

## Appendix 6: Basic Conditions Statement

# Marple Neighbourhood Plan Basic Conditions Statement

## Executive summary

This Basic Conditions Statement has been produced by Marple Neighbourhood Forum as the qualifying body to determine if the draft Marple Neighbourhood Plan meets various legal requirements. Having considered relevant draft plan policies and aspirations it is the opinion of Marple Neighbourhood Forum that the Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act 1990 are met by the Marple Neighbourhood Plan and therefore it complies with Paragraph 8(1)(a) of Schedule 4B because it:

- Has regard to national policies and advice contained in guidance.
- Is in general conformity with the strategic policies of the local development plan.
- Contributes to the achievement of sustainable development.
- Is compatible with, EU obligations (as transcribed into UK law).
- Is compatible with Human Rights legislation.

Version 1.0 issued 1 July 2021, Author PB, Purpose – first draft for Management Committee

Version 2.0 issued April 2022, Author MA, Purpose – first draft for publication

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## 1 Introduction

Neighbourhood Plans must meet a set of basic conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to Neighbourhood Plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or Neighbourhood Plan).
- Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses. This applies only to Orders.
- Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area. This applies only to Orders.
- The making of the order (or Neighbourhood Plan) contributes to the achievement of sustainable development.
- The making of the order (or Neighbourhood Plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or part of that area).
- The making of the order (or Neighbourhood Plan) does not breach, and is otherwise compatible with, EU obligations.
- Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or Neighbourhood Plan).

The draft Marple Neighbourhood Plan (MNP) is submitted by Marple Neighbourhood Forum (MNF) as a qualifying body. The plan relates to the use and development of land and was prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and Neighbourhood Planning Regulations 2012. MNF and the MNP area were designated by Stockport Metropolitan Borough in June 2016, with MNF later re-designated in November 2021. The Neighbourhood Plan area boundary is shown in Appendix 6a.

**This Basic Conditions Statement sets out how the MNP meets the basic legal conditions.**

The proposed MNP will run for fifteen years from 2023 to 2038. The policies do not relate to excluded development or county matters (minerals or waste), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The proposed MNP only relates to one designated neighbourhood area and there are no other neighbourhood plans in place for this area.

This document has been prepared by members of the Marple Neighbourhood Forum, including members with professional experience of Town Planning.

## 2 Planning background

The Plan conforms with strategic local policy, embodied in the various policies below, which include National Policies. In all these policies there is a requirement throughout these plans to plan positively for sustainable forms of development, and our Neighbourhood Plan reflects this and is

mindful of this condition. Indeed the Plan has specific policies relating to sustainable development and associated issues in TC2, GA1, GA2, GA3, H2, H3, NC1, NC2, NC3, NC4, CS2, CS5, HT1 and HT2.

In April 2022, the relevant national and local planning policies were:

- National Planning Policy Framework (NPPF) and Planning Practice Guidance
- Stockport Metropolitan Borough Council (SMBC) Core Strategy, 2011
- SMBC Unitary Development Plan Saved Policies, 2011 (SMBC UDP)
- The Stockport Core Strategy, adopted in 2011.

Some of the policies within the Stockport Unitary Development Plan (2006) have been saved within the Core Strategy and are still used in determining planning applications. As policies become out of date through lack of conformity with the NPPF or where more up to date evidence is available, they are given less weight for decision making purposes. Stockport Metropolitan Borough Council is now preparing a Local Plan for the whole Borough. Although Stockport is currently not part of the Greater Manchester Spatial Framework (now Places for Everyone DPD), it is likely it will reflect its strategic policies. Both plans are in full development but are not expected to complete for another 18 months or more. Neither of these plans are part of the Development Plan for the purposes of complying with the Basic Conditions statement.

### 3 Draft Marple Neighbourhood Plan policies

This section lists the policy groups and individual policies and summarises their intent. The exact policy wording is set out in the draft MNP.

#### **Town Centre (TC) Policies**

**Policy aim: Enhance the appearance and to reinforce Marple Town Centre's identity to appeal to both residents and visitors as a destination for shopping, food and drink and leisure during the day and evening.**

##### **TC1: Town centre identity**

Policy aim: New development in the Town Centre or any physical changes to existing premises to contribute to the character, appearance, and identity of Marple

##### **TC2: Environmental Improvement**

Policy aim: New development from both public and private sectors must achieve a balance between building footprint and site area with high amenity treatment of external spaces, including within their boundaries and fronting on to public highways or public space.

##### **TC3: Proposed new food store**

Policy aim: Support for development of a new food store of up to 1,000 sqm (net retail area) within the defined Town Centre of Marple.

#### **Getting Around (GA) Policies**

**Policy aim: Transport is about the movement of people, goods, and ideas. It should support other aims such as to revitalise our town centre and make it easier to walk and cycle around. Dominance of traffic on Stockport Road and throughout Marple and need to travel should be reduced.**

#### GA1: Walking & Cycling within Marple

Policy aim: Developments must contribute to the connectivity of existing walking and cycling routes to the town centre, Marple Hall School, Marple Sixth Form College, Rose Hill and other primary schools, rail stations and other attractions. Walking and cycling routes must be provided as an integral part of, and within new developments.

#### GA2: Development in Areas with Good Public Transport Access

Policy aim: Higher density residential development and re-development (50 to 100 dwellings per hectare) is encouraged within 400m of locations with good public transport access:

- Marple railway station
- Rose Hill railway station
- The Hollins

#### GA3: Marple & Rose Hill Railway Stations

Policy aim: Encourage development at Marple Station (including improved waiting and community facilities) and Rose Hill Station (including an integrated building for tourists, cycle hire and servicing, information, toilet).

### Housing (H) Policies

**Policy aim: Ensure an appropriate mix of dwellings is provided to meet anticipated local needs including social housing, and for those who wish to stay in the area but downsize.**

#### H1: Affordable Housing

Policy aim: Housing sites of one hectare or more will provide a minimum of 35% of affordable homes, subject to viability.

#### H2: Downsizing & Accommodation for Older People

Policy aim: On developments of less than one hectare but with 10 or more new homes, provision for older persons should be at least 20%

#### H3: Work/Live Units

Policy aim: Work/Live Units (Sui Generis) incorporating class E or small-scale B2 or B8 uses is supported

### Natural Capital and Climate Change (NC) Policies

**Policy aim: Maintain and enhance overall Natural Capital of the Plan Area.**

NC1: Protection of Open Spaces

Policy aim: Development that adversely affects the integrity of Sites of Biological Importance, ancient woodland or wildlife corridors or reduces biodiversity overall will be refused. Development should seek to achieve biodiversity net gain

NC2: Renewable energy

Policy aim: All development must minimise energy use and maximise the proportion of energy used from renewable sources.

NC3: Sustainable Energy Production

Policy aim: Proposals for individual and community scale energy from hydroelectricity, solar photovoltaic panels, local biomass, anaerobic digestion, and wood fuel products will be supported.

NC4: Retrofitting Historic Buildings

Policy aim: Retrofitting of energy efficient measures encouraged

**Community Space (CS) Policies**

**Policy aim: Indoor and outdoor space is central to the character, place, and community of Marple. Policies aim to ensure there are opportunities for well-being, to keep active and fit, and for intellectually stimulating sedentary activities.**

CS1: Outside Community Space

Policy aim: Proposals for development in green space not permitted unless various criteria are met.

CS2: Protection of Open Spaces as Sports Facilities

Policy aim: Developments leading to the loss of open space used primarily for sport or recreation only be permitted if it results in an overall qualitative or quantitative improvement to recreational facilities, the benefits to sport or recreation outweigh any loss, and the proposal includes new open space.

CS3: Extensions to Sites of Biological Importance (SBIs)

Policy aim: The SBIs identified at Appendix 6 must not be impacted by development and must seek to extend and mitigate against future loss.

CS4: Indoor Community Space

Policy aim: Development that would result in the loss of local social and community floor space not permitted except where existing provision is being reconfigured, upgraded, or relocated to improve local services and meet identified needs. Provision of additional or upgraded public or private space for indoor recreation including gym facilities will be supported

CS5: Canal Towpaths

Policy aim: Protect the setting and towpaths of canals.

### **Heritage & Tourism (HT) Policies**

#### **Policy aim: Protect the built heritage of Marple**

##### **HT1: Built Heritage**

Policy aim:

- Development that enhances the historic, architectural character, appearance or setting of heritage assets supported.
- Development that affects buildings and other structures associated with Samuel Oldknow must respect their historic, architectural character, appearance and setting and allow interpretation.
- Local vernacular buildings such as terraced housing for workers preserved, conserved, and incorporated into development.
- Development should reflect and respond to special landscape characteristics.

##### **HT2: Archaeological Heritage**

Policy aim: Development that adversely affects a significant archaeological site not permitted unless the strategic need for the development outweighs harm caused.

##### **HT3: Tourism**

Policy aim: Facilities that encourage local people and tourists to visit and stay to enjoy built and natural environment including accommodation encouraged. Memorial Park, Rose Hill Station area, Marple Station, Goyt Mill, Top Lock Marina/Forces Club are suitable places.

### **Business & Employment (BE) Policies**

#### **Policy aim: Encourage local businesses and employment.**

##### **BE1: Retention of Existing Development Land**

Policy aim: Development that would reduce existing employment land or employment will be refused.

##### **BE2: New Employment**

Policy aim: Development that would result in new micro businesses and additional high quality and value jobs is strongly encouraged

## 4 Summary of compliance of MNP with local and national policies

The following list shows our assessment as to whether the evidence we have gathered suggests that the draft MNP policies are compatible with human rights, NPPF and guidance, the approved SMBC Core Strategy, saved policies from the Stockport UDP, the Habitat Regulations (as transposed into UK law, heritage policy and law, and the principles of sustainable development as set out in our separate Strategic Environmental Assessment Scoping Report.

### **Vision**

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Habitat Regs
- Heritage
- Sustainable Development

### **Town Centre Objectives**

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Heritage
- Sustainable Development

Not relevant:

- Habitat Regs

### **TC1: Town centre identity**

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Heritage
- Sustainable Development

Not relevant:

- Habitat Regs

TC2: Environmental Improvement

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Habitat Regs
- Heritage
- Sustainable Development

TC3: Proposed new food store

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Sustainable Development

Not relevant:

- Habitat Regs
- Heritage

**Getting Around (GA) Policies**

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Sustainable Development

Not relevant:

- Habitat Regs
- Heritage

GA1: Walking & Cycling within Marple

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy



- SMBC UDP
- Sustainable Development

Not relevant:

- Habitat Regs
- Heritage

GA2: Development in Areas with Good Public Transport Access

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Sustainable Development

Not relevant:

- Habitat Regs
- Heritage

GA3: Marple & Rose Hill Railway Stations

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Sustainable Development

Not relevant:

- Habitat Regs
- Heritage

**Housing (H) Policies**

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Sustainable Development

Not relevant:

- Habitat Regs
- Heritage

#### H1: Affordable Housing

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Sustainable Development

Not relevant:

- Habitat Regs
- Heritage

#### H2: Downsizing & Accommodating for Older People

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Sustainable Development

Not relevant:

- Habitat Regs
- Heritage

#### H3: Work/Live Units

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Sustainable Development

Not relevant:

- Habitat Regs
- Heritage

#### Natural Capital and Climate Change (NC) Policies

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Habitat Regs
- Sustainable Development

Not relevant:

- Heritage

#### NC1: Protection of Open Spaces

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Habitat Regs
- Sustainable Development

Not relevant:

- Heritage

#### NC2: Renewable energy

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Sustainable Development

Not relevant:

- Habitat Regs
- Heritage

#### NC3: Sustainable Energy Production

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy

- SMBC UDP
- Sustainable Development

Not relevant:

- Habitat Regs
- Heritage

NC4: Retrofitting Historic Buildings

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Heritage
- Sustainable Development

Not relevant:

- Habitat Regs

**Community Space (CS) Policies**

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Sustainable Development

Not relevant:

- Habitat Regs
- Heritage

CS1: Outside Community Space

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Sustainable Development

Not relevant:

- Habitat Regs
- Heritage

CS2: Protection of Open Spaces as Sports Facilities

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Sustainable Development

Not relevant:

- Habitat Regs
- Heritage

CS3: Extensions to Sites of Biological Importance (SBIs)

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Habitat Regs
- Sustainable Development

Not relevant:

- Heritage

CS4: Indoor Community Space

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Sustainable Development

Not relevant:

- Habitat Regs
- Heritage

CS5: Canal Towpaths

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Heritage
- Sustainable Development

Not relevant:

- Habitat Regs

### **Heritage & Tourism (HT) Policies**

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Heritage
- Sustainable Development

Not relevant:

- Habitat Regs

### **HT1: Built Heritage**

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Heritage
- Sustainable Development

Not relevant:

- Habitat Regs

### **HT2: Archaeological Heritage**

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy

- SMBC UDP
- Heritage
- Sustainable Development

Not relevant:

- Habitat Regs

HT3: Tourism

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Heritage
- Sustainable Development

Not relevant:

- Habitat Regs

**Business & Employment (BE) Policies**

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Sustainable Development

Not relevant:

- Habitat Regs
- Heritage

**BE1: Retention of Existing Development Land**

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Sustainable Development

Not relevant:

- Habitat Regs
- Heritage

BE2: New Employment

Complies with:

- Human rights
- NPPF / PPG
- Core Strategy
- SMBC UDP
- Sustainable Development

Not relevant:

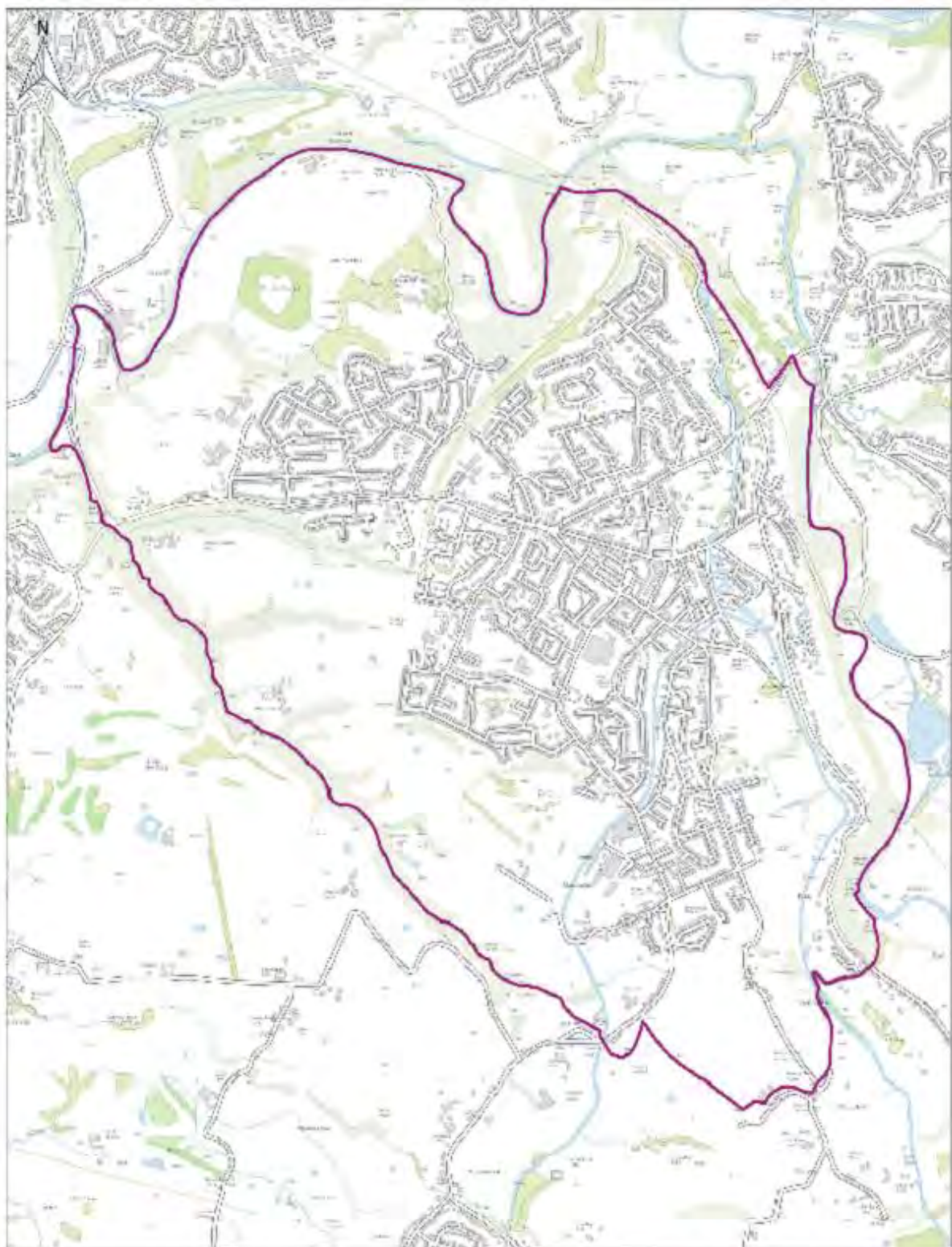
- Habitat Regs
- Heritage

## 5 Conclusions

Our analysis suggests that all the policies in the draft MNP contribute to the principles of sustainable development NPPF and guidance, the approved SMBC Core Strategy, saved policies from the Stockport UDP and are compatible with human rights. Relevant draft policies are also compatible with the Habitat Regulations (as transposed into UK law) and heritage policy and law.

## Appendix 6a: Marple Neighbourhood Plan Boundary





Proposed Plan Boundary

Marple Neighbourhood Plan



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