

Stockport Local Development Scheme

January 2024

This scheme was approved by the Cabinet Member for Economy, Regeneration and Housing on 29th January 2024.

This document supersedes all previously published versions.

Stockport Local Development Scheme – January 2024

Introduction

The Planning and Compulsory Purchase Act 2004 requires councils to prepare and maintain a Local Development Scheme (LDS). The purpose of the Local Development Scheme (LDS) is to inform the public about the current planning policies for Stockport as well as to set out the programme for the preparation of the Local Plan. When preparing new planning policies or policy documents the council must do so in accordance with the timetable set out in its LDS so that stakeholders and the community are informed about when they can become involved in the production of planning documents, in particular, when there will be periods of consultation.

Effects of changes to planning at a national level.

The Levelling Up and Regeneration Act (“LURA”) gained Royal Assent on 26th October 2023 and introduces a new system for the preparation of Local Plans. The government has indicated that there will be transitional arrangements for the ongoing preparation of plans, with a deadline of the end of June 2025 for plans to be submitted under the current (pre-LURA) system. The government has also indicated that the secondary legislation required to guide the preparation of plans under the new system is likely to be published in the autumn of 2024.

Additionally, in late 2022 and continuing into 2023 the government consulted on proposed amendments to the National Planning Policy Framework (NPPF). The nature of the amendments proposed had potentially significant implications for how several key planning issues are addressed in Stockport and the lack of a final published updated NPPF for an extended period of time had the effect of causing significant uncertainty and, consequently, delay to local plan-making activity. The government finally published an updated NPPF on 19th December 2023 and so the council is now in a position where this updated LDS can be produced.

Current adopted development plan for Stockport

The current, adopted development plan for Stockport consists of the following:

‘Saved’ policies of the Stockport Unitary Development Plan (UDP) Review and UDP Review Proposals Map (May 2006), setting (in the main) site or allocation/designation specific policies and identifying the areas to which they apply, <https://www.stockport.gov.uk/development-plan/unitary-development-plan>.

Stockport Core Strategy (March 2011), setting the overall spatial strategy and vision for the borough, establishing the broad aims and objectives for the use of land, <https://www.stockport.gov.uk/development-plan>.

Greater Manchester Joint Waste Development Plan (April 2012), identifying sites required to meet Greater Manchester's future waste management needs and development management policies to enable effective and appropriate development of those sites. Available at https://secure.manchester.gov.uk/downloads/download/4804/greater_manchester_joint_waste_development_plan_documents.

Greater Manchester Joint Minerals Development Plan (April 2013), showing how Stockport Council together with the other Greater Manchester Local Planning Authorities will meet their contribution to delivering the identified needs of the region for all minerals, within acceptable social, economic and

environmental parameters. Available at https://www.greatermanchester-ca.gov.uk/media/1995/the_minerals_plan_april_2013_final.pdf.

Supplementary Planning Documents (SPD) and Supplementary Planning Guidance (SPG) are currently available to provide guidance on the implementation of the policies of the Local Plan. SPDs and SPGs are adopted by the council following public consultation. SPDs and SPGs are not part of the statutory Development Plan but are a material consideration in determining planning applications.

The council is currently establishing the best process to streamline and update its current suite of supplementary documents. The current suite can be viewed at www.stockport.gov.uk/spd.

Statement of Community Involvement (SCI) sets the standard and approach to involving stakeholders and the community in the preparation of all development plan documents and the determination of planning applications. The council's adopted SCI is available at <https://www.stockport.gov.uk/statement-of-community-involvement>.

New development plan documents under preparation

Stockport Local Plan www.stockport.gov.uk/showcase/stockport-local-plan

The Stockport Local Plan will replace the Stockport Core Strategy (March 2011) and the remaining 'saved' policies of the Stockport Unitary Development Plan Review (May 2006).

The Stockport Local Plan will provide the overall spatial vision and framework for the future sustainable development of the borough. It will address needs and opportunities in relation to housing, the economy, community facilities and infrastructure as well as providing a basis for safeguarding the environment, adapting to climate change and securing good design. The Stockport Local Plan will, via the Policies Map (below) set out broad locations and specific allocations of land for different purposes; through designations showing areas where particular opportunities or considerations apply (such as protected habitats). The Local Plan will set out criteria-based policies which will form the primary consideration in the determination of planning applications.

Policies Map www.stockport.gov.uk/development-plan/unitary-development-plan

The emerging Local Plan will have an accompanying Policies Map. The Policies Map itself has the same status as a Development Plan Document (DPD) showing the land allocations and designations from other DPDs in map form. It will replace the current Proposals Map which was adopted with the UDP Review (2006) and amended by the Greater Manchester Joint Minerals and Joint Waste plans. In preparing and adopting any new DPDs the council will have regard to whether amendments or additions to the Policies Map are required.

Neighbourhood Plans www.stockport.gov.uk/topic/neighbourhood-planning

The Localism Act (2011) introduced new rights and powers to enable communities to get directly involved in planning for their areas. Neighbourhood planning allows communities to come together through a parish council or formal neighbourhood forum and produce a neighbourhood plan. Neighbourhoods can decide what they want to cover in their neighbourhood plan. They may allocate land for development or influence the type and design of development that comes forward. Neighbourhood plans must, however, be in general conformity with the strategic planning policies already adopted by the council. They should not promote less development than set out in the Local Plan and or undermine its strategic policies. They are subject to an independent examination and need to be approved by a majority vote in a local referendum.

Once plans are adopted they will become part of the Development Plan and be used in the determination of planning applications. To date, Stockport Council has formally designated four neighbourhood areas (where plans are being led by neighbourhood forums), of which two, at Woodford and High Lane, now have adopted Neighbourhood Plans. The neighbourhood areas are:

- Woodford <https://woodfordnf.co.uk>
- Marple <https://ourmarpleplan.co.uk/>
- High Lane Village www.hlvnf.org/
- Mellor, Marple Bridge, Mill Brow and Compstall www.mmmcplan.co.uk/

Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)

In order to fully comply with relevant regulations, ensure efficient working and to provide a robust and transparent evidence base, the council adopts an integrated approach towards Sustainability Appraisal and the requirements for all development plan documents to be subject to a Strategic Environmental Assessment (SEA) and a Habitats Regulations Assessment (HRA).

The Sustainability Appraisal (SA), SEA and HRA will be embedded into the production of all LDDs as part of the initiation / evidence-gathering stage and will then be updated at other appropriate milestone stages.

As part of the processes for the above the council will:

- Prepare an SA (including an SEA) to appraise the social, environmental and economic effects of plan strategies and policies, from the outset of the preparation process;
- Prepare an Equalities Impact Assessment (EqIA) in line with relevant legislation.
- Prepare an HRA in line with relevant legislation.
- Include the draft SA/SEA, HRA and EqIA documents within the public consultation on each DPD and SPD where required.

The council, in liaison with key stakeholders and partners, is reviewing this framework to take account of experience to date in undertaking sustainability appraisal, as well as to better integrate aspects of the non-statutory Health Impact Assessment and other appropriate forms of assessment, e.g. rural proofing and age proofing, which the council seeks to carry-out on all policy and strategy documents.

Schedule of proposed Local Development Documents

Stockport Local Plan

- Type: Development Plan Document (DPD)
- Geographical area: Borough of Stockport
- Conformity: National Planning Policy Framework
- Consultation (regulation 18): Issues and Options (July – October 2017) (completed). Draft Local Plan (July – August 2024)
- Publication (regulation 19): March – April 2025
- Submission: June 2025
- Examination in public: Autumn/Winter 2025/2026
- Adoption: Mid 2026

Policies Map

- Type: Development Plan Document (DPD)
- Geographical area: Borough of Stockport
- Conformity: National Planning Policy Framework

- The Policies Map DPD will be developed in line with the timescales for all other DPDs. It will be amended and re-published as necessary upon adoption of each DPD.