

Cheshire East Local Plan

Site Allocations and Development Policies Document

Wilmslow Settlement Report [ED 43]

August 2020

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1. Introduction

- 1.1 This report is the Wilmslow Settlement Report (“WSR”) [ED 43]. 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 WSR is split into chapters detailing work carried out for Wilmslow 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. Wilmslow

Introduction

- 2.1 Wilmslow is a town with its own settlement and Green Belt inset boundary, outside of 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 24,600 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 Wilmslow Neighbourhood Plan was made on 11 November 2019. Further information can be found on the council’s website¹.

Strategy for development in Wilmslow

- 2.4 The focus for Wilmslow over the LPS period is to accommodate a modest level of housing and employment growth, reflecting its size and function as a KSC, as well as its popularity as a residential location and its ability to attract investment and jobs, whilst balancing these factors with the need to minimise the harm to the Green Belt given the lack of available land in the urban area. Employment land is provided to support high-quality employment growth, in line with the North Cheshire Science Corridor.

¹ <http://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-n-z/wilmslow-neighbourhood-plan.aspx>

2.5 In addition to development in Wilmslow, the distribution of development to The Garden Village at Handforth (strategic site LPS 33) (which is around 2km north-east of Wilmslow) seeks to meet a proportion of development needs in the north of the borough (including needs arising in Wilmslow) and reduce the impact of the release of Green Belt land on existing communities.

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

“To sustain and enhance a dynamic community within Wilmslow which protects its special built and natural character and which promotes a user friendly and green environment with an increasingly attractive and thriving Town Core.”

3. Development requirements in Wilmslow

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, along 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 Wilmslow 1 shows the indicative development land requirements for Wilmslow 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 Wilmslow 1: Amount of development land required over the plan period

- 3.8 There were 508 housing completions (net) in Wilmslow between 01 April 2010 and 31 March 2020, and 1.62 ha employment land take up (excluding LPS strategic sites). Commitments (excluding LPS strategic sites) at 31 March 2020 were 73 dwellings and an existing employment land supply of 0.00 ha.
- 3.9 In addition, there are also three LPS strategic housing sites in Wilmslow. At 31 March 2020, there were 73 net housing completions, and 442 housing commitments on these sites. There were no further housing allocations on these sites. Therefore, the total number of dwellings on allocated sites is 515.
- 3.10 There are two LPS employment allocations in Wilmslow. At 31 March 2020, there had been no take-up of employment land on these sites, and 4.48 ha of employment commitments. A further 6.83 ha of land was allocated. Therefore, the total amount of employment land on allocated sites was 11.31 ha.
- 3.11 Taking into account existing completions / take up and commitments, this leaves a remaining requirement for the provision of 0 dwellings and 0.00 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 Wilmslow, 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 [ED 01]. It documents the relevant stages of the SSM².

Stage 1: Establishing a pool of sites for Wilmslow

- 4.2 In line with the SSM, a longlist of potential sites was established for Wilmslow. This pool consists of all sites listed or submitted in the Urban Potential

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.

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 24 sites were identified at stage 1 and this pool of sites is listed and mapped in Appendix 1, with headline figures shown in Table Wilmslow 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 8 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 Wilmslow 1.

	Housing		Employment	
	Number of sites	Dwellings	Number of sites	Employment land (ha)
Stage 1	24	949	0	0.00
Stage 2	8	345	0	0.00

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

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

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 Wilmslow needed to be identified in the SADPD.

4.7 As set out in ¶3.9, there are no remaining development requirements in Wilmslow and consequently there is no need to identify further sites for housing or employment development.

Recommendation regarding the allocation of sites for development in Wilmslow (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 Wilmslow.

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 Wilmslow is a fairly large town centre with a mainstream national multiple comparison offer which provides for the retail and service needs of its own residents as well as those from nearby settlements including Alderley Edge and Handforth.
- 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 town centre boundary for Wilmslow 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 Wilmslow town centre is focused on Grove Street, Alderley Road and Water Lane. It is anchored by two supermarkets: Sainsbury's on Altrincham Road and Waitrose on Church Street (close to the northern end of Grove Street).
- 5.7 Alderley Road / Grove Street was once the main route north to Manchester but this has now been bypassed, first by a short road around the town centre edge that links Alderley Road to Manchester Road and then, more substantially, by the A34 by-pass. This was built in the early 1990s and removes much through traffic from the town centre. Grove Street, the key 'high street', was pedestrianised in the late 1980s. Alderley Road benefits from the popular and upmarket Hooper's department store and includes a number of high-end clothing retailers alongside a number of non-retail uses. Water Lane has gradually extended its town centre function over the years. It has a mix of retail, office and other uses and changes in character along its length, becoming slightly more secondary in nature at its western end.
- 5.8 The centre includes a good mix of national chain stores and independent retailers. Most of the national multiples are located on Grove Street, although in recent years there are an increasing number of independents here too. In addition to the two large supermarkets there is a Tesco Express on Alderley Road and Co-op Food on Water Lane, meaning that the foodstores are well spread across the centre. The Tesco Express now accommodates the post office.
- 5.9 Wilmslow is also well represented by all the major banks, with Barclays occupying a strategic point and distinctive building in the centre. Leisure uses and retail services are distributed throughout the centre. The former Rex theatre previously housed the Multiyork furniture store. This building remains an iconic frontage within the centre and is now occupied by the Rex Cinema which opened in December 2018. There are a significant and growing number of offices in the town centre fringe. Hawthorn Lane provides a more secondary and specialist role, with health and beauty and leisure uses. Church Street, Swan Street and Station Road also include leisure and specialist retail uses.
- 5.10 The higher-order centres of Stockport, Altrincham and Macclesfield serve higher order needs for Wilmslow residents and the town centre is also close to the out-of-centre retail parks of Handforth Dean and Cheadle Royal on the A34 (3 km and 7 km respectively), against which it must compete.
- 5.11 Wilmslow's Venuescore ranking has remained largely consistent since 2010 but there was a fall of 10 places from 2013-2014. Within the local North Cheshire / South Manchester locality, this places it below Stockport, Macclesfield and Altrincham but ahead of Knutsford.
- 5.12 Wilmslow town centre is highly accessible by both bus and rail. The railway station lies at the eastern edge of the town centre. It is on the West Coast Mainline and provides direct services to a large number of destinations including Cardiff, Crewe, London, Manchester, Manchester Airport and Stockport

Retail health indicators and analysis

- 5.13 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.
- 5.14 Appendix 3 of the WYG Retail Study (2016) (pp 88-94)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 Wilmslow, as a Key Service Centre, it indicates that Wilmslow town centre demonstrates reasonable levels of vitality and viability with evidence indicating it is still competing reasonably well given the competition from nearby out-of-centre retail parks. Whilst the centre had seen a decline in comparison goods retailing, since 2016 its comparison goods sector appears to be reasonably stable. The leisure sector has strengthened over recent years and the centres' convenience goods sector remains one of its strengths.
- 5.15 The WYG survey revealed a slight increase in the overall number of retail units and floorspace since the 2016 survey. Wilmslow witnessed a relatively stable position over the between 2000 and 2016, with a more consistent and slower rate of contraction than many other centres. This steady contraction has reversed since 2016 with an increase in units and floorspace. Wilmslow had 240 units in 2000; 235 in 2005 (WYG Retail Study 2009); 234 in 2009 (WYG Retail Study 2016; 228 in 2016; and 241 in 2019).
- 5.16 Despite a reduction of 3 units, for its size the centre continues to be reasonably well represented for comparison retail with 80 units amounting to 33% of the total units. The current proportion of units in comparison goods use is above the UK average (29%). Of those units in comparison goods use, it is noted that 23 are clothing/footwear retailers, 8 are jewellers and 7 are charity shops. In terms of floorspace, there has been a marginal increase in floorspace (322 sqm gross) with comparison goods floorspace representing 34% (14,030 sqm) of the centre which is equal to the national average.
- 5.17 The number of retail service units has increased further since 2016 (from 41 to 50 units) with, like many centres, seeing an increase in hair/beauty salons in this period. Overall, the town centre provides some 31 hairdressers/beauty salons and as a result the proportion of units in retail service use is above the UK average (21% compared to 15%).
- 5.18 Turning to leisure service provision in the town centre, there has been a significant increase in the number of units (+13 (from 39-52 units)). The 2016 survey identified that the number of leisure service units had only increased by

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

2 since 2009, with the national trend seeing a much higher increase so the significant increase since 2016 is a positive. Albeit lower, the current proportion of leisure service units in the centre is closer to the UK average (22% compared to 25%). The leisure service sector in the town centre now comprises of 6 bars/pubs, 26 café's/restaurants and 10 takeaway outlets. The units are generally scattered in the town centre albeit there is a small concentration of takeaway/restaurant units on Parsonage Green.

- 5.19 Financial and business services account for 10% (23) of the centre's total units which is identical to the national average. The centre continues to provide a healthy number of major banks and building societies including TSB, HSBC, Natwest, Nationwide, Halifax, Santander, Yorkshire Building Society, Barclays and Royal Bank of Scotland.
- 5.20 The number of vacant units in Wilmslow Town Centre has remained largely unchanged since 2016. The centre currently provides 23 vacant units which represents 10% of the overall number of units. This is below the UK average of 12%. In terms of vacant floorspace the current proportion (8%) is also below the UK average (11%).
- 5.21 The environmental quality of the town centre is mixed. The distinctive Barclays Bank building at the key junction of Alderley Road / Water Lane / Grove Street represents the symbolic heart of the town centre. This is reinforced by the adjacent Rex building and consistent 1930s frontages on Alderley Road. Outside of this, the town centre is generally characterised by 20th century architecture, which varies in quality.
- 5.22 Unfortunately, Grove Street lacks a distinctive or attractive character, with most buildings of a generally poor post-war design. The public realm here is also looking rather in need of modernisation and the pedestrianisation seems to emphasise a lack of vitality, as the footfall is typically not high enough to sufficiently animate the street.
- 5.23 Alderley Road provides a more attractive environment, with the wider road and street trees providing an attractive street environment, complemented by the Hooper's department store and other good quality frontages (including the new 52 Alderley Road private hospital). Water Lane varies in character, from the inter-war frontages at its eastern end; to presentable modern office/retail units at the centre; and more domestic scale architecture at the western end. Both Alderley Road and Water Lane are however dominated by traffic and offer no significant public space.
- 5.24 Bank Square (at the northern end of Grove Street) offers potential for a more distinctive environment and public space. There is some attractive Victorian bank architecture here and a small space given over to an occasional very small market, but the surrounding uses do not make a strong contribution to the vitality of this area, the market space lacks vitality when not in use and the Bank Square area is dominated by through traffic with the pedestrian being in second place.

- 5.25 There is a monthly artisan market that occupies most of Grove Street - this is a popular event that adds significant vitality to the street. In summary, the impression is that the distinctive features of Wilmslow are not being adequately maximised in creating a distinctive environment and the centre as a whole appears to lack the quality of environment that one would expect from a town centre of this status. This is becoming increasingly important as town centres seek to differentiate themselves from internet and out-of-centre rivals.
- 5.26 Pedestrian footfall is generally highest at the Barclays Bank junction of Alderley Road / Water Lane / Grove Street and the adjacent parts of these roads. This includes movement at the top end of Grove Street, which appears to lessen toward the northern end of this pedestrianised street. Outer parts of the centre are dominated by car use rather than walking. The centre is predominantly linear and relatively large. There are few people that would walk between Sainsbury's and Waitrose for example or between Grove Street and the western part of Water Lane unless this was their route into the centre.
- 5.27 On a more local level, Hooper's and Sainsbury's both appear to boost footfall on Alderley Road significantly (with several similar fashion retailers capitalising on proximity to Hooper's), and with people also walking to Grove Street and the nearest part of Water Lane from here. Footfall from Waitrose is limited by topography – it being a relatively steep walk to Grove Street up Church Street, although the free car parking at the supermarket is an incentive.
- 5.28 The leisure sector has expanded significantly since 2016, despite the quality of the physical environment, which is not especially attractive or distinctive. Enhancing the leisure sector further offers a significant opportunity that could help to arrest future decline, which may occur without considered forward planning. This must be considered in the context of Alderley Edge, which does have a significant leisure offer. However, this is not especially large when compared to the population of Wilmslow and is mostly aimed at a very high-end market. There could potentially be sufficient under-realised capacity in the local leisure market and the opportunity for Wilmslow to target a broader consumer base. In summary though, Wilmslow is currently a largely 'healthy' town centre.
- 5.29 Overall, Wilmslow has the level of services and facilities that are consistent with that of a Key Service Centre.
- 5.30 More detailed information on the town centre health check assessment for Wilmslow can be found in the Cheshire Retail Study Update (pp1-7)⁴.

Assessed need for main town centre uses

- 5.31 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.

⁴ www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/cheshire_town_centres_study.aspx

- 5.32 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].
- 5.33 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.’
- 5.34 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

- 5.35 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].
- 5.36 For Wilmslow, as a KSC, the impact test threshold is recommended as 300sq.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

- 5.37 Parking is generally well-located, with a number of council-owned car parks:
- Broadway Meadow (long stay) in the centre’s south east corner (272 spaces);

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.

- Leisure centre (short stay) at the eastern side of the centre (100 spaces);
 - Rex / Hoopers (short stay) in the southern part of the centre (132 spaces);
 - South Drive (short stay / long stay) at the southern end of the centre (330 spaces); and
 - Water Street MSCP (long stay) in the western part of the centre (308 spaces).
- 5.38 There are also other car parks at the railway station (120 spaces) and the Waitrose MSCP. There are also short stay spaces available free of charge on-street on Alderley Road, Water Lane and Church Street although these are always in high demand.
- 5.39 Cheshire East Council has recently undertaken a review of parking in Wilmslow with the aim of developing a parking strategy. The main findings of the review are that:
- There is high demand for off-street parking. Utilisation of short-stay (under 2 hours) parking is 312% i.e. 3 or 4 tickets are sold per space, per day. Long-stay utilisation (4+ hours) is between 79% and 91%
 - There is demand for parking – short and long stay - on local roads and residential streets
 - A high number of parking violations occur at centrally-located ‘hotspots’ and close to off-street car parks in Wilmslow
- 5.40 A series of possible interventions has been identified, which will need to be considered further through the parking strategy.
- 5.41 The Wilmslow Neighbourhood Plan identifies the town core as being at the heart of the community and the Neighbourhood Plan’s spatial strategy. One of the objectives for the neighbourhood plan relates to the town core: *“To maximise the visual quality of the Town Core, improving and encouraging access by sustainable modes, reducing the dominance of vehicles and the creation of an attractive and accessible destination space.”*
- 5.42 The document outlines a number of aspirations for the town core:
- Improve long stay car parking;
 - Protect and enhance Wilmslow’s green gateways;
 - Evolve library to further strengthen the community hub;
 - New cinema and supporting restaurants in the heart of the town;
 - Increase town centre living;
 - Evolve Bank Square Artisan Quarter;
 - Create new public events spaces;
 - Evolve business premises to satisfy future demands;
 - Enhance pedestrian routes throughout the town centre; and
 - Further improve the station as Wilmslow’s main transport gateway.

5.43 The neighbourhood plan includes a number of proposed policies related to the town core:

- TC1 ‘Visitor Facilitation’ seeks to support applications for new overnight accommodation, hotel and conference facilities and visitor facilities within the town core.
- TC2 ‘Evening Activity’ seeks to support an increased level of evening activity in the town core by supporting proposals for A3 and A4 uses.
- TC3 ‘Conversion of Office Spaces in the Town Centre’ supports the conversion of office space to residential use whilst retaining strong active frontages.
- TC4 ‘Retail Development’ supports development of A1-A4 uses whilst restricting non-retail uses within identified shopping frontages and avoiding the clustering of hot food takeaways.
- TC5 ‘Railway Station Hub and Upgrade’ supports applications that create or contribute towards a transport hub at the existing station.
- TC6 ‘Town Centre Housing’ supports the provision of new residential uses in the town core, where they involve conversion of office space, create new living space above ground floor retail units, provide rental units for first time buyers and downsizers, or involve the re-use/conversion of buildings instead of demolition and replacement.
- PR1 ‘Public Realm’ supports the redevelopment of a number of identified town core sites where they bring forward improvements to the public realm.
- PR2 ‘Servicing’ requires that proposals avoid unsightly servicing areas by means of building orientation, design or landscaping schemes.
- PR3 ‘Pedestrian Movement in the Town Centre’ requires all development proposals (excluding householder applications) to seek to improve pedestrian connectivity through the town core.
- KS1 ‘Key Sites’ supports the redevelopment of identified town core sites.
- Policies KS2 – KS7 set the policy expectations for each of the town core sites, including the police, fire and ambulance stations (residential use); the British Legion (residential use); Parsonage Green (mixed use); library and South Drive Car Park (community hub); Broadway Meadows Car Park (mixed-use, car park-led scheme); and station car parks (residential and parking)

5.44 The proposals map 2 in the neighbourhood plan identifies the ‘Wilmslow Town Core’, the ‘Primary Shopping Core’, ‘Main Shopping Frontages’, ‘Secondary Town Centre Frontages’ as well as parking sites, service areas with customer-facing elevations, key sites and key footfall drivers.

Retail and leisure boundaries

5.45 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”

- 5.46 Wilmslow has an existing town centre boundary and a defined ‘shopping area’ within the town 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.
- 5.47 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.
- 5.48 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.”*
- 5.49 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

- 5.50 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.”

- 5.51 Table Wilmslow 3 sets out the rationale for identifying the primary and secondary frontages as indicated on Map Wilmslow 5 shown in Appendix 2.

Potential primary and secondary frontages	Number on Map Wilmslow 5 and amendment proposed	Justification for amendment
Block of units including 24-26 Church Street	(1) Identify as secondary frontage	Small cluster of units forming part of the centre's retail and service offering but not in A1 retail use. Slightly detached but still close to the centre's core retail area.
1-19 Church Street and Brook House	(2) Identify as primary frontage	This is a key retail area within Wilmslow town centre with the majority of units in A1 retail use.
2-6 Bank Square, 2-4 Church Street and Waitrose Supermarket	(3) Identify as primary frontage	This is a key retail area within Wilmslow town centre. The majority of the frontage in is A1 retail use and includes the Waitrose anchor store.
1-3 Swan Street	(4) Identify as secondary frontage.	Units are close to the centre's core retail area forming part of the centre's retail and service offering but not in A1 retail use.
2-10 Swan Street	(5) Identify as secondary frontage	Food and drink uses forming part of the centre's retail and service offering but not in A1 retail use.
2 Manchester Road, 3-11 Station Road and 1-5 Warham Street	(6) Identify as secondary frontage	Mix of units providing A1 retail alongside food and drink and other town centre uses.
St Anne's Parade and Island Block, Alderley Road	(7) Identify as secondary frontage	Units in a mix of uses, including A1 retail and other town centre uses. The majority were previously in A1 use but recent permissions have allowed a number to be converted to other uses although some A1 retail remains.
34-48 Alderley Road	(8) Identify as secondary frontage	Mix of uses, mainly cafés and restaurants just beyond the core retail area.
Tesco and Post Office, Alderley Road	(9) Identify as primary frontage	Forms an important part of the centre's retail offer.
2-6 Hawthorn Lane (excluding PO Depot)	(10) Identify as secondary frontage	Units in a mix of uses for A1 retail, professional services and food and drink uses.
3-9 Hawthorn Lane	(11) Identify as secondary frontage	Units in a mix of uses but close to the main pedestrianised shopping street.
Grove Arcade and units on Green Lane	(12) Identify as secondary frontage	Mix of A1 and other units, including food and drink units. Just off the main core retail area.
3-59 Grove Street	(13) Identify as primary frontage	Main pedestrianised shopping street; the majority of units are in A1 retail use.
2-74 Grove Street	(14) Identify as primary frontage	Main pedestrianised shopping street; the majority of units are in A1 retail use.
8 Grove Avenue	(15) Identify as secondary frontage	In A2 use but close to the main pedestrianised shopping street.
1-67 Alderley Road	(16) Identify as primary frontage	The majority of the units are in A1 retail use and include the Sainsbury's and Hoopers anchor stores.

69-71 Alderley Road	(17) Identify as secondary frontage	This area is closely related to the proposed primary frontage 1-67 Alderley Road. It comprises a public house which forms part of the centre's offer.
4-52 Alderley Road	(18) Identify as secondary frontage	Although closely related to the proposed primary frontage on the opposite side of the road, this frontage is more mixed. Although it does contain a number of A1 uses, there are more other uses, including banks, estate agents, restaurants and a private hospital.
1-71 Water Lane and 2 Alderley Road	(19) Identify as primary frontage	Although there is a mix of uses, the majority of the frontage is in A1 retail use and forms a key part of the town centre retail offer, including the Co-op food store.
2-106 Water Lane	(20) Identify as primary frontage	This is a key part of the town centre and the majority of the units are in A1 retail use.

Table Wilmslow 3: Wilmslow primary and secondary frontages justification

5.52 These identified frontages are broadly similar to the 'main shopping frontages' and 'secondary town centre frontages' as identified in the Wilmslow Neighbourhood Plan. However, there are three additional areas of secondary frontage identified in Table 3 above. These are:

- Grove Arcade (12). This covered arcade joins the main pedestrianised shopping street (Grove Street) to Green Lane. It includes a mix of A1 and other units and is considered to function as a secondary frontage.
- 8 Grove Avenue (15). This unit is in A2 use and is close to the main pedestrianised shopping street. It is considered to function as a secondary frontage.
- 3-7 Hawthorn Lane (11). These units are in mixed town centre uses and are close to the main pedestrianised shopping street. They are considered to function as a secondary frontage.

Stage 2: Primary shopping area

5.53 Table Wilmslow 4 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 Wilmslow 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 Wilmslow 6 in Appendix 2.

Potential primary shopping area	Number on Map Wilmslow 6 and amendment proposed	Justification for amendment
Block of units including 24-26 Church Street	(1) Do not include within the primary shopping area.	These secondary frontages are not in A1 retail uses and 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.
1-19 Church Street; Brook House; 2-6 Bank Square, 2-4 Church Street and Waitrose Supermarket, including the parking, servicing and highway areas immediately adjacent to the units	(2) Include within the primary shopping area.	These are primary frontages, include the Waitrose anchor store and should be included within the primary shopping area. To designate a primary shopping area that functions as a coherent unit, it is proposed to include immediately surrounding land (including the highway) so that a single primary shopping area is defined.
1-3 Swan Street	(3) Do not Include within the primary shopping area.	This secondary frontage is near to the primary frontages on Church Street and Bank Square; but is tucked away around the corner and does not have a strong relationship with the main retail core.
2-10 Swan Street; 2 Manchester Road; 3-11 Station Road; 1-5 Warham Street; and St Anne's Parade and Island Block	(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 core. As secondary frontages, they are not adjoining or closely related to the primary frontages and should not be included in the primary shopping area.
2-6; and 3-9 Hawthorn Lane	(5) Include within the primary shopping area.	These secondary frontages are adjoining and closely related to the primary frontages of Church Street and Grove Street; and should be included in the primary shopping area.
Post Office Depot, Hawthorn Lane	(6) Do not include within the primary shopping area	This area is slightly detached from the main retail core and is not closely related to the primary frontages on Church St / Grove St.
3-59 and 2-74 Grove Street	(7) Include within the primary shopping area.	This is the main pedestrianised shopping street; the majority of units are in A1 retail use and are primary frontages. They should be included in the primary shopping area.
8 Grove Avenue	(8) Include within the primary shopping area.	This secondary frontage is adjoining and closely related to the primary frontages on Grove Street; and should be included in the primary shopping area.
Grove Arcade and units on Green Lane	(9) Include within the primary shopping area.	This secondary frontage is adjoining and closely related to the primary frontages on Grove Street, Alderley Road and Tesco Express; and should be included in the primary shopping area.
Tesco and Post Office, Alderley Road	(10) Include within the primary shopping area.	This primary frontage forms an important part of the centre's retail offer and should be included in the primary shopping area.
34-48 Alderley Road	(11) Include within the primary shopping area.	This secondary frontage is adjoining and closely related to the primary frontages on Alderley Road and Tesco Express; and should be included in the primary

		shopping area.
1-67 Alderley Road	(12) Include within the primary shopping area.	This primary frontage includes the Sainsbury's and Hoopers anchor stores and should be included within the primary shopping area.
4-50 Alderley Road	(13) Include within the primary shopping area.	These secondary frontages include a number of A1 retail uses and are adjoining and closely related to the primary frontage of Alderley Road. They should be included in the primary shopping area.
2-106 Water Lane; 1-71 Water Lane and 2 Alderley Road	(14) Include within the primary shopping area.	These are primary frontages and should be included in the primary shopping area.
Petrol filling station, Hawthorn Street	(15) Exclude from the primary shopping area	Although the petrol filling station includes some ancillary retail, it is not part of the primary or secondary frontage. Consequently, it should not be included in the primary shopping area.
52-54 Alderley Road	(16) Exclude from the primary shopping area	Although part of the secondary frontage, this area is at the very southern tip of the centre and does not have a strong relationship with the main retail core.
69-71 Alderley Road	(17) Exclude from the primary shopping area	Although part of the secondary frontage, this area is at the very southern tip of the centre and does not have a strong relationship with the main retail core.

Table Wilmslow 4: Wilmslow primary shopping area boundary justification

5.54 This identified primary shopping area is broadly similar to the 'primary shopping core' as identified in the Wilmslow Neighbourhood Plan, with two exceptions:

- The primary shopping area identified in Table 4 above also includes 5-7 Hawthorn Lane. Hawthorn Lane retains the character of a shopping street and is closely related to the main pedestrianised shopping street. Whilst not in retail use, these units are in town centre uses and are within the area where retail development is concentrated; therefore it is appropriate to include them in the primary shopping area.
- The primary shopping area identified in Table 4 above excludes the petrol filling station on Hawthorn Street. Whilst it includes some ancillary retail, it is on the very edge of the area where retail development is concentrated, is located behind the retail area and is accessed from a separate street which does not have a retail character. Therefore, it is appropriate to exclude it from the primary shopping area.
- The primary shopping area identified in Table 4 above excludes the 52-54 Alderley Road. This area is predominantly occupied by a private hospital and whilst there are some units at ground floor, these are not occupied by retail uses and the area does not have a strong retail

character. Therefore, it is appropriate to exclude it from the primary shopping area.

- The primary shopping area identified in Table 4 above excludes 69-71 Alderley Road. This area is occupied by a public house and does not have a retail character; therefore it is appropriate to exclude it from the primary shopping area.

Stage 3: Town centre boundary

5.55 Table Wilmslow 5 justifies the proposed amendments to be made to the current Wilmslow town centre boundary, as defined in the MBLP and indicated on map Wilmslow 7 in Appendix 2.

Potential town centre boundary	Number on Map Wilmslow 7 and amendment proposed	Justification for amendment
Primary shopping area and surrounding area predominantly occupied by main town centre uses.	(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.
Residential properties on Bollin Walk, Ladyfield Street, Mormakers Green, Ladyfield Terrace and Manchester Road	(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.
Land east of the leisure centre, cricket ground and Broadway Meadow car park, including railway land	(3) Exclude from the town centre boundary	This area is detached from the centre, contains no main town centre uses and does not function as part of the town centre.
Residential properties on Covington Place	(4) 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.
Residential properties on Greenhall Mews	(5) Exclude from the town centre boundary	This area consists of residential properties which are not main town centre uses and do not function as part of the centre's shopping and service offering.

Table Wilmslow 5: Wilmslow town centre boundary justification

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

5.57 The proposed town centre boundary differs from the 'town core' boundary in the Wilmslow Neighbourhood Plan. The neighbourhood plan town core boundary includes:

- Residential properties on Bollin Walk, Ladyfield Street, Mormakers Green, Ladyfield Terrace and Manchester Road (2). As set out in Table 5, it is considered appropriate to exclude this area from the local plan town centre boundary as it 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.
- Land east of the leisure centre, cricket ground and Broadway Meadow car park, including railway land (3). As set out in Table 5, it is considered appropriate to exclude this area from the local plan town centre boundary as it is detached from the centre, contains no main town centre uses and does not function as part of the town centre.
- Residential properties on Covington Place (4). As set out in Table 5, it is considered appropriate to exclude this area from the local plan town centre boundary as 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.
- Residential properties on Greenhall Mews (5). As set out in Table 5, it is considered appropriate to exclude this area from the local plan town centre boundary as it consists of residential properties which are not main town centre uses and do not function as part of the centre's shopping and service offering.
- Residential properties on Wycliffe Avenue, St James' Drive, Gatcombe Mews, Balmoral Way and Clarence Court. This area was not included in the MBLP town centre boundary and is not proposed for inclusion in the new local plan town centre boundary. It consists of residential properties which are not main town centre uses and do not function as part of the centre's shopping and service offering.
- Properties on Grove Avenue including the bowling green and Royal British Legion Club, Wilmslow Preparatory School, Wilmslow Conservative Club and residential properties. This area was not included in the MBLP town centre boundary and is not proposed for inclusion in the new local plan town centre boundary. The area includes a number of uses, but these are not main town centre uses and the area does not function as part of the centre's shopping and service offering.
- Area east of Water Lane / Hawthorn Street junction including Wilmslow fire station, Wilmslow ambulance station, Wilmslow police station, public open space and 4-36 Altrincham Road. This area was not included in the MBLP town centre boundary and is not proposed for inclusion in the new local plan town centre boundary. Most of the properties on Altrincham Road are in residential use but a minority of these properties contain retail or service offerings but these are generally of a type to meet local needs rather than a higher order centre such as Wilmslow (including phone repairs, hairdresser, dental surgery). The area as a whole is characterised by non-main town centre uses and open space and it feels distinct and separate from the town centre.

5.58 The neighbourhood plan town core boundary also excludes:

- 5-7 Hawthorn Lane. These units are considered to be a secondary frontage and are within the area in which retail development is concentrated, so are included in the primary shopping area. It will also be appropriate to include them within the local plan town centre boundary.
- Wilmslow railway station. Whilst the neighbourhood plan town core boundary includes the forecourt and entrance to the station, it excludes the main station buildings and platforms. As a key gateway to the town centre, it is considered appropriate to include it within the local plan town centre boundary.

5.59 Whilst the proposed local plan ‘town centre’ boundary differs from the neighbourhood plan ‘town core’ boundary, the neighbourhood plan boundary has been designated in the context of the neighbourhood plan policies, which include a number of redevelopment / regeneration type policies. It would seem logical to apply the neighbourhood plan ‘town core’ boundary for the neighbourhood plan policies and the local plan ‘town centre’ boundary for the local plan policies.

Other retail centres

5.60 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.

5.61 Policy S4 of the MBLP identifies Twinnies Road; Lindow Parade / Chapel Lane; and Dean Row Road Neighbourhood Centre as local shopping areas. These are considered below.

5.62 The Wilmslow Neighbourhood Plan policy E3 identifies four Wilmslow Neighbourhood Centres. These are Chapel Lane, Dean Row and Lacey Green (denoted as Twinnies Road in the MBLP) which are identified in the MBLP and it also identifies an area at Davenport Green. The policy for these areas seeks to support retail, leisure, community and health uses in these areas whilst resisting the loss of retail uses The Davenport Green area has also been considered below.

Lindow Parade / Chapel Lane

Lindow Parade / Chapel Lane	
Location and Description (including current status in the legacy local plan)	This is a reasonably-sized neighbourhood shopping area centred on Lindow Parade and Chapel Lane in the south east of Wilmslow. It is designated as a ‘local centre’ in the MBLP.
Total number of units	43
Range of uses	A wide range of convenience and comparison retail as well as services, including: convenience store; home furnishings / DIY; cafés; beauty salons; hairdressers; hot food takeaways; electricals; butchers; fishmongers; pharmacy; gift shop; newsagents; florist; shoe shop; printers; public house; retail services; professional services; and a theatre
Proximity to other centres	Around 600m south east of Wilmslow town centre

Accessibility	The area is accessible by bus service 88, with bus stops within the centre.
Environmental Quality	Overall, the environmental quality is reasonably good, although some shop frontages are better than others. The area around Lindow Parade has improved paving and planters but elsewhere the landscaping is limited. On-street parking bays (limited to 1 hour stay) are provided.
Recommendations	It is recommended that this area be identified as a local urban centre. It has a good range of convenience and comparison retail as well as other services which serve the day to day needs of nearby residential areas as well as more specialist provision which serves a wider catchment.

Table Wilmslow 6: Review of Lindow Parade / Chapel Lane area

5.63 As set out in Table Wilmslow 6, it is recommended to designate Lindow Parade / Chapel Lane as a local urban centre.

5.64 Table Wilmslow 7 below justifies the proposed amendments to be made to the current local centre boundary as defined in the MBLP and indicated on Map Wilmslow 8 in Appendix 2.

Potential local urban centre boundary	Number on Map Wilmslow 8 and amendment proposed	Justification for amendment
Norbury Electronics, The Washing Well (launderette) and Esky Hairdressing units and the parking / highway area in front of units on Lindow Parade.	(1) Extend the local centre boundary to include this area.	This area serves as part of the centre's shopping and service offering.
Builders yard and rear of properties 90-104 Chapel Lane	(2) Extend the local centre boundary to include this area.	Whilst this is a more mixed area, the rear curtilages of the retail units and the builder's yards should fall within the centre boundary.
Rear curtilage of 74-78 Chapel Lane	(3) Extend the local centre boundary to include this area.	The rear curtilage of the units should fall within the centre boundary.
72 Chapel Lane	(4) Exclude from the local centre boundary	This residential property does not function as part of the centre's shopping and service offering.
Wilmslow Green Room Theatre	(5) Extend the local centre boundary to include this area.	The theatre forms part of the centre's offering and is a town centre use.
1 Chelsea Cottages	(6) Exclude from the local centre boundary	This residential property does not function as part of the centre's shopping and service offering.
Units, curtilages and highway land along Chapel Lane and Lindow Parade	(7) Retain within the local centre boundary	The majority of units in this area are in town centre uses and should be retained within the boundary.

Table Wilmslow 7: Lindow Parade / Chapel Lane local urban centre boundary justification

5.65 The proposed boundary of the local urban centre is shown on Map Wilmslow 8 in Appendix 2.

Dean Row Road

Dean Row Road (Summerfields)	
Location and Description (including current status in the legacy local plan)	This is a reasonably-sized shopping area centred around Village Way in the north of Wilmslow. It is designated as a 'local centre' in the MBLP.
Total number of units	18
Range of uses	Supermarket; convenience store; charity shops; sandwich shop; dry cleaners; veterinary surgery; hairdressers; beauty salon; pharmacy; travel agency; public house; offices; day nursery; community centre; car showroom.
Proximity to other centres	Wilmslow town centre is around 1.5km to the south west.
Accessibility	The centre is accessible by bus service 130, with bus stops located close to the centre.
Environmental Quality	Summerfields is a relatively modern, purpose built neighbourhood centre and the environmental quality is good with enhanced paving and street furniture. There is a large free car park.
Recommendations	It is recommended that this area be identified as a local urban centre. It has an excellent range of convenience retail and other services to meet the day to day needs of nearby residential areas as well as some more specialist provision serving a wider catchment. The supermarket is of a scale to have a catchment extending beyond the immediately-surrounding residential areas.

Table Wilmslow 8: Review of Dean Row Road area

5.66 As set out in Table Wilmslow 8, it is recommended to designate Dean Row Road as a local urban centre.

5.67 Table Wilmslow 9 below justifies the proposed amendments to be made to the current local centre boundary as defined in the MBLP and indicated on Map Wilmslow 9 in Appendix 2.

Potential local urban centre boundary	Number on Map Wilmslow 9 and amendment proposed	Justification for amendment
Properties on Tiverton Drive	(1) Exclude from the local centre boundary.	These residential properties do not function as part of the centre's shopping and service offering.
Community centre and Dean Row Centre	(2) Extend the local centre boundary to include this area.	The community centre and Dean Row Centre (including mobility equipment supplier) forms part of the centre's shopping and service offering.
Units at Summerfields Centre and around	(3) Retain within the local centre boundary.	The majority of units in this area are in town centre uses and should be retained

Village Way		within the boundary.
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Table Wilmslow 9: Dean Row Road local urban centre boundary justification

5.68 The proposed boundary of the local urban centre is shown on Map Wilmslow 9 in Appendix 2.

Twinnies Road

Twinnies Road	
Location and Description (including current status in the legacy local plan)	This is a small parade of shops in the Lacey Green area of Wilmslow. It is designated as a 'local centre' in the MBLP.
Total number of units	6
Range of uses	Convenience store; newsagents; hair and beauty salon; and three hot food takeaways. All units are occupied.
Proximity to other centres	Wilmslow town centre is around 1km to the south.
Accessibility	This area is accessible by bus service 378, with bus stops adjacent to the parade.
Environmental Quality	Twinnies Road is within a quiet residential area with a reasonable environmental quality, helped by the presence of mature trees. However, some improvements could be made to the street furniture and paving. There is a limited amount of parking available directly in front of the shops.
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 Wilmslow 10: Review of Twinnies Road area

5.69 As set out in Table Wilmslow 10, it is recommended to designate Twinnies Road as a neighbourhood parade of shops. The proposed boundary of the neighbourhood parade of shops is shown on Map Wilmslow 10 in Appendix 2.

Davenport Green

Davenport Green	
Location and Description (including current status in the legacy local plan)	This is a small area with a cluster of units to the south west of Wilmslow. It is not identified in the MBLP but the Wilmslow neighbourhood plan identifies it as a neighbourhood shopping centre.
Total number of units	7
Range of uses	Convenience store; hairdressers; florist; dental practice; veterinary practice; office/travel agency. All units are occupied.
Proximity to other centres	Chapel Lane is around 1.2km to the north east and Wilmslow town centre is around 1.8km to the north east.
Accessibility	This area is accessible by bus service 88, with bus stops adjacent to the units.
Environmental Quality	The Davenport Green area is at the junction of Knutsford Road / Upcast Lane / Gravel Lane. It has a good environmental quality, helped by the presence of mature trees and generally well-maintained grass verges and green areas.

	Knutsford Road is relatively busy and has parking restrictions, although limited parking is available in side streets and the 'cul-de-sac' end of Upcast Lane. Some of the units also have limited parking for customers.
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 Wilmslow 11: Review of Davenport Green area

5.70 As set out in Table Wilmslow 11, it is recommended to designate Davenport Green as a neighbourhood parade of shops. The proposed boundary of the neighbourhood parade of shops is shown in Map Wilmslow 11 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 Wilmslow), 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 33, 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 Wilmslow settlement boundary is considered to be those areas of the shared boundary south of the River Dean and the Handforth settlement boundary is considered to be those areas of the shared boundary north of the River Dean.
- 6.5 The Wilmslow Neighbourhood Plan does not include any policies that refer to a settlement boundary, although its Proposals Map 3 indicates a settlement boundary, which appears to be the same as the Green Belt boundary, although this is somewhat ambiguous given the notation on the map. In any case, the proposals map does not show the correct extent of the Green Belt and consequently does not show the correct extent of the settlement boundary. As set out in the NPPF 2019, neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.
- 6.6 For the purposes of review, this existing settlement boundary has been divided into sections as set out in Table Wilmslow 12 below.

Ref	Boundary Section	Description
1	From the River Dean at Bollinfee bridge to the junction of Adlington Road and Wilmslow Park North.	The settlement boundary follows the Green Belt inset boundary along Handforth Road to the Dean Row Road roundabout, then deviates from the Green Belt inset boundary to exclude the safeguarded land at site LPS 58. It runs to the south of site LPS 57, then follows the Green Belt inset boundary running along Browns Lane and Adlington Road to the junction with Wilmslow Park North.
2	From the junction of Adlington Road and Wilmslow Park North to Wilmslow Bridge on Manchester Road.	The settlement boundary follows the Green Belt inset boundary, running along the rear curtilage boundary of properties on Wilmslow Park North, Yew Tree Close and Bollinwood Chase, then follows the line of Wilmslow Park Road before cutting between nos. 17 and 19 Briarwood and following the rear building line of nos. 6-16 Briarwood, road and railway line embankments and then the rear curtilage boundaries of properties on The Meade, Hill Top Avenue and Manchester Road before following Manchester Road to Wilmslow Bridge.
3	From Wilmslow Bridge on Manchester Road to Adlington Road rear of 21 Daveylands.	The settlement boundary follows the Green Belt inset boundary, running from Wilmslow Bridge along the River Bollin, then uses the railway viaduct before cutting through the car park of a car showroom, crossing the A34 and running to the north of River Side and Cilgerran on Wilmslow Park South, then follows the rear curtilage boundaries of properties on Fulmards Close, Hunters Mews. From there, it follows the woodland boundary and

		the curtilage boundary of 13 Daveylands, then Daveylands itself, the rear curtilage boundaries of 15-21 Daveylands to Adlington Road rear of 21 Daveylands.
4	From Adlington Road rear of 21 Daveylands to the A34 Wilmslow High School roundabout.	The settlement boundary follows the Green Belt inset boundary from the rear of 21 Daveylands southwards along Adlington Road, then Hough Lane to the Prestbury Road roundabout where it follows the north side of Prestbury Road, then the rear curtilage boundaries of 8-12 Thorngrove Hill before cutting through the new development at 5-9 Land Lane then the southern curtilage boundaries of 12 Land Lane, 2 Leaside Way and 1-15 Burnside Close to the A34 Wilmslow High School roundabout.
5	From the A34 Wilmslow High School roundabout to Brook Lane.	The settlement boundary follows the Green Belt inset boundary along the western edge of the A34 to Whitehall Bridge roundabout and includes sites LPS54 and LPS55. From the roundabout, the boundary follows the rear curtilage boundaries of properties on Ashford Road, Westminster Drive, Cobbetts Way, Chesham Road, Chesham Close, Welton Close, Welton Drive, Links Road and St Johns Road before running along the eastern curtilage boundary of 100 Brook Lane to Brook Lane.
6	From Brook Lane to Davenport House Farm, Upcast Lane.	The settlement boundary follows the Green Belt inset boundary, running between Brook Lane Chapel and 83 Brook Lane, along the rear building line of 1-10 Russet Way, then south of 11 Russet Way and the rear curtilage boundaries of 11-14 Russet Way and properties on Knutsford Road and Dingle Avenue, before running to the east of the depot on Knutsford Road and crossing Knutsford Road to the west of 38 Knutsford Road. From here, the boundary runs along the northern curtilage boundaries of properties on Broadoak Place, then along Upcast Lane to Davenport House Farm.
7	From Davenport House Farm, Upcast Lane to Moor Lane.	From Davenport House Farm, the Green Belt inset boundary runs north but the settlement boundary diverges to exclude the safeguarded land at site LPS 59. The settlement boundary runs along Upcast Lane, to the west of 28 Upcast Lane and along the rear curtilage boundaries of properties on Green Villa Park, Davenport Avenue, Cumber Lane, The Ridings and Cumber Close where it runs to the north of The Coach House and Talfourd where it runs to the south of Sunnybank Cottage, 34a Sunnybank Drive and 29, 30 & 32 Bramley Close before it then follows the rear curtilage boundaries of properties on Lindow Fold Drive and Cumber Lane to Moor Lane where it re-joins the Green Belt inset boundary.
8	From Moor Lane to Altrincham Road.	The settlement boundary follows the Green Belt inset boundary along Rotherwood Road and Springfield Drive before running between 20 Springfield Drive and Meadowside to Moor Lane. It then runs along Moor Lane to Yew Tree Farm, the along the curtilage boundaries of properties on Winchester Close, Arlington Crescent, Burford Crescent and Burford Close before it runs to the

		south and east of Beechfield Farm with narrow finger then extending along part of the rear gardens of properties on Moor Lane and Strawberry Lane. It then runs to the west of 39 Strawberry Lane and along the rear curtilage boundaries of properties on Wingfield Avenue, Oakwood Avenue and Racecourse Road before running along Racecourse Road to Altrincham Road.
9	From Altrincham Road to Wilmslow Bridge on Manchester Road.	From the southern junction of Racecourse Road with Altrincham Road, the settlement boundary follows the Green Belt inset boundary along Altrincham Road to Piggishaw where it runs to the west of Piggishaw Barn then the rear curtilage boundaries of properties on Kings Road before following Piggishaw Brook then the rear curtilage boundaries of properties on Vale Road and Woodlands Road. It then runs along the end of Kings Road and the rear curtilage boundaries of properties on Carrwood Road, Hawthorn Lane, Hawthorn Grove and Church Street where runs along Mill Street and Manchester Road to Wilmslow Bridge.
10	From Wilmslow Bridge on Manchester Road to Stanneylands Road.	The settlement boundary follows the Green Belt inset boundary, running along the River Bollin to Old Bridge, then along Chancel Lane, around the car park and Wilmslow Parish Hall then through the rear gardens of properties on Bollin Hill, the rear curtilage boundaries of properties on Grange Park Avenue before crossing Styal Road, running around the curtilages of 72 and 74 Styal Road and alongside the eastern curtilages of properties on Cranford Road, Booth Road, Stamford Road, then Lacey Green primary school and the rear curtilages of properties on Holly Bank Road. From the rear of 55 Holly Bank Road, the boundary then runs in a north-easterly direction to the railway line, following the railway line then the rear curtilage boundaries of properties on Stanneylands Drive to Stanneylands Road.
11	From Stanneylands Road to the River Dean at Handforth Bridge.	The settlement boundary follows the Green Belt inset boundary along Stanneylands Road, then around the edge of site LPS 56 and between the garden centre and rear curtilage boundaries of properties on Sefton Drive to Manchester Road, where it goes along Manchester Road to the River Dean at Handforth Bridge.
12	Between the River Dean at Handforth Bridge and the River Dean at Bollinfee Bridge.	The River Dean separates the parish of Wilmslow from the parish of Handforth and areas of the existing shared settlement boundary north of the River Dean are considered in the Handforth Settlement Report.

Table Wilmslow 12: Existing settlement boundary

6.7 This existing settlement boundary is shown on Maps Wilmslow 12 and Wilmslow 13 in Appendix 3.

Settlement boundary review

Each section of the existing settlement boundary has been reviewed using the methodology set out in the Settlement and Infill Boundaries Review. As

Wilmslow 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 Wilmslow 13 below.

Ref	Stage 1 Criteria A, B, C (allocated sites)	Boundary recommendations
1	The existing settlement boundary includes site LPS 57 (residential development site) but excludes site LPS 58 (safeguarded land). 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	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	The existing settlement boundary includes sites LPS 54 (mixed-use development site) and LPS 55 (employment 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.
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 excludes site LPS 59 (safeguarded land). 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.
8	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	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	No change to existing boundary.

	SADPD sites adjacent to this section of the boundary.	
11	The existing settlement boundary includes the area of site LPS 56 identified for development but excludes the area to remain in the Green Belt as protected open space. 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.
12	The River Dean separates the parish of Wilmslow from the parish of Handforth and areas of the existing shared settlement boundary north of the River Dean are considered in the Handforth Settlement Report.	For the purposes of identifying a Wilmslow-specific settlement boundary through the SADPD, the River Dean between Handforth Bridge and Bollinfee Bridge should form the split between the Wilmslow settlement boundary and the Handforth settlement boundary.

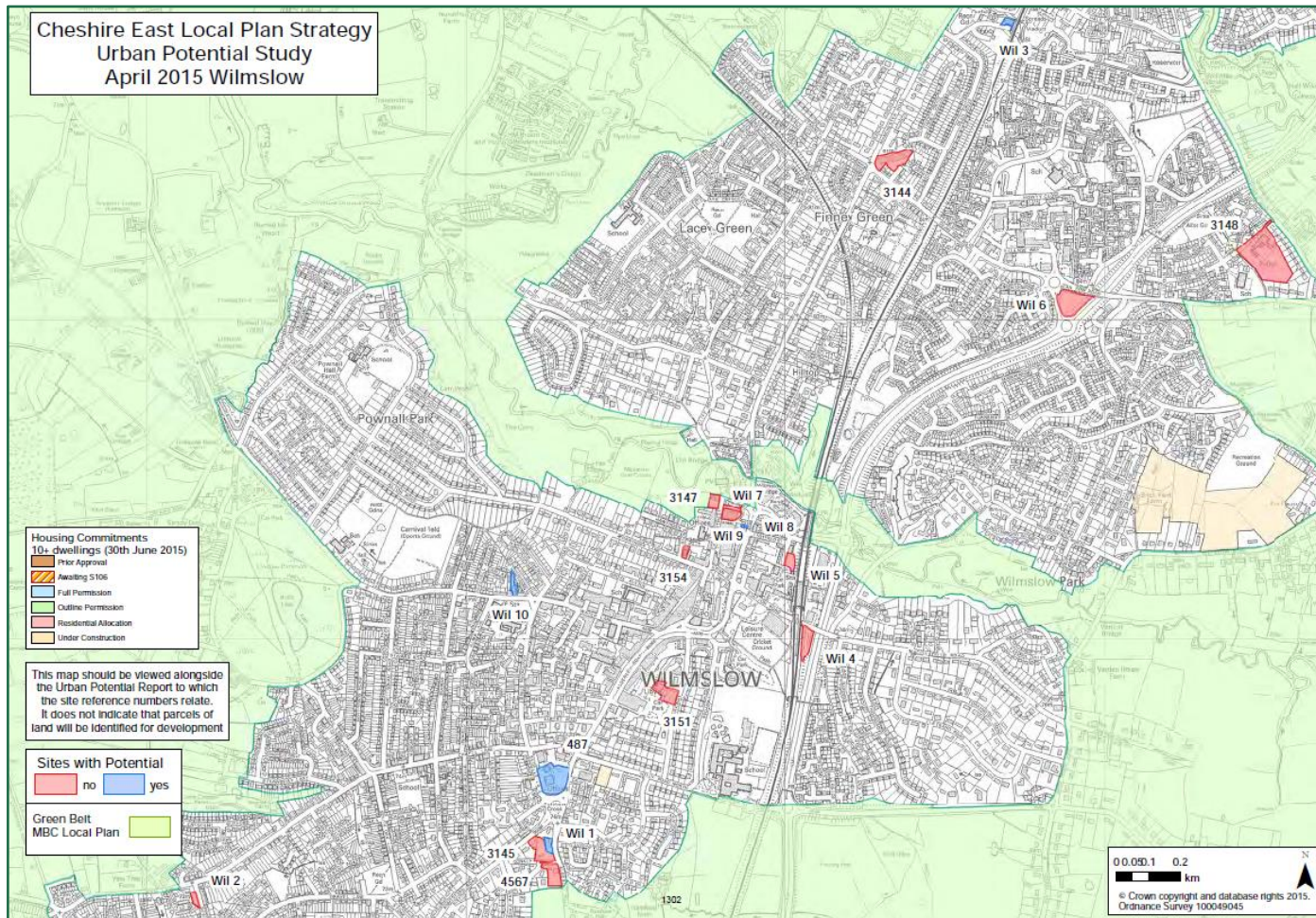
Table Wilmslow 13: Boundary review and recommendations

- 6.8 The recommended boundary is shown on Maps Wilmslow 12 and Wilmslow 13 in Appendix 3.

7. Appendices

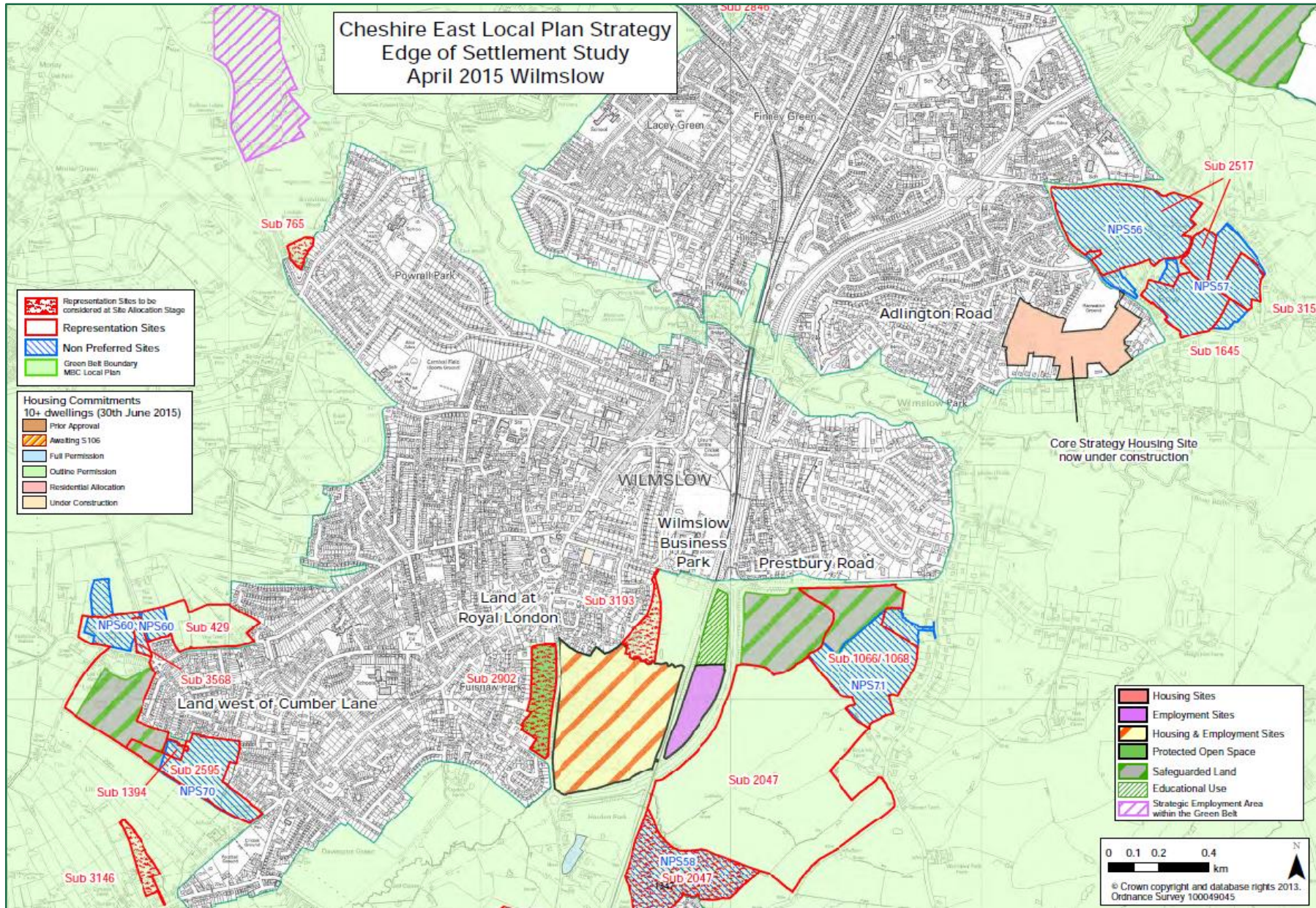
Appendix 1: Site selection maps and table

Stage 1 sites maps



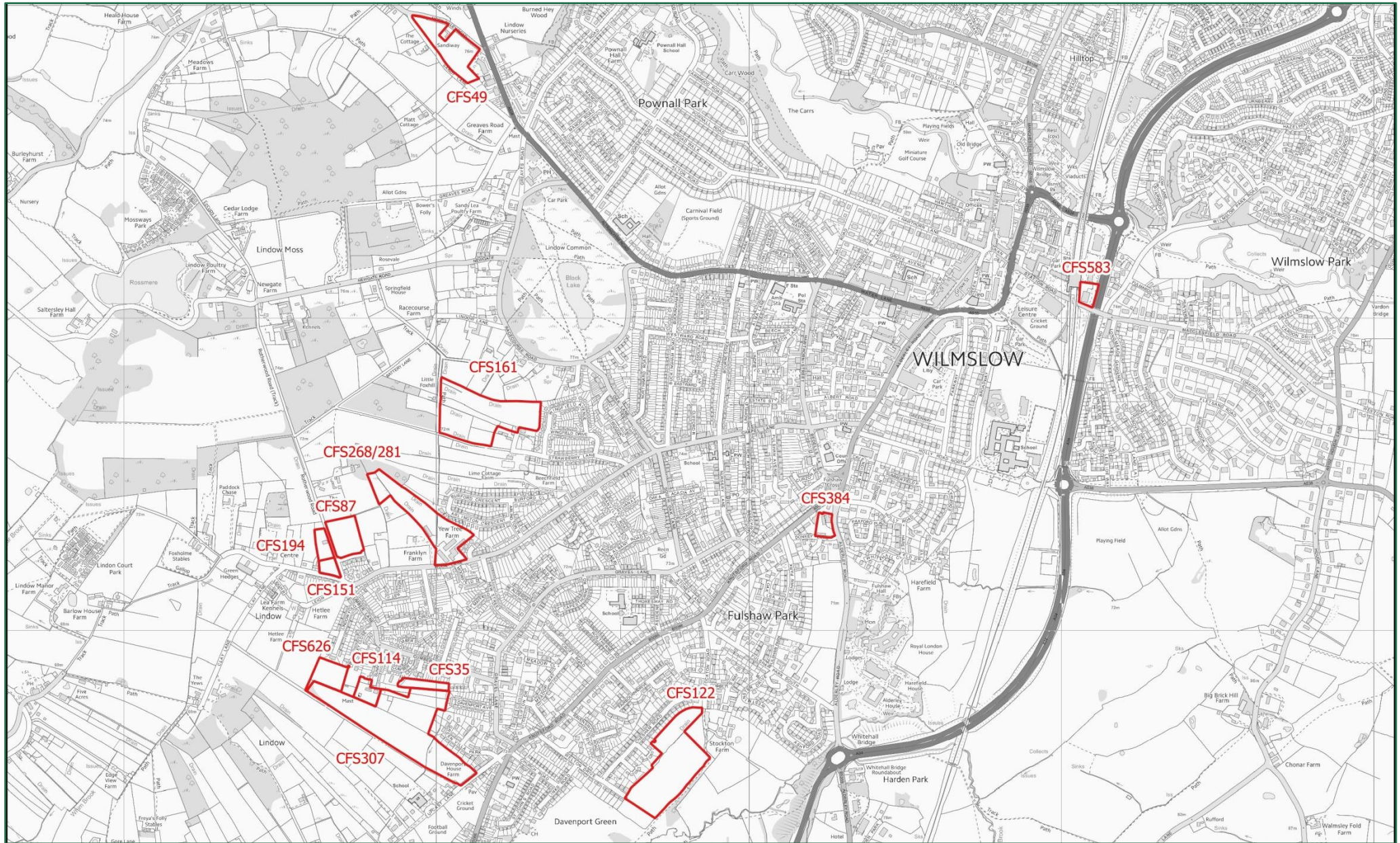
Map Wilmslow 1: Urban potential assessment (2015)

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Map Wilmslow 2: Edge of settlement assessment (2015)

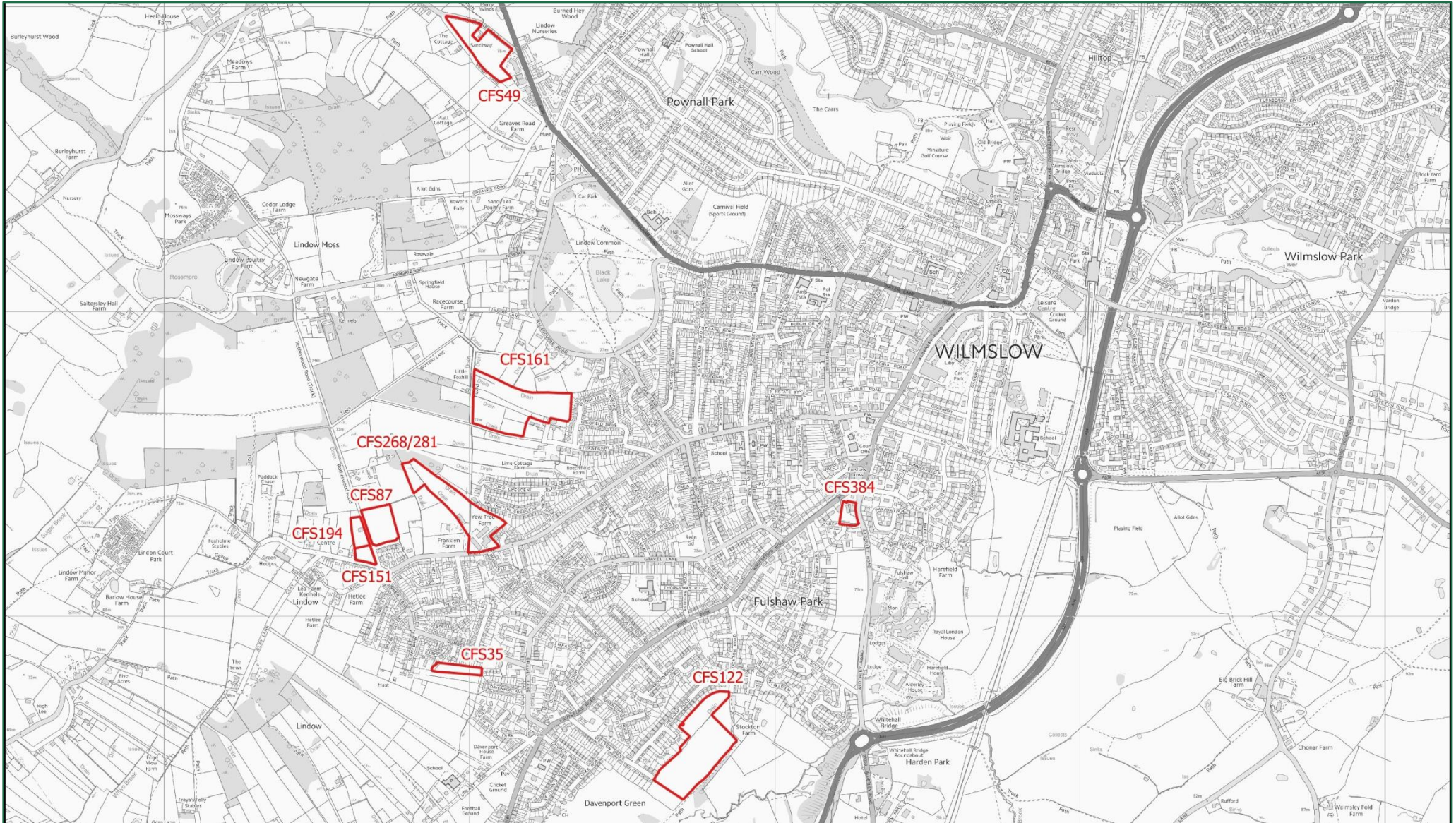
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Map Wilmslow 3: Call for sites (2017), First Draft SADPD consultation sites (2018) and initial Publication Draft SADPD consultation sites (2019)

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Stage 2 sites map



Map Wilmslow 4: Wilmslow 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	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ⁹ (Y/N)	Comments
B	WIL1	Former petrol filling station, Alderley Road	0.10	3	0	0	No	Yes	This site is a non-Green Belt site that cannot accommodate 10 dwellings or more. It is also within the land now being promoted as 'Land adjoining The Kings Arms, Donkey Lane' (ref CFS384) and is considered as such below. This site is now also in use as a hand car wash.
B	WIL3	Land north of Courtney Green	0.10	3	0	0	No	Yes	Whilst the site may have potential for development during the plan period, it is not being actively promoted. It is a non-Green Belt site that cannot accommodate 10 dwellings or more.
B	WIL8	33 Manchester Road	0.10	3	0	0	No	Yes	Whilst the site may have potential for development during the plan period, it is not being actively promoted. It is a non-Green Belt site that cannot accommodate 10 dwellings or more.
B	WIL10	Former BJ's, 16/18 Altrincham Road	0.10	3	0	0	No	Yes	Whilst the site may have potential for development during the plan period, it is not being actively promoted. It is a non-Green Belt site that cannot accommodate 10 dwellings or more.

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 representations.

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

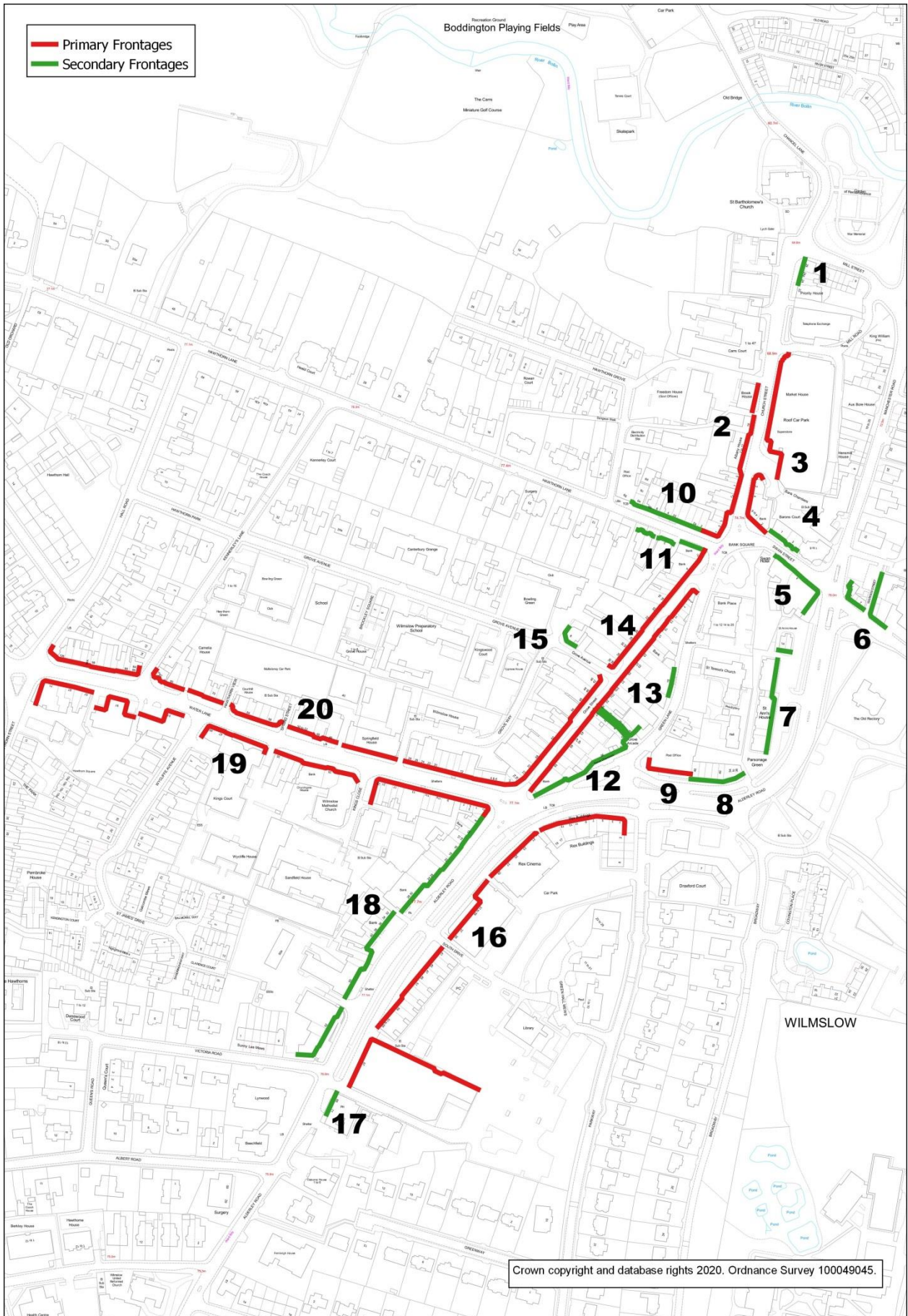
⁹ Exclude sites that: can't accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside, as defined in the LPS and are not currently compliant with those policies; are not being actively promoted; have planning permission as at 31/03/20; are in use (unless there is clear indication 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
B	487	Remenham, Bedells Lane	0.90	25	0	0	No	Yes	The site has been developed for 57 assisted living apartments (14/5471M) and is now complete.
C	SUB765	Pigginshaw Nursery, Pigginshaw Lane	0.71	22	0	0	No	Yes	The site is not being actively promoted.
C	SUB2902	Land west of Alderley Road	3.65	80	0	0	No	Yes	The site has been allocated as part of site LPS 54 in the Local Plan Strategy.
C	SUB3146	Row of Trees	1.70	51	0	0	No	Yes	The site is not being actively promoted.
C	SUB3193	Harefield Farm	2.34	70	0	0	No	Yes	The site has been allocated as part of site LPS 54 in the Local Plan Strategy.
A	PCV9175	Land at Rotherwood	0.72	22	0	0	No	Yes	This site is now being promoted as 'Land west of Rotherwood Road' (ref CFS194) and is considered as such below.
A	PCV470	Land at Moor Lane	3.30	100	0	0	No	Yes	Part of this site now benefits from planning permission. The remaining parts are now being promoted as 'Land to the north of Moor Lane Parcel B' (ref CFS55) and 'Land to the north of Moor Lane Parcel A' (ref CFS63). They are considered within the Other Settlements and Rural Areas report.
D	CFS35	Land off Cumber Lane	0.43 (0.25)	8	0	0	No	Yes	The site has been designated as safeguarded land in the Local Plan Strategy.
D/F/G	CFS49 / FDR82 / PBD1199	Land between Mobberley Road and Sandy Lane	1.85	20	0	0	No	No	
D/F/G	CFS87 / FDR83 / PBD1227	Land east of Rotherwood Road	1.11 (1.00)	26	0	0	No	No	
D/F	CFS114 / FDR2799	Sunny Bank Farm and 36 Sunnybank Drive	0.47	9	0	0	No	Yes	The site has been designated as safeguarded land in the Local Plan Strategy.

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	CFS122 / FDR2204	Land between Stockton Road and Welton Drive	4.26 (3.25)	110	0	0	No	No	
D/F	CFS151 / FDR2339	Paddock to the south of Rotherwood Bungalow	0.30	9	0	0	No	No	Note: this site is within site CFS194
D/F	CFS161 / FDR1763	Land at Maple Farm	4.16	125	0	0	No	No	
D/F	CFS194 / FDR2339 / PBD2231	Land west of Rotherwood Road	0.72	22	0	0	No	No	Note: site CFS151 also lies entirely within this site.
D	CFS268 / 281	Yew Tree Farm, Moor Lane	2.96 (1.51)	28	0	0	No	No	
D	CFS307	Land at Upcast Lane	6.47	194	0	0	Open space	Yes	The site is designated as Safeguarded Land in the Local Plan Strategy.
D	CFS384	Land adjoining The Kings Arms, Donkey Lane	0.39	14	0	0	Guest accommodation / hotel	No	The site is currently in use as a builders' merchant and a hand car wash, but the submission states that the site will be available within the next 5 years.
D	CFS583	Royles Garage Site	0.37	Up to 11	0	Up to 0.37	Seeking a flexible allocation to include A1-A5, C1, C3, D1 & D2	Yes	The site is currently in use as a retail outlet and there is no clear indication that this will cease.
D	CFS626	Land at Bramley Close and Lindow Fold	0.84	25	0	0	No	Yes	The site is designated as Safeguarded Land in the Local Plan Strategy.

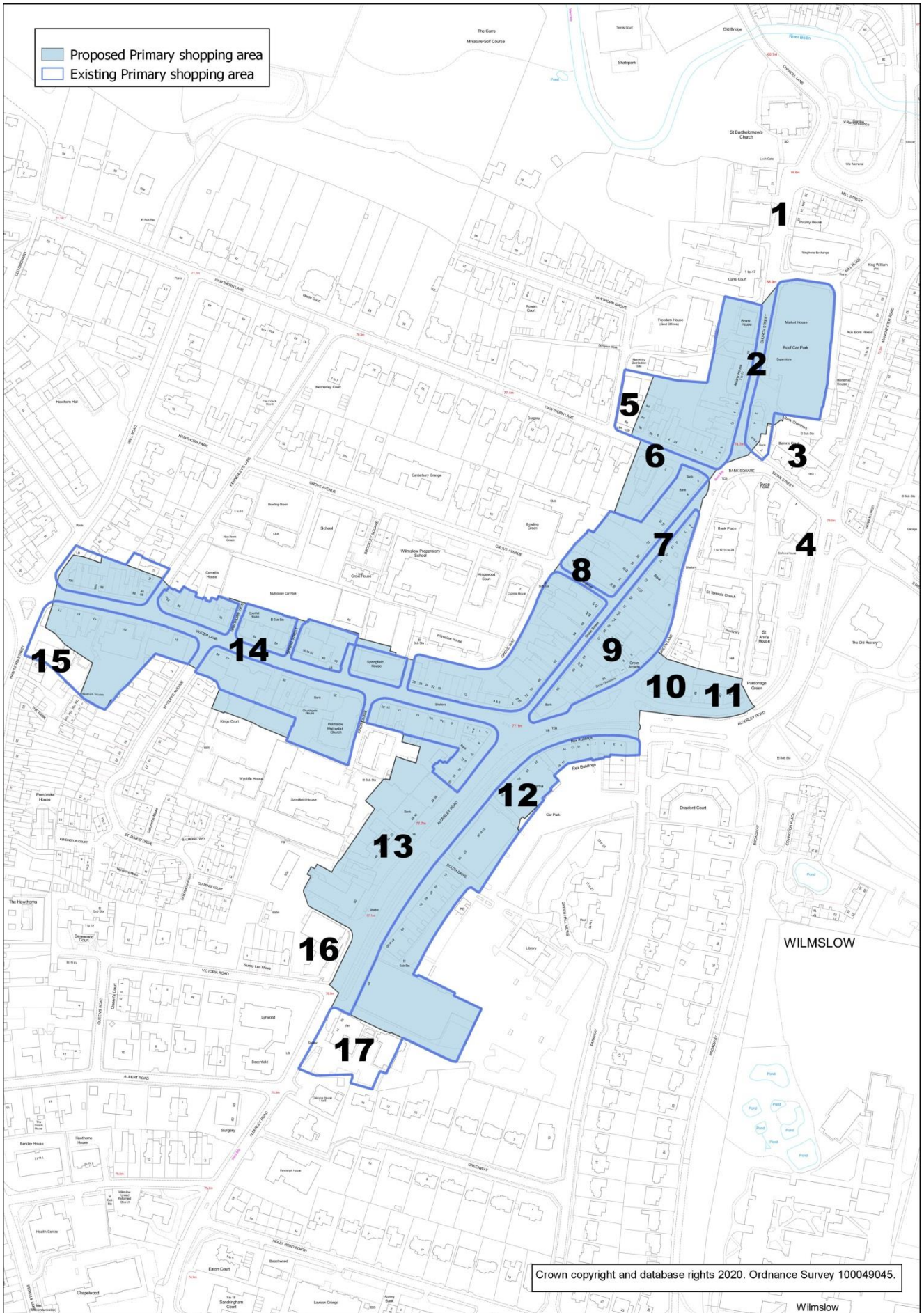
Table Wilmslow 14: Stage 1 and stage 2 sites

Appendix 2: Retail boundaries maps



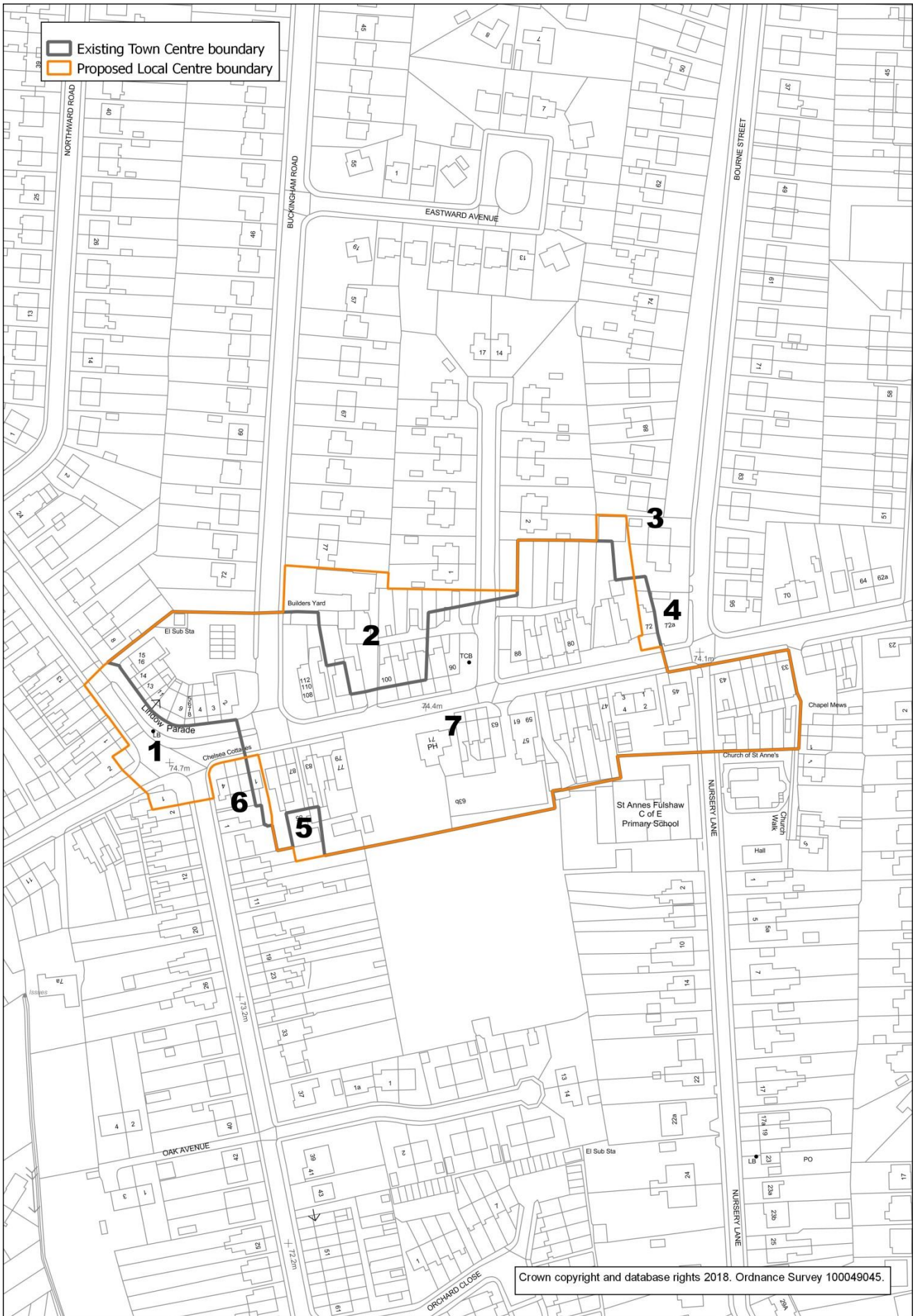
Map Wilmslow 5: Identified primary and secondary frontages

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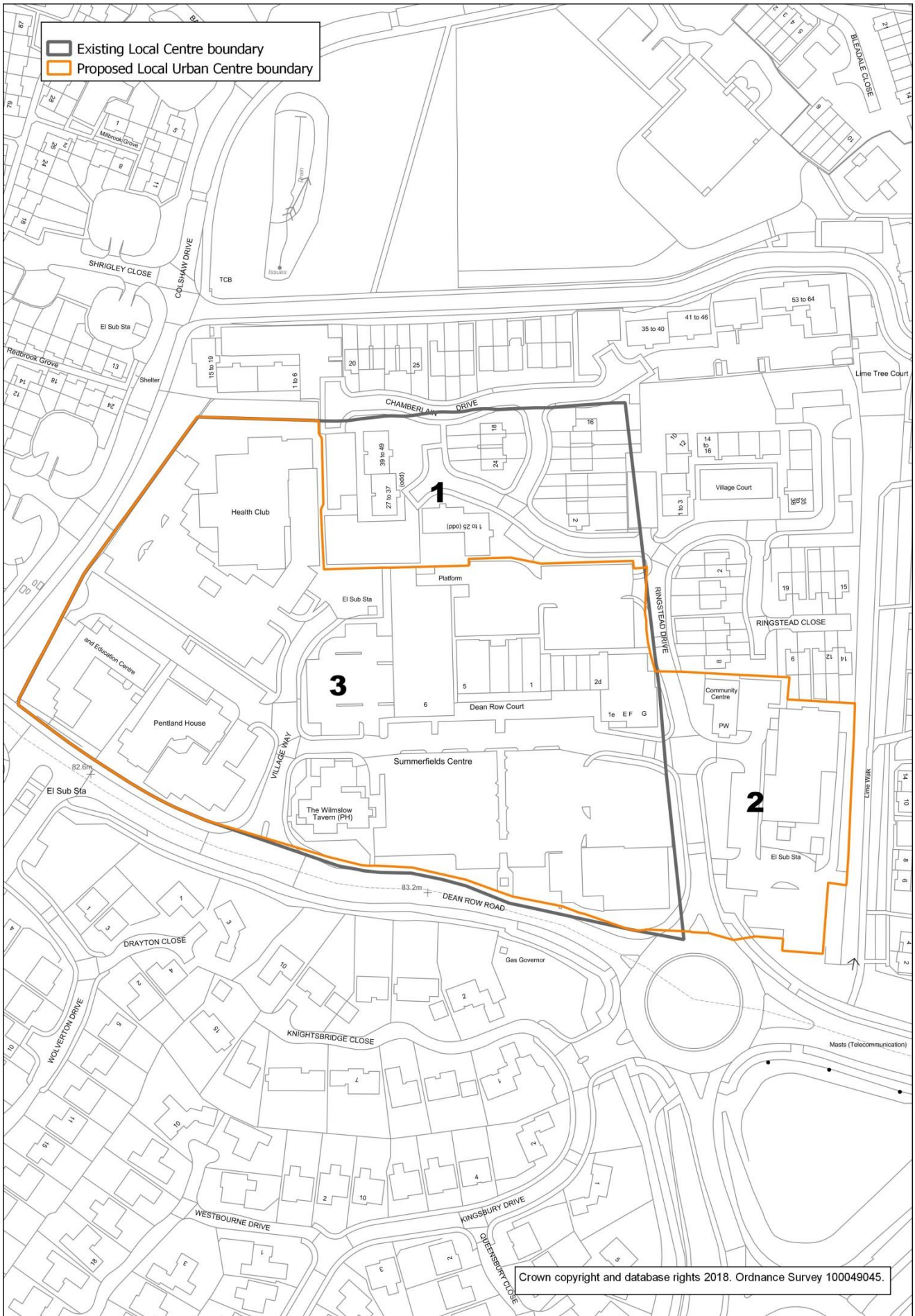
Map Wilmslow 6: Existing and proposed primary shopping area

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Map Wilmslow 8: Existing and proposed Chapel Lane local urban centre

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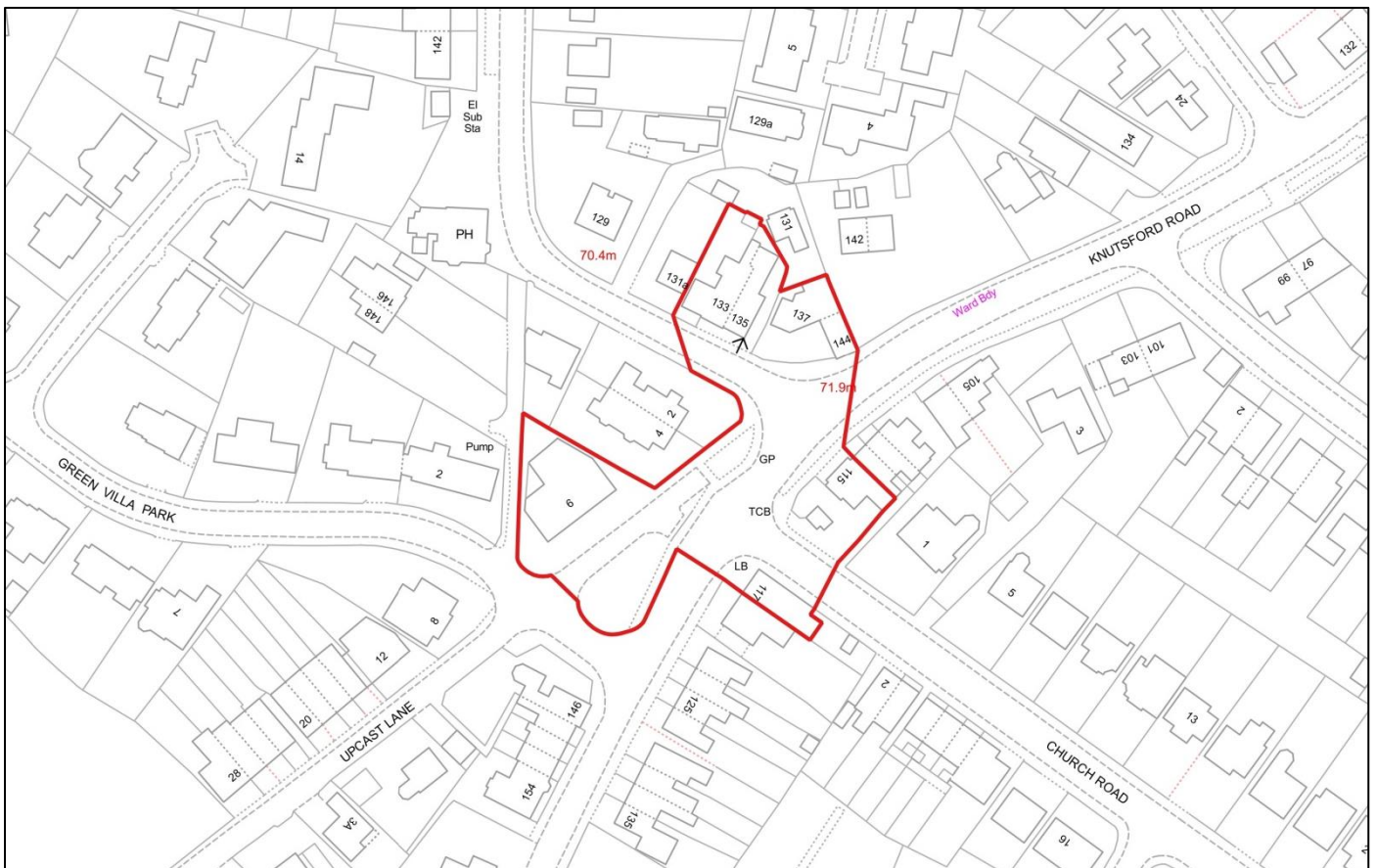


Map Wilmslow 9: Existing and proposed Dean Row Road local urban centre

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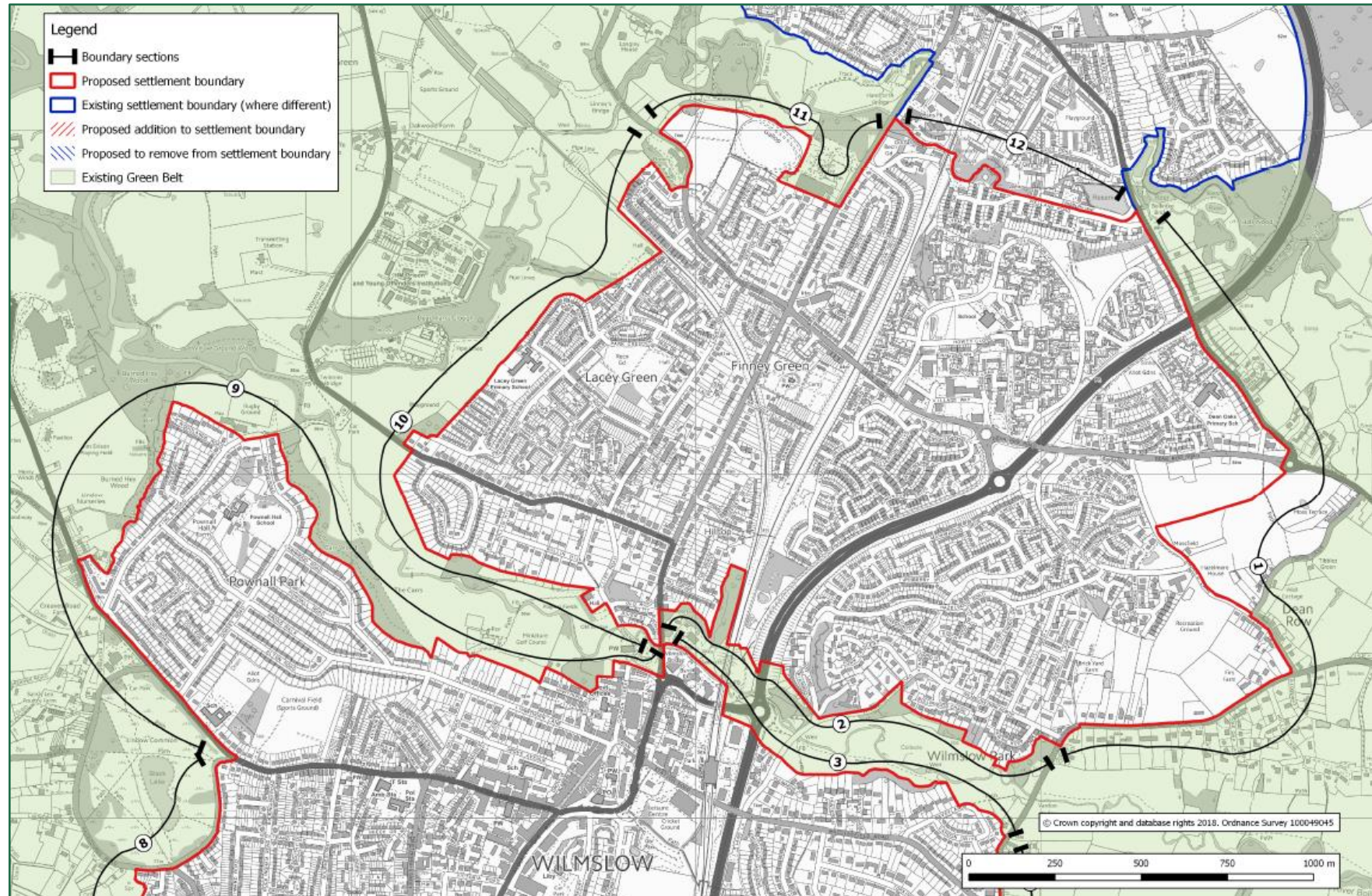
Map Wilmslow 10: Proposed Twinnies Road neighbourhood parade of shops



Map Wilmslow 11: Proposed Davenport Green neighbourhood parade of shops

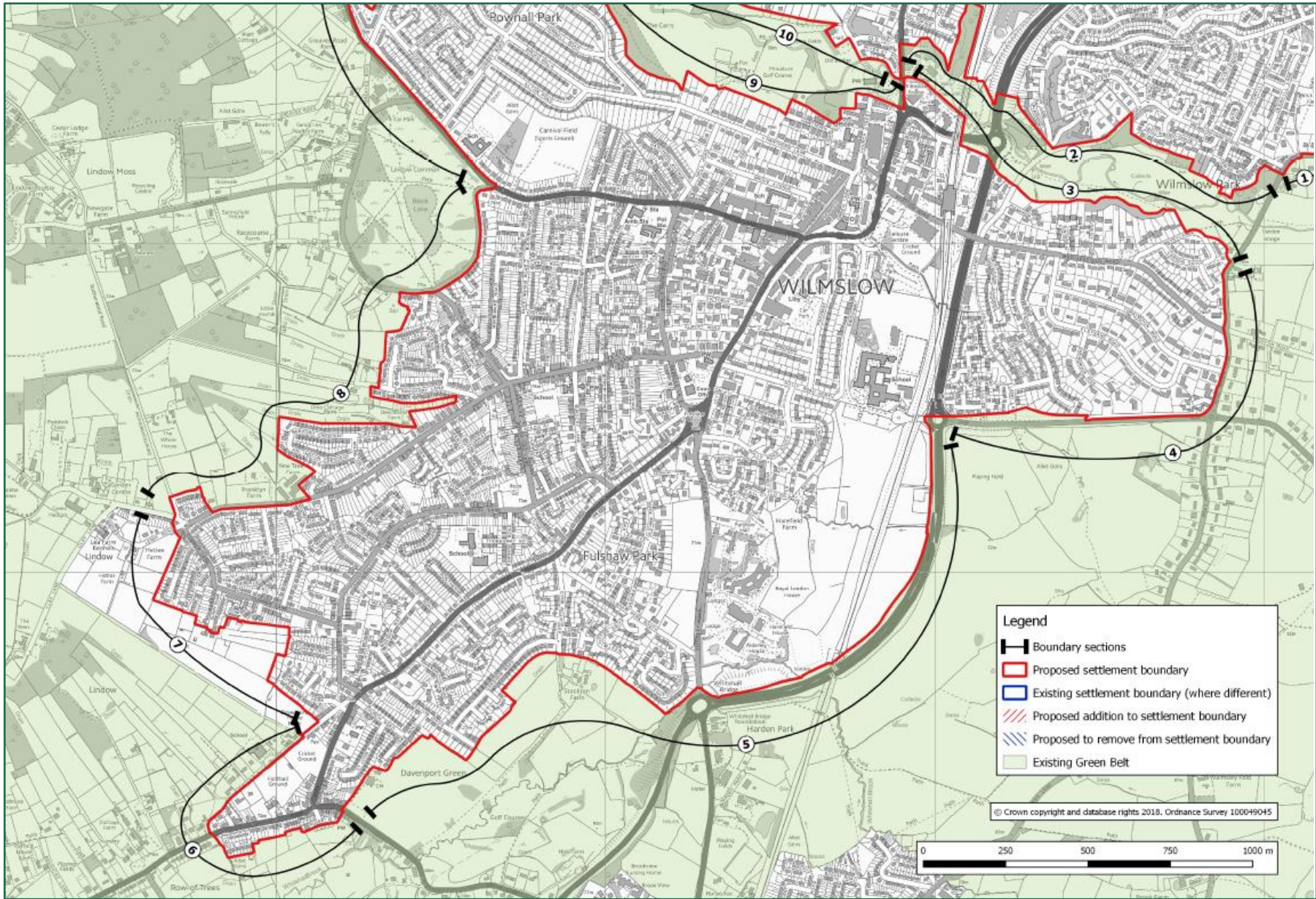
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Appendix 3: Wilmslow settlement boundary map



Map Wilmslow 12: Existing and proposed settlement boundary map (north)

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Map Wilmslow 13: Existing and proposed settlement boundary map (south)

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