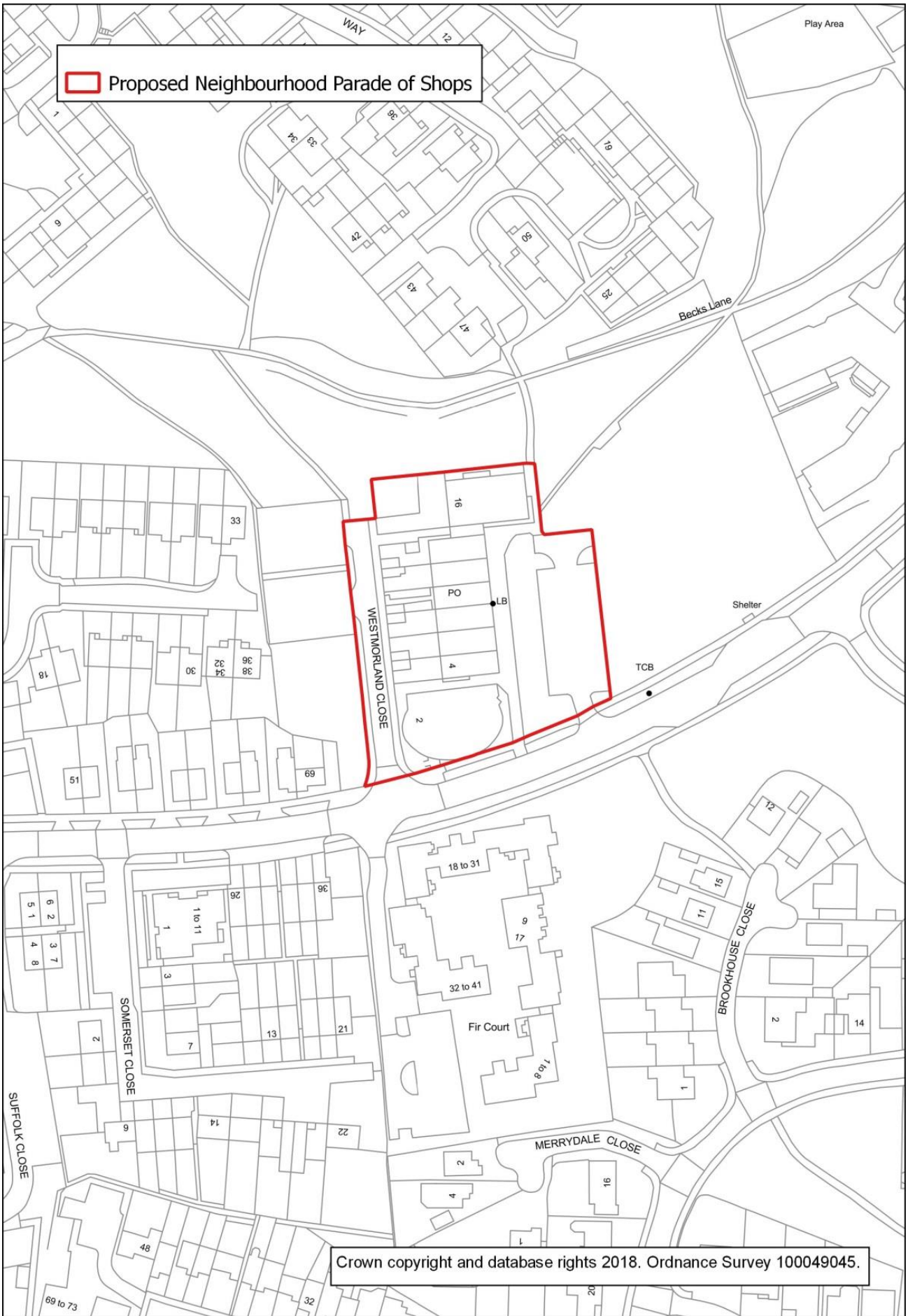


Map Macclesfield 13: Westminster Road Neighbourhood Parade

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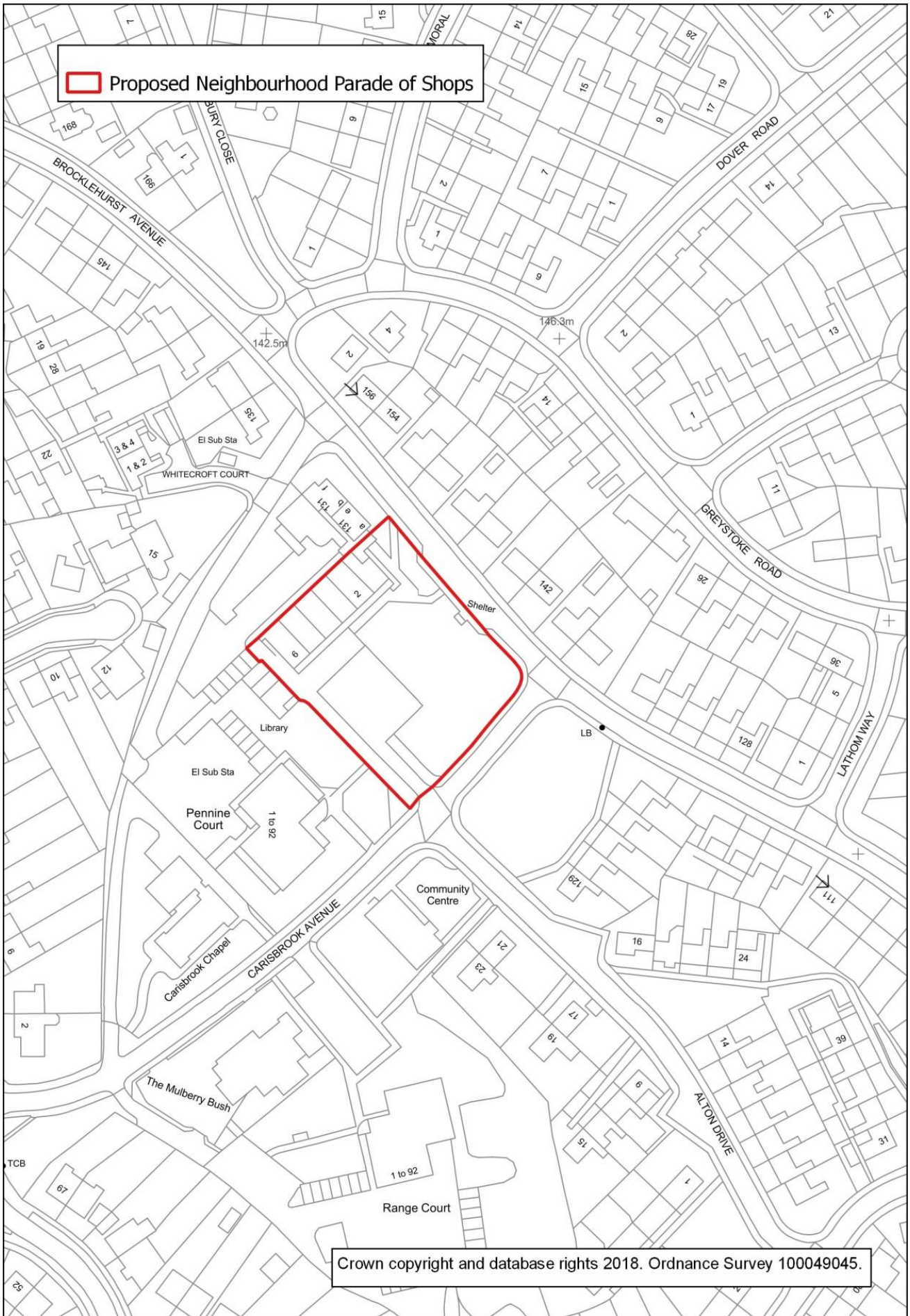






Map Macclesfield 15: Kennedy Avenue Neighbourhood Parade

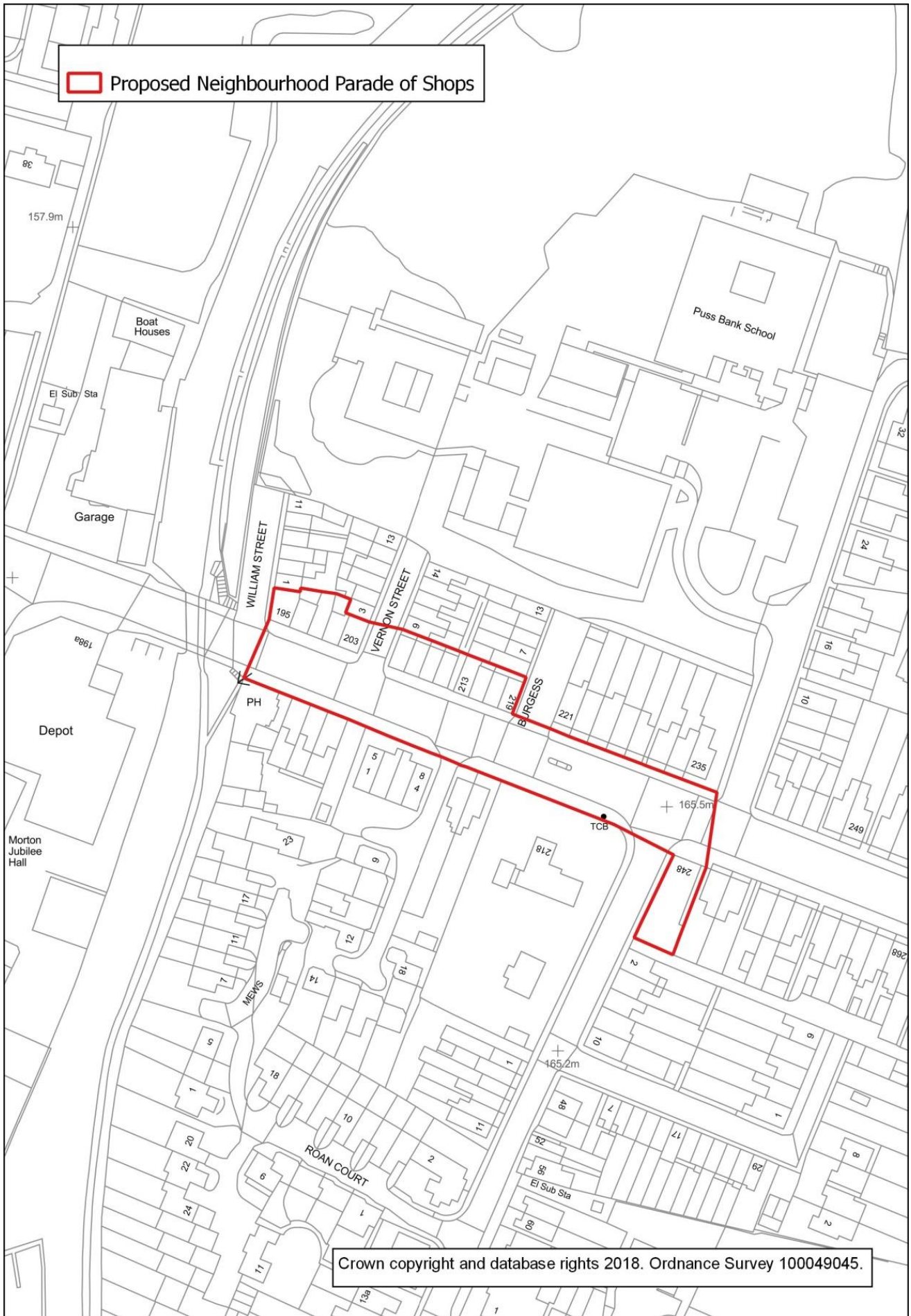
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Map Macclesfield 16: Hurdsfield Green Neighbourhood Parade

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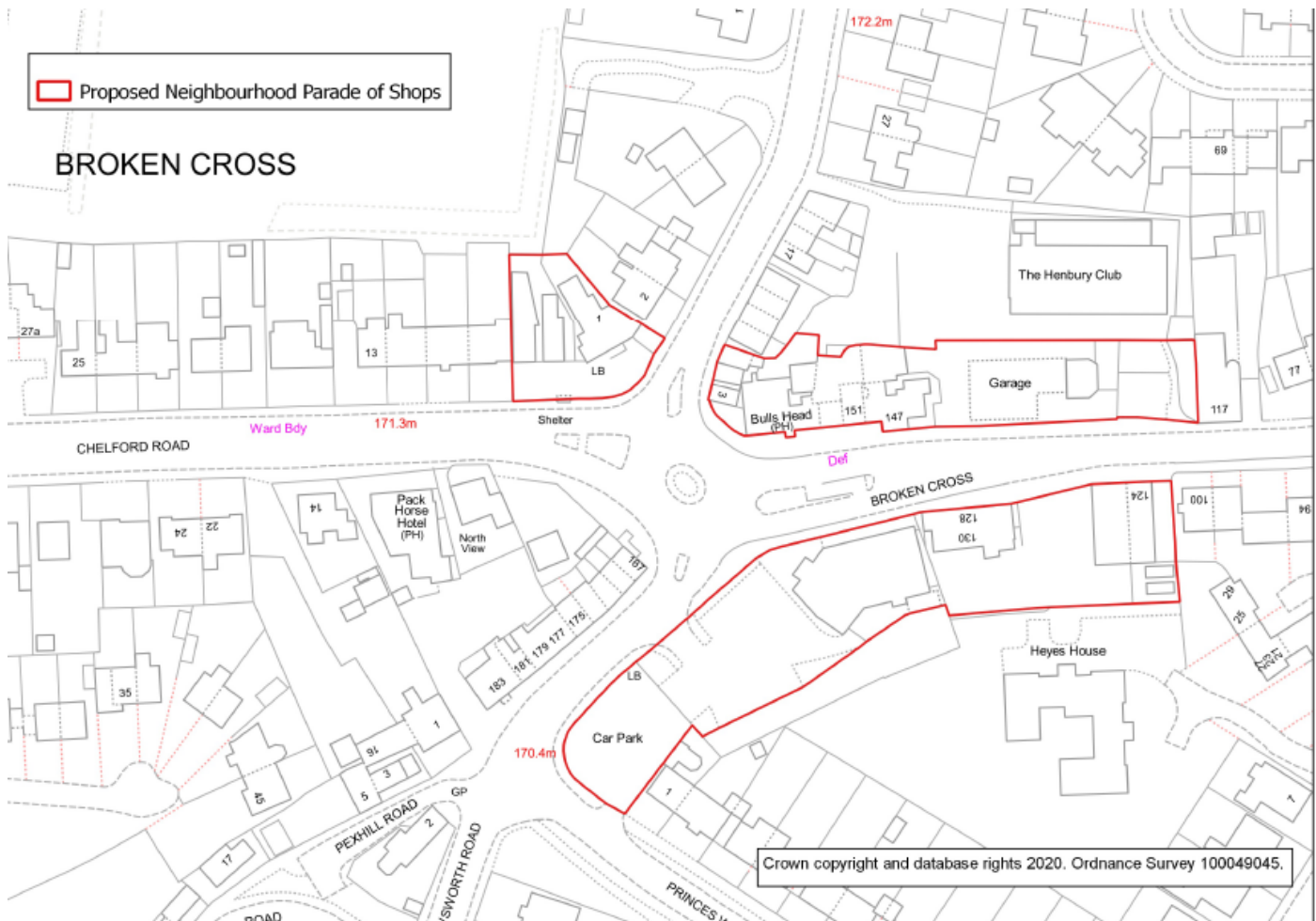
Proposed Neighbourhood Parade of Shops



Map Macclesfield 17: Buxton Road Neighbourhood Parade

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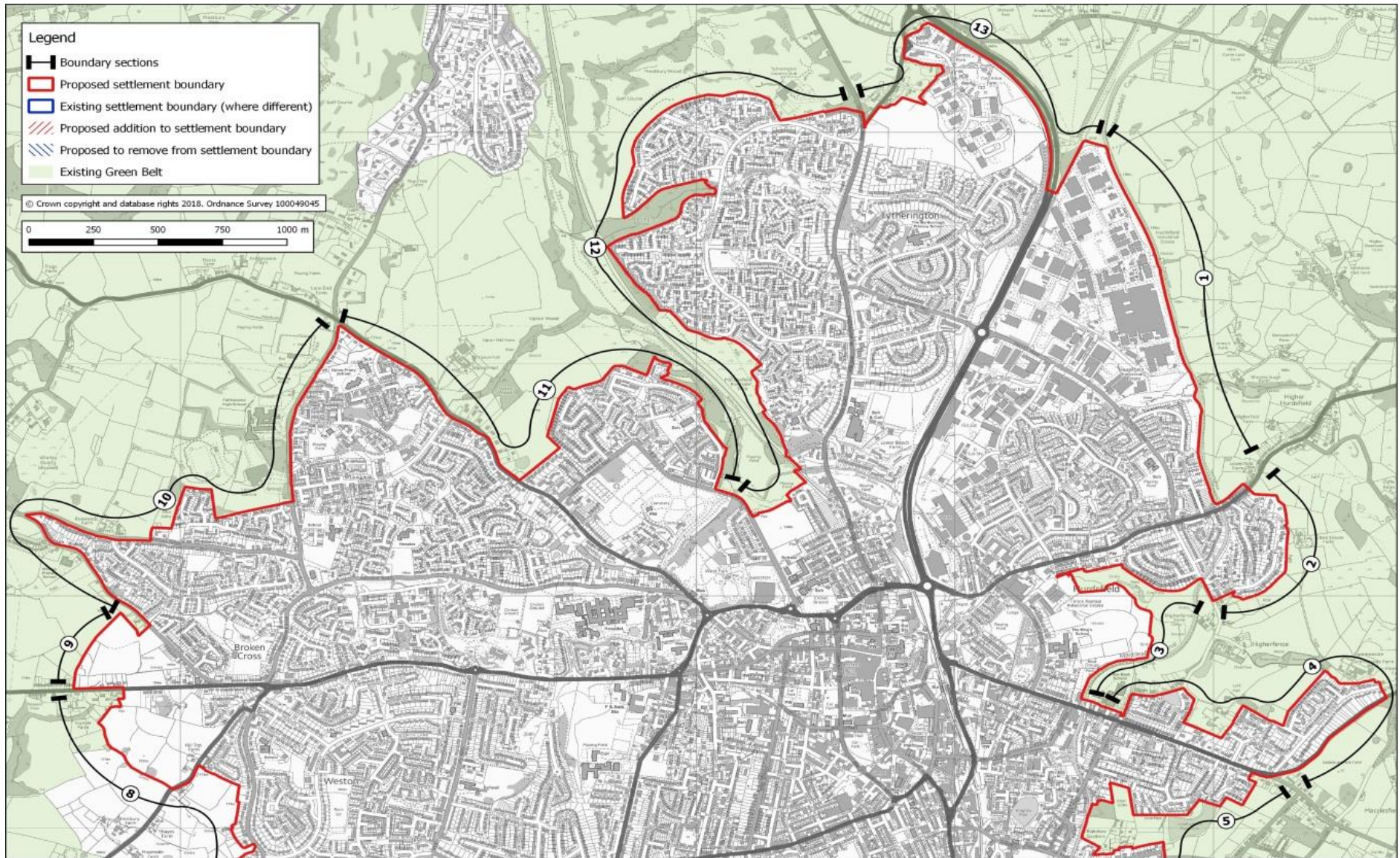




**Map Macclesfield 19: Broken Cross Neighbourhood Parade**



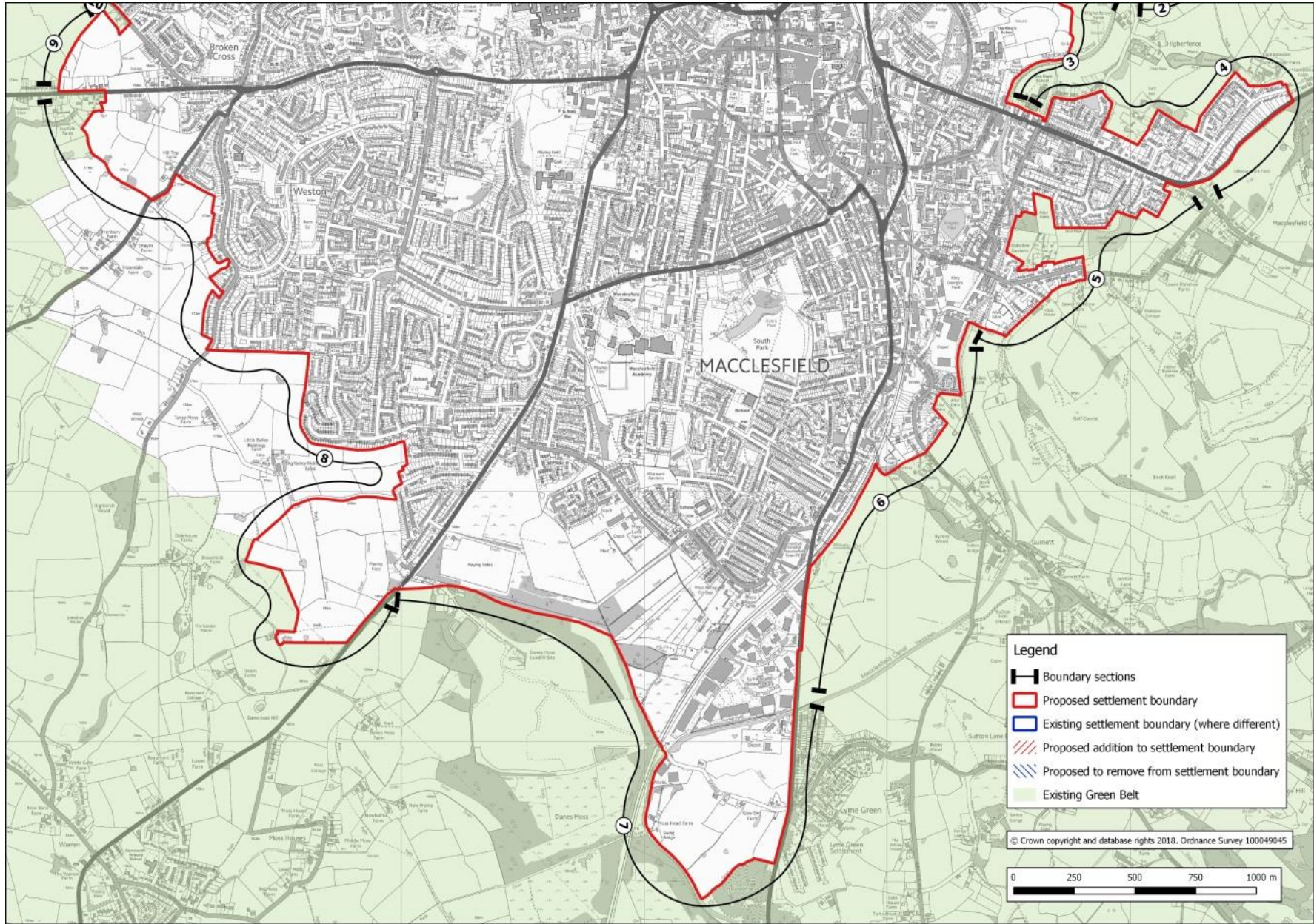
## Appendix 3: Settlement Boundary Maps



Map Macclesfield 21: Settlement Boundary – Macclesfield North

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**Map Macclesfield 22: Settlement Boundary – Macclesfield South**

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