Stockport Metropolitan Borough Council

Local Development Framework

Statement of Community Involvement (SoCI)

October 2015

Revisions – Section 3 Planning: Oct 2026

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Statement of Community Involvement

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1 Introduction

1.1 The Council recognises that community involvement in all areas of planning can bring significant benefits:

- strengthening the evidence base for plans, strategies and planning decisions – stakeholders and local communities bring a different perspective to planning and are valued for their expertise, opinions and insight;
- community commitment to the future development of an area – local people make a difference in their area, with long-term benefits;
- promoting regeneration and investment – by publicising proposals and inviting the involvement of stakeholders and local communities, the Council demonstrates its commitment to improving areas and facilitating joint working to achieve better quality outcomes; and
- fostering ownership and strengthening delivery – many elements of the local plan require joint working between the Council, local communities and stakeholders. The Council believes that involving communities at an early stage of document preparation (front loading') helps to resolve issues and achieve a common commitment, thereby avoiding the need for lengthy independent examinations.

1.2 The Council are required to publish a Statement of Community Involvement (SCI) detailing how they will engage local communities and other interested parties in producing their Local Plan (also known as the Local Development Framework, or LDF) and determining planning applications. This requirement arises from the Planning and Compulsory Purchase Act 2004[1] and there are a number of regulations and guidance documents which impose specific consultation requirements that must be adhered to or followed

Table 1 Plan Making Legislation

Relevant Legislation	Requirement
Planning & Compulsory Purchase Act 2004 (the Act)[2]	Contains requirements for Local Plan making including requirement for Statement of Community Involvement (Section 18)
Town & Country Planning (Local Planning) (England) Regulations 2012[3]	Makes provision for the operation of the local plan making system, including consultation and consideration of representations, as well as submission, examination and publication requirements, adoption and availability of documents[4]. Regulations 4, 5, 12, 13, 17, 18, 19, 20, 35 and 36.

[1] www.legislation.gov.uk/ukpga/2004/5/contents
[2] http://www.legislation.gov.uk/ukpga/2004/5/contents
[3] www.legislation.gov.uk/uksi/2012/767/contents/made
[4] Includes Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs)

The Town & Country Planning (General Permitted Development) (England) Order 2015[5]	Lays out the most recent national legislative requirements for management of development by Planning Authorities including who to consult and when.
National Planning Practice Guidance 2014 (NPPG)[6]	'Who should be involved in preparing a Local Plan?' section details the need for an SCI as required by Section 18 of the Act as well as other relevant guidance on plan preparation.
The Environmental Assessment of Plans and Programmes Regulations 2004[7]	Sustainability Appraisal / Strategic Environmental Assessment: Regulation 13 lays out consultation requirements. Regulation 16 lays out post adoption requirements including around publication.
The Conservation of Habitats & Species Regulations 2010[8]	Chapter 8 - Land Use Plans specifically lays out the requirements for consultation with regards to Habitats Regulations Assessment

1.3 This document is a revision of the previous edition of the SCI adopted by the Council in 2010 and is needed to reflect changes to these legislative and regulatory requirements as well as changes to the Council's own systems and resources.

The Local Plan

1.4 When preparing Local Development Documents (which make up the Local Plan) or determining planning applications the Council must comply with the community engagement requirements set out in the adopted SCI. When a Development Plan Document (DPD) is submitted to the Secretary of State a 'Statement of Compliance' is required to be submitted with it outlining how the community engagement requirements of the SCI have been met during the production of the document.

1.5 This requirement also applies to documents that are produced by Stockport Council jointly with other local planning authorities. Two such documents – the Greater Manchester Joint Waste DPD and Greater Manchester Joint Minerals DPD – are already adopted and a further document, the Greater Manchester Spatial Framework[9], is in the early stages of preparation at time of writing.

Planning Applications

1.6 Most new buildings, major changes to existing buildings (including their uses) or significant changes to the local environment need consent: this is known as planning permission. Without a planning system anyone could construct buildings or use land in any way they wanted, no matter what effect this would have on other people. The Council's

[5] www.legislation.gov.uk/uksi/2015/596/contents/made

[6] http://planningguidance.planningportal.gov.uk/blog/guidance/local-plans/preparing-a-local-plan/

[7] http://www.legislation.gov.uk/uksi/2004/1633/contents/made

[8] http://www.legislation.gov.uk/uksi/2010/490/pdfs/uksi_20100490_en.pdf

[9] The GMSF sets out an overarching framework within which the ten local planning authorities that make up the Association of Greater Manchester Authorities identify and manage the supply of land for jobs and new homes in Greater Manchester up until at least 2035.

Planning Service is responsible for determining all planning applications submitted to the Council

1.7 The following sections of the SCI set out the consultation methods and opportunities for community involvement that the Council pursues in both the Local Plan and during the processing of planning applications.

2 The Local Plan

2.1 The Local Plan comprises various Local Development Documents (LDDs). There are two main types of local development document:

Development Plan Documents (DPDs) that have been subject to independent examination and have the weight of development plan status as defined by Section 38(6) of the Act. DPDs, jointly, make up the Local Plan; and

Supplementary Planning Documents (SPDs) are not subject to independent examination and are not part of the Local Plan - but they provide useful guidance on how the Local Plan will be implemented and are a material consideration in determining planning applications.

2.2 Stockport Council outlines in the **Local Development Scheme** (LDS)[10] the exact nature of the LDDs it intends to prepare and the timetable for doing so, including those documents being prepared jointly with other local planning authorities.

2.3 The **Duty to Co-operate** is a legal requirement under the plan preparation process which was introduced through the Localism Act 2011. Local Authorities are required under the Duty to consider strategic planning beyond their boundaries. This includes issues such as housing provision across a wider area (for example Greater Manchester), commercial and industrial development provision or leisure and retail related development. Infrastructure considerations (such as information technology, railways, roads and cycle routes) form an important part of these considerations. The Duty requires planning authorities to co-ordinate their work on these strategic issues and ensure local policies and delivery mechanisms are appropriate. The Town & Country Planning (Local Planning) (England) Regulations 2012[11] clarify the relevant public bodies that the Duty covers (see 'Appendix 1 - Consultees' section on Duty to Co-operate).

2.4 The **Greater Manchester Spatial Framework** (GMSF) forms the overarching framework within which the ten local planning authorities that make up the Association of Greater Manchester Authorities (AGMA) identify and manage the supply of land for jobs and new homes in Greater Manchester.

2.5 This SCI sets out the jointly agreed process for how communities and other stakeholders will be consulted on and involved in the preparation of the GMSF. This process is based upon the regulatory approach set out in Section 1 'Introduction', however, the consultation processes will have to be reviewed when the powers to create a spatial framework for Greater Manchester are transferred to an elected Mayor (following elections scheduled to take place in early 2017). This reflects that the governance of the document will

[10] http://www.stockport.gov.uk/services/environment/planningbuilding/planningpolicy/ldf/lds
[11] http://www.legislation.gov.uk/uksi/2012/767/contents/made

shift from a joint development plan of AGMA to the GMSF produced by the Mayor / Greater Manchester Combined Authority. Further details on the GMSF can be found at:

www.agma.gov.uk/latest-news/greater-manchester-spatial-framework/index.html

2.6 Neighbourhood Plan opportunities were introduced through the Localism Act 2011 giving local communities the option to develop a shared vision for their neighbourhood and shape the development and growth of their local area. The role of the Local Planning Authority is to take decisions at key stages in the neighbourhood planning process and to provide advice or assistance to the group leading on creation of the plan. The Council's Executive Committee will take decisions on Neighbourhood Planning. Since Stockport has no local parish or town councils, a Neighbourhood Forum must be designated to take the lead on the plan development for a specified Neighbourhood Area which must also be designated. For greater detail on the requirements of Neighbourhood Plans see the Government's National Planning Practice Guidance relevant sections[12]

2.7 The **Community Infrastructure Levy** (CIL) allows Local Authorities to set a financial levy on viable categories of development to help provide for the essential strategic infrastructure required to support the development aspirations set out in the Council's Local Plan. A charging schedule will set out rates in pounds per square metre for categories of viable development. The Preliminary Draft Charging Schedule was subject to a consultation period in the Spring of 2015. The Council have also published the Community Infrastructure Levy Viability Study as part of the CIL evidence for comment. This period of consultation has now ended but the Preliminary Draft Charging Schedule and accompanying Community Infrastructure Levy Viability Study are available to view online from the Council's Planning Consultation Portal: http://stockport-consult.objective.co.uk/public/cil?tab=files&standalone=true.

Consultation of the Draft Charging Schedule is due to take place in the Autumn of 2015.

2.8 Stockport Council publishes an annual **Authority's Monitoring Report (AMR)** as required by the Localism Act. The AMR contains information on progress of the implementation of the Local Development Scheme and the extent to which the policies set out in LDDs are being achieved. AMRs are published via the Council's consultation portal, and any new editions are added to this web facility: http://stockport-onsult.objective.co.uk/portal/pp/zzz_adopteddocuments/aaa_ldsamrsci/amr_1/

Who will be consulted?

2.9 In preparing or revising LDDs, the Council is required by planning legislation to formally consult a number of **'Specific Consultation Bodies'** to the extent that it considers the proposed subject matter of the document affects them and also **'General Consultation Bodies'** and **'Other Consultees'** who are consulted as appropriate. These groups are listed in 'Appendix 1 - Consultees'. The Sustainability Appraisal, Strategic Environmental Assessment and Habitats Regulations Assessment relevant legislations identify the requirement to consult the **Statutory Consultees**: the Environment Agency, Historic England and Natural England.

2.10 The Council seeks to constructively engage the community. The following measures highlight the more formal approaches that the Council has adopted. In addition, however, the Council consults with a wide variety of groups and individuals by mailing / e-mailing those

[12] http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/

that are included on its Local Plan consultation database as well as through general awareness raising exercises via press releases, public meetings, displays and exhibitions. Depending on the nature of the LDD, the Council may target specific groups or individuals in order to draw upon their expertise. In undertaking all of the above the Council balances the benefits to be achieved versus the resources available at the time of consultation.

Stockport Partnership

2.11 The Stockport Partnership is the vehicle through which all organisations in the Borough work together to achieve our shared outcomes. The Partnership is led by the Stockport Business Management Group (SBMG) including Stockport Council, Greater Manchester Police, Greater Manchester Fire and Rescue Service, Stockport NHS Foundation Trust, Stockport Clinical Commissioning Group, Department for Work and Pensions, Probation, Stockport Homes, Stockport College, Pennine Care Foundation Trust and Life Leisure. SBMG oversees the Investing in Stockport Borough Plan 2015-20 and draws links across thematic partnerships and key partnership programmes.

Area Committees

2.12 The Area Committees and any other associated partnerships are part of Stockport Council's democratic structure. Area Committees are authorised to make decisions on and deliver a number of locally based services. They also decide some categories of planning applications and generally monitor the effect of Council services in their area. The Council has 7 Area Committees made up of the ward Councillors for those areas.

2.13 Area Committees provide people in Stockport with the opportunity to make a contribution on issues which affect their local community. They provide an opportunity for local people to have their say through open forums and public question times and are an important part of the Councils public consultation process with the local community, community council, tenants and resident associations and other local groups.

2.14 The Council will conduct consultations and/or information sharing with local communities on Local Plan matters through the Area Committees as necessitated by the subject matter of the document(s) being prepared.

Stockport LDF Working Party

2.15 The Local Development Framework (LDF) Members Working Party comprising both Council Officers and Members has been maintained in order to allow for informal discussion and debate during the preparation of LDDs. This Working Party has a dual function in that it enables both the dissemination of information on the preparation and progress of LDDs as well as allowing discussion and scrutiny of the main issues involved in each document.

Diverse Communities

2.16 It is important to involve Stockport's diverse communities in the planning of the Borough. Such groups can include minorities, those with special needs or others who may have traditionally been excluded from the decision-making process. People have different levels of access to information, and some find it harder than others to engage in decision making. This may be because information is not reaching them or the means of involving them is not effective.

2.17 Sectors of the community that are not easily engaged in the planning process may include:

- People from Black and Minority Ethnic communities
- Asylum seekers and refugees
- Faith communities
- People with sensory impairments
- People with cognitive and learning disabilities
- Carers
- Lesbian, Gay, Bi-sexual, Trans-gender, Inter-sexed and Questioning LGBTIQ
- Gypsies and Travellers
- Priority 1 / 2 Areas and people experiencing socio-economic deprivation

2.18 The Council uses a variety of methods to relay information, generate discussion and engage those that make up our diverse communities. The Council also has regard to the requirements of the Race Relations (Amendment) Act 2000 to promote racial equality and the Disability Discrimination (Amendment) Act 2005. Where possible, large print, Braille and audio versions of publications are available on request. Translation services are also offered in key publications and communicated via the Council's Interpreting Unit[13] which details the availability of this service.

Documents and any related literature are available in a variety of formats e.g. Braille, large print, audio format, languages other than English. If you require documents in another format, please contact:

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Stockport Metropolitan Borough Council Stopford House
Piccadilly Stockport SK1 3XE

Tel: 0161 474 4395
Email: planning.policy@stockport.gov.uk

Community Groups and Organisations

2.19 The Council responds to requests from community groups and organisations by undertaking presentations or discussion forums, as appropriate. In doing so the Council hopes to exploit significant areas of expertise and local knowledge. In fulfilling any such requests, the Council balances the benefits to be achieved versus the resources available at the time of consultation.

Methods of Consultation

2.20 In order for people to contribute towards the preparation, alteration or review of any LDDs, the Council operates numerous methods of consultation in order to ensure that local community participation is as wide ranging and productive as possible. In undertaking any of the activities outlined in this section, the Council balances the benefits to be achieved versus the resources available at the time of consultation. The following main methods of consultation are used by the Council.

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http://www.stockport.gov.uk/services/education/educationtrainingandemployment/servicessupportingpupilsinschools/ supportpupilsaddtionalneeds/ethnicdiversityservice/stockportinterpretingunit

Local Plan Consultation Database

Through earlier work on previous versions of local plan documents, a comprehensive database has been established that contains a wide range of individuals, businesses, organisations and groups. In addition, others have expressed an interest in or have responded to consultation exercises involving the development planning process and are included in the database. This database is used as an integral part of consultation and community participation exercises, including as the basis for producing letters and emails that inform recipients of relevant stages in LDD preparation. New respondents and people expressing a wish to be kept informed as to the progress of LDDs are added to the database. Organisations and individuals on the database are asked to state a preferred method of contact including between mail and email.

Public Exhibitions and Displays

2.21 Consultation materials are made available at the Council's planning reception and at the Borough's libraries and Stockport Local Direct Centres (known as 'deposit locations') throughout normal office hours during the various stages in the preparation of LDDs. This can include exhibitions, posters, leaflets, relevant hard copy documentation and comment forms. Other exhibition or display locations might also be considered, depending upon the nature of the LDD being prepared. This is considered to be an effective way of extending the preparation of LDDs into the public domain. In undertaking any such activities, the Council balances the benefits to be achieved versus the resources available at the time of consultation.

The Council's Website

2.22 The internet offers an effective method of making all relevant documentation available to the public who have access to a computer. In addition, the Council's Library Service offers free access to computers at all Libraries through a booking system[14]. The Council places all documentation relating to the preparation of LDDs on its planning website at www.stockport.gov.uk/ldf including details of the consultation procedures. Information or documentation in relation to LDD preparation can also be requested by email. The Council encourages the making of representations via its online planning policy consultation portal. The Technical Policy & Planning Team can be contacted via e-mail at planning.policy@stockport.gov.uk.

Public Meetings

2.24 The Council may hold public meetings to discuss plan preparation matters. Independent facilitators (for example Planning Aid[15] - a charity offering independent and professional planning advice) may be invited to assist and help local people, voluntary, community and interest groups to give their views.

Local Press and Social Media

2.25 The Council places public notices and press releases in the local press in order to publicise the progress of LDDs and, in particular, the various periods of public consultation. The Council may also provide press releases covering feedback on progress of the LDD

[14] http://www.stockport.gov.uk/services/leisureculture/libraries/libraryonline/bookapc/
[15]http://www.rtpi.org.uk/planning-aid/

process. The Council has a presence on social media and can use these options for sharing information where use of such is relevant.

2.26 In addition, the Council may also publicise the Local Plan process via the Council's own publication 'The Review'. This can be published for a specific area or Borough-wide and for a specific issue (such as a new Local Plan or other planning document). It is also available on-line.

2.26 Table 2 provides an overview of when the different consultation methods could be used for the different types of LDDs, subject to appropriateness and availability of resources.

Table 2 Methods of Consultation

Consultation Methods	Types of Local Development Document			
	Statement of Community Involvement	**Strategic Policy Documents**	**Site Specific Documents**	**Supplementary Planning Documents**
Stockport Partnership	possibly	possibly	possibly	possibly
Area Committees	possibly	✓	Where relevant to the area	possibly
Stockport Local Development Framework Working Party	possibly	✓	✓	possibly
Letters/emails to Local Plan Consultation Database	✓	✓	✓	✓
Public Exhibitions and Displays	possibly	possibly	possibly	possibly
Council's Website	✓	✓	✓	✓
Public meetings	possibly	possibly	possibly	possibly
Local Press (Notices & Press Releases)	✓	✓	✓	✓
Stockport Council's The Review (News Paper)	possibly	possibly	possibly	possibly
Stockport Developers Forum	possibly	possibly	possibly	possibly

Opportunities for Community Involvement

2.27 The following section highlights the various opportunities for community involvement during the preparation of the various LDDs that comprise the Local Plan, namely with regard to:

a. Statement of Community Involvement;

b. Development Plan Documents; and

c. Supplementary Planning Documents.

Sustainability Appraisal, Strategic Environmental Assessment, Habitats Regulations Assessment etc.

2.28 In preparing LDDs, the Council must undertake several different types of appraisal, the requirements of which are informed by various international and national legislation. These requirements are explained in detail in the relevant reports produced alongside the relevant DPDs at appropriate and mandated consultation periods. Within these processes there are requirements for formal consultation with Statutory Consultees (the Environment Agency, Historic England and Natural England) as well as the wider general public and other stakeholders.

2.29 **A Sustainability Appraisal** (SA) is required on all land use planning policy documents. SA also incorporates the requirements of the European **Strategic Environmental Assessment** (SEA) Directive. The appraisal assesses the social, environmental and economic effects of policies and proposals as the LDDs are produced. The aim is to ensure that decisions on strategic and site related policies in development help contribute to the achievement of sustainable development. The Sustainability Appraisal takes place alongside the preparation of the LDDs and there are opportunities for consultation at key stages in the preparation of the appraisal. SPDs do not require Sustainability Appraisal[16]. However, an SEA may be necessary if any likely significant impacts are identified. Where an SEA is undertaken a report will be included in any consultation undertaken on the SPD.

2.30 **Habitats Regulations Assessment** (HRA) is required by the European Habitats Directive and England's Conservation of Habitats and Species Regulations 2010. The process requires preparation of a report to determine the potential impacts of a spatial plan (including potential sites for allocation) on European designated sites. Sites for consideration include Ramsar sites, Special Areas of Conservation, Special Protection Areas as well as any proposed, potential or candidate Sites.

2.31 Further forms of assessment include **Equalities Impact Assessment**, the findings of which are also reported alongside the formal policy documentation and the SA Report. In addition, the Council undertakes **Health Impact Assessment** on emerging documents which is also reflected in the SA Report. These additional forms of assessment provide further information on potential significant impacts that emerging policies and suggested sites might cause and can inform consultation.

2.32 In undertaking the above forms of appraisal or assessment, the Council will:

- Consult key stakeholders on the scope of the sustainability appraisal, SEA, HRA and key issues and options;
- Consult key stakeholders and the public on issues and options and the initial appraisal and assessment reports; and
- Undertake public consultation on the final SA and HRA reports along with the submitted Local Plan.

2.33 The procedures laid out in this SCI take account of Regulation 13 of The Environmental Assessment of Plans and Programmes Regulations 2004 which translates the SEA Directive requirements on consultation into UK legislation. Regulation 16 of The Environmental Assessment of Plans and Programmes Regulations 2004 clearly states the

[16] See guidance at http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-local-plans/

activities required post adoption of documents in terms of the publication and publicising of the availability of all the relevant documents. These requirements are addressed within the relevant sections of the SCI.

a) Statement of Community Involvement (SCI)

2.34 This is a local development document that is not part of the development plan and is not subject to independent examination. The SCI is also not subject to sustainability appraisal.

Statement of Community Involvement Consultation

2.35 During any revision of the SCI the Council undertakes informal consultation in accordance with Regulation 12 (Local Planning Regulations 2012). This involves consultation with the statutory bodies, any adjoining local authorities and other general consultation bodies that the Council considers appropriate (see Appendix 1).

2.36 Having taken account of any comments raised during consultation with the above, the Council then publishes a draft version of the SCI which is subject to a formal period of consultation of 4 to 6 weeks in accordance with Regulation 12 (Local Planning Regulations 2012). To advertise this period of consultation, the Council publishes a press notice and makes the relevant documents available within Stopford House (where the Technical Policy & Planning Team are located) and many of the Borough's libraries and the Stockport Local Direct Centres throughout normal office hours.

b) Development Plan Documents (DPD)

2.37 Minimum levels of consultation on DPDs are determined by Regulation 18 (Local Planning Regulations 2012). Set out below are the key stages of DPD preparation, within which the Council ensures the community can participate.

Pre-submission Consultation

2.38 The preparation of DPDs is based upon comprehensive evidence gathering. Following this initial preparatory work, the Council engages the community on an informal and on-going basis in order to contribute towards the preparation of issues and options in relation to the DPD. At this stage, in most cases a two-phase approach is used, even though it is not statutorily required, beginning with consultation on issues and reasonable policy alternatives and followed by consultation on the Council's preferred options for the DPD.

2.39 The Council involves all relevant organisations, interest groups and individuals. It is expected that when preparing the key DPDs, the scope of involvement is much broader than when preparing more detailed area specific documents where consultation will be more focused on those affected or likely to have an interest in what is being proposed. This period of initial consultation is a key stage in the preparation of DPDs as it enables people to put forward their own ideas and to actively participate in developing proposals and options. Consultation during this period of DPD preparation is undertaken in accordance with Regulation 18 (Local Planning Regulations 2012) in that the Council will consult each of the specific consultation bodies, general consultation bodies and the general public on the subject of the document and what it ought to contain - see 'Appendix 1 - Consultees' for a list of these bodies.

Publication of the proposed Submission of DPDs

2.40 Following the engagement and preparation of the DPD, under Regulation 19 (Local Planning Regulations 2012) the Council is required to publish its proposed submission DPD and invite comments on it for six weeks (Regulations 17 and 20 of the Local Planning Regulations 2012) before submission of the document to the Secretary of State for examination.

2.41 At this stage the Council will publish a number of documents:

- The DPD (as proposed to be submitted) and details of any consequential changes to the Proposals Map;
- The Sustainability Appraisal report;
- A statement setting out who was invited to be involved in the plan preparation, how they were invited to be involved and a summary of the main issues raised and how they have been addressed; and
- Any other supporting documents relevant to the preparation of the DPD.

2.42 The Council will:

- place proposed submission documents (including a statement of the representations procedure and a statement advertising the documents' availability and setting out where and when the proposed submission documents are available for inspection) on the website together with any supporting information which is needed to enable people to understand what they are being asked to comment upon;
- state where and when the documentation can be inspected;
- make all the relevant material available for inspection at the deposit locations for the whole of the 6-week period for which it is open to comment;
- send copies of the relevant material to the Specific Consultation Bodies in accordance with Regulation 19 (Local Planning Regulations 2012) including a statement of the representation's procedure;
- send each of the General Consultation Bodies invited to make representations a statement of the representations procedure and a statement advertising the documents' availability and setting out where and when the proposed submission documents are available for inspection;
- using the Council's development plan consultation database issue letters/emails to all entries advising them of where and when the relevant material can be inspected, how copies can be obtained, what is the closing date for representations and where to send any representations;
- advertise in at least one local newspaper a statement of the representations procedure and a statement advertising the documents availability and setting out where and when the proposed submission documents are available for inspection.

2.43 Regulation 20 (Local Planning Regulations 2012) requires that anyone wishing to make a representation on the proposed submission DPD must do so within the date specified in the statement of the representations procedure and using one of the methods of engagement outlined above.

The Development Plan Document Process

Table 3 The Development Plan Document Process

Stage	Type of Involvement
Pre-Production	
Scoping, survey and evidence gathering, including scoping report for the Sustainability Appraisal (Regulations 17, 18 & 20 (Local Planning Regulations 2012)) (Regulation 13 The Environmental Assessment of Plans and Programmes (EAPP) Regulations 2004)	Informal engagement and discussions with specific and general consultation bodies and other consultees
Production	
Identification of issues, preparation of options and initial Sustainability Appraisal documentation (Regulations 17, 18, 19 & 20 (Local Planning Regulations 2012)) (Regulation 13 EAPP Regulations 2004)	Community and stakeholders are encouraged to participate in all phases of plan preparation as decided by the Council through the proposed formal consultation phases.
Publication of the proposed submission DPD and Sustainability Appraisal documentation (Regulations 17 & 19 (Local Planning Regulations 2012)) (Regulation 13 EAPP Regulations 2004) The Conservation of Habitats & Species Regulations 2010 Ch 8	The DPD is published for six weeks formal consultation
Submission of DPD and Sustainability Appraisal documentation to the Secretary of State (Regulation 22 (Local Planning Regulations 2012))	Make available the submission document and relevant supporting documents
Examination	
Independent examination of submitted DPD (Regulations 23 & 24 (Local Planning Regulations 2012)) Publication of binding Inspector's Report (Regulation 25 (Local Planning Regulations 2012))	Ongoing discussions as required
Adoption	
Adoption of DPD (Regulation 26 (Local Planning Regulations 2012)) (Regulation 16 EAPP Regulations 2004)	Notification and advertisement of adoption document to all interested parties

Advertisement of Alternative Sites

2.44 Where developers or individuals submit representations on the submitted development plan document that involve the promotion of new, site-specific proposals, the Council will advertise these as soon as possible after the close of the 6-week consultation outlined earlier. These suggested new site-specific proposals will then be subject to a further 6-week period of consultation. Any objections to these suggested new site-specific proposals will be forwarded to the Inspector presiding over the independent examination and will be treated as supporting representations to the submitted development plan document as they will not support the suggested new proposal.

Examination

2.45 The Council will not make any further fundamental changes to the published DPD prior to its independent examination. The independent examination will assess the 'soundness' of the development plan document having particular regard to procedural matters, conformity with other plans, policies and strategies and whether the policies and proposals of the DPD are coherent, consistent and effective. The presumption is that the

DPD is sound unless it is shown to be otherwise as a result of evidence considered at the examination.

2.46 The Government expects a majority of representations to be dealt with at the examination in a written format. Written representations carry equal weight to those presented orally at the examination. For those wishing to exercise their right to be heard, the Inspector will determine whether the representation should be heard by way of a round table discussion, an informal hearing or a formal hearing.

The Inspector's Report and Adoption

2.47 The Inspector may advise the Council that he or she is of the view that the DPD requires modifications so as to be 'sound'[17] and the Council can ask the Inspector to make recommendations as to what modifications are required. Following the examination the Inspector will produce a report that will be binding on the Council, including setting out those modifications that must be made before the document can be can formally adopted as part of the Local Plan.

c) Supplementary Planning Documents (SPD)

2.48 Supplementary Planning Documents or SPDs are produced to support and provide additional information and guidance on policies and proposals contained in DPDs. The procedures for SPDs are slightly more straight forward than for DPDs and are set out below:

Initial Community Involvement

2.49 The nature of initial community involvement for SPDs will be dependent on its content. For example, if an SPD is being produced in relation to a major development site the Council will undertake targeted consultation that focuses on those that the Council considers may be directly affected by what is being proposed. If, however, the SPD is of a more thematic nature, the Council's approach will focus more on engaging specialist stakeholders. The main purpose of this stage of involvement will be evidence gathering and discussion around the main issues and options.

Formal Consultation

2.50 Following on from the evidence gathering, the Council will produce a draft SPD (accompanied by a sustainability appraisal) which will then be subject to a statutory period of consultation of no less than 4 weeks (Regulation 12 (Local Planning Regulations 2012)) and no more than 6 weeks. The Council will consult (Regulation 13 (Local Planning Regulations 2012)) relevant bodies and relevant members of the public to the extent that the Council thinks that the SPD affects them (see 'Appendix 1 - Consultees').

2.51 In addition, for SPDs involving site-specific issues, the Council will seek to notify all those that the Council feels would be directly affected by the proposal. To advertise this period of consultation, the Council will exhibit material at the deposit locations as well as on the Council's website and will advertise the consultation period in the local press.

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[17] NPPF paragraph 182 sets out that one part of the Inspector's role is to establish whether the plan is 'sound'. This means the plan should be positively prepared, justified, effective and consistent with national policy – see https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Table 4 The Supplementary Planning Documents process

Stage	Type of Involvement
Pre-Production	
Survey and evidence gathering. SPD screened to determine whether Strategic Environmental Assessment is required (Regulations 12 & 13 (Local Planning Regulations 2012)) (Regulation 13 EEAP Regulations 2004)	Informal engagement and discussions with specific and general consultation bodies and other consultees
Production	
Preparation and publication of draft SPD. Preparation of Sustainability Appraisal only in cases where there are issues that have not been covered in the appraisal of the relevant DPD or an assessment is required by the SEA Directive (Regulations 12 & 13 (Local Planning Regulations 2012)) (Regulation 13 EEAP Regulations 2004)	Formal public participation for a minimum 4-week period
Revision of Draft SPD	Ongoing discussions, as required
Adoption	
Adoption of document (Regulation 14 (Local Planning Regulations 2012)) (Regulation 16 EEAP Regulations 2004)	Notification of adoption of document to all interested parties

Summary of Consultation Methods and Reporting on Responses Received

2.52 Table 5 Consultation Methods for Different stages of Local Development Document Preparation' sets out the different consultation methods that are considered appropriate for the different stages of preparation of the LDDs.

Consultation Methods	Local Development Documents							
	Development Plan Documents (DPD)					Supplementary Planning Documents (SPD)		
	Pre-Production – Evidence gathering	Production Issues and Options	Production–Submission DPD / 6-week public participation	Independent Examination	Adoption of DPD	Pre-Production – Evidence gathering	Production – public participation on Draft SPD	Adoption of SPD
Stockport Partnership	possibly	possibly	possibly			possibly	possibly	
Area Committees	possibly	✓	✓			possibly	✓	
Stockport Local Development Framework Working Party	possibly	✓	✓			possibly	possibly	
Letters/emails to Development Plan Consultation Database		✓	✓	✓	✓	possibly (targeted)	✓	✓
Public Exhibitions and Displays	possibly	✓	✓				possibly	
Council's Website		✓	✓	✓	✓		✓	✓
Public meetings	possibly	possibly	possibly				possibly	
Local Press (Notices & Press Releases)		✓	✓	✓	✓		✓	✓
Stockport Council's The Review (News Paper) subject to timing		possibly	possibly	possibly	possibly		possibly	possibly
Stockport Developers Forum	possibly	possibly	possibly	possibly	possibly	possibly	possibly	possibly

Reporting on Responses Received

2.53 Following each period of consultation on any local development document, the Council will prepare a 'Responses Report' which will set out the comments received, the Council's consideration of the comments and whether any change to the document is required as a result of the comment. Depending upon the document being prepared the responses will be reported to the Council's Members as appropriate. The Council will publish the feedback to all consultation on its website. These reports will be available at all deposit locations and online (Regulation 22 (Local Planning Regulations 2012)).

2.54 By producing a 'Responses Report', those that commented on the document will have the opportunity to see how their comment has been considered by the Council. In doing so, they will be able to establish whether they feel their comment has been considered appropriately and, subsequently, whether to pursue their comment further.

3 Planning Applications

3.1 The Council's Development Management Team is responsible for the processing of all planning applications within the Borough and consultation is an integral part of the process. The following paragraphs describe the various stages and forms of community involvement during the processing of planning applications. The planning pages of the Council's website contain a wealth of information on the planning application process, and they are referred to throughout this section. They can be accessed using the following web link: www.stockport.gov.uk/services/environment/planningbuilding/planning/

How Publicity and Consultation will be undertaken

3.2 Community involvement in the development management process requires general publicity with the wider community and also more targeted consultation where it is considered a proposed development could have an impact on an individual, or set of individuals neighbouring the application site.

3.3 Consultation and publicity on planning applications does not just involve the public. The Council must also consult the appropriate statutory bodies. Planning law prescribes circumstances where consultation must take place between a Local Planning Authority (in this case Stockport Council) and certain organisations, prior to a decision being made on an application. The organisations in question are under a duty to respond to the Local Planning Authority within a set deadline and must provide a substantive response to the application in question. In deciding which statutory bodies are consulted the Council must take into account the nature and location of the proposal and the relevant legislative context.

3.4 There are also a significant number of non-statutory bodies including local interest groups which the Council may consult in appropriate circumstances.

3.5 In publicising planning applications it is necessary for the Council to meet statutory obligations and beyond that, strike a balance between consideration of cost, speed of decision making and providing an appropriate opportunity for public comment. The method of consultation will vary between different consultees, and this will change over time as more are able to receive and download electronic documents, plans and reports. We will adopt a digital first approach as the Councils preferred method for consultation and notification on planning applications. This is more efficient, cost effective and the quickest way we can share information regarding planning applications and is seen as a way in which the whole process can be improved.

Methods of Publicity and Involvement

Pre-Application

3.6 The National Planning Policy Framework (NPPF) emphasises the importance to applicants of carrying out pre-application discussions with the Local Planning Authority and communities on their emerging proposals. Paragraphs 188 and 189[18] state:

[18] http://planningguidance.planningportal.gov.uk/blog/policy/achieving-sustainable-development/decision-taking/

"188. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application systems for all parties. Good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community.'"

"189: Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications."

3.7 The Council encourages developers to engage in meaningful pre-application consultation with local communities and stakeholders before submitting significant development proposals. Where a proposal is of a scale and/or nature that is likely to generate significant levels of public interest, developers will be expected to positively engage with the local community at the earliest opportunity. Early engagement raises awareness of emerging proposals and enables developers to understand and take account of the views, concerns and aspirations of local people when shaping the development. Consultation should be undertaken sufficiently early to allow feedback to influence the design and evolution of proposals. Applicants should provide clear information on the development, allow a reasonable opportunity for participation, and demonstrate how comments received have informed the final scheme. Consultation should be proportionate to the scale and nature of the development and, wherever possible, should avoid periods of reduced community participation, such as school holidays. Meaningful pre-application engagement can help improve the quality of development proposals, reduce conflict and delay, and ensure that schemes respond positively to local circumstances and community priorities.

3.8 Pre-application discussion of development proposals is considered good practice, and developers are encouraged to engage with the Council at an early stage. The purpose of such discussions is to identify planning issues, understand relevant policy requirements, explore potential constraints and opportunities, and improve the quality of development proposals before submission. Any advice provided by officers is given without prejudice to the Council's eventual determination of a planning application and does not bind the Council to any future decision. Officers will provide impartial professional advice based on the Development Plan, national planning policy and other material planning considerations. A written record should be maintained of significant meetings where detailed proposals are discussed.

3.9 Requests for pre-application advice will be processed in accordance with the Council's published pre-application service guidance. Following receipt of a valid request, the Planning Case Officer will assess the proposal and undertake any consultation considered necessary to provide a comprehensive and informed response. This may include consultation with relevant internal specialists, such as highway, drainage, environmental health, heritage, landscape or arboricultural officers, together with other Council services. The extent of consultation will be proportionate to the scale, nature and complexity of the proposal.

3.10 Pre-application advice is provided without prejudice to the Council's determination of any subsequent planning application. Any views expressed are provisional and based on the information available at the time, recognising that further information, consultation responses and material considerations may emerge through the formal planning application process.

3.11 There is no direct public consultation undertaken by the Council as part of the pre-application advice process. Responsibility for engaging local communities prior to the submission of a planning application rests with the prospective applicant. For proposals that are likely to generate significant public interest, applicants will be expected, as a minimum, to undertake proportionate pre-application consultation with local communities and stakeholders, provide clear and accessible information on the emerging proposals, allow a reasonable opportunity for feedback, and demonstrate how comments received have been considered in shaping the final development proposals. Consultation should be undertaken at a stage when feedback can genuinely influence the design and evolution of the scheme and should, wherever possible, avoid periods of reduced community participation, such as school holidays

3.12 Advice for the developers on the extent of information likely to be required in the submission of a planning application is available in the Council's adopted 'Validation Checklist and accompanying 'Explanatory Notes for the Validation of Planning Applications[19]

Following Receipt of a Valid Planning Application

3.13 A weekly list of all valid planning applications received by the Council's Planning Service is published on the Council's website, this document is updated on a daily basis. What constitutes a valid application is prescribed by law[20].

3.14 Once a valid application has been received, statutory requirements govern the publicity requirements that must take place before it is decided [21]. As a minimum the Council will publicise an application in accordance with the statutory requirements. The Council's principle method of publicity will be by sending a standard letter addressed to the neighbouring owner/occupier. Neighbour Notification letters will be sent out to all "adjoining occupiers" in respect of every valid planning application. "Adjoining" in this sense means any properties which share a boundary with the application site. At the discretion of the case officer, notification may be sent to persons in addition to the above. The letter will indicate the location of the application site, how comments can be made and by when. It will outline the number of days from the date on the letter for comments to be made in writing, this will vary by the type of application.

3.15 If significant amended plans or other details are received during the course of processing the application, the persons notified and/or those who have commented on the application will be re-notified by letter or e-mail (where an e-mail address is available). They will be given a further period of at least 7 days to make any representations.

3.16 During the publicity period interested parties are invited to make representations on the application to the Local Planning Authority. These must raise material planning considerations to carry any weight in the determination of the application. Material considerations must be genuine planning considerations, i.e. they must be related to the development and use of land in the public interest. The considerations must also fairly and reasonably relate to the application concerned. All representations must be made in writing (or by email) giving the name and address of the respondent. Anonymous or verbal representations cannot be considered in the determination of an application. Due to the

[19] www.stockport.gov.uk/services/environment/planningbuilding/planning/applyforpermission/validationchecklists

[20] www.stockport.gov.uk/services/environment/planningbuilding/planning/weeklylistplanning

[21] www.legislation.gov.uk/uksi/2015/595/pdfs/uksi_20150595_en.pdf

volume of replies received it will not be possible to reply to or acknowledge representations. The Council will not determine a planning application until the public consultation period(s) relevant to the application have expired.

3.17 Applications are available to view online at Find planning applications - Stockport Council. Paper files are no longer held however if copies are requested, they will be produced at a charge.

3.18 The website will also outline how and by when representations on an application must be made as well as where and when an application can be inspected.

3.19 Interested parties can check the progress of an application on the public access portal on the Planning pages of the Council's website, or by contacting the relevant Case Officer. Interested parties can also register with the Council to auto track the progress of applications and will then be notified electronically when a decision on the application has been made.

Table 6 Current Statutory Publicity Requirements for Planning and Heritage Applications

Type of Development	Site Notice (21 days)	Site Notice (21 days or Neighbour Notification Letter (21 days)	Newspaper Advertisement (14 days)	Council Website [1]
Applications for major development as defined by Article 2 of the Development Management Procedure Order		✓	✓	✓
Applications subject to Environmental Impact Assessment which are accompanied by an environmental statement	✓		✓	✓
Applications which do not accord with the development plan in force in the area	✓		✓	✓
Applications which would affect a right of way to which part 3 of the Wildlife & Countryside Act 1981 applies	✓		✓	✓
Applications for planning permission not covered in the entries above (e.g. non-major development)		✓		✓
Applications for listed building consent where works to the exterior of the building are proposed	✓		✓	✓
Applications to vary or discharge conditions attached to a listed building consent or conservation area consent or involving exterior works to a listed building	✓		✓	✓

1. Stating the date by which any representations about the application must be made. This must be within 14 days beginning with the date on which the information is published.

3.20 Any representations received will be considered and summarised in accompanying delegated or committee reports and in decisions made by and on behalf of the Council. Representations that do not raise material planning considerations will be reported but

cannot be taken into account in the determination of the planning application. The final decision made by the Council will be in the public interest, in the context of material planning considerations at the time of determination. Any representations received after the public consultation period has lapsed can only be reported and taken into account if the application remains undetermined

3.21 Most minor applications are decided by Planning Officers under delegated powers and under the authority of the Chief Planning Officer. The Council makes decisions on planning applications in line with the National Scheme of Delegation and in accordance with the Councils up to date Constitution.

3.22 **The National Scheme of Delegation** provides a consistent national framework for determining planning applications. Its purpose is to ensure that routine and policy-compliant applications are decided efficiently by planning officers, while Planning Committees focus on applications that raise significant planning issues or meet specific national referral criteria.

Applications are divided into two categories:

Schedule 1 applications are determined by the Chief Planning Officer under delegated powers (except where the nominated member and nominated officer determine that an own interest application should be determined by Planning and Highways Regulation Committee)

Schedule 2 applications are subject to a gateway assessment to determine whether they should be referred to the Planning and Highways Regulation Committee for determination.

3.17 The Council's up to date constitution outlines its delegation arrangements for development and related matters[22].

3.18 The dates, times and locations of all Council Committee meetings can be found on the Council's website[23].

Area Committee

3.22 All applications to be determined by the Planning and Highways Regulation Committee will first be presented to the relevant Area Committee for comment. The comments of the Area Committee will be summarised in the Officers report to the Planning and Highways Regulation Committee including a link to the webcast.

Planning and Highways Regulation Committee

3.23 For applications going to Planning and Highways Regulation Committee, all those who submit a response to the consultation on the planning application are notified of the date, time and location of the meetings and are offered the opportunity to register to speak to the Planning and Highways Regulation Committee. Members of the public can attend and take part by speaking, explaining their concerns either for or against a proposal, or simply listening to the Committee debate. To ensure equity two people will be allowed to speak for and two against a proposal. If more people are interested, they will be asked to agree who the spokespeople should be. Each speaker will be allowed to speak for a maximum of five minutes, or in accordance with any alternative time period as may be set out in the Council's

[22]http://democracy.stockport.gov.uk/uuCoverPage.aspx?bcr=1
[23] http://democracy.stockport.gov.uk/ieListMeetings.aspx?CId=587&info=1&md=constitution

up to date Constitution[24].There is a requirement for all speakers to register in advance of the meeting

3.24 Each item will be introduced by the Chair and following this any necessary information, in addition to that contained in the Committee Report, will be brought to the Committee's attention by the Planning Officer. The Chair will then invite comments from the public as outlined above. After any further discussion by Committee Members, in which the public cannot take part, a decision will be taken by the Committee. The Committee's decision is final. However, applicants have a right of appeal if their application is refused or if conditions are attached which they do not agree with. It is also possible to legally challenge planning decisions via an application for judicial review.

Planning Appeals

3.25 Only applicants have a right to appeal against a refusal of planning permission, against conditions imposed on a planning approval or against a non-determination of a planning application. Third parties e.g. objectors, cannot appeal against a decision to grant permission except on a point of law through the courts. The appeal process is conducted by the Planning Inspectorate on behalf of the Secretary of State and in accordance with relevant legislation[25].

3.26 All individuals and organisations that were consulted at the time the planning application was originally submitted and all those who subsequently made comments in relation to the application will be notified in writing of the appeal and how to make their views known. The exceptions are appeals for householder and minor commercial development. For these the Planning Inspectorate will only consider comments made on the applications. All representations received by the Council in response to the public consultation period for the application will be copied and sent to the Planning Inspectorate. A search for current and historic planning appeals from 1974 (if the data is available) can be carried out using Stockport Council's public access portal[26].

Other Forms of Community Involvement

3.27 In appropriate circumstances the Council will respond to requests for attendance at Area Committees, public meetings or resident's association meetings to explain planning proposals.

Post Development

3.28 Monthly lists of developments are produced from the Building Control commencement dates in order to monitor the implementation of planning permissions and check for compliance with conditions etc.

[24] http://democracy.stockport.gov.uk/ieListMeetings.aspx?CId=587&info=1&md=constitution

[25] http://www.planningportal.gov.uk/planning/appeals/planningappeals

[26] http://planning.stockport.gov.uk/PlanningData/AcolNetCGI.gov

4 Resources and Management

4.1 Community involvement has resource implications, but the Council nonetheless recognises that investing in it can help minimise future costs by avoiding as far as possible the need for lengthy and controversial examination processes.

4.2 The level of community involvement for both Local Plan preparation and Development Management related work that is identified in this SCI is considered to be realistic and is sufficiently targeted to enable the Council to achieve its requirements with the resources available to it. It is envisaged that the requirements for community involvement set out in this SCI can be met through existing internal staffing resources. There may, however, be specific circumstances in which the Council will need to consider assigning additional resources to cover the costs of additional assistance. In addition, staff members will work closely with colleagues and partner organisations to adopt a positive approach to involving external groups and individuals and will utilise existing networks linked to other Council plans and strategies.

5 SCI - Review

5.1 The SCI has been under review since its first adoption and will remain under review in the future. The continuing aim is to learn from experience and find ways to improve upon the arrangements. The annual Authority's Monitoring Report is used to feedback and monitor the consultation process and the success of the SCI. As part of this the Council will evaluate the consultations undertaken in terms of resources used and response rates. The Council will also assess the effectiveness of the various community involvement techniques used in order to review the appropriateness of the methods and procedures used. If any amendments are required to take account of significant changes in whom and how the Council should be consulting, then the SCI will be revised under the procedures used in the preparation of earlier SCI and as required by any changes to national legislation.

6 How to get help with Planning Issues

6.1 Planning Aid is a service that offers free, independent and professional advice and support on town planning matters to eligible community groups and individuals in communities who cannot afford to employ a planning consultant. If you feel you need help with understanding the planning processes, getting involved in Local Plan preparation or commenting on planning applications, Planning Aid may be able to help. See 'Appendix 2 - Planning Aid' for further information including how to contact Planning Aid.

Local Councillors

6.2 Local Councillors represent the community and are another point of contact for anyone wishing to express views and concerns about planning issues.

6.3 Councillors hold regular ‘surgeries’ at which you can discuss matters in confidence. For further details on your local councillors and surgeries visit the council’s website at: www.stockport.gov.uk/councillors or contact the council.

6.4 Councillors are not barred from discussing or giving their views on proposals but if they are involved in determining a planning application, they must do so with an open mind. In practice this means that they must make decisions based solely upon the information in front of them at the time they make it, e.g. the committee report of the application and any speaking or discussion at the meeting rather than on any discussion of it they may have had beforehand.

Council Officers

6.5 A planning officer will be available to deal with enquiries about the Local Plan or specific planning applications over the telephone or by appointment at Stopford House, Piccadilly, Stockport - see contact information below.

Local Plan

By telephone (Technical Policy & Planning Team): 0161 474 4395

By email: planning.policy@stockport.gov.uk

By letter to:

Technical Policy & Planning Team Policy, Performance & Reform Corporate Support Services Stockport Council
Stopford House Piccadilly Stockport
SK1 3XE

Planning Applications

By Telephone (Business Support Hub):0161 474 3050

By email: planning.dc@stockport.gov.uk

By letter to:

Development Management Planning Services Stockport Council
Stopford House Piccadilly Stockport
SK1 3XE

Appendix 1 - Consultees

Specific Consultation Bodies

The following will be consulted in accordance with the Planning and Compulsory Purchase Act and the Town and Country Planning (Local Planning) (England) Regulations 2012 and subsequent Amendments. Sustainability Appraisal, Strategic Environmental Assessment and Habitats Regulations Assessment legislation refers to the Statutory Consultees who are shown in bold in the list below:

Environment Agency

Historic England

Natural England

Adlington Parish Council

Cheshire East Council

Chisworth Parish Council

Derbyshire County Council

Disley Parish Council

Greater Manchester Police Authority

High Peak Borough Council

Highways England

Homes and Communities Agency

Lyme Handley Parish Council

Manchester Airport

Manchester City Council

Mottram St Andrew Parish Council

New Mills Town Council

Peak District National Park Authority

Poynton-with-Worth Town Council

Prestbury Parish Council

Stockport Clinical Commissioning Group

Stockport Director of Public Health

Tameside Metropolitan Borough Council

The Coal Authority

Trafford Metropolitan Borough Council

Also:

Relevant electricity and gas companies

Relevant sewerage and water undertakers

Relevant telecommunications companies

Government Departments

The Council will consult with the appropriate government departments including the following;

Department for Communities and Local Government

Department for Environment, Food and Rural Affairs

Department for Energy and Climate Change

Department of Health

Ministry of Defence

Department for Culture, Media and Sport

Cabinet Office (as it encompasses the former Office of Government Commerce guidance role on public sector spending)

General Consultation Bodies

The following are defined as general consultation bodies and will be consulted, as appropriate, in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012:

Voluntary bodies some or all of whose activities benefit any part of the authority's area;

Bodies which represent the interests of different racial, ethnic or national groups in the authority's area;

Bodies which represent the interests of different religious groups in the authority's area;

Bodies which represent the interests of disabled persons in the authority's area; and

Bodies which represent the interests of persons carrying on business in the authority's area.

Other Consultees

The National Planning Practice Guidance states that 'Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out specific bodies or persons that a Local Planning Authority must notify and invite representations from in developing its

Local Plan. The Local Planning Authority must take into account any representation made and will need to set out how the main issues raised have been taken into account.'[27]

To ensure robust consultation processes and enable front loading of the plan development process, Stockport Council will continue to consider the need to consult, where appropriate, with those agencies that it has historically consulted with (as advised in the former PPS12) on the preparation of local development documents. These include the following agencies and organisations:

Age UK

Airport operators

Association of Greater Manchester Authorities (AGMA) / Greater Manchester Combined Authority (GMCA)

British Chemical Distributors and Traders Association

British Geological Survey

Canal & River Trust, canal owners and navigation authorities

Centre for Ecology and Hydrology

Chambers of Commerce, Local CBI and local branches of Institute of Directors

Church Commissioners

Civil Aviation Authority

Crown Estate

Design Council

Diocesan Board of Finance

Disability Rights UK

Disabled Persons Transport Advisory Committee

Electricity, Gas, and Telecommunications Undertakers, and the National Grid Company

Environmental groups at national, regional and local level, including:

i. Campaign to Protect Rural England;

ii. Friends of the Earth;

iii. Royal Society for the Protection of Birds; and

iv. Wildlife Trusts;

v. Woodland Trust

Equal Opportunities Commission

Equality and Human Rights Commission

[27] NPPG Who should be involved in preparing a Local Plan? (Paragraph: 017 Reference ID: 12-017-20140306 http://planningguidance.planningportal.gov.uk/blog/guidance/local-plans/preparing-a-local-plan/)

Fire and Rescue Services

Forestry Commission

Freight Transport Association

Greater Manchester Police Design for Security Unit

Gypsy Council

Health and Safety Executive

Home Builders Federation

Housing Corporation

Learning and Skills Councils

Fields In Trust

Network Rail

Royal Mail Group Property

Rail Companies and the Rail Freight Group

Road Haulage Association

Showmen's Guild of Great Britain

Sport England

Stockport Partnership including:

i. Civic Societies;

ii. Community Groups;

iii. Local Transport Authorities;

iv. Local Transport Operators; and

v. Local Race Equality Councils and other local equality groups

Traveller Law Reform Coalition

Transport for Greater Manchester

Water Companies

Women's National Commission

In addition, the Council will consult with a wide variety of groups and individuals by e/mailing those that are included on the existing development plan database.

Please note, this list is not exhaustive and also relates to successor bodies where re-organisations occur.

Duty to Co-operate Public Bodies

Below is an alphabetical list of the relevant agencies that are to be consulted, as well as any neighbouring local authority (or other local authorities with which there is a link, such as all

ten Greater Manchester councils), according to the Town & Country Planning (Local Planning) (England) Regulations 2012(30) information on the Duty to Co-operate:

Civil Aviation Authority

Environment Agency

Highways England

Historic England

Homes and Community Agency

Local Enterprise Partnerships

Natural England

Stockport Council as Local Highway Authority

Transport for Greater Manchester as Local Highway Authority (for strategic routes in Greater Manchester) and Integrated Transport Authority

Appendix 2 - Planning Aid

What is Planning Aid England?

Planning Aid England provide free and independent professional planning advice to community groups and individuals in England who cannot afford to pay professional fees. Find out more about the Planning Aid services at www.planningaid.rtpi.org.uk or email info@planningaid.rtpi.org.uk.

What do Planning Aid offer?

Planning advice tools and support to individuals and communities. Everyone should have the opportunity to get involved in planning in their local area.

How much does it cost?

Details of the various resources and contact points are laid out below. The Planning Aid Direct web resource is free to use, and the advice phone line offers up to 15 minutes of free advice. In some circumstances Planning Aid may be able to offer further support to people on low incomes, and to groups or individuals who have traditionally not been involved in the planning system. The criteria used to decide if you're eligible for this are laid out in the publication which can be downloaded from their website:

http://www.rtpi.org.uk/media/1072124/pae_eligibility_criteria_-_august_2014.pdf

How can Planning Aid help you?

Planning Aid Direct: a free web resource that answers questions people often ask about planning; clear, simple explanations of how the planning system works and signposting on where to go next. The free web resource can be accessed here: http://planningaid.custhelp.com/

The Advice Line: a telephone advice service offering a maximum of 15 minutes of free, professional, general planning advice. In some circumstances Planning Aid may be able to offer professional volunteers (see below). The advice line telephone number is 0330 123 9244 and is available Monday to Friday from 9.30 am to 4.30 pm. Alternatively you can email advice@planningaid.rtpi.org.uk.

Community Engagement in Planning: volunteers can help you to understand the planning system and influence what happens in your area. Support can include providing information and training on the planning system; advising how to play a part in the development of plans and policies at the national, local and neighbourhood level; assisting with comments on planning applications and development proposals in your area.

Appendix 3 - Explanation of Abbreviations

AGMA - Association of Greater Manchester Authorities - AGMA acts as the voice of the ten local authorities of Greater Manchester and works in partnership with a wide range of organisations including private, public and voluntary within the city-region and beyond.

DPD - Development Plan Document – A Local Development Document that has been subject to independent testing and has the weight of development plan status. Replaces the Local Plan.

GMCA - Greater Manchester Combined Authority - The ten authorities in Greater Manchester are the first in the country to develop a statutory Combined Authority which will co-ordinate key economic development, regeneration and transport functions. The Greater Manchester Combined Authority (GMCA) was established on the 1st of April 2011.

GMSF - Greater Manchester Spatial Framework - Since January 2014, experts have been working on a spatial framework to identify future housing and land requirements within Greater Manchester, recognising they need to work together to produce a statutory joint Development Plan Document to manage the supply of land in Greater Manchester over the next 20 years.

HRA - Habitats Regulations Assessment - required by the European habitats Directive and England's Conservation of Habitats and Species Regulations 2010. Involves assessment of strategic policy and potential allocated sites for potential significant impact on European designated nature sites including Ramsar, Special Areas of Conservation and Special Protection Areas.

LDD - Local Development Document - Sits within the Local Plan portfolio and comprise Development Plan Documents (DPDs) that have been subject to independent testing and have the weight of development plan status and Supplementary Planning Documents (SPDs) which are not subject to independent testing and do not have development plan status.

LDF - Local Development Framework - The Local Development Framework is another term for the Local Plan and is a portfolio of local development documents which provide the Local Planning Authority's policies for meeting the community's economic, environmental and social aims for the future of the Borough where this affects the development and use of land.

LDS - Local Development Scheme - A public statement identifying which Local Development Documents will be produced and when.

NPPF - National Planning Policy Framework - Also known as "The Framework" the NPPF is a statement of the Government's national planning policy. It acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.

NPPG - National Planning Practice Guidance - The NPPG sits alongside the NPPF and provides technical guidance on its application.

SA - Sustainability Appraisal - Sustainability appraisal is as a systematic and iterative appraisal process, incorporating the requirements of the Strategic Environmental Assessment Directive.

The purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a local development document from the outset of the preparation process.

SCI - Statement of Community Involvement - The statement of community involvement should set out the Local Planning Authority's policy for involving the community in the preparation and revision of local development documents and planning applications.

SEA - Strategic Environmental Appraisal – a generic term used internationally to describe environmental assessment as applied to policies, plans and programmes.

SPD - Supplementary Planning Document – A Local Development Document that has not been subject to independent testing and does not have the weight of development plan status. Replaces Supplementary Planning Guidance. Such documents produced before 2004 were known as Supplementary Planning Guidance (SPG).