

Homework item #18 Provide note regarding trajectory of LPS 33 Handforth GV in respect of the local centre + any other proposed local centres included in the Local Plan Strategy

Homework item #19 Provide note showing how retail allocations and commitments in Policy RET2 will help meet town level convenience floorspace needs identified in table 9.2, and to what extent they will alleviate any ‘over-trading’ in those centres?

Introduction

1. This note has been prepared in response to ‘homework’ items 18 and 19, to illustrate: -
 - the status of local centres included in the Local Plan Strategy (“LPS”)
 - How local centres included in the LPS, alongside retail allocations and commitments in Policy RET 2 will help meet the town level convenience floorspace needs identified in table 9.2 of the SADPD, and to what extent they will alleviate any ‘over-trading’ in those centres.
2. The Council’s position on retail matters, in respect of policy RET 2 is clearly set out in ¶¶36 – 48 of its matter 5 statement [HPS/M5/02].
3. The following note is also prepared in the context of
 - no cumulative capacity requirement for additional convenience floorspace across Cheshire East in the period up to 2030 (¶42 [HPS/M5/02]).
 - A commitment to provide regular review of retail needs; proactive monitoring as set out in the SADPD Monitoring Framework ([ED54], pg 5); and appropriate development management policies to assess application proposals as they emerge.

Table 1: References to Retail Provision in the Local Plan Strategy Allocations and commentary on their status

LPS reference	Site	LPS Policy Criterion	Status ¹
LPS 2	Basford East	Criterion 3, the creation of a new local centre including retail provision to meet local needs, alongside other uses	15/1537N – outline permission granted 23/12/16 for mixed use development including retail uses. 19/2545N – reserved matters granted 5/11/19 pursuant to 15/1537N. 19/3649N – hybrid application submitted for mixed use and residential development; full includes A2/A3 uses.
LPS 3	Basford West	Criterion 3, creation of new local centre including appropriate retail to meet local needs, alongside other uses	13/0336N – outline permission granted 11/02/14 for mixed use development including local centre. Local centre constructed in the south of the site, which currently comprises of public house, petrol filling station with convenience store and drive thru coffee shop.
LPS 4	Leighton West	Criterion 4, delivery of a new mixed use local centre that will serve Leighton Hospital and nearby residents	Identified in Table 1 (pp11–12) of the Council’s Matter 5 statement [HPS/M5/02]. In November 2020, Council resolved to approve outline planning permission (planning reference 19/2178N) including a local centre – 4,400 sqm of floorspace which may include retail uses, offices and health / community facilities.
LPS 8	South Cheshire Growth Village, South East Crewe	Criterion 2, provision of a new mixed use local (village) centre with a range of uses	No planning applications on the site as at 31/3/20, however an EIA Scoping Opinion application (20/3742S) refers to small scale convenience retail (¶12.23 of submitted EIA Scoping Report). This was submitted and responded to after the base date of the SADPD of the 31/03/20.
LPS 9	Shavington / Wybunbury Triangle	Criterion 2, appropriate retail provision to meet local needs	12/3114N – outline permission granted 23/1/14 for mixed use including a local centre. Retail provision not secured on Phase 1 but could be secured on reserved matters for later phases.
LPS 13	South Macclesfield Development Area	Criteria 2 & 3 including provision of a new superstore of up to 5,000 sqm. The majority of the new sales floorspace should be dedicated for convenience floorspace	17/1874M –outline permission granted 17/1/19 for mixed use including retail. The Retail Study Update (Table 26 [ED 17]) assumes for this scheme 4,000 sqm gross floorspace (2,600 sqm net) with 1,790 sqm convenience floorspace.
LPS 20	White Moss Quarry	Criterion 2, the creation of a new local centre including appropriate retail provision to meet local needs	13/4132M – outline permission (granted 16/9/15) included retail. This outline planning permission has now lapsed.
LPS 22	Former Manchester Metropolitan University Campus, Alsager	Criterion 3 (ii) – development of the site could include appropriate retail to meet local needs	Retail not included in site.
LPS 26	Back Lane / Radnor Park, Congleton	Criterion 7 – provision of appropriate retail space to meet local needs	No application yet received for retail use

¹ As at 31/3/20

LPS reference	Site	LPS Policy Criterion	Status ¹
LPS 27	Congleton Business Park Extension	Criterion 5 - provision of appropriate retail space to meet local needs	Identified in Table 1 (pp11–12) of the Council's Matter 5 statement [HPS/M5/02]. In March 2021, the Council resolved to approve outline planning permission (subject to a S.106) including a foodstore comprising of 1,300 (sqm) net floorspace of which 80% (1,040 sqm net) would be for convenience retail floorspace (19/5596C).
LPS 29	Giantswood Lane to Manchester Road	Criterion 3 – provision of appropriate retail space to meet local needs	17/1000C - outline permission granted 9/7/19 for mixed use including retail. The Local Shopping facility is defined in the S.106 (17/1000c) as an area of land comprising a maximum of 0.5 ha to provide for local shopping facilities for the development.
LPS 30	Manchester Road to Macclesfield Road	Criterion 2, the provision of appropriate retail space to meet local needs	No application yet received for retail use.
LPS 33	North Cheshire Garden Village, Handforth East	Criterion 3, new mixed use local centre including retail provision to meet local needs	Identified in Table 1 (pp11–12) of the Council's Matter 5 statement [HPS/M5/02]. Application submitted (ref 19/0623M) as a hybrid application including a new mixed-use settlement for a Garden Village at Handforth. Including a local centre and other uses. Retail statement addendum to retail floorspace not exceeding 2,550 (sqm). The detailed delivery plan submitted as part of planning application (ref 19/0623M) identifies that the local village centre is anticipated to be delivered from 2025 onwards as part of an 'accelerated place making' stage and is anticipated to be completed by 2031.
LPS 36	North West Knutsford	Criterion 2, appropriate retail provision to meet local needs	Identified in Table 1 (pp11–12) of the Council's Matter 5 statement [HPS/M5/02]. In February 2019, Council resolved to approve outline planning permission (18/3672M), subject to a S.106. Includes a proposed local centre. Draft condition notes that it should be no more than 1,000 sqm gross floorspace. No individual unit shall be more than 450sqm gross floorspace. The convenience goods floorspace in any one retail unit should not exceed 280 sqm net.
LPS 43	Brooks Lane Middlewich	Criterion 3, provision of retail facilities to meet local needs	This is a strategic location in the LPS. A masterplan framework has been produced, as an adopted SPD, to support the delivery of the site. The Brooks Lane Masterplan SPD identifies an area of land, adjacent to the town centre and extending to 0.2ha for residential and commercial uses. The SPD also identifies that additional small scale leisure/commercial uses could be provided adjacent to the Marina but this would be subject to further assessment in line with LPS Policy EG 5. There is a resolution to grant outline planning permission on part of the site (ref 17/6366C) for a mixed-use development including residential, café, Marina and other works.
LPS 46	Kingsley Fields, Nantwich	Criterion 2, a new mixed use local centre for local needs to include convenience retail unit of not more than 400 sqm.	13/2471N – outline permission granted 20/1/16 for mixed use including local centre. Following reserved matters (16/4601N), the residential element of this allocation is under construction.

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LPS reference	Site	LPS Policy Criterion	Status ¹
LPS 53	Land adj to J17 of M6, south east of Congleton Road, Sandbach	Criterion 3, appropriate retail for local needs	17/4838C – outline application submitted for a commercial park including a local centre.

4. Table 2 considers the towns where convenience floorspace has been identified in Table 9.2 of the SADPD.

Table 2: Commentary on towns where convenience floorspace identified in Table 9.2 of the SADPD

Centre	Convenience floorspace identified by Town in Table 9.2 of the SADPD	Notes
Macclesfield	2,300 – 2,700	<p>The Retail Study Update (Table 26, ED17) included a retail commitment at land to the north of Black Lane (ref 19/3439M – site known as ‘Barracks Mill’) for 12,880 sqm gross floorspace with 1,250 sqm convenience floorspace. This was an application which was granted at appeal².</p> <p>Following the completion of the Retail Study Update, a certificate of lawful use application (ref 19/5936M)³ was submitted regarding the interpretation of the appeal inspector’s decision notice and in particular, the wording of a condition in relation to the amount of convenience floorspace on the site. Following detailed consideration of this matter, a positive certificate was issued to permit the sale of convenience floorspace goods within a second unit. There is a condition that limits the gross and net quantum of convenience floor space to 1822 sq m and 1254 sq m respectively in ‘any one unit. This position was not reflected in the Retail Study and would represent additional convenience floorspace in the town.</p> <p>As noted in table 1 above, there is an outline commitment at the South Macclesfield Development Area (ref 17/1874M) for mixed use including retail. This included 4,000sqm of gross retail floorspace. The LPS allocation LPS 13, Criteria 2 & 3 including provision of a new superstore of up to 5,000 sqm.</p> <p>There are also examples of sites coming forward. There is a ‘live’ planning application registered (21/3146M) site at former Kings Head, Chestergate for 415 sqm of class E floorspace.</p>
Congleton	1,300 – 1,600	As outlined in table 1 above, there is additional convenience floorspace to be provided for at site LPS 27 (Congleton Business Park) and local retail provision to be provided at LPS 29.
Knutsford	3,600 – 4,300	As identified in Table 1 (pp11–12) of the Council’s Matter 5 statement [HPS/M5/02], In February 2019, the Council resolved to approve outline planning permission (18/3672M), subject to a S.106. Includes a proposed local centre. Draft condition notes that it should be no more than 1,000 sqm gross floorspace. No

² Appeal reference - APP/R0660/W/16/3161527

³ planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=19/5936M

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		<p>individual unit shall be more than 450sqm gross floorspace. The convenience goods floorspace in any one retail unit should not exceed 280 sqm net.</p> <p>As noted in ¶40 of the Council's Matter 5 statement, there are also Neighbourhood Plans in the borough which may support additional retail provision subject to the requirements of Plan policies. An example of this is policy ER2 'Retail Development' in the Knutsford Neighbourhood Plan (made in May 2019). This policy, amongst other things, allows for new small scale convenience retail development outside of the town centre within large residential schemes and where it meets an identified localised need. Reference is also made in the policy to the north and west of the town. The explanatory text, in ¶8.4 of the Neighbourhood Plan, defines small scale as 280m2 net sales space.</p>
Middlewich	2,000 – 2,400	<p>There are examples of retail commitments, for example, planning permission (ref 17/6233C) - Demolition of existing buildings and the erection of 35no. Dwellings, a retirement living facility containing 50no. Apartments and 3no. Retail units includes provision of 174.60 sqm</p> <p>There is an outline planning permission at Glebe Farm, Middlewich (ref 13/3449C). This includes a small retail unit which would have a maximum floorspace of 375sqm.</p> <p>As outlined in table 1 above, there is an adopted SPD for the Brooks Lane site which could support additional small scale retail provision in line with the status of the site as a strategic location in the LPS.</p>
Nantwich	1,700 – 2,100	<p>As identified in Table 1 (pp11–12) of the Council's Matter 5 statement [HPS/M5/02], planning permission (18/6313N) has been granted on part of the LPS Snowhill allocation for a mixed use development including retail units. This includes 670 sqm gross retail floorspace.</p> <p>There has been a permission at 10-12 Pillory Street in Nantwich including a change of use from a bank to other uses, including retail units. This would provide for 106 sqm of retail floorspace.</p> <p>The allocation at Snowhill (LPS 47) would also support the provision of additional retail uses in the town.</p>
Sandbach	100 - 200	<p>As noted in table 1 above, there is an existing allocation at LPS 53 that incorporates reference to retail provision to meet local needs.</p>

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