



STOCKPORT
METROPOLITAN BOROUGH COUNCIL

Stockport Local Plan to 2042

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Stockport Local Plan to 2042

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1. Introduction

- 1) A key purpose of the Local Plan is to support the delivery of the priorities set out in the One Stockport Borough Plan and the One Stockport: One Future plan¹ that are about the use of land. It is vital for ensuring that we get the right homes, infrastructure and facilities in the right places to enable the whole of Stockport to thrive and give us ways to protect the environment and places which make Stockport unique. We are required to follow the process set out in the Town and Country Planning (Local Planning) (England) Regulations 2012².
- 2) We are in a 'decisive decade' for climate change and ecology. The 2016 Paris agreement aims to limit the increase in global average temperatures to 1.5°C, by rapidly reducing the amount of greenhouse gases that are released into the atmosphere. The scientific consensus is that a failure to limit warming to 1.5°C will result in an increase in droughts, flooding, the loss of coastal lands and the decline of fresh water supplies – to name just a few impacts. Given the long lifetime of the built environment, it is important that we plan for and create communities that are robust and resilient in the face of climate change. Urban areas are particularly vulnerable to extreme weather events. We are already seeing increased frequency of extreme weather events and climate change is expected to exacerbate this further. This plan will help us ensure that new developments are designed to cope with future rather than historical climates, and to support our existing communities and natural environment in adapting to the challenges posed by climate change.
- 3) We continue to face a growing cost of living crisis and the challenge of recovering from the impacts of the pandemic. Digital technology continues to change how people socialise, work and live.
- 4) This Local Plan recognises what is important to the communities of Stockport. It celebrates our connectivity, our vast and varied heritage, our people and our unique places. It identifies opportunities across the borough to ensure that current and future residents benefit from investment in infrastructure and community facilities. It will enable the successful delivery of thriving places with affordable, zero carbon housing and a dynamic economy. It celebrates our heritage, protects the environment and supports social and community infrastructure. It will help keep Stockport as a place where people wish to live, work and play. It is an all-age plan, with the health and well-being of our residents at its core.
- 5) Informed by a comprehensive, proportionate and up-to-date evidence base, the Local Plan is our response to the key challenges facing the borough over the next 15 years and beyond.
- 6) The plan addresses the key issues and identifies those places and sites where change and development can best be accommodated. It recognises that we also need to protect Stockport from the wrong types of development in the wrong places.
- 7) The plan sets out the approach and detailed policies for the whole of Stockport until 2042. It is made up of a written statement of policies and a map showing where the

¹ See www.onestockport.co.uk/one-future-plan/

² See www.legislation.gov.uk/uksi/2012/767/contents

different policies apply. In some areas the local community has chosen to prepare a neighbourhood plan which complements the Local Plan and reflects the unique character and needs of those areas. Neighbourhood plans should support the delivery of the Local Plan's strategic policies, shaping and directing development which is outside of those strategic policies. It is for the local community to determine the specific planning topics that their neighbourhood plan covers.

- 8) This new Local Plan is consistent with, and will need to be read alongside:
 - national planning policy set out in the government's National Planning Policy Framework (NPPF);
 - accompanying online national Planning Practice Guidance; and
 - strategic plans prepared at a Greater Manchester level, including those covering minerals and waste planning matters.
- 9) The plan has been informed by ongoing discussions with neighbouring areas. Cross-boundary cooperation with our neighbours, including our nine Greater Manchester local authority partners will continue as the plan progresses.
- 10) This Local Plan has been informed by a Sustainability Appraisal, Equality Impact Assessment, Health Impact Assessment and Habitats Regulation Assessment. These assessments and appraisals have been updated to reflect any changes made at each stage of the plan's preparation.
- 11) Developing a Local Plan is a collaborative and iterative process which is ultimately aiming to come to a balanced position that will deliver development in a sustainable way.

2. Our vision



2.1 One heart, one home, one future

- 12) The Local Plan is an important step forward in delivering the vision for Stockport set out in the borough plan and One Stockport: One Future³. It draws across all elements set out in the borough plan of One Heart, One Home and One Future, to ensure that Stockport has the right land, homes and infrastructure in the right places, for current and future generations.

Figure 1 - One Heart, One Home, One Future

One heart. At the heart of Stockport is its people and the communities in which they live.

1. A caring and growing Stockport: Stockport is a great place to grow up where children have the best start in life
2. A healthy and happy Stockport: People live the best lives they can - happy, healthy and independently
3. A strong and supportive Stockport: Confident and empowered communities working together to make a difference

One home. Stockport is a great place to live, where no one is left behind.

4. A fair and inclusive Stockport: A borough for everyone - diversity and inclusion is celebrated and everyone has equity of opportunity
5. A flourishing and creative Stockport: Stockport is an exciting place to live, where people are active and celebrate the culture
6. A climate-friendly Stockport: Stockport is a responsible and sustainable borough

One future. Growing, creating and delivering a thriving future for Stockport.

7. An enterprising and thriving Stockport: A thriving economy which works for everyone
8. A skilled and confident Stockport: Everyone has the opportunities and skills to successfully achieve their ambitions
9. A radically digital Stockport: A digitally inclusive and dynamic borough

³ See www.onestockport.co.uk/one-future-plan/

- 13) Over the Summer of 2021 we tested a series of high-level principles which reflect the borough plan's vision⁴. Following feedback from the public and key stakeholders these principles run through the plan and inform its approach to our places and neighbourhoods.

Figure 2 - Our high-level principles

- 1 We will **build our plan around our neighbourhoods**, celebrating and reflecting what makes our communities unique
- 2 We will **take a brownfield first approach** to development, protecting our greenspaces as much as possible
- 3 We will be **design-led**, aiming to achieve the highest quality of design for Stockport
- 4 We will put **local infrastructure and communities at the heart** of our approach, recognising the needs of our neighbourhoods and areas
- 5 We will ensure everything we do **contributes to Stockport's response and resilience to the Climate Emergency**
- 6 We will contribute to the good **health and wellbeing** of our communities

2.2 Our places and neighbourhoods

- 14) 'Community' means different things to different people and Stockport is made of many vibrant and diverse communities. Each has different strengths and needs both now and in the future. Our new Local Plan has these communities at its core, ensuring that the uniqueness of different areas and neighbourhoods is recognised and supported.
- 15) Communities can be based on places, common interests or beliefs, histories, or people's everyday routines. It is not straightforward, therefore, to talk about simple geographical locations in a way that truly represents what they mean to people. One person's school community might, for instance, be different to their next-door neighbour's social community, or a community of shared health-care needs, or that of the local dog walking group or junior sports team.
- 16) Our borough is, however, made up of a number of places, each of which provides a focal point for meeting the community needs of surrounding neighbourhoods. There is considerable overlap between the areas they each serve, with people looking to different places to meet different needs.

⁴ See www.stockport.gov.uk/our-key-principles

- 17) Our centres are important places for our communities and for future development. They are best located to deliver the homes and services communities need, building on the advantages they already provide. Focusing development in and close to existing town, district and other centres encourages much needed development to take place in the most sustainable manner and helps to ensure many of the council's wider objectives are met.
- 18) **Stockport Town Centre** will be a focus for new neighbourhoods and has its own section in the plan. However, **Brinnington** is close to the town centre and can benefit from the services and opportunities that it offers. There is an opportunity to build on the successes which have occurred in the area in recent years, with the development of new open-market housing that has proven to be popular. Brinnington also benefits from close proximity to Bredbury Industrial Estate. The new developments in the centre have helped to deliver services and leisure facilities of benefit to those in the surrounding area.
- 19) Also close to the town centre, **Edgeley** is a local community with its own centre providing shops and other services. Stockport County Football Club play at Edgeley Park at the heart of the area. It is characterised by late Victorian terraced residential properties. The centre currently has fewer empty shops than previously, but an opportunity still exists to revisit its scale and role to help sustain suitable levels of commercial activity. There may be scope to repurpose elements to ensure the centre continues to make a positive contribution to the wider area. The redevelopment of Town Centre West also provides the potential to help support commercial activity in Edgeley. Given its proximity to the town centre, the area benefits from good access to highway and public transport links making it one of the more accessible places in the borough. The area also benefits from several formal parks. The area is well served by primary and secondary schools but has insufficient capacity for additional pupils. As redevelopment of the adjacent Town Centre West area progresses it will be important to ensure that there is suitable open space and social infrastructure provision for the growing population.
- 20) The area around Bird Hall Lane, **Cheadle Heath**, is home to many businesses. Redevelopment in this area is providing buildings and sites fit for modern employment purposes. **Adswood** is mainly a residential area with a mix of old council houses and, particularly in recent years, market housing built as parts of the area have been regenerated. The largely vacant area of employment land off Adswood Road and close to the waste recycling centre provides an opportunity for new housing. This has the potential to help support the viability of nearby local shops and services.
- 21) The A6 corridor heading south from the centre of Stockport has many commercial properties with housing of varying degrees of density in the areas behind. **Davenport**, just off the main A6, has a centre and a variety of housing types from terraces to larger, more suburban housing. Train stations at Davenport and **Woodsmoor** provide good links into Stockport and Manchester and outwards towards Buxton. **Hazel Grove** station is on the same line and is close to Hazel Grove centre which stretches more than half a mile along the A6. The centre contains several supermarkets but also a wide variety of local shops, bars, restaurants and other services. To either side of the A6 the housing is generally more suburban in character than in areas to the north. The main employment areas are found off

Bramhall Moor Lane as well as at Stepping Hill Hospital, though parts of the employment site at MAN Diesel have been redeveloped for housing as the nature of employment at that site has changed.

- 22) In the east of the borough, the main residential area of **Marple** is surrounded by Green Belt which has a rural character and varied landscape. Its district centre is home to a wide variety of shops and services serving the wider area, along with the smaller centre at **Marple Bridge**. Development in this area has taken place over a variety of timeframes but there remains an important historic connection to Samuel Oldknow, which is an important part of the character of the area. The canals play a key role in the identity and history of Marple, with the junction of the Macclesfield and Peak Forest Canals forming a key component of the 'Cheshire Ring' providing leisure, recreation and tourism opportunities. The area is served by two train stations which link to Manchester but not Stockport. Access into the centre of Stockport is along the A626 which becomes congested at peak times. The area is well served by primary and secondary schools but has insufficient capacity for additional pupils. Marple and the wider area to Marple Bridge, **Compstall** and beyond are two areas of Stockport where local people have formed a forum to develop a Neighbourhood Plan for their area. This is also the case in **High Lane**, a predominantly residential village on the A6 which has a centre of its own serving local needs but which also suffers from severe congestion, especially at peak times.
- 23) Also to the east of the borough but with more of an urban feel to it is **Romiley**, where a district centre serves the local community. The area has a variety of housing types, from smaller terraced properties to large, detached housing. The rail station in the centre of Romiley is served by trains which link through **Woodley** and **Bredbury** into/out of Manchester, however local roads suffer from severe congestion at times. The main roads in the area link through to the M60 and to the largest employment area in the borough at Bredbury Industrial Estate. This houses a range of employment types, although there is significant emphasis on industrial and warehousing uses, with connection to the M60 provided by the nearby junction.
- 24) To the north and west of the River Tame, are local communities which make up **Reddish**, referred to separately as Reddish North and Reddish South. The area benefits from good access to local retail and leisure opportunities, particularly for some the informal outdoor recreation opportunities afforded by Reddish Vale Country Park and the Tame Valley. Reddish also has relatively good access to the wider opportunities afforded by Stockport town centre to the south and Manchester to the north-west. The area boasts some of the borough's more significant employment opportunities, particularly around Greg Street and along the line of the former Stockport Branch Canal which closed in the 1960s. The area has seen some significant new development in recent years, particularly the reuse of lower quality employment land or the conversion of heritage buildings for housing. Similar development opportunities are likely to continue in the future, with a need to carefully balance new housing with maintaining access to jobs and provision of community facilities. The area is well served by primary and secondary schools, with surplus places available to accommodate additional pupils. Reddish's communities are well connected to highway networks and Reddish North is served well by a rail connection into Manchester, with fairly high frequency bus connections into Stockport. However, the area still has issues of traffic congestion and suffers from poor air quality in

places as a consequence. Transport proposals, including the future Metrolink use of the current under-utilised rail line through Reddish South, are being explored as potential solutions to these issues.

- 25) The **Heatons** area is made up of a collection of suburbanised townships also in the north of the borough, to the north of the River Mersey and M60. The A6 and mainline railway provide access to Stockport town centre to the south and Manchester to the north. People living in this area have good access to a range of local facilities such as the shops in Heaton Moor, Heaton Mersey and Heaton Chapel. It is also relatively easy to take advantage of the wider opportunities afforded by larger places nearby. The socio-economic make-up of the area is varied, with some parts being relatively affluent whilst others, particularly to the east of the A6, face greater challenges in terms of deprivation. The area is expected to continue to provide new development opportunities but it will be important to balance making good use of urban land with ensuring good access to social and community facilities and enhancing the area's environmental assets. The area is well served by primary and secondary schools, however there are currently limited places available to accommodate additional pupils. Traffic congestion is a significant issue in many parts of the Heatons. Measures to address this, particularly making cycling and walking realistic, desirable options for shorter journeys, are key to ensuring that people can make the best use of the local services and opportunities that are on offer.
- 26) **Cheadle Hulme** is one of the best places in the borough for providing residents with options for meeting their everyday needs, from retail, services and leisure to employment opportunities. Cheadle Hulme station provides excellent rail connections to Stockport, Manchester and places on the wider rail network. Neighbourhoods in this part of the borough, however, suffer from congested highways and resulting air quality issues, with current proposals to make walking and cycling more viable and desirable options a key part of addressing this. People living in the area have fairly good access to outdoor space and recreational opportunities. Life expectancy is higher than the Stockport average. The area has seen some development in recent years, including reuse of previously developed land and the repurposing of existing buildings in the centre of Cheadle Hulme.
- 27) In the southern part of the borough a number of communities and neighbourhoods are centred around **Bramhall**, with residents able to access a range of local shops, services and leisure opportunities. The area is relatively well served by outdoor recreational opportunities and people living here might expect to live longer than the average for the borough. Whilst much of the area is built up, it has a green and leafy feel, with many houses having large gardens and tree-lined streets being fairly common. At the most southern part of the borough, within the Green Belt, lies the village of **Woodford** which is experiencing significant change as a result of the new development of over 900 new homes with supporting community facilities on the site of the former Woodford Aerodrome. Woodford was also the first place in the borough to successfully produce and adopt a Neighbourhood Plan. Whilst it has been eased by the recently opened A6 to Manchester Airport relief road (the A555), traffic congestion remains an issue for communities in some places around Bramhall. Proposals to make more sustainable ways of travelling a better option are currently being delivered.

- 28) The communities around **Cheadle** and **Gatley** are primarily residential and benefit from good access to retail, services and leisure opportunities. People living in the area have relatively easy access to outdoor recreational opportunities and have above average life expectancy. As a largely built-up area there are limited new development options but new homes provided in recent years have made good reuse of previously developed land. Whilst communities are well connected to highway networks there are considerable issues of traffic congestion which results in poor air quality in some places. Plans for a new rail station at Cheadle and cycling and walking network improvements as part of the Mayoral Challenge Fund Bee Network will both help to address this issue.
- 29) **Heald Green** is a well-established residential community in the south-west of the borough which is well served by retail, services and leisure opportunities. The area's residents can access a range of outdoor recreational opportunities and, like many of the more affluent parts of the borough, have above average life expectancy. Like much of Stockport there are only limited opportunities for new development on previously developed land, but new homes are planned for land around the Seashell Trust's campus to the east of the area. That development will help transform the campus into a modern, fit for purpose facility. This will provide a creative, happy and secure environment for children and young people with complex needs and additional communication challenges. Communities in Heald Green benefit from good access to the main road network and a rail station for travel into Manchester city centre and elsewhere. The area's main roads, however, suffer from traffic congestion and poor air quality in places.
- 30) More detailed data and information on our places and neighbourhoods is set out in the Integrated Appraisal and wider evidence base which have informed preparation of the Local Plan.

3. Our strategy



3.1 Objectives

- 31) To play its part in delivering the vision set out in One Stockport: One Future, it is important that the impact of the Local Plan can be measured. This will help us to implement the plan's policies, ensure the plan is deliverable and make sure the policies are achieving their desired outcomes as well as informing any future reviews of the plan. The following objectives set the One Stockport: One Future priorities in a planning context. This provides a starting point for the monitoring framework that will sit alongside the Local Plan.

Objective 1

To ensure a resilient and healthy borough that achieves carbon neutrality by 2038, whilst adapting to the impacts of climate change and increasing biodiversity through sustainable development.

Relevant One Stockport: One Future – ‘5 big things’:

- Good Jobs and Homes
- The Best Place to Grow Up
- Best Health and Care
- Thriving Neighbourhoods
- Clean, Green Transport

Objective 2

To tackle inequalities across Stockport, particularly in relation to housing, employment, and health.

Relevant One Stockport: One Future – ‘5 big things’:

- Good Jobs and Homes
- The Best Place to Grow Up
- Best Health and Care
- Thriving Neighbourhoods
- Clean, Green Transport

Objective 3

To provide the social infrastructure required to address existing issues and support the delivery of new development and to meet the needs of existing and expanding

communities. This will help develop mixed, strong and cohesive communities; ensuring access for all to education, health, community and cultural facilities.

Relevant One Stockport: One Future – ‘5 big things’:

- Good Jobs and Homes
- The Best Place to Grow Up
- Best Health and Care
- Thriving Neighbourhoods
- Clean, Green Transport

Objective 4

To conserve and enhance our landscapes and natural environment, and improve the quality of and access to our green, blue infrastructure and open spaces.

Relevant One Stockport: One Future – ‘5 big things’:

- The Best Place to Grow Up
- Best Health and Care
- Thriving Neighbourhoods
- Clean, Green Transport

Objective 5

To deliver high quality and locally distinctive design that responds to local character to create inclusive, well-connected and safe neighbourhoods. The borough’s historic and built environment, including our industrial heritage, will be conserved and enhanced, including its distinctiveness whilst accommodating change.

Relevant One Stockport: One Future – ‘5 big things’:

- Good Jobs and Homes
- The Best Place to Grow Up
- Thriving Neighbourhoods
- Clean, Green Transport

Objective 6

To provide a range of different types and tenures of quality new homes that meet aspirations and needs, reflecting an ageing population and a growth in the number of households.

Relevant One Stockport: One Future – ‘5 big things’:

- Good Jobs and Homes
- The Best Place to Grow Up
- Best Health and Care
- Thriving Neighbourhoods

Objective 7

To help create and accommodate employment whilst making Stockport a place of

improving inclusive wealth⁵ taking advantage of our town centre's economic and locational opportunities and ensuring all our centres perform their key role at the heart of our local communities and neighbourhoods.

Relevant One Stockport: One Future – ‘5 big things’:

- Good Jobs and Homes
- The Best Place to Grow Up
- Thriving Neighbourhoods
- Clean, Green Transport

Objective 8

To provide everyone in Stockport with access to schools and other appropriate educational facilities.

Relevant One Stockport: One Future – ‘5 big things’:

- The Best Place to Grow Up
- Thriving Neighbourhoods
- Clean, Green Transport

Objective 9

To provide the necessary transport infrastructure, whilst reducing the need to travel and improve connectivity, ensuring that sustainable modes become a realistic default option for journeys.

Relevant One Stockport: One Future – ‘5 big things’:

- The Best Place to Grow Up
- Thriving Neighbourhoods
- Clean, Green Transport

Objective 10

To ensure that Stockport has the utility infrastructure in place to support its future development and prosperity (including suitable digital infrastructure).

Relevant One Stockport: One Future – ‘5 big things’:

- Good Jobs and Homes
- The Best Place to Grow Up
- Thriving Neighbourhoods
- Clean, Green Transport

⁵ The United Nations Environment Programme defines a country's inclusive wealth as "the social value (not dollar price) of all its capital assets, including natural capital, human capital and produced capital". See www.unep.org/resources/inclusive-wealth-report-2018.

3.2 Strategic policies

- 32) The Local Plan's strategic policies set out the overall approach we will take to delivering and managing new development in the borough. This will support or contribute to achieving the Stockport Local Plan [Objectives](#). In turn this will help meet the priorities and ambitions of One Stockport: One Future.

Strategic policy 1: Spatial strategy

1. **New development will be concentrated in the most sustainable locations and will make the most efficient use of land possible. There will be a focus on prioritising opportunities to use previously developed ("brownfield") land as far as possible in balance with meeting our development needs. Land which has not been developed previously ("greenfield") will be developed only where it is necessary to make sure that development needs are met.**
2. **New development will be expected to facilitate equality and create age-friendly, healthy communities. It will provide all residents with the opportunity to benefit from the borough's enhanced economic prosperity.**
3. **Active and vibrant communities will be created and provided with a comprehensive network of community and social infrastructure. This, along with necessary green and blue infrastructure, will help everyone to lead healthy and happy lives and play their part in the future of Stockport.**
4. **Development must play a significant role in addressing the climate and biodiversity crises faced by our natural environment. Opportunities for a net gain in biodiversity, enhancement of ecological networks, and co-ordinating new or improved climate resilient infrastructure through new development will be taken.**
5. **Development will enable existing and new communities to adapt to and become more resilient to the effects of climate change. Opportunities to reduce greenhouse gas emissions will be taken to ensure the borough meets carbon neutrality targets by 2038.**
6. **The natural environment will be significantly enhanced and protected from loss or damage, including for its role in carbon sequestration. The borough's environmental assets, including vital areas of urban open space serving local communities, will be protected and enhanced. Measures will be taken to safeguard against potentially harmful impacts of development.**
7. **Air quality planning will reflect the transboundary nature of pollution and be informed by cooperation with neighbouring authorities.**

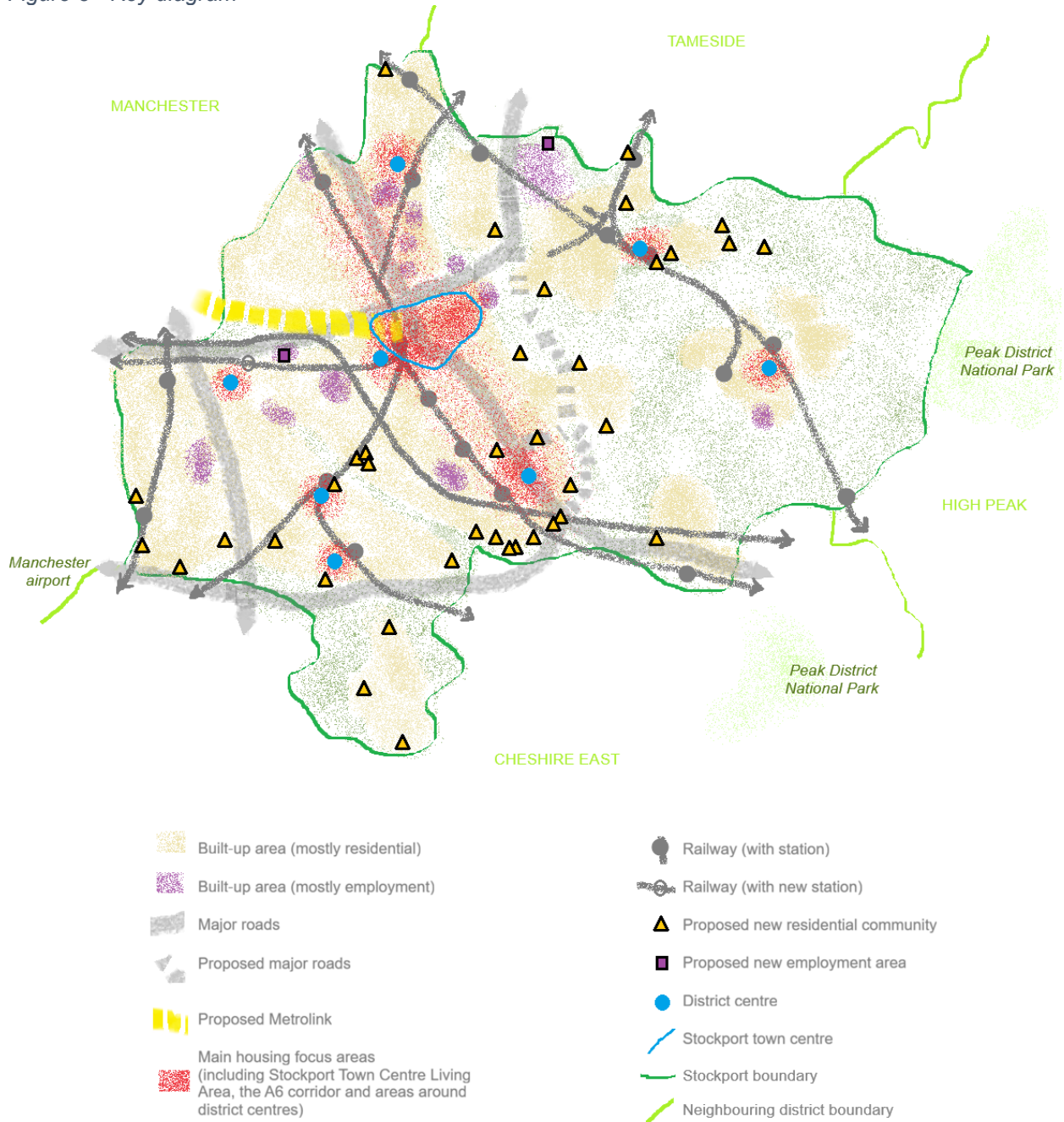
8. The openness and permanence of the borough's Green Belt (as shown on the Policies Map) and the setting of the Peak District National Park will be protected. Planning decisions within the Green Belt will be made in accordance with national planning policy. Opportunities to positively enhance the beneficial use of Green Belt will be sought, such as providing access, providing opportunities for outdoor sport and recreation, retaining and enhancing landscapes, visual amenity and biodiversity, and improving damaged and derelict land.
9. High quality design will be achieved, in part through the use of design codes and guides, protecting the best elements of Stockport's character, identity and distinctiveness and ensuring that new developments integrate and contribute to their surroundings in a positive way. New development will be designed so as to make the most effective use of land possible. Stockport's unique culture, places and spaces will be preserved and enhanced, whilst embracing opportunities to innovate.
10. Our historic environment and heritage assets will be positively and proactively managed, reinforcing their contribution to local identity and distinctiveness. A strategy of heritage-led regeneration will be key to realising many of the borough's development opportunities. The council will consider using Article 4 directions to restrict the scope of permitted development rights wherever harm to the historic or wider built environment might arise.
11. A wide variety of homes will be provided for people who want to live in Stockport. It will also be recognised that homes play a central role in our resilience to climate change and in creating and shaping our neighbourhoods and communities of the future. A total of at least 24,253 new homes will be provided in the period up to 2042. The Local Plan strategic affordable housing target is set according to viability, with the highest target being 50% in the higher viability areas. Within the established built-up area at least 90% of new homes will be on previously developed ("brownfield") land.
12. Stockport Town Centre is the most significant key location for the future success of the borough. It is a sustainable location, with strong transport links, jobs, shops and services. The Town Centre Living Area is well placed to provide the infrastructure required to meet the demands of the new urban communities which will be created at an appropriate, optimised scale and density. The Stockport Mayoral Development Corporation will lead the way in achievement of our aspirations for the town centre.
13. The more than 30 other centres across the borough also have a key role to play. The smallest of these (large local centres and other local centres) will continue to provide important services and facilities to the neighbourhoods that surround them. Larger district centres will continue to be key focal points for local communities and often have a far wider catchment for the services and opportunities they provide. Such provision of services also means our centres have a strategic role to play, at an appropriate, optimised scale and density, in helping meet housing needs.

- 14. The A6 corridor running from Hazel Grove District Centre to the southern edge of Stockport Town Centre, and then from the northern edge of the town centre to the borough's northern boundary, provides a third key strategic locality. Residential development will be at a scale and density which is appropriate to the character of the area whilst making the most of the corridor's sustainable access opportunities.**
- 15. To ensure that adequate land is available to meet future housing needs, new residential communities will also be established at strategic housing allocations identified on the Policies Map. Development of these allocations will be viably managed to ensure that they deliver necessary affordable housing, make changes to infrastructure to meet the needs of the new residents, and provide access to appropriate green space, as well as providing benefits to existing residents.**
- 16. Development of new retail and leisure floorspace will follow a town centres first approach by applying a sequential test to ensure sustainable patterns of development are achieved. An impact assessment will be required where proposals for retail or leisure outside of these locations could threaten their vitality and viability. Following this approach, in the period up to 2042:**
 - a. new convenience retail floorspace capacity totalling up to 3,800 square metres (net) will be created; and**
 - b. new comparison retail floorspace capacity totalling up to 5,800 square metres (net) will be created.**
- 17. Development will create enhanced economic opportunities for new and existing residents. Development will also be used to help provide training and skills opportunities for all, enhancing our existing well-educated and skilled workforce. This will also support the growth and development of new employment sectors. New and existing employment sites will be supported to enable more diverse opportunities, including through the provision of appropriate supporting infrastructure. This will ensure that existing and new businesses are enabled to start, grow and flourish. A total of at least 19 hectares of land for new offices (Class E) and 18 hectares for new industrial development (Class B2/B8) will be provided in the period up to 2042.**
- 18. All centres will be welcoming and inclusive places to visit. Centres will offer opportunities for diversification and welcome a wider range of uses that increase dwell time, attract footfall and enable prosperity for people and businesses. Proposals to develop new or improve existing arts and cultural facilities will be supported as will the retention or provision of new markets.**

- 19. Walking, wheeling⁶, cycling and public transport will be prioritised as the preferred modes of travel, including opportunities presented by expanding the Metrolink/tram-train network. This will make sure that core services and facilities are within easy reach of homes and workspaces, with sustainable travel encouraged to, from and beyond our centres.**
 - 20. Development will follow the Sequential Test and, where necessary, the Exception Test, in accordance with national policy and the Flood Risk and Coastal Change Planning Practice Guidance. Site-specific Flood Risk Assessments will be required for all development in Flood Zones 2 and 3 and for sites at risk from other sources of flooding. Development must incorporate climate change allowances and demonstrate that it will be safe for its lifetime without increasing flood risk elsewhere.**
 - 21. Physical infrastructure will be delivered alongside development to ensure that our communities are connected, we are climate-friendly and our economy can thrive. This will include digital, renewable and low carbon energy, utilities, transport and social infrastructure. The council is committed to bringing Metrolink to the borough and will protect land to enable its delivery. There is an expectation that new development will contribute towards the provision of such infrastructure at a level commensurate with its scale and impact.**
-

⁶ 'Wheeling' is the action of moving as a pedestrian using any kind of wheeled mobility aid, including wheelchairs, mobility scooters, walking frames, prams or buggies.

Figure 3 - Key diagram



Strategic policy 2: A strategy for our centres

1. The council will work with others to plan for and manage transformational change to help Stockport Town Centre become a high quality, higher density, thriving, highly accessible and sustainable destination in which to live, work and spend time. The town centre's role and appeal will be expanded both sub-regionally at the heart of the Southern Growth Corridor within Greater Manchester and as a local community hub for all ages.
2. Residential development will be encouraged at an appropriate and optimised density within all centres, helping to support their future vitality, while taking into account the needs of existing and future users and ensuring that development is appropriate in relation to townscape, landscape, historic character. In particular, residential development above ground floor commercial and community uses will be encouraged. The town centre is a major sub-regional location for town centre living and has the potential to deliver up to 8,000 new homes by 2042. It is anticipated that more than 10,000 further new homes will be delivered in or in close proximity to our other centres in the same timeframe.
3. The council will pursue a positive strategy for the future of our town centre, district centres and local centres, seeking a wide range of uses that have flexibility to adapt. Our centres will be safe and welcoming for all users and will be attractive places in which people choose to spend time.
4. The council will work with key stakeholders including the Stockport Business Improvement District, community groups and neighbourhood planning forums to ensure that the borough's centres will have a vital role in delivering sustainable growth, acting as the focal point for their communities, protecting and capitalising on the opportunities offered by historic character and local distinctiveness and providing the necessary supporting services whilst delivering new jobs and homes.
5. The borough's district centres will meet the majority of the everyday needs of Stockport's residents for shops, other main town centre uses and facilities.
6. The network of the borough's local centres will have an important role in providing local shops, leisure opportunities, food and drink uses, services and community facilities for the surrounding neighbourhoods. There will be an emphasis on maintaining a strong convenience retail function in each centre, providing sustainable top-up shopping facilities, complemented by a range of other main town centre uses. This will be achieved through the careful management of changes of use within the centres.

Strategic policy 3: Sustainable development in Stockport

- 1. When considering development proposals, the council will take a positive approach that reflects the presumption in favour of sustainable development in national policy. The council will work with applicants to secure development that improves the social, environmental and economic conditions in the area.**
- 2. Unless material considerations indicate otherwise, planning applications will be approved without delay where:**
 - a. they accord with the policies in this Local Plan; and**
 - b. they accord with policies in neighbourhood plans where relevant.**
- 3. If there are no up-to-date policies relevant to the application, then permission will be granted unless material considerations indicate otherwise. This will take into account whether:**
 - a. the application of policies in the National Planning Policy Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or**
 - b. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.**
- 4. Schemes will be designed and constructed to achieve sustainable development and be resilient to climate change impacts. Subject to site-specific circumstances, all development must:**
 - a. create age-friendly, healthy communities;**
 - b. make efficient use of land;**
 - c. be as sustainable as possible in construction and operation;**
 - d. take a sequential approach in relation to risks of flooding from all sources,**
 - e. minimise carbon dioxide (CO₂) and greenhouse gas emissions in line with our 2038 carbon neutrality target;**

- f. maximise biodiversity net gain, with a mandatory 10% measurable biodiversity net gain, prioritising on-site delivery;**
 - g. protect and enhance water quality and ensure no deterioration of water bodies in line with the Water Framework Directive objectives. Opportunities for river restoration and natural flood management should be taken wherever feasible;**
 - h. enhance economic prosperity for communities; and**
 - i. prioritise access by walking, wheeling, cycling and public transport.**
 - 5. These requirements must be achieved by addressing all relevant policies in the plan and associated guidance to deliver quality development. Evidence must be demonstrated in the appropriate submission documentation as relevant policies require.**
 - 6. The council will work with applicants of all scales of development to ensure Stockport continues to be a place where all people are happy to live and thrive.**
-

Strategic policy 4: Equality, impact and opportunity

- 1. It is expected that all development will contribute positively to:**
 - a. enabling access for all groups of society, with particular regard for older people and those with disabilities or reduced mobility;**
 - b. not adversely discriminating against people, directly or indirectly, on account of their:**
 - age;**
 - disability;**
 - gender reassignment;**
 - marriage and civil partnership;**
 - pregnancy and maternity;**
 - race;**
 - religion or belief;**
 - sex; or**
 - sexual orientation.**
 - c. providing opportunity for delivering inclusive wealth and addressing issues of economic hardship;**
 - d. addressing issues of health inequality and polarisation; and**
 - e. addressing the council's duties to:**
 - i. eliminate unlawful discrimination, harassment and victimisation;**
 - ii. advance equality of opportunity between different groups; and**
 - iii. foster good relations between different groups.**
-

4. Development management policies

4.1 Providing for our communities



- 33) Our local communities have been the lifeblood of Stockport as we have come through the Covid-19 and cost of living crises together. Active and vibrant communities and social infrastructure are a vital part of the future of Stockport in which everyone can lead healthy and happy lives.
- 34) The policies in this section of the plan will allow the council to manage development so that, in particular, it supports or contributes to achieving [Objectives](#) 1, 2, 3, 4 and 8.

COM 1: Healthy and active across all ages

1. When determining planning applications the council will expect that:
 - a. health, education and other community facilities and services have sufficient space, are suitable and compatible if located together or in close proximity to each other, including through the creation of community hubs;
 - b. development facilitates access to a range of high quality, well-maintained, robust and accessible open spaces, public realm, play, sports, leisure and cultural facilities, including the historic environment;
 - c. access to biodiverse green and blue spaces and infrastructure is increased to promote physical and mental health and wellbeing;
 - d. safer and more active environments are created, increasing opportunities for more sustainable travel choices whilst benefiting physical and mental health and wellbeing;

- e. **commissioners of health care services and infrastructure are consulted and engaged in discussions regarding development proposals;**
 - f. **new health facilities are provided in accessible town and district centre locations and conform to NHS requirements;**
 - g. **opportunities be taken in support of initiatives which enable or improve access to healthy food, for example land for local food growing, allotments or community gardens;**
 - h. **energy efficient design and the location of development contribute to reducing fuel poverty and its associated impacts on health; and**
 - i. **opportunities be taken in support of initiatives which seek to address poor health indicators and anti-social behaviour in the borough.**
-

Explanation

- 35) The NPPF sets out a range of considerations regarding the promotion of healthy and safe communities. This includes an expectation that, amongst other things, planning policies and decisions should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
- 36) Stockport faces a number of health and social care issues including:
- an ageing population with increasingly complex care needs and at higher risk of isolation and loneliness. This is because more people live on their own without direct family support;
 - a population where birth rates have risen, especially in areas of deprivation. This has led to more children and young people living in low-income households where health outcomes are poorer;
 - changes in the most common health issues experienced by the population, to those which are linked to lifestyles or are otherwise preventable;
 - a period of economic challenge that affects the incomes and entitlement to the most vulnerable people in Stockport;
 - services which can be fragmented and complicated to access, having duplications and not being as focussed on individual needs as they could be;
 - a system where too many people are admitted to hospital when they would be better and more appropriately cared for at home; and
 - increasing financial pressures with deficit forecasts for Stockport as demand growth continues if service delivery is not improved.

- 37) The One Stockport Health and Care Plan⁷ sets out the ways in which we will develop the borough's health and social care system. The strategy is informed by our local Joint Strategic Needs Assessment which comprehensively maps health and care needs in the borough and identifies trends in health and wellbeing.
- 38) The One Stockport Active Communities Strategy (2022-2030)⁸ aims to support Stockport residents to become more active and to enjoy the health, social and environmental benefits of being more active. The strategy aims to create the conditions for people in Stockport to move more and build being physically active into their daily lives, ensuring Stockport is an even healthier and happier place to live, work and play.

COM 2: Community and social infrastructure

1. Development proposals for new or existing community and social infrastructure will be supported where it can be demonstrated that the proposal:
 - a. is in an accessible location, served by a choice of sustainable travel options and does not create severe highway impacts;
 - b. Is of a high-quality design providing flexibility for different future uses; and
 - c. makes efficient use of land, and does not result in adverse amenity, noise or air quality impacts
2. Development proposals for community and social infrastructure must be designed in such a way to maximise shared use of the facility, particularly for recreational and community uses.
3. Major residential developments must demonstrate that they can be adequately served by sufficient community and social infrastructure. Where shortfalls are identified developers will be required to make appropriate provision for new facilities. This could be on site or by making a suitable contribution towards off site new, improved and/or expanded community and social infrastructure.
4. Proposals that would result in the net loss of community facilities will only be permitted where:
 - a. adequate alternative provision exists which meets similar local needs, or where, prior to commencement of development, adequate replacement provision is made available in a suitably accessible location for the community it serves; or

⁷ See <https://democracy.stockport.gov.uk/ielssueDetails.aspx?IId=94681&Opt=3>

⁸ See <https://democracy.stockport.gov.uk/documents/s200935/Appendix%201%20-%20ACS.pdf>

- b. the existing use is not financially or operationally viable, and evidence has been provided to confirm that the property has been marketed for a period of at least 12 months and no realistic interest has been shown for its retention.**
-

Explanation

- 39) The NPPF sets out that a range of different types of infrastructure should be planned for, including sufficient provision for community facilities. Community and social infrastructure play an important role in facilitating social interaction and creating inclusive communities, it is therefore vital that they are protected where they fulfil this function either now or over the plan period. The council will work with communities to deliver their aspirations, ensuring that local facilities and services are retained where they are needed, or new or redeveloped facilities are provided where there is local need. The council's approach is to encourage new community uses to locate in the borough's town, district and local centres as these places are best served by public transport, in particular the bus network which is more capable of serving local catchment needs.
- 40) In its consideration of applications for development that would place additional demand on services, the council will work with applicants to highlight at an early stage the potential needs for community facilities and services, drawing upon the evidence within the Infrastructure Plan and feedback from key providers of community and social facilities and services.
- 41) The NPPF requires planning policies to guard against the unnecessary loss of valued community facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. The NPPF states that community facilities can include community centres, places of worship, public houses, shops, sports venues, open space, arts and cultural facilities, as well as other local services such as health and social care, libraries, schools and nurseries. Note that sports venues and open space facilities are dealt with separately under COM 4 and COM 6.
- 42) It is recognised that there are circumstances where loss of facilities and development for other uses may be appropriate, for example where existing community facilities are to be re-provided on an alternative site that is of an appropriate scale and quality, or where the facility is no longer required at that location. The council will require appropriate evidence in support of any planning application if the loss of a community facility is to be justified. This will be particularly important where the proposal would lead to a shortfall in provision for the specific use within the catchment population.
- 43) In considering proposals, the council will take into account the listing or nomination of 'Assets of Community Value.'

COM 3: Educational facilities

1. The council will work with its partners to support the provision of a comprehensive network of educational facilities across the borough. A flexible approach will be taken over the plan period, recognising changing educational needs.
2. Development proposals for early years, primary, secondary, further, higher and SEND education facilities will be supported where it can be demonstrated that:
 - a. the education facilities are required to meet local demands; and
 - b. they are in an accessible location, safely served by a choice of sustainable travel options.
3. Proposals for new educational buildings, the extension of existing educational buildings, or the reuse of buildings for education purposes, must provide access to sufficient land to cater for the outdoor curriculum needs, in particular opportunities for sport and recreation.
4. Opportunities to make educational facilities available for community use must be provided wherever feasible to do so, particularly sports and recreation facilities.
5. The provision of biodiverse natural spaces on educational land is encouraged to enable children to learn personal, social and technical skills.
6. Proposals for development that create a potential increase in demand for early years places and school places will be required to make appropriate provision for early years and educational facilities either on site, or by making a suitable contribution towards new, improved and/or expanded facilities elsewhere. Developer contributions will be required for all school phases age 0-19 years, for special education and disability needs up to 25 years, and pupil referral units, where necessary to meet needs arising from the development.
7. Where a new primary school is proposed, the council will require provision of facilities to be made for early years, where there is an identified local need.

Explanation

- 44) Stockport is committed to ensuring its residents have access to good local schools, colleges, and early years' settings which offer a rich and varied learning experience. The council believes all children have the right to enjoyable, inclusive and expansive education to enable every individual regardless of ability to achieve their full potential and to prepare for future life. Stockport will work in partnership with stakeholders, building on existing relationships, working with education providers to champion the needs of local children, young people and communities;

recognising the important role education providers play as an anchor in those communities.

- 45) The NPPF sets out that local planning authorities should take a proactive, positive and collaborative approach in providing sufficient choice of school places to meet the needs of existing and new communities. This should include ensuring that development will widen choice in education. Authorities are expected to give great weight to the need to create, expand or alter schools. Our local policy builds upon the national policy to ensure that there is sufficient high-quality education provision available for every child and young person in the borough, from early years provision through to meeting post-16 educational needs. Doing this is considered an integral part of delivering sustainable development, and effective pupil place planning is a fundamental element of the local authority's role as strategic commissioner of good school places.
- 46) The majority of Stockport's schools were built in the 50s, 60s and 70s, and although most have been refurbished during their lifetime, many of the schools are now requiring significant investment. Where feasible, the council will continue to focus its efforts on expanding or improving existing facilities that are in the urban area in accessible locations, as this makes the best use of land. The council will work closely with the Department for Education, the Education and Skills Funding Agency, the Regional Schools Commissioner and potential sponsors to deliver school places where they are needed.
- 47) Stockport has experienced a significant rise in the demand for school places in recent years, especially in primary schools. This pressure has been successfully managed through the expansion of existing schools. As the borough's population grows, demand for school places is projected to increase, placing further pressure on facilities, particularly secondary and special education needs and disability (SEND). Where housing development results in increased demand, investment should be made into education provision to ensure that there are sufficient places to serve the borough's pupils.
- 48) Applicants for residential development proposals will be expected to work in a positive and constructive way with Stockport Council, and other neighbouring local authorities where relevant, to identify the education needs arising from development and to ensure that appropriate provision is made towards new, improved and expanded facilities. Government guidance⁹ on the use of planning obligations states that: "Government funding and delivery programmes do not replace the requirement for developer contributions in principle. Plan makers and local authorities for education should therefore agree the most appropriate developer funding mechanisms for education, assessing the extent to which developments should be required to mitigate their direct impacts."
- 49) We will seek developer contributions from developments that yield pupils where there is insufficient capacity in local schools. Applications with less than 10 residential units will typically be exempt from providing developer contributions

⁹ See Paragraph: 007 Reference ID: 23b-007-20190315 www.gov.uk/guidance/planning-obligations

towards education. Developer contributions towards education will not be required from older age-restricted accommodation, student housing, care homes or nursing homes.

- 50) The Department for Education has published guidance¹⁰ which sets out that evidence of pupil yields from housing developments should be based on up-to-date evidence from previous housing developments. The supplementary guidance titled 'Estimating Pupil Yield from Housing Development'¹¹ acknowledges that there are multiple ways in which local authorities estimate pupil yield from housing.
- 51) In August 2023, the Department for Education published pupil yield data for all local authorities in England. Given that this is the most up to date evidence currently available, this will be used to calculate the estimated number of pupils to arise from new housing development. However, pupil yields will be updated as this is refreshed. Furthermore, this will also be updated where more evidence is gathered locally.
- 52) As such, education contributions will be calculated using the following formula:

Estimated pupil yield per school phase = Total number of property type¹² x pupil yield¹³ (calculation is undertaken for each property type)

Estimated net pupil need = Estimated pupil yield per educational phase – forecast available places¹⁴

Total cost per educational phase = Estimated net pupil need per education phase x build costs¹⁵

Total contribution = sum of total costs per educational phase

- 53) Applications for Forest School sessions on the wider council estate are becoming very popular by nurseries and educational establishments. Although they are accepted as providing a unique opportunity for outdoor learning, they can place increased pressure on habitat and wildlife. It is therefore important that opportunities are taken to provide Forest School sessions within the educational establishments themselves.

¹⁰ See

https://assets.publishing.service.gov.uk/media/64d0f70d7a5708001314485f/Securing_Developer_Contributions_for_Education.pdf

¹¹ See

https://assets.publishing.service.gov.uk/media/64d0f71be5491a00134b5940/Estimating_Pupil_Yield_from_Housing_Development.pdf

¹² Property type takes into account the type (house or flat), size (bedroom number) and tenure.

¹³ Pupil yield will be taken from DfE's pupil yield dashboard¹¹ or local evidence base which may replace or supersede it.

¹⁴ Forecasts will be taken from the School Capacity Survey (SCAP) and local evidence.

¹⁵ Mainstream build costs will be taken from DfE school places scorecard¹¹. SEND build costs will be taken from the National Cost Benchmarking Study, uplifted with ONS inflation data or such update or other DfE recognised report as may replace or supersede it.

- 54) Where playing fields on educational land are facilities to be made available for community use, the council's Playing Pitch Strategy (PPS) (2024) recommends that a community use agreement is drawn up. This should set out how it is intended to operate and is to be agreed prior to planning permission being granted, covering such matters as hours of availability, management arrangements and pricing policy. The community use agreement should help secure well-managed and safe community access to sports facilities on educational sites. Proposals for community use of sports facilities will need to ensure that amenity impacts are appropriately considered and addressed.

COM 4: Protection of open space and recreation facilities

- 1. Development that would result in the loss of open space or sport and recreation facilities (indoor or outdoor) will only be permitted where one or more of the following apply:**
 - a. it is ancillary to the function of the open space or facility and does not negatively affect the quantity, quality and ongoing use of provision**
 - b. any replacement facility is of at least equal quantity and quality in a suitable location, and where this is proposed on site, will clearly outweigh the loss; or**
 - c. it can be clearly demonstrated that the open space/facility is:**
 - i. surplus to requirements; and**
 - ii. not suitable or viable for any other form of open space provision for which there is an identified demand and would not create or worsen an existing deficiency.**
- 2. Proposals to qualitatively improve access to, and/or enhance existing open space should include:**
 - a. visual amenity;**
 - b. climate change adaptation benefits;**
 - c. recreational benefits;**
 - d. accessibility of the open space network; and**
 - e. ecological improvements including green infrastructure.**

3. **The council will protect existing allotments and areas used for community gardening.**
4. **Replacement provision must be made in a suitable location and should be made available for use prior to the loss of the existing facility.**
5. **Where existing open space, sport or recreation facilities could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or ‘agent of change’) should be required to provide suitable mitigation before the development has been completed.**
6. **This policy applies to all existing sites and facilities that have a recreation use or value, which can include settings of designated heritage assets irrespective of whether they are owned or managed by the public, private or voluntary sectors.**

Explanation

- 55) The NPPF sets out that having access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. It also recognises the role of open space in delivering wider benefits for nature and supporting efforts to address climate change.
- 56) Stockport’s green, blue and open spaces play an essential role in maintaining and improving quality of life; their contribution to developing locally distinctive and sustainable communities is vital to Stockport’s success as being seen as such an attractive place to live. Ensuring a clean, pleasant and well-maintained environment is a top priority of the council. Natural England’s Green Infrastructure Framework helps embed green and blue infrastructure in line with the Lawton principle of bigger, better and more joined up ecological networks.
- 57) Previous public consultation on the Local Plan (2017 Issues paper) highlighted the importance of open spaces to both residents of and visitors to Stockport. The Open Space Assessment identifies that a high proportion of residents regularly visit open spaces in the borough such as parks more than once a week which is an indication of their popularity. Some of the open spaces in Stockport, such as Bruntwood Park and Etherow Country Park, are major tourist destinations and attract people from across Greater Manchester and beyond.
- 58) The Open Space Assessment found deficiencies in different types of open space across the borough, predominantly allotments and children’s play areas. There is significant variation across Stockport, with shortfalls more pronounced in some areas than others. The accompanying standards paper to the Open Space Assessment contains an action plan, which highlights deficiencies in terms of access to open space across the borough. The action plan is also a valuable tool in assessing development proposals. The Playing Pitch Strategy has identified deficiencies in playing pitches across the borough, in particular for cricket and junior football, which could worsen over the Local Plan period.

- 59) Areas of open space are increasingly under pressure from development and can form the setting of designated heritage assets. Where an area of open space serves a valuable recreational or amenity function, the expectation will be to protect it from development. Appropriate enhancements can result in heritage benefits that can better reveal heritage significance in addition. Therefore, sites included in the audit as part of the evidence from the Open Space Assessment and Playing Pitch Strategy are shown on the Policies Map. Some sites may not have been assessed as part of the studies as they are below the 0.2 hectare threshold applied or because of changing land uses. Therefore, throughout the Local Plan period, there will be sites that function as open space but are not formally designated. If development comes forward on such sites, the following factors are of importance in determining the value of particular areas of open space and whether they should also be subject to this policy;
1. the offer of facilities for recreation
 2. visual or amenity value of the land
 3. the contribution made to linked areas of designated open space
 4. informal public access, and
 5. the contribution to urban form or general well-being of a community.
- 60) Decisions concerning loss or provision of open space will take account of green infrastructure provision, our Ecological Network and policy aims regarding its connectivity and functionality. Green Infrastructure is defined in the NPPF. Decisions will also have regard to the role that open space can play in the conservation and enhancement of the historic environment.
- 61) Development on open space may be acceptable where replacement open space is provided. Replacement open space should:
- be of the same or better-quality than that which is proposed to be lost;
 - be in the same catchment area as that which is proposed to be lost; and
 - be no less accessible than that which is proposed to be lost.

COM 5: Local Green Space

1. **Sites designated as Local Green Space are identified on the Policies Map. These sites are protected from any development that causes harm to their beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife. Enhancement of Local Green Space, and greater access to it will be encouraged.**
2. **Development on land designated as Local Green Space should be consistent with national policy for Green Belts.**

3. Further sites may be designated by neighbourhood plans, in accordance with the provisions of the NPPF.

Explanation

- 62) The designations reflect government guidance that Local Green Spaces are particularly important areas of land to local communities that should be protected against development.
- 63) The sites, as designated, help to contribute towards the delivery and maintenance of sustainable development, by protecting that green land in the urban area which is most valuable to local communities. The NPPF sets out that Local Green Space should be:
 - a. in reasonably close proximity to the community it serves;
 - b. demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - c. local in character and is not an extensive tract of land.
- 64) The NPPF states that policies for managing development in areas designated as Local Green Space should be consistent with those for Green Belts. As our approach to Green Belt is to apply relevant national policy set out in the NPPF, that policy is also applied to areas of Local Green Space.

COM 6: Sporting facilities

- 1. Priorities for protection and enhancement**
A comprehensive range of indoor and outdoor sports facilities will be protected across the borough including but not limited to:
 - a. Grass sports pitches for football, rugby, lacrosse, hockey and cricket;
 - b. Artificial pitches for football, rugby, hockey and lacrosse;
 - c. Tennis courts;
 - d. Bowling greens;
 - e. Athletics facilities;
 - f. Golf courses;
 - g. Sports halls;

- h. **Swimming pools;**
- i. **Fitness centres and gyms; and**
- j. **Other specialist indoor facilities.**

2. The following sites are multi-pitch sites of strategic significance for outdoor sports, and their enhancement will be supported, having regard to identified sport needs:

- a. **Bradshaw Hall New Playing Fields;**
- b. **Brinnington Park;**
- c. **Davenport Playing Fields;**
- d. **Frederick Whittaker Scott Playing Fields;**
- e. **Gotherage Lane Playing Fields;**
- f. **Lavington Avenue Playing Fields;**
- g. **Marple Hall School;**
- h. **Torkington Park;**
- i. **William Scholes Playing Fields;**
- j. **Woodbank Park;**
- k. **Woodford Recreation Ground and**
- l. **Woods Lane Sports Ground.**

3. Development that would result in the loss of an indoor or outdoor sport facility will be required to satisfy the requirements of COM 4: Protection of open space and recreation facilities

3.4. Proposals to locate an artificial sports surface on an existing playing field will be supported where there is evidence that it meets a strategic need and sporting benefits can be clearly demonstrated.

Explanation

65) This policy reflects findings of the Playing Pitch Strategy 2024 (PPS)¹⁶ which assessed sporting need and the supply for outdoor sports facilities. This work identifies potential sites for multi-pitch sites and advises that such sites are

¹⁶ See www.stockport.gov.uk/documents/stockport-playing-pitch-strategy

prioritised for the improvement of ancillary and changing facilities, particularly those that have a lot of play.

- 66) Stockport's open spaces and outdoor sports and recreational facilities are an important element of the borough's character, which help to encourage physical activity and assist in the mental wellbeing of residents. The NPPF requires the council to plan positively for the provision and use of community facilities including open spaces and sports venues, to ensure they are able to develop and modernise. It will be important that these facilities are fit for purpose and incorporate flexibility to help support the needs of each sport and club in the borough over the plan period.
- 67) Our existing outdoor and built facilities are important assets serving local communities and, in many cases, the whole borough and adjacent boroughs. As such, any proposal affecting an indoor or outdoor sports facility must be informed by evidence in the council's most recently adopted Playing Pitch Strategy and Community Indoor Needs Assessment.
- 68) The council will seek to achieve the overall sporting needs as evidenced in the Playing Pitch Strategy and Community Indoor Needs Assessment and proposals that could result in the loss or adversely affect the quality of such facilities will be assessed against the findings and recommendations set out in the relevant evidence base. Where development is proposed that is likely to have a detrimental impact on the use of a playing field, the council will engage with Sport England at the earliest opportunity.
- 69) The GM Moving strategy 2021 highlights how we can build resilience to Covid-19 and reduce risk of long-term conditions such as cardiovascular disease through preventing inactivity.
- 70) One of the priorities from the One Stockport Active Communities Strategy (2022-2030) is to 'review, develop and sustain the built natural environment to help facilitate physical activity'. Having the right physical environment and policy are two of the main drivers for creating a Stockport that is more active.
- 71) With a green infrastructure network incorporating public rights of way, parks and gardens together with a comprehensive network of sports and recreational facilities, there is an opportunity to create more active environments. It is therefore important that Stockport's network of recreational facilities is protected and enhanced.

COM 7: Health care facilities

- 1. **Major development that creates health care needs will be required to mitigate impacts by either new facilities on site, or section 106 contributions towards the improvement or expansion of nearby facilities, taking into account existing**

provision. This policy will be applied to residential development of all types, including but not limited to:

- a. residential dwellings;**
 - b. student accommodation;**
 - c. care homes; and**
 - d. age-exclusive accommodation.**
- 2. Developers should engage with the NHS Integrated Care Board (or successor body) at the earliest opportunity in order to determine the health care requirements associated with new development.**
- 3. Development proposals for health care facilities will be supported where it can be demonstrated that the proposal:**
 - a. is in an accessible location allowing for the co-location of services and served by a choice of sustainable travel options, in line with transport policies;**
 - b. is designed to offer flexibility in response to changing healthcare requirements and to accommodate complementary multi-use functions where appropriate; and**
 - c. supports the council's ambition to move to neighbourhood-based care provision.**
- 4. Proposals that would result in the net loss of health care facilities will only be permitted if:**
 - a. it can be demonstrated that local health care needs can still be met; or**
 - b. existing NHS health facilities are formally declared as surplus to operational health care requirements and local health care needs can still be met.**

Explanation

- 72) The NPPF refers to the requirement on local planning authorities to ensure faster delivery of public service infrastructure by working proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted.

- 73) Health and Wellbeing is at the forefront of Stockport's ten-year vision, and the One Stockport Health and Care Plan¹⁷ sets out the council's key priorities. One of these priorities is to move towards neighbourhood-based care provision and increasing the provision of proactive community health services.
- 74) This document highlights that Stockport is one of the healthiest places to live in the North West. However, health outcomes vary significantly between affluent and deprived areas. Further to this, Stockport has the oldest age profile in Greater Manchester and the population continues to age. With an ageing population, it is vital that local healthcare facilities are easy to get to and it is easy to get seen by a health care practitioner, to ensure individuals maintain a healthy older age. Similarly, it is also important that areas of open space, public realm, cultural and recreational facilities are easy to get to and use, to ensure that individuals maintain an active older age.
- 75) Integrated Care Systems (ICS) are a partnership of health and care organisations that bring together the NHS, local authorities and third sector bodies to take on responsibility for the resources and health of an area. Primary care is based on a GP-led model, where GPs are central to the coordination and delivery of patient care and aspects of health improvement.
- 76) The quality of the primary care estate varies from purpose-built modern premises to former residential properties that have been converted; genuine equality of access for those with disabilities still remains poor in some practices. Stockport council will work with the Integrated Care Board and health care providers to ensure the capacity of health facilities in Stockport increases in line with the changing needs of our communities, including consulting and engaging with NHS GM ICB. Maximising the accessibility of facilities for residents is important, so district and local centres will normally be the most suitable locations for them.
- 77) Stepping Hill Hospital is located just off the A6, between Great Moor Local Centre and Hazel Grove District Centre, and is operated by Stockport NHS Foundation Trust. The Trust is an integrated provider of acute hospital and community health services, serving the population of Stockport as well as communities in East Cheshire and the High Peak in north Derbyshire.
- 78) Parts of the existing hospital estate are deteriorating, which is affecting the quality and adaptability of clinical facilities. In response, the Council is exploring options for the delivery of a new hospital, with a focus on the potential provision of services within Stockport Town Centre. A new hospital would present an opportunity to transform the borough's health and social care system, supporting a more financially sustainable model of care that promotes population health and helps to reduce health inequalities. However, at present, funding for a new facility has not been secured. In the absence of such a project, it is essential that existing facilities and operations at Stepping Hill Hospital are maintained, improved and modernised where appropriate. Given the age and layout of some buildings,

¹⁷ One Stockport Health and Care Plan: www.stockport.gov.uk/health-and-wellbeing-board/one-health-and-care-plan

redevelopment is likely to involve demolition and rebuild in order to deliver facilities suitable for modern healthcare provision.

- 79) Notwithstanding support in principle for modernisation and necessary improvements at Stepping Hill Hospital, all development proposals will be required to accord with the policies of this Plan. This will ensure that high standards of design are achieved and that potential impacts on neighbouring communities, particularly in relation to traffic generation and car parking, are appropriately managed.
- 80) Further details regarding healthcare facilities in Stockport can be found in the Infrastructure Delivery Plan.
- 81) Where healthcare facilities are formally declared surplus to the operational healthcare requirements of the NHS or identified as surplus as part of a published estates strategy or service transformation plan this can be considered as sufficiently demonstrating that local health care needs can still be met. Where proposals for major development may result in a shortfall in healthcare provision, this will trigger a review of nearby facilities. New or improved health facilities required to address unmet need generated by a new residential development of 10 dwellings and above will be secured through a section 106 Planning Obligation.
- 82) For primary healthcare, a deficiency in healthcare provision will be demonstrated by a deficit in the existing floorspace requirement of impacted practices in line with Health Building note 11-01 (HBN 11-01) standards. In addition, factors such as:
- The levels of utilisation of the premises;
 - The clinical / non-clinical split of the accommodation; and
 - The extent to which changes in patient needs are likely to result in additional workload for the practices.
- 83) Where relevant this will be done on a case-by-case basis to minimise adverse localised impacts of new housing on primary care services.
- 84) Formula for developer contributions for primary health care provision is provided below. Where additional primary healthcare provision is required, NHS GM ICB should be engaged with early discussions.

Estimated population net gain = Total number of residential units x average household size

Additional primary care floorspace required = estimated population net gain x floorspace required per person in line with HBC 11-01

Required developer contributions = additional primary care floorspace required x build cost

[Note: Build cost dependent on the type of mitigation required, to be determined in discussion with NHS GM ICB]

- 85) The council may prepare additional guidance on when developer contributions will be sought, and the mechanisms for securing these, including through the use of section 106 agreements.

COM 8: Cemeteries and crematoria

1. **Development proposals for cemeteries and crematoria will be supported where it can be demonstrated that the proposal:**
 - a. **will have no adverse impact on surface or groundwater;**
 - b. **will have no adverse impact on the ecological value of the area;**
 - c. **will not give rise to unacceptable adverse impacts on neighbouring and nearby uses; and**
 - d. **will respect the visual appearance and character of the area.**
2. **Due to the constrained land supply within the borough, preference will be given to the expansion of existing facilities rather than the provision of new facilities. Where new facilities are proposed, information must be submitted to clearly demonstrate the need for the new site.**

Explanation

- 86) The NPPF seeks to deliver strong, vibrant and healthy communities with accessible services, open spaces that reflect current and future needs, supporting health, social and cultural well-being. Burial space is a form of social infrastructure, and cemeteries are considered to be a form of Open Space.
- 87) Stockport Council provides cemetery facilities to people of all faiths and beliefs, with five cemetery sites located across the borough, and a crematorium located at Stockport Borough Cemetery on Buxton Road in Heaviley. Historically, burial was preferred but more recently the trend has been moving to cremation, with 90% of people in Stockport opting for this.
- 88) Mill Lane Cemetery in Cheadle currently provides new burial space but will be taken up by approximately 2030, based on current burial rates. Burials must be managed in a way that limits groundwater pollution, and environmental guidance is provided by the government on this matter. Work is currently being done to investigate options for expanding existing sites and making better use of remaining land to provide a longer-term supply of burial plots.

- 89) Expansion of existing cemeteries will be the preferred approach before alternative sites are considered for new cemetery development, this approach aims to ensure the best use of existing resources.

4.2 Our environment



- 90) The local environment is one of Stockport's defining features and what makes it such a great place to live. Our communities tell us that protecting the local environment is important to them. The Local Plan provides the council with the means to protect and enhance the borough's best environmental assets, whilst also helping to safeguard against potentially harmful impacts of development. It also provides an opportunity to make sure our communities are resilient, making them well placed to cope with challenges such as our changing climate, and responds to our declaration of a climate emergency and biodiversity emergency.
- 91) The policies in this section of the plan will allow the council to manage development so that, in particular, it supports or contributes to achieving [Objectives](#) 1, 4, and 5.

Part 1: Natural environment

ENV 1: Protection of the natural environment

1. A holistic approach will be taken to the protection, enhancement and management of our natural environment and green and blue infrastructure, in order to protect and enhance the ecosystem services and multifunctional benefits provided, including flood management, carbon sequestration, climate change mitigation and adaptation, nature recovery and supporting wider public health benefits including promotion of active travel, food growing and recreational opportunities. Development should integrate nature-based solutions for flood risk management, such as wetland creation, riparian planting, and natural flood storage areas, wherever practicable.
2. Sites designated for nature conservation and geodiversity will be protected from harm and enhanced. Planning permission will be refused if significant harm from development affecting biodiversity cannot be avoided, mitigated or compensated for. Development will not be permitted where there is likely to be a significant adverse effect, either direct or indirect and either alone or in combination, on the biodiversity and/or geodiversity value of a site unless suitable mitigation can be provided, with weight given in accordance with the following hierarchy:

- **Internationally designated sites such as Ramsar Sites, Special Protection Areas for Birds (SPAs) and Special Areas of Conservation (SAC);**
 - **Irreplaceable habitat including ancient woodland, ancient and veteran trees, and lowland fen;**
 - **Nationally designated sites including Sites of Special Scientific Interest (SSSIs) and national nature reserves;**
 - **Locally designated sites including Sites of Biological Importance (SBIs) taking into account their grade, candidate SBIs, Regionally Important Geological Sites (RIGS), and Local Nature Reserves; and**
 - **Sites that are not designated for nature but contain substantial nature conservation value of local significance including protected species and species and habitats of principal importance / priority species and habitats.**
- 3. Applicants will be required to demonstrate the potential impacts to biodiversity, both within the development site and potentially outside the development site and how mitigation of these impacts has been appropriately applied in line with the mitigation hierarchy. An ecological assessment must be submitted as part of the planning application where a site contains, adjoins or may negatively impact a site as described in the above hierarchy.**
- 4. Stockport's ecological network consists of 'core areas' and 'linear corridors' as shown on the policies map, together with 'stepping stones' which is held as regularly updated contextual data. Development must demonstrate how it enhances ecological connectivity within the borough's ecological network, supporting the creation of joined-up habitats. Development within the ecological network should be supported by an ecological assessment and incorporate habitats and green and blue infrastructure to strengthen the integrity, function, and resilience of the network.**
- 5. Where it is demonstrated that major development within the 'core areas' of ecological network is unavoidable, the development must:**
- a. Provide on-site, functional ecological corridors and stepping stones that connect to the wider ecological network and strengthen long-term ecological connectivity;**
 - b. Increase the quality and quantity of priority habitat; and**
 - c. Ensure ecosystems are resilient to external pressures, including climate change, disturbance, and pollution.**
- 6. Development that would significantly harm the functioning or connectivity of areas identified in our ecological network will not be permitted.**

7. **Where development is located adjacent to our ecological network and would directly or indirectly harm the functioning or connectivity of the network, planning obligations (including section 106 contributions) will be required, where viable, to deliver measures that protect and enhance the resilience of existing natural assets and the ecosystem services they provide.**
8. **Where protected species are known or likely to be present at a site, development must comply with relevant statutory species protection provisions and be informed by an adequate level of survey data in line with industry best practice and guidance to ensure potential ecological impacts are fully understood, prior to the determination of the application. Existing nest/roost sites for building-dependent species must be protected and retained where possible. Appropriate mitigation measures, informed by the surveys, must be identified to minimise impacts on those protected species, in accordance with the mitigation hierarchy.**
9. **Development proposals must include and implement measures for the prevention, management and, where feasible, eradication of invasive non-native species across all phases of development.**

Explanation

- 92) The natural environment includes all living and non-living things that occur naturally, such as species, climate, weather and natural resources, all of which support human life and economic activity. It provides vital ecosystem services, i.e. services provided by the natural environment that benefit people. The definition of green and blue infrastructure encompasses a wide variety of green and/or open features, including the countryside, parks, playing fields, public squares, rivers, canals, ponds, hedgerows, grass verges, trees, private gardens, green roofs and green walls. There is widespread recognition of the importance of protecting and enhancing the natural environment and ensuring habitats and biodiversity are fully considered in planning decisions and opportunities to improve the network of habitats and green infrastructure are utilised, this is reflected by the declaration of a biodiversity emergency in 2022. This policy aims to protect the components that make up the natural environment and provide ecosystem services including land, species and habitats, freshwater environments, geology and soils.
- 93) The Environment Act 2021¹⁸ brings in new requirements for when councils are making planning decisions in relation to nature and biodiversity including the following:
 - Strategic protected site and species strategies
 - Biodiversity Net Gain
 - Local Nature Recovery Strategies
 - Strengthened biodiversity duty on public authorities

¹⁸ See www.legislation.gov.uk/ukpga/2021/30/contents/enacted.

- New tree felling consultation requirements
- 94) The NPPF sets out that planning policies should contribute to and enhance the natural and local environment by [...] minimising impacts on and providing net gains for biodiversity, including by establishing 'coherent ecological networks' that are more resilient to current and future pressures.
- 95) It sets out that plans should distinguish between the hierarchy of international, national and locally designated sites, and should contribute to and enhance the natural and local environment by protecting and enhancing [...] sites of biodiversity or geological value.
- 96) There are two Sites of Special Scientific Interest (SSSIs) in Stockport. Compstall Nature Reserve is designated for its biological interest. Ludworth Intake is designated for its geological interest. Both SSSIs are shown on the Policies Map. Further details, including the reasons why they have been designated, are set out on Natural England's website¹⁹. Damage to SSSIs may also result from impacts outside their boundaries. Natural England set out Impact Risk Zones around each SSSI which reflect the sensitivities of the features for which they are protected. Impact Risk Zones also indicate the types of development proposal which could potentially have adverse impacts.
- 97) Sites of Biological Importance (SBI) is the name given to the most important non-statutory sites for nature conservation in Stockport. This provides a means of protecting sites that are of local interest and importance. SBIs have no legal protection but must be taken into consideration by the planning authority when determining planning applications affecting the site. Sites are selected using a number of attributes that include habitat type, diversity and rarity of the species present, and the site's naturalness. SBIs and Regionally Important Geological Sites (RIGS) are subject to the policies within this plan to ensure they are protected and enhanced.
- 98) The Greater Manchester Ecology Unit (GMEU) classifies SBIs that are identified following agreed selection guidelines²⁰. These sites contribute greatly to the maintenance of the biodiversity of an area, along with sites of national importance.
- 99) SBIs are graded into three categories:
- of regional or county importance;
 - of district importance; and
 - of importance within the identified geographical locality.
- 100) Greater Manchester Ecology Unit (GMEU)²¹ operates an annual SBI site selection and review process, with a percentage of existing sites surveyed on a rolling annual basis, although new designations may be made at any time. Following a review undertaken in 2025 there were 68 SBIs in Stockport. GMEU publishes the

¹⁹ See <https://designatedsites.naturalengland.org.uk/>

²⁰ See www.tameside.gov.uk/ecologyunit/sbi/guidelines.pdf

²¹ See Greater Manchester Ecology Unit (GMEU) for further detail: www.tameside.gov.uk/EcologyUnit

full records for the SBIs in Stockport, including the site boundaries and descriptions.²²

101) In Greater Manchester there is a register of Regionally Important Geological Sites (RIGS) which are selected according to their value for education, scientific study, historic significance or aesthetic qualities. In Stockport, as of 2026, there are five of these sites and they have the same level of protection as SBIs.

102) Local Nature Reserves (LNRs)²³ are a statutory designation made by local authorities as sites with wildlife or geological features that are of special interest locally. To qualify for LNR status, a site must be locally important for wildlife, geology, education or public enjoyment. They offer people opportunities to study and learn about nature or simply to enjoy it. Designation of a Local Nature Resources involves a commitment to positive management and therefore requires the allocation of resources. The council has declared fourteen LNRs; which are:

- a. Heaton Mersey Common;
- b. Mersey Vale Nature Park;
- c. Tangshutts;
- d. Crookiley Woods;
- e. Chadkirk;
- f. Wright's Wood;
- g. Woodbank Park;
- h. Abney Hall;
- i. Poise Brook;
- j. Gatley Carrs;
- k. Etherow Country park;
- l. Happy Valley;
- m. Reddish Vale; and
- n. Carr Wood.

103) Biodiversity constitutes the living components of natural capital and feeds into wider environmental benefits, however there is a 69% decline in species globally as reported by WWF in the Living Planet Report 2022²⁴. Consequently, securing a resilient ecological network will not only help deliver the wider natural capital benefits for Stockport, help prevent further species decline, and respond to the requirements of the NPPF.

104) The council has produced an ecological network for the borough²⁵ which incorporates existing ecological assets ('core areas'), spaces that improve connectivity between ecological assets ('linear corridors') and a number of small sites that can act as 'stepping stones' across which certain species can move. Functional connectivity of the ecological network refers to the ability of different species to move through the landscape, whilst taking into consideration their dispersal capabilities, behaviours and habitat requirements. This is considered

²² See www.data.gov.uk/dataset/81cbf1a0-6304-470c-ade8-60272be0d219/sites-of-biological-importance-sbi-in-greater-manchester

²³ Designated under Section 21 of the National Parks and Access to the Countryside Act 1949

²⁴ See www.wwf.org.uk/sites/default/files/2023-05/WWF-Living-Planet-Report-2022.pdf.

²⁵ See www.stockport.gov.uk/evidence-planning-policy/environment-and-heritage.

alongside the characteristics of different habitats and the degree to which different habitat parcels are linked. Opportunities to increase connectivity across the ecological network by linking up habitats and thus facilitate dispersal of species and increase habitat resilience contributes towards strengthening the borough's wider green infrastructure network, natural capital and provides gains to the natural environment as a whole. Both the Trans Pennine Trail and the National Cycle Network are recreational, active travel and ecological corridors that can complement this network

105) Stockport's ecological network will assist in the protection and provision of nature conservation and of ecosystem services that are essential for sustainable development, including water management, carbon capture and access to nature with associated recreational and health benefits. The ecological network within Stockport is diverse, and at a high level it is mainly made up of the following wildlife rich habitats:

- Upland Fringe;
- Woodland;
- River Valleys;
- Canals;
- Ponds; and
- Parks and major recreational spaces.

106) An ecological appraisal should be submitted where there may be protected or important species and habitat features, within or close to the site. The appraisal will need to demonstrate that the development will not result in any adverse impacts, and should involve consultation with the council and others, such as Natural England.

107) The council is required by law to ensure that new development does not have an adverse impact on important areas of nature conservation. Many individual wildlife species receive statutory protection under a range of legislative provisions. There is also Standing Advice from Natural England in relation to protected species²⁶. A number of species of plants, birds and animals are specifically protected by European or national legislation due to their significance or vulnerability. The level of protection will vary according to the species and the particular legislation that protects it but, in general, will include protection from taking, killing or injuring or from the damage or destruction of a breeding site or resting place. The aim of protected species legislation is to protect populations as a whole, not necessarily to provide individual protection for plants or animals in any given location.

108) For European protected species (i.e. those species protected under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019) further strict provisions apply and it is the responsibility of developers to ensure appropriate licences are in place. Surveys should be carried out to establish the presence, extent and density of these species and habitats in support of any

²⁶ See www.gov.uk/guidance/protected-species-how-to-review-planning-applications.

planning application. Appropriate measures should be taken to safeguard these habitats and species before any development commences.

109) England's Biodiversity List²⁷ identifies species of flora, fauna and habitats considered to be of principal importance for the purpose of conserving biodiversity. Known as Priority Habitats and Species, some of these may be protected under other designations e.g. protected species legislation. The list of habitat types is extensive and not all are mapped.

110) The hierarchy of species protection is:

- a. European protected species (those species protected under the Habitats Regulations);
- b. Species protected by domestic legislation (e.g. Wildlife and Countryside Act 1981 Protection of Badgers Act 1992);
- c. National priority species and habitats (commonly known as 'UK BAP priority habitats and species') published for England under the requirements of Section 41 of the Natural Environment and Rural Communities Act 2006; and
- d. Habitats and species within the Greater Manchester Local Nature Recovery Strategy and the Greater Manchester Biodiversity Action Plan (BAP).

111) Invasive plants and animals are listed on Schedule 9 of the Wildlife and Countryside Act as species of special concern because of their invasiveness and ability to establish in several nations across Europe, including the UK. Invasive plants and animals can cause severe problems by outcompeting native flora and fauna, degrading habitats and decimating population levels. This can be a particular problem along watercourses, which are a common feature in Stockport.

ENV 2: Enhancing nature

1. **Development is expected to viably incorporate green infrastructure and enhance and bridge the gaps within our Ecological Network, in terms of its quantity, quality, accessibility, functionality and connectivity. This will involve retaining and enhancing existing landscape and natural features e.g. trees, hedgerow, watercourses, water bodies, pollination species and priority habitats, the provision of ecological 'stepping stones', and consideration given to sensitive lighting. Development must include measures at an appropriate scale to improve ecological network linkages and habitat value.**
2. **A net increase in biodiversity will be achieved across the borough, and relevant development will be expected to make the most of a site's potential for**

²⁷ Published under Section 41 of the Natural Environment and Rural Communities Act 2006.

biodiversity, providing qualitative improvements, and delivering higher than the national mandatory requirements where feasible.

- 3. Development subject to mandatory BNG must:**
 - a. provide 10% biodiversity net gain as measured using the latest statutory metric, prioritising the delivery of net gain on site, and secured for at least 30 years;**
 - b. demonstrate how it has adhered to the mitigation hierarchy and biodiversity gain hierarchy; and**
 - c. contribute to the ecological network and wider opportunity areas defined locally and across Greater Manchester.**
- 4. Biodiversity net gain should be delivered on-site and contribute to the priorities, targets and actions identified in the Greater Manchester Local Nature Recovery Strategy.**
- 5. Offsetting proposals will be considered on a case-by case basis, with priority given to units being delivered within Stockport, followed by those areas helping to deliver priorities for nature recovery across Greater Manchester.**
- 6. Development will be refused if there is significant harm to biodiversity which cannot be avoided, adequately mitigated for, or as a last resort, compensated for.**
- 7. Any unavoidable losses of priority habitats, habitats of principal importance, or local BAP habitats will be compensated for on a measurable net gain basis, or for hedgerows and ponds on a 2 for 1 basis. Where this is not achievable on site it may be appropriate for a development to contribute to off-site schemes, and planning permission will be subject to appropriate legal agreements to ensure the delivery of any agreed off site provision.**
- 8. A high quality, well-connected and sustainable network of green and blue infrastructure is required to support the delivery of sustainable development. To support nature recovery and improve resilience to the impacts of climate change, development must incorporate green and blue infrastructure features including appropriate planting of trees, soft landscaping, green roofs, green walls, nature-based sustainable drainage (SuDS) and other habitat features including ponds, to provide measurable gains. In line with the principles of the Urban Greening Factor (UGF):**
 - a. New build major development proposals over 100 dwellings should use the latest version of Natural England's Urban Greening Factor (UGF) calculator demonstrating how the development will achieve UGF scores of at least:**

- i. **0.3 for predominately non-residential developments;**
 - ii. **0.4 for predominately residential developments; and**
 - iii. **0.5 for predominately residential greenfield developments.**
 - b. **Other major development proposals providing at least 10 dwellings or more are expected to deliver a measurable increase in green infrastructure features on the site post-development. This can be demonstrated through the use of the Urban Greening Factor (UGF) calculator, or a suitably detailed landscaping plan showing pre-and post-development green infrastructure.**
- 9. A maintenance plan should be secured to demonstrate how the green and blue infrastructure will be successfully retained for 30 years or the life of the development (whichever is most appropriate for the scheme).**
- 10. All landscaping proposals should be made up of a mix of locally native species to match natural habitats and include details on intended planting times. Development which includes landscaping proposals should include at least 60% locally native species; non-native species should be beneficial to pollinators and/or be well-adapted to climate change.**
- 11. Development must include a proportionate number of bat roosting and bird nesting facilities relative to the size and scale of the development. This is as follows:**
- a. **at least one integrated bat roosting or bird nesting facility within each new dwellinghouse or extension to an existing dwellinghouse;**
 - b. **for multi-storey residential buildings (such as flats), a minimum of two integrated facilities per floor; and**
 - c. **for major non-residential buildings, a minimum of eight facilities must be provided per building.**
- 12. Consideration must be given to colony nesting species (such as swifts and sand martins), which require several facilities to be grouped together to ensure appropriate provision.**
- 13. Where integrated facilities are not possible, alternative facilities should be provided within the site.**
- 14. Development should be as permeable to wildlife as possible, increasing connectivity across and beyond the borough's ecological network. Incorporating features into the built fabric of buildings to support and enhance priority and local Biodiversity Action Plan (BAP) species will be supported. Development**

must ensure habitat connectivity by providing gaps of at least 13 cm x 13 cm within every fenced or gated area to allow hedgehog and small animal passage.

Explanation

- 112) 'Biodiversity net gain' is an approach to development that leaves biodiversity in a better state than before the development takes place. The Natural Environment and Rural Communities Act 2006 (the NERC Act) originally placed a specific duty on local authorities in exercising their functions, to have regard to the purpose of conserving biodiversity (section 40). However, the Environment Act 2021 changed this position by amending the biodiversity duty to include the enhancement of biodiversity. The amended general biodiversity objective is therefore the conservation and enhancement of biodiversity. Furthermore, legal obligations are also placed on local authorities regarding implementation and reporting on fulfilment of this revised duty. In addition, the Environment Act 2021 includes a requirement for development to deliver a mandatory 10% biodiversity net gain and to halt the decline in species abundance by 2030.
- 113) The NPPF requires planning policies to contribute to and enhance the natural environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.
- 114) The NPPF states that plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.
- 115) One of the goals from the Department for Environment and Rural Affairs (DEFRA) 25-year plan is to achieve 'Thriving Plants and Wildlife' and delivering 'environmental net gain' is embedded throughout. Wildlife networks and connectivity are vitally important in sustaining sites and addressing the impacts of climate change.
- 116) The Greater Manchester State of Nature report²⁸ was produced to highlight the urgent challenges faced by nature across the city-region, and covers trends in our wildlife, the use of land and pressures on nature, the wider benefits we receive from nature and people's access to nature and engagement with it. The report sets out that up to 40 per cent of individual bird species populations have declined in the past 40 years, and not a single river in the area is in 'good' ecological condition. The report reinforces the need to enhance nature locally.

²⁸ See www.greatermanchester-ca.gov.uk/what-we-do/environment/natural-environment/our-plan-for-nature-recovery/state-of-nature/

- 117) Developers should use the latest DEFRA statutory metric²⁹ to show their development's percentage biodiversity net gain. When delivering net gain the mitigation hierarchy set out in the NPPF should be followed. The mitigation hierarchy is also one of the overarching principles for achieving net gain as set out under the Biodiversity Net Gain: Good Practice Principles for Development. (CIEEM, CIRIA and IEMA, 2016).

Figure 4 - Biodiversity net gain mitigation hierarchy (source: DEFRA Metric 3 guidance)

Avoid	Minimise	Remediate	Compensate
Where possible habitat damage should be avoided.	Where possible habitat damage and loss should be minimised.	Where possible any damaged or lost habitat should be restored.	As a last resort, damaged or lost habitat should be compensated for.

- 118) Measurable net gains should ideally be achieved on site. Where the required gains are to be achieved off-site they should be provided as locally as possible, as encouraged by the DEFRA statutory metric (and Small Site Metric where applicable) and as required by the Biodiversity Gain Hierarchy. Any required biodiversity offsetting should be delivered within Stockport unless it is clearly evidenced and justified why this is not possible or not appropriate. This will help ensure biodiversity units needed for offsetting stay within Stockport to accord with the wider approach of BNG delivery, which embeds a fundamental principle for a spatial hierarchy of habitat delivery, where there is a preference for onsite or local enhancements.
- 119) Natural England's Green Infrastructure Framework³⁰ is a tool to support the creation of good quality green infrastructure and help create more green and blue spaces in urban areas, linking them to local and national nature recovery goals. The Green Infrastructure Framework is structured around five standards, and our policy on the Urban Greening Factor reflects the recommendations in Natural England's standard. For more information on the use of the Urban Greening factor, please see the user guide and calculator spreadsheet prepared by Natural England³¹.
- 120) The use of the Urban Greening Factor is an important tool to support our approach to increasing climate resilience within Stockport, by protecting communities from flooding and overheating. Urban greening should be designed to ecologically enhance and, where possible, physically connect to our ecological network. Urbanised areas with significant proportions of artificial surface cover can lock in heat far more than in more rural surroundings; this is sometimes known as the

²⁹ See www.gov.uk/guidance/biodiversity-metric-calculate-the-biodiversity-net-gain-of-a-project-or-development

³⁰ See <https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Home.aspx>

³¹ See <https://designatedsites.naturalengland.org.uk/GreenInfrastructure/UrbanGreeningFactorStandard.aspx>

urban heat island effect, and the issue of urban overheating is now recognised in Approved Document Part O of building regulation standards. Green and blue infrastructure and natural green surface cover provide multiple benefits, including space for biodiversity, supporting wellbeing for people, as well as promoting climate resilience through slowing and storing rainwater during intense downpours and promoting cooling during extreme heat events. Artificial turf is a particular concern in relation to these factors, and the council is not generally supportive of its use other than in formal sports and recreation facilities.

- 121) The provision of urban greening, landscaping, public realm, open space, biodiversity net gain, tree and hedgerow planting, and SuDS should be seen as complementary rather than as wholly additional requirements, as they can often be co-located within a development site and contribute towards a variety of policy outcomes. Urban Greening Factor requirements are complementary to biodiversity net gain and should not replace the statutory biodiversity metric calculations.
- 122) Native species are encouraged because they are better adapted to the local weather and soil conditions and will have co-evolved with other species within the ecosystem. Invasive species can outcompete native species, disrupt ecosystems and cause local or global extinctions. Invasive species can include those that are not listed on Schedule 9, for example plants such as bamboo. The RHS Plants for Bugs project³², recommends a dominance of native species and it is reasonable to assume that UK invertebrates are best adapted to UK plant species. Soft landscaping schemes should therefore include a wide range of native plant species that provide multiple benefits (nuts, fruit, nectar, pollen, larval host plants etc.) across the seasons, and any non-native/ornamental species used within the planting schedule be selected so as to enhance these resource benefits (e.g. to extend the flowering season).
- 123) In 2020, hedgehogs were put on the IUCN Red List as vulnerable to extinction in Great Britain. One of the main reasons why hedgehogs are declining in Britain is because our fences and walls are becoming more and more secure, reducing the amount of land available to them, and enclosed gardens can prevent hedgehog movement. Removing barriers, for example by making holes in garden fences and walls, will allow them to pass through, and a 13 cm by 13 cm space is sufficient for any hedgehog to pass through³³.

ENV 3: Nature Recovery

- 1. Development must seek to support and deliver on the priorities, targets and actions for nature recovery as set out in the Greater Manchester Local Nature Recovery Strategy and the accompanying nature network map.**

³² See www.rhs.org.uk/science/conservation-biodiversity/plants-for-bugs

³³ See www.hedgehogstreet.org/help-hedgehogs/link-your-garden

2. **Where biodiversity net gain is delivered, it should be designed to support nature recovery priorities and enhance the integrity of core areas and opportunity zones identified in the Local Nature Recovery Strategy.**
3. **Where development is sited within the nature network, it must demonstrate how it will protect and enhance the integrity of the ‘core areas’ and enhance the connectivity of the ‘opportunity areas.’ Measures to improve habitat connectivity include wildlife corridors, hedgerow planting and permeable boundaries, to link existing habitats and opportunity areas.**
4. **For the nature network ‘opportunity areas’, development that is:**
 - a. **sited on land within those areas should protect, enhance and better connect existing habitats; or**
 - b. **sited adjacent to those areas must provide habitats that improve connectivity across the development site and into the wider Nature Network.**
5. **Where opportunities arise to enhance connectivity of the nature network, particular consideration must be given to:**
 - a. **the expansion and enhancement of existing habitats;**
 - b. **the strategic creation and restoration of habitat to better connect existing habitats including green corridors;**
 - c. **the design and layout of the development; and**
 - d. **the permeability of any infrastructure that could be detrimental to achieving enhanced connectivity, such as roads, buildings, fences and other barriers to species movements.**
6. **Nature recovery measures must be supported by a management plan secured for a minimum of 30 years, with monitoring arrangements agreed as part of planning conditions or legal agreements.**

Explanation

124) Local Nature Recovery Strategies are a statutory requirement of the 2021 Environment Act. Greater Manchester’s Local Nature Recovery Strategy (LNRS)³⁴ is a spatial strategy for nature recovery and sets out a long-term vision for a greener, more biodiverse Greater Manchester. The LNRS sets out the priorities, targets and actions to tackle the biodiversity emergency and enhance the natural environment, both for nature and for wider benefits to our environment, economy

³⁴ See www.greatermanchester-ca.gov.uk/what-we-do/environment/natural-environment/our-plan-for-nature-recovery/

and society. Our Local Plan can help ensure opportunities are taken to help implement the LNRS.

- 125) The LNRS emphasises the creation of a ‘nature network’³⁵ based on the Lawton principles of “more, bigger, better, and joined-up” spaces for nature. This involves improving existing habitats, expanding their size, enhancing connectivity, and creating new sites. It encourages collective action from public bodies, landowners, communities, and residents. The nature network is comprised of maps that identify core local nature sites and nature recovery ‘opportunity areas.’
- 126) The LNRS identifies local species particularly at risk and practical actions for the target species or species groups, and sets out opportunities (and which species they will support) for:
- Urban green spaces and buildings;
 - Woodlands, Trees, Scrub and Hedgerow;
 - River, Canal and Waterbodies;
 - Lowland, Wetland and Mossland;
 - Grasslands, Farmland and Lowland Heath; and
 - Upland Moorland.
- 127) The LNRS does not introduce any new protections of sites or designations – nor introduce any new barriers to development. The LNRS opportunity areas are strategically identified areas that are crucial to developing a coherent nature recovery network across Greater Manchester, through expanding or joining up our core local nature sites. The opportunity areas are not legally protected but are intended to guide investment and planning to support biodiversity.
- 128) For implementation of statutory Biodiversity Net Gain, the areas identified in the Greater Manchester Local Nature Recovery Strategy as ‘mapped actions in the LRNS Nature Network’ are to be categorised as ‘formally identified’ in local strategy for the purposes of scoring ‘strategic significance’ in the Statutory Biodiversity Metric.

ENV 4: Trees, woodland and hedgerows

- 1. Development must seek to avoid, mitigate or compensate for the loss of and minimise harm to existing trees, woodland, and/or hedgerows of visual, or nature conservation value. This includes but is not limited to ancient woodland, and ancient and veteran trees. Where trees and/or woodland are to be lost as a part of development, this loss must be justified as a part of an Arboricultural Impact Assessment (AIA) submitted with the application. New tree planting**

³⁵ See

<https://gmcombined.maps.arcgis.com/apps/instant/interactivelegend/index.html?appid=1c4e207584504c838c687ee15955f803>

should be integrated with sustainable drainage systems and mitigate run-off and flood risk.

2. Development must not involve building within the canopy or root protection areas of trees, woodland or hedgerows which are to be retained, except where it is shown that the construction can be carried out in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction' (or any subsequent revisions), and an appropriate method statement is fully adhered to.
3. Where development would affect or be affected by trees or established woodland on, or adjacent to, the development site, the council will expect planning applications to be accompanied by:
 - a. an arboricultural survey in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction' (or any subsequent revisions); and
 - b. a landscaping scheme which clearly shows root protection areas, adequate spacing between trees and buildings, taking into account the existing and future size of trees, both above and below ground.
4. Development will not be permitted that leads to the loss or deterioration of protected trees and important hedgerows (as defined by the Hedgerow Regulations 1997), unless wholly exceptional reasons exist in accordance with the NPPF. The council will support works to protected trees under Tree Preservation Orders or in conservation areas where evidence demonstrates:
 - a. adverse tree health or loss of intrinsic amenity value; or
 - b. harm (shown via structural survey and/or arboricultural impact assessment) to structures/buildings justifying felling.
5. Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland, ancient or veteran trees) must be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.
6. Compensatory planting will be required to outweigh any significant harm resulting from the loss of trees, woodland or hedgerows, ensuring that the borough's canopy and hedgerow cover is substantially maintained, preserved or enhanced. Development that results in tree or hedgerow loss must provide compensatory planting using a natural capital approach, ensuring that the ecological, carbon sequestration, and amenity value of lost trees and hedgerows is fully replaced; replacements on a 2 for 1 basis are the minimum expected.
7. To help increase tree canopy and deliver more native hedgerows, major development should incorporate the following, preferably as native species:

- a. **1 net additional tree per dwelling;**
 - b. **for non-residential development 1 tree per 100 square metres of additional gross internal area;**
 - c. **hedgerows, which must be planted as linear habitat, and where feasible enhance ecological connectivity.**
8. **Where the development includes or creates streets, these should be tree-lined, and should be designed to maximise climate resilience benefits, including urban cooling and stormwater management, using species appropriate for future climate conditions.**
9. **New tree and hedgerow planting should be supported by a management plan secured for a minimum of 30 years through appropriate mechanisms, as agreed with the council.**
10. **Where this level of tree and hedgerow planting is not achievable on site, a section 106 contribution towards off site planting schemes may be necessary subject to viability.**
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Explanation

- 129) Planning policies should recognise the wider benefits from natural capital and ecosystem services including the economic and other benefits from trees and woodland. Planning policies and decisions should ensure that new streets are tree-lined.
- 130) In 2020, City of Trees committed to working towards planting three million trees (one for every person living in Greater Manchester) in the city region, within a generation (roughly 2045). However, unlike a canopy target, planting targets do not account for tree losses from development or disease. Therefore the strategy known as 'All Our Trees - Greater Manchester's Urban Forest Plan' (the 'Forest Plan')³⁶ sets out to improve the way in which we plant and manage our trees and direct us to where new tree planting will provide the most benefits for generations to come, using canopy cover as the main metric rather than number of trees planted. The Forest Plan encourages a move toward a natural capital approach when considering proposals for tree losses and replacements – moving beyond basic numeric replacement conditions.
- 131) In 2022, the UK committed to plant an additional 2% of land with trees to reach a 16.5% canopy cover from a baseline of 14.5% by 2050. To support this, The UK's Forest Research agency has published new national datasets on tree cover, which we can use in the future to monitor our progress. The Forest Plan sets out to increase on the UK ambition by reaching for an additional 2% canopy cover (on

³⁶ See www.cityoftrees.org.uk/app/uploads/2025/09/all-our-trees-greater-manchesters-urban-forest-plan-2025-compressed-1.pdf

a revised 2022 baseline of 15%) to achieve an area of 17% tree cover as early as 2035 and aligns with our Local Nature Recovery Strategy.

- 132) Trees make an important contribution to the character and appearance of the borough. Trees which are healthy and are of high amenity value can be protected by a Tree Preservation Order (TPO) under the Town and Country Planning Act 1990. Local planning authorities have a wider statutory duty when determining planning applications to include appropriate and adequate provision for the preservation and planting of trees. They also have a duty to consider the making of tree preservation orders for individual trees, groups of trees or woodlands³⁷.
- 133) The council seeks to retain existing wildlife habitats comprising trees, shrubs, ponds and hedges. The Local Nature Recovery Strategy³⁸ includes the following priority “More native hedgerows and scrub created and maintained, linking together spaces for wildlife”. Where trees are located on, or adjacent to a site, the policy requires a tree survey to accompany planning applications indicating the location, species, size and condition of trees. Any removal will need to be justified in the survey. Where removal can be justified appropriate replacement should take a natural capital approach and ensure the potential benefits lost from the trees are replaced such as habitat and amenity value. A Capital Asset Value for Amenity Trees (CAVAT) assessment is one tool to understand the amenity value of trees. New tree planting and landscaping proposals should be integrated with the strategy for sustainable drainage systems and assist in reducing and mitigating run-off and flood risk on and from development sites.
- 134) The council expects developers to take responsibility for the successful establishment of trees, woodlands, and hedgerows. Individual and small groups of trees must be subject to a maintenance regime lasting not less than 5 years, hedgerows for a period of not less than 10 years, and woodlands for a period of not less than 25 years. Any new planting should follow the guidance set out in the Greater Manchester Tree and Woodlands strategy (and any technical guidance that follows). The provision of new trees and woodland may contribute to the net gain in biodiversity and the urban greening factor as set out in policy ENV 2. The council encourages tree planting to be integrated with the provision of multifunctional SuDS, including features such as tree pits, rain gardens, and bioswales, as they contribute to our wider climate adaptation and water quality goals by offering co-benefits for water management, biodiversity and urban cooling.
- 135) Ancient woodland is an area that has been wooded continuously since at least 1600 AD and includes ancient semi-natural woodland and plantations on ancient woodland sites. It is defined as an irreplaceable habitat and is a valuable natural asset, important for:
 - wildlife (which include rare and threatened species³⁹);
 - soils;

³⁷ Sections 197 and 198 of the Town and Country Planning Act 1990

³⁸ See www.greatermanchester-ca.gov.uk/what-we-do/environment/natural-environment/our-plan-for-nature-recovery/

³⁹ See www.gov.uk/guidance/protected-species-how-to-review-planning-applications

- carbon capture and storage;
- contributing to the seed bank and genetic diversity;
- recreation, health and wellbeing; and
- cultural, historical and landscape value

136) Natural England and Forestry Commission standing advice, 'Ancient woodland, ancient trees and veteran trees: advice for making planning decisions'⁴⁰, sets out that proposals near to ancient woodland should have a buffer zone of at least 15 metres from the boundary of the woodland to avoid root damage (known as the root protection area). Where assessment shows other impacts are likely to extend beyond this distance, the proposal may need a larger buffer zone, such as the 50-100m buffer contained in the 'Woodland Trust Guidance: planners manual for ancient woodland'⁴¹ and Wildlife and Countryside Link's advice⁴². Further information on assessing development and ancient woodland can be found in the Natural England and Forestry Commission standing advice.

137) All ancient trees are veteran trees, but not all veteran trees are old enough to be ancient. The age at which a tree becomes ancient or veteran will vary by species because each species ages at a different rate. A veteran tree may not be very old, but it will have significant decay features, such as branch death and hollowing. These features contribute to its exceptional biodiversity, cultural and heritage value.

ENV 5: Landscape

- 1. Development must recognise the special qualities and key sensitivities of Stockport's Landscape Character Areas as shown on the Policies Map.**
- 2. All developments must protect and enhance the scenic and visual qualities of the landscape within which they are set, recognising their intrinsic character and beauty, and not increase light pollution. Significant and adverse landscape or visual impacts must be avoided, taking into account the cumulative effects of other existing or planned development.**
- 3. Development proposals should be supported by proportionate Landscape and Visual Impact Assessments (LVIA) where there is potential for significant landscape or visual effects. These assessments should identify key views, valued attributes, and mitigation measures to avoid or reduce harm. Assessments should consider cumulative effects of existing and planned**

⁴⁰ See www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions

⁴¹ See www.woodlandtrust.org.uk/media/51656/planners-manual-for-ancient-woodland.pdf

⁴² See https://wcl.org.uk/docs/2025/Link_response_review_planning_advice_for_ancient_woodland_and_AVTs.pdf

development to ensure that landscape character and visual qualities are maintained.

4. Development must:

- a. be located and designed to respect scenic quality, maintain an area's sense of place and reinforce local distinctiveness;
- b. contribute to and enhance the area's characteristics, key views and vistas along with valued attributes and existing site features such as woodland, hedgerows, canals, and river valleys;
- c. be located and designed to preserve relative tranquillity, using opportunities to enhance areas in which tranquillity has been eroded;
- d. restore positive landscape characteristics and features that reinforce local landscape quality and distinctiveness, particularly within the river valleys;
- e. protect views in and out of the Peak District National Park, and its setting;
- f. avoid or mitigate for any residual adverse effects and take opportunities to secure landscape character and visual enhancements;
- g. not impede, and improve public access for all to the countryside, particularly within the river valleys and for those using sustainable transport; and
- h. help to create a landscape which is capable of absorbing the pressures associated with urban recreation and climate change.

5. Development proposals must demonstrate how they have considered and responded to Stockport and Greater Manchester Landscape Character Assessment, the National Park Management Plan and Landscape Sensitivity studies (or any subsequent updates) and any neighbouring character assessments. Where appropriate, proposals should incorporate green infrastructure that enhances landscape character while delivering climate resilience benefits, such as urban cooling and natural flood management.

6. Regard must be had to the 'Statements of Environmental Opportunity' set out in the National Character Area Profiles⁴³ for:

- NCA 51: Dark Peak;
- NCA 54: Manchester Pennine Fringe;

⁴³ See www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles#ncas-in-north-west-england

- **NCA 55: Manchester Conurbation; and**
 - **NCA 61: Shropshire, Cheshire and Staffordshire Plain.**
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Explanation

- 138) Planning policies should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.
- 139) National Planning Practice Guidance⁴⁴ advises that where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed.
- 140) The European Landscape Convention (ELC)⁴⁵ definition of ‘landscape’ recognises that all landscapes matter, be they ordinary, degraded or outstanding: “Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.”
- 141) Landscape character is the distinct, recognisable and consistent pattern of elements that occurs consistently in a particular landscape and how these are perceived. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.
- 142) The Landscape Character and Sensitivity Assessment (LCSA) for Stockport⁴⁶ sets out a framework of 12 geographically unique Landscape Character Areas:
- A. Woodford;
 - B. Heald Green Fringe;
 - C. Ladybrook Valley;
 - D. River Mersey;
 - E. Tame Valley and Brinnington East;
 - F. Etherow Parklands;
 - G. Goyt Valley;
 - H. Offerton - Poise Brook;
 - I. Hazel Grove- High Lane;
 - J. Marple Bridge;
 - K. Mellor Moor; and

⁴⁴ See www.gov.uk/guidance/natural-environmentparagraph: 036 Reference ID: 8-036-20190721
Revision date: 21 07 2019

⁴⁵ See https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/236096/8413.pdf

⁴⁶ See [www.stockport.gov.uk/evidence-planning-policy/environment-and-heritage#:~:text=2008%20\(PDF%207.3Mb\)-,Stockport,-Landscape%20Character%20Assessment](http://www.stockport.gov.uk/evidence-planning-policy/environment-and-heritage#:~:text=2008%20(PDF%207.3Mb)-,Stockport,-Landscape%20Character%20Assessment)

L. Ludworth Moor

- 143) The LCSA sets out details of the characteristics and qualities that contribute to the local distinctiveness of each area. In meeting the requirements of this policy, development proposals should be designed with regard to the relevant information for their location. Where development is proposed near to the boundary of a Landscape Character Area it may also be necessary to consider the relevant information for any adjoining area(s).
- 144) At a regional level, a Landscape Character and Sensitivity Assessment was produced for Greater Manchester⁴⁷ (GM). This GM-wide study sits as a tier above the local-scale work and provides the overarching framework, with larger 'Landscape Character Types' (LCTs) representing the main types of landscape found across Greater Manchester.
- 145) 'Perceptual and experiential qualities' is a criterion for assessing levels of landscape sensitivity. This considers qualities such as 'tranquillity' or sense of remoteness. Landscapes that are relatively remote or tranquil (due to freedom from human activity and disturbance and having a perceived naturalness or a traditional rural feel with few modern human influences) tend to increase levels of sensitivity to development compared to landscapes that contain signs of modern development.
- 146) Natural England uses National Character Area (NCA) profiles for defining unique combinations of landscape, biodiversity, geodiversity, history, culture and economic activity. Each is defined by a unique combination of landscape, biodiversity, geodiversity, history, and cultural and economic activity. NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. Statements of Environmental Opportunity (SEOs) are suggested, which draw on this integrated information. The SEOs offer guidance on the critical issues, which could help to achieve sustainable growth and a more secure environmental future.

ENV 6: Soils

1. **Development must minimise soil disturbance, safeguard existing soil resources, especially wetland, low nutrient, or soils of high environmental value, ensure sustainable use, and enhance soil quality. Soil should be managed during the construction process to encourage soil re-use. Mitigation measures should include appropriate management, recognising their role in ecological connectivity, biodiversity, maintenance and enhancement.**
2. **Development must protect peat-based soils and avoid adverse impacts to peat.**

⁴⁷ See www.greatermanchester-ca.gov.uk/media/1727/greater-manchester-landscape-character-and-sensitivity-report.pdf

- 3. Development which involves the permanent loss of the best and most versatile agricultural land will not be permitted unless it has been demonstrated that the benefits of the development would clearly outweigh the harm caused by loss of the agricultural land and that the development could not be practicably located elsewhere. Proposals involving extensive use of land should be capable of easy reversion to agricultural use.**
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Explanation

- 147) Local planning authorities must take into account the economic and other benefits of the best and most versatile agricultural land. This is particularly important in plan making when decisions are made on which land should be allocated for development. The council recognises the benefits to food security that the industry brings and seeks to be flexible to the modern needs of the industry whilst addressing environmental impacts of the associated development. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality. The Agricultural Land Classification provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system.
- 148) Natural England provides further information on Agricultural Land Classification. The Agricultural Land Classification system classifies land into 5 grades, with Grade 3 subdivided into sub-grades 3a and 3b. Best and most versatile land is defined as Grades 1, 2 and 3a. It is the land which is most flexible, productive and efficient in response to inputs and which can best deliver food and non-food crops for future generations. Natural England has a statutory role in advising local planning authorities about land quality issues. Where the loss of the best and most versatile agricultural land is proposed, a detailed agricultural land quality assessment should be done, incorporating on-site investigation in line with Natural England's 'Guide to assessing development proposals on agricultural land'⁴⁸.
- 149) As part of the government's 'Safeguarding our Soils' strategy, Defra has published a Code of practice for the sustainable use of soils on construction sites⁴⁹. The England Peat Status Greenhouse Gas and Carbon Storage dataset includes areas of deep peat, together with existing borehole data from the British Geological Society and the British Geological Survey maps portal. These may be helpful in development design and setting planning conditions.
- 150) Maintaining and enhancing biodiversity helps to ensure that soils are healthy and fertile. This in turn means that agricultural protection is maintained, and harvests are reliable. Soil health is also important for protection of ecologically valuable habitats such as woodlands and species-rich grasslands. Healthy soils have

⁴⁸ See www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land

⁴⁹ See www.gov.uk/government/publications/code-of-practice-for-the-sustainable-use-of-soils-on-construction-sites

diverse mycorrhizal fungi associations which help sequester carbon as well as playing an important role in maintaining plant diversity and productivity. Soil resources must be protected and used sustainably to retain ecosystem services, in line with accepted best practice.

Part 2: Environmental protection

ENV 7: Environmental protection

- 1. Development proposals, as appropriate to their nature and scale, must set out environmental impacts arising both during construction and once completed. Mitigation measures must minimise adverse impacts to air, land and water quality, vibration, heat, dust, light, odour and noise pollution. Development will not be permitted where, taking into account mitigation measures, it would lead to unacceptable impacts upon the health and safety of the public, residential amenity or the natural, historic or built environment.**
- 2. The acceptability of likely pollution levels arising during both the construction and operational phases of development will be assessed having regard to the following considerations:**
 - a. The potential impacts on human health and amenity.**
 - b. The proximity, nature and sensitivity of existing and proposed uses that could be affected by pollution, including:**
 - i. the impact on the viability and operation of existing neighbouring businesses; and**
 - ii. the impact on allocated or permitted development;**
 - c. The proximity, sensitivity and significance of environmental and heritage assets, including potential effects on wildlife and habitats;**
 - d. Existing background pollution levels, including the presence of any Air Quality Management Areas or other relevant designations; and**
 - e. Any relevant national, regional or local strategies, objectives and targets for pollution control and reduction.**
- 3. Lighting - New lighting schemes must be appropriate to the type of development and its location. Proposals for outdoor lighting must not have an unacceptable adverse impact by reason of light spillage or glare on neighbouring building/uses, the countryside, highway safety, aviation safety or biodiversity. Where bats will be impacted by the scheme, bat sensitive lighting will be required.**

- 4. Water Quality - Development will not be permitted where it would have an adverse effect on the quality or quantity of groundwater resources, watercourses, or waterbodies, including canals and rivers, particularly where these support habitats and designated sites. Development will be required to demonstrate compliance with the Water Framework Directive (WFD), ensuring no deterioration in water body status and supporting the achievement of “good” ecological and chemical status, including during the construction phase. An integrated catchment-based approach to water quality management should be taken in line with the ‘integrated water management plan’.**
- 5. Odour - Development that results in unacceptable levels of odour will not be permitted.**
- 6. Noise and vibration - Developments generating noise which is likely to create significant adverse impacts on health, quality of life or biodiversity and cannot be mitigated and controlled through the use of conditions or through pre-existing effective legislative regimes, will not be permitted. Development that will result in an unacceptable impact on the occupiers of dwellings or other environmentally sensitive properties in terms of vibration will not be permitted. The development of noise-sensitive uses should incorporate design features to reduce the effects of noise within the building to an acceptable level within areas with significant background noise, including the Town Centre Living Area, District and Local Centres, adjoining the Strategic Road Network or strategic roads, and near to industrial uses.**

Explanation

- 151) Planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.
- 152) Ensuring a clean, pleasant and well-maintained environment is a top priority of the council. Excessive levels of air, land, noise, energy, vibration, light and water pollution have the potential to have an adverse impact on environmental quality, ecology, health and wellbeing. Building works can be hugely disruptive and cause nuisance in terms of vibration, air quality and noise. In addition, traffic management, storage and litter can also be problematic.
- 153) The majority of Stockport’s planned housing growth will take place in areas that already suffer from air and noise pollution, particularly along major transport routes and within Stockport town centre. It is therefore essential to ensure that, wherever possible all forms of pollution are considered, controlled and mitigated against as part of the development process.

- 154) All developments will be expected to demonstrate compliance with the Considerate Constructors Scheme.
- 155) Light impact assessments may be required as part of application submissions. Development involving floodlighting or other significant external lighting will only be permitted where the proposed lighting is the minimum necessary for its purpose and measures to screen lighting installations from view will reduce any detrimental effect on:
1. residential amenities or the users of commercial or other premises;
 2. areas of nature conservation interest;
 3. the night-time environment of the countryside;
 4. the visibility of the night sky; or
 5. users of nearby highways or flightpaths through dazzling or distraction.
- 156) The Water Environment (Water Framework Directive) (England and Wales) 2017 Regulations (formerly known as the WFD)⁵⁰ require improvements in the management of water quality and water resources through River Basin Management Plans (RBMPs). Water pollution can also affect the supply of water for leisure, industrial and agricultural uses and have a harmful impact upon riverside habitats. The council will work with the Environment Agency to restrict development which may threaten the quality of either ground or surface water. Government guidance on water supply, wastewater and water quality should be followed.
- 157) Odour and fumes from commercial development can have an adverse impact on the amenity of surrounding residents. In particular the siting of flues needs to consider the impact on amenity and design. Best practice guidance should be followed.
- 158) Persistent and intermittent noise from a range of sources including transport, mechanical plant, construction and congregations of people can undermine quality of life. The council will take into account noise considerations when assessing development proposals. In accordance with the Agent of Change principle as set out in the NPPF and Planning Practice Guidance, the council will also take account of existing noise-generating land uses in a sensitive manner when new development, particularly residential, is proposed nearby. Agent of Change places the responsibility for mitigating the impact of noise firmly on the design of the new development. This also applies to new noise generating development. Consistency with the Professional Practice Guidance PPG on Planning and Noise (May 2017)⁵¹ as a reference source for understanding noise and identifying best practice will be an important material consideration. The council will require Noise Impact Assessments for developments likely to generate or be exposed to significant noise.

⁵⁰ See www.legislation.gov.uk/uksi/2017/407/contents/made

⁵¹ See www.ioa.org.uk/sites/default/files/14720%20ProPG%20Main%20Document.pdf

ENV 8: Clean air

- 1. Development not in accordance with the provisions of the Greater Manchester Clean Air Plan, Air Quality Action Plan or Low-emission Strategy will not be permitted.**
- 2. Proposals within or adjacent to Air Quality Management Areas must include an assessment of cumulative impacts and demonstrate how air quality will be maintained or improved.**
- 3. Development must be designed or include appropriate mitigation measures to avoid significant adverse air quality impacts wherever:**
 - a. it is located within or close to an Air Quality Management Area or Clean Air Zone; or**
 - b. air quality modelling indicates that the proposals will result in harmful effects.**
- 4. Where sensitive development is proposed near regulated industrial facilities or major roads, appropriate buffering or stand-off distances must be provided to minimise exposure to emissions. Where this is not feasible, mitigation measures such as enhanced building ventilation and landscaping should be implemented. Where sensitive development is unavoidably located near regulated facilities, planning obligations may be used to secure abatement measures or infrastructure improvements to mitigate air quality impacts.**
- 5. All major residential or other environmentally sensitive development must take measures to minimise the impacts of dust and emissions:**
 - a. during construction (including from construction traffic); and**
 - b. from users of the development once it is constructed (including traffic generated by the development and emissions from features such as on-site heat and power plants).**
- 6. Traffic impacts associated with new development, particularly where these impact European Sites and Sites of Specific Scientific Interest should be mitigated.**

7. Streets must be designed to avoid trapping air pollution at ground level, including through the appropriate location and scale of buildings and trees.

Explanation

- 159) Clean air is a cross-cutting theme that is addressed through different chapters of the Local Plan. In particular, our transport policies encourage sustainable modes and provision of electric vehicle charging points as well as requiring full consideration of vulnerable end users. There are also clear linkages with expanding the green infrastructure network throughout the borough.
- 160) Air pollution is linked to a range of health conditions and contributes to early deaths. Without action it has been estimated that the health and social care costs of air pollution in England could reach £5.3 billion by 2035, primarily due to fine particulates (PM2.5). In Greater Manchester exposure to fine particulates at current levels is estimated to contribute to around 1,200 deaths per annum⁵². The youngest, elderly people and those with existing health conditions are most likely to be affected by exposure to air pollution. The exacerbation of respiratory conditions is particularly relevant in consideration of the Covid-19 pandemic.
- 161) The NPPF states that planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas⁵³ and Clean Air Zones, and the cumulative impacts from individual sites in local areas.
- 162) The government has directed Greater Manchester authorities to produce a Clean Air Plan to tackle roadside nitrogen dioxide (NO₂) exceedances. The government has identified that the A34 through Gatley and Cheadle is forecast to remain above the legal air quality limit of 40 micrograms of nitrogen dioxide (NO₂) per cubic metre annual mean, beyond 2021. Unlike more urban routes, the A34 has multiple functions, providing access to the M60 motorway but also onward north-south connections to Cheshire East and Manchester. In addition, there are also complex east-west local movements which cross the corridor.
- 163) The council will seek to ensure that proposals for all new development regardless of location will not have an unacceptable negative impact on air quality and will not further exacerbate air quality in Air Quality Management Areas. Similarly, proposals for new development should not put people's health at risk by increasing the potential for exposure to raised levels of pollutant. Planning applications will be assessed in accordance with the most recent development management guidance published jointly by the Institute of Air Quality Management (IAQM) and Environmental Protection UK (EPUK), and the most recent IAQM Guidance on the Assessment of Dust from Demolition and Construction, or relevant successor guidance, including the requirement for developers to submit

⁵² Derived from Public Health Outcome Framework indicator 3.01 (2016 data) (on Fingertips) (2018), Public Health Outcomes Framework (see <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework>)

⁵³ See https://uk-air.defra.gov.uk/aqma/details?aqma_ref=380

construction management plans as appropriate. Developments in locations of poor air quality should be designed to mitigate the impact of poor air quality to within acceptable limits, be in compliance with relevant limit values or national objectives for pollutants, taking into account the Air Quality Management Area and Clean Air Zones. The procedure for screening and undertaking air quality assessment should also be in accordance with the latest guidance from the Institute of Air Quality Management (IAQM) and any other Local technical notes on Air Quality. Natural England has produced 'Air pollution and development: advice for local authorities. How to assess sector-specific planning applications that could affect air quality on a protected site.' This standing advice covers emissions of ammonia (NH₃), Nitrogen Oxides (NO, NO₂ or NO_x), nitrogen deposition, acid deposition and sulphur dioxide (SO₂), and helps planning authorities understand the impact on statutory protected sites from particular developments that emit specific air pollutants.

- 164) Developers are also encouraged to consider how the design of public realm and planting schemes can benefit air quality in and around a development. Green screens are often helpful and work by using leaves to absorb gaseous pollutants and capture particulate matter on their surfaces. Oxygen is then released by the plants, improving local air quality. Screens also act as a barrier to wind flow, causing dispersal of road pollutants and reducing the levels to which passers-by are exposed.
- 165) Dust pollution can often be a particular problem during the construction phase of the development. The council will use conditions to secure Construction Management Plans where necessary and dust pollution should be fully considered along measures to control the impact on highways (e.g. wheel washing).

ENV 9: Groundwater protection

- 1. Development will be required to avoid adverse impacts on Source Protection Zones (SPZs), particularly the SPZ at Lower Hillgate. High-risk developments should be steered away from SPZs wherever practicable.**
- 2. Applications for developments that are located within groundwater source protection zones (SPZs) will be expected to demonstrate that the development, and any construction activities associated with the development, will not result in a reduction in the quality or quantity of groundwater resources. Proposals within or near SPZs must refer to the Environment Agency's Groundwater Protection Position Statements and demonstrate compliance with relevant guidance.**
- 3. Where development is permitted near SPZs, monitoring and contingency measures must be secured through planning conditions or legal agreements to safeguard groundwater quality.**

4. **Dewatering and other activities that could alter groundwater flow or quality must be avoided within SPZs unless a detailed hydrogeological risk assessment demonstrates no adverse impact.**

Explanation

- 166) Within Stockport, there are two groundwater source protection zones (SPZs) as identified by the Environment Agency⁵⁴. Groundwater source protection zones are split into classification of zones, 1, 2 and 3, with zone 1 being the most sensitive. Groundwater provides a third of the drinking water in England, and it is crucial that these sources are protected to ensure that water is completely safe to drink, if groundwater becomes polluted it can be very expensive and extremely difficult or impossible to clean.
- 167) Whilst development in source protection zones is not precluded, the council will seek to ensure that any new development is in line with the Environment Agency's guidance and delivers high-specification drainage solutions. It is recognised that the costs of these solutions may contribute towards development costs, but these should be factored into any development appraisal when valuing land prior to purchase for development.

ENV 10: Land stability, contamination and storage of hazardous substances

1. **Development involving the excavation of land or the extraction of materials from the ground will be permitted where it is demonstrated that the stability of surrounding land (and buildings or structures upon it) is not compromised and where relevant policies of the Greater Manchester Joint Minerals Development Plan Document (or any superseding document) are met.**
2. **Where development is proposed on brownfield land, it should be presumed that land contamination may be present, and a risk assessment must therefore be undertaken to ensure the site is suitable for its intended use.**
3. **Development proposals must assess and address risks from all forms of ground contamination, including those arising from historic industrial use, landfill, and other sources. Where development is proposed on land that may be affected by contamination, a site-specific risk assessment must be undertaken in accordance with Environment Agency guidance and relevant British Standards.**
4. **Proposals on land which is known to be unstable or contaminated, or where there is a reasonable likelihood of instability or contamination, will only be permitted where a land contamination/stability report demonstrates that such**

⁵⁴ See www.gov.uk/guidance/groundwater-source-protection-zones-spzs.

issues can be overcome by appropriate remedial, preventive or precautionary measures.

5. Where land contamination is known or suspected, development proposals must be supported by a preliminary risk assessment (Phase 1 desk study and Phase 2 site investigation) in accordance with the Environment Agency's Land Contamination Risk Management (LCRM) guidance.
6. Where contamination is identified, a remediation strategy must be agreed with the local planning authority and validated prior to occupation. All assessments and remediation must follow Environment Agency guidance on Land Contamination Risk Management (LCRM) and comply with the NPPF requirement to ensure land is suitable for its intended use.
7. Proposals which are likely to result in contaminants entering surface or foul water drainage systems will not be permitted.
8. Those seeking to develop close to contaminated land will be required to demonstrate that contaminants will not cause any adverse effect on:
 - a. the development itself;
 - b. other adjacent areas; or
 - c. controlled waters and other watercourses.
9. Development involving hazardous substances must comply with the Control of Major Accident Hazards (COMAH) Regulations and demonstrate that risks to human health and the environment are minimised. Development in close proximity to hazardous installations will not be supported where it would cause an unacceptable hazard to the health or safety of residents or occupiers and the environment.
10. Development adjacent to waterways will only be permitted if it can be demonstrated that it would not adversely impact on the structural integrity of the waterway or its related infrastructure and assets.

Explanation

- 168) The NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land.
- 169) The Stockport Local Plan emphasises a brownfield first approach to development. Many brownfield sites have issues with contamination. This policy is therefore needed to ensure that development is brought forward in a safe and sustainable way. Any development of polluted land will be required to undertake remedial work

to the satisfaction of the council. Details of the proposed de-contamination will be required to support a planning application. Contaminated land raises risks for pollution of controlled water, groundwater and Source Protection Zones (SPZs) and should therefore be remediated in line with recommended standards.

170) Where a land contamination / stability report is required as part of a planning submission, the following information is required:

- The nature and extent of the potential contamination (soil and ground gas) and land instability/ potential instability.
- On land which is known to be contaminated and or unstable or where there is a reasonable likelihood of contamination / instability, the results of a thorough investigation and assessment of the ground should be undertaken and submitted to ensure the development will be suitable for its intended end use and that any actual or potential contamination / instability can be overcome by remedial, preventative or precautionary measures.
- Evidence that the surrounding land (and buildings or structures upon it) and off-site receptors will not be compromised.

171) Before development can start, planning conditions may require that appropriate remedial measures are agreed with the planning authority and carried out in line with current guidelines, having regard to relevant legislation (Part 2A of the Environmental Protection Act and Contaminated Land Regulations 2012). The developer will be required to provide a report verifying that the works have been carried out as agreed. If monitoring is required, a monitoring schedule should be identified and agreed with the council and if necessary, the Environment Agency at the time of planning permission. The council aims to improve the quality of water courses in the borough and to prevent any development which could lead to a deterioration in the quality of water. Plans for the remediation of contaminated land or development which could impact water quality will therefore be carefully assessed.

172) Certain sites and pipelines are designated as notifiable installations by virtue of the quantities of hazardous substance present. The siting of such installations will be subject to planning controls aimed at keeping these separated from housing and other land uses with which such installations might be incompatible from the safety viewpoint. The presence of hazardous substances above specified quantities requires consent under the Planning (Hazardous Substances) Act 1990 and associated Regulations. Pipelines are subject to the Pipe-Lines Act 1962 and associated Regulations.

173) The borough already contains a number of installations handling notifiable substances, including pipelines. Whilst they are subject to stringent controls under existing health and safety legislation, it is considered prudent to control the kinds of development permitted in the vicinity of these installations. For this reason, the council has been advised by the Health and Safety Executive that they should be consulted upon any planning applications within a given specific distance of each of these installations.

174) Existing notifiable sites in Stockport are:

- Gas Holders, Mersey Street, Portwood (British Gas Transco) – consultation distance 60m; and
- Bramhall Oil Terminal (Conoco, Poynton) – consultation distance 250m.

175) Existing notifiable pipelines in Stockport are:

- 18 inch Partington/Stockport (gas) – consultation distance 16m;
- 18 inch Stockport/Denton (gas) – consultation distance 16m;
- 8 inch Stockport/New Mills (gas) – consultation distance 47m; and
- 24 inch Stretford/Kingsway/Denton (gas) – consultation distance 16m.

176) In addition to these notifiable installations the following pipeline routes within the borough are subject to safeguarding:

- High pressure government oil pipelines serving Bramhall Oil Terminal - new development should not interfere with these pipelines. Access for maintenance must be afforded at all times without any obstruction and no works whatsoever including landscaping, tipping, or lowering or raising of ground levels shall take place within a distance of 10 feet on either side of a pipeline without the prior consent of the Secretary of State; and
- Goyt-Audenshaw Water Pipeline.

177) Inland waterways are an important form of infrastructure that can potentially be affected by all scales and forms of development located near the waterway. Local planning authorities are required to consult relevant statutory consultees before granting planning permission for development likely to affect rivers and canals.

ENV 11: Safeguarding of Manchester Airport and air navigation facilities

- 1. Development which would adversely affect the operational integrity or safety of Manchester Airport or Manchester radar will not be permitted.**
- 2. The safeguarding zones for Manchester Airport cover significant areas of the borough. Consultation with the airport will be required in relation to:**
 - a. Development over a certain height in different areas of the borough as specified on the safeguarding map⁵⁵.**

⁵⁵ See www.manchesterairport.co.uk/community/living-near-the-airport/aerodrome-safeguarding

- b. **Communication, Navigation and Surveillance (CNS) systems and navigational aids – any development that might interfere with vital aviation equipment.**
- c. **Lighting – Any lighting that could confuse or distract pilots.**
- d. **Glint and glare – To prevent distraction or ocular damage to pilots.**
- e. **Wildlife management – Any proposal likely to attract birds within 13km of the Airport, such as proposals involving mineral extraction or quarrying, waste disposal sites and management facilities, significant areas of landscaping, reservoirs or other significant areas of water, land restoration schemes, sewage works, nature reserves or bird sanctuaries.**
- f. **Renewables – Including wind turbine, solar and biomass energy schemes because all have the potential to interfere with the safe operation of the airport.**
- g. **Thermal plumes – Any scheme that could cause a change to air density e.g. chimneys.**
- h. **Wind shear – Any scheme close to the airport that has the potential to alter wind speed and direction.**
- i. **Aviation – Applications connected with an aviation use in any part of the borough including drones, EVTOL (electric vertical take-off and landing) aircraft, UAS (unmanned aircraft system), UAV (unmanned aerial vehicle), vertiports and heliports.**

Explanation

178) Aerodrome Safeguarding ensures the safety of aircraft manoeuvring on the ground, taking off, landing or flying in the vicinity of the aerodrome. Aerodrome safeguarding is a legal requirement and regulated by the International Civil Aviation Organisation (ICAO) and the UK Civil Aviation Authority (CAA). By virtue of its importance to the national air transport system, Manchester Airport is an officially safeguarded aerodrome. The safeguarding zones around Manchester Airport are defined on a safeguarding map lodged with relevant local planning authorities by the airport. The map defines development types that require prior consultation with the Airport Operator and/or National Air Traffic Services Ltd (NATS). Detailed information and guidance on aerodrome safeguarding is published by the CAA and its implementation in the Planning system can be found in ODPM/DfT Circular 01/2003 'Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas Direction' (or any revised versions of this Circular).

179) Development over certain heights may cause an obstacle and/or impact on radar.

ENV 12: Aircraft noise

1. **Planning permission for new dwellings and other noise sensitive uses will not be permitted in areas subject to aircraft noise at or above the Significant Observed Adverse Effect Level (SOAEL). Planning permission for new dwellings and other noise sensitive uses in areas subject to aircraft noise between the Lowest Observed Adverse Effect Level (LOAEL) and Significant Observed Adverse Effect Level (SOAEL) will be granted where it can be demonstrated that all reasonable mitigation, through careful planning, layout and acoustic design, has been employed to ensure that the noise impact for users will be acceptable. Applications for sites affected by aircraft noise should be accompanied by a Noise Impact Assessment.**

Explanation

- 180) For aviation noise sources, LOAEL is currently considered to be 51dB LAeq,16hr or 45dB LAeq, 8hr. SOAEL is considered to be 63dB LAeq,16hr or 57dB LAeq, 8hr. Regard should be had for both the 16hr and 8hr noise exposure contours when applying the policy. By controlling the type of land uses and the level of noise insulation in development within these areas, the council intends to limit the impact of aircraft noise on residents, workers and other building occupants in accordance with the guidance given by the government under National Planning Practice Guidance for Noise.
- 181) Whilst it is possible (given sufficient mitigation) to acoustically insulate the interior of buildings it is difficult to provide any mitigation against aircraft noise in gardens and other outdoor amenity space. To address the introduction of noise sensitive receptors within high aircraft noise contour areas, noise mitigation measures should be designed to achieve BS8233:2014 and World Health Organisation internal and external noise design criteria.
- 182) It is recommended that an Acoustic Design Statement be prepared in accordance with ProPG: Planning and Noise, New Residential Development (2017) to demonstrate good acoustic design with a focus on Element 2 – ‘observing internal noise level guidelines.’ If relying on closed windows to meet the internal noise levels, the application would need to demonstrate how an appropriate alternative method of ventilation will be achieved that does not compromise the facade thermal insulation, summertime internal temperatures or the resulting noise level. The council will consider the use of planning conditions or obligations to require the provision of appropriate mitigation measures in the new development.
- 183) Leq (Equivalent Continuous Sound Pressure Level) is a measure of the average sound level over a period of time. It represents the constant noise level that would produce the same total sound energy as the varying levels actually measured. LAeq is similar to Leq but includes an A-weighting filter, which adjusts the measurement to reflect the sensitivity of the human ear to different frequencies.

Essentially, it represents the average sound level over time, adjusted for human hearing.

Part 3: Built environment

ENV 13a: Local context and character

1. High quality design which promotes a sense of place is important and should be an integral part of all development proposals. All development should be informed by a robust understanding of local character, context, and identity.
2. In particular, development shall respond positively to:
 - a. Landscape and environmental features, including topography, waterways, green infrastructure, and environmental quality.
 - b. Built context and townscape, including existing development within and around the site, settlement pattern, layout, form, height, massing, scale, grain and roofscape.
 - c. Urban structure and movement, including street and space hierarchy, plots, access arrangements, connectivity, permeability and accessibility.
 - d. Heritage and historic environment, including designated and non-designated heritage assets, their settings, and views to and from landmarks, skylines and conservation areas.
 - e. Views and visual relationships, including key vistas and visual connections within, into and out of the site.
 - f. Materials, detailing and landscape design, including boundary treatments, public realm and planting, reflecting local character and delivering high-quality, durable design.
 - g. Patterns of use and activity, including surrounding land uses, community facilities, local services, amenity considerations and how places function over time.
 - h. Local character and community context, including social history, local identity and sense of place, and the aspirations, concerns and perceptions of the local community.
3. Development is not required to replicate its surroundings but respond positively to local character. Contemporary design, innovation and change will be supported where they demonstrably enhance local identity and deliver high-quality placemaking. This may include increased densities, new building typologies and the integration of modern, sustainable design features and systems.

4. Planning applications should demonstrate an understanding of the local context through proportionate written material and drawings.

Explanation

184) Well-designed places are founded on a thorough understanding of context, including the location of development and the physical, environmental and cultural characteristics of its immediate, local and wider surroundings.

185) Key features of Stockport that contribute to its character and identity include but are not limited to:

- Varying topography
- Rivers, canals and other waterways
- A strong network of green infrastructure
- Landmark transport infrastructure
- The borough's relationship to the Peak District National Park
- Distinctive district and local centres
- A rich and varied heritage, including historic buildings and areas

186) All development proposals will be required to demonstrate how they have been informed by an understanding of the character of their local area.

187) To support this, Stockport Council has produced and adopted a range of documents and evidence that provide an understanding of the borough's character, including:

- The Stockport Character and Urban Density Study, which provides detailed analysis of townscape character and existing residential densities across key areas of the borough;
- The Town Centre Residential Design Guide, which analyses the character of Stockport Town Centre and provides bespoke design guidance;
- Neighbourhood Plans and Design Codes, which set out place-specific design policies;
- Conservation Area Appraisals and Management Action Plans; and
- Landscape Character Appraisals.

188) Development proposals must be shaped by the relevant up to date and relevant evidence contained within these documents. The policy also recognises that character can evolve over time, and that it is not necessarily appropriate to replicate the immediate surroundings. For example, low-density cul-de-sac development patterns that were common in the late twentieth century are no longer considered to represent an efficient or sustainable use of land. Accordingly, departure from the prevailing character may be acceptable where it is clearly justified and contributes to high-quality, sustainable design and placemaking.

ENV 13b: Inclusive places

1. All development proposals shall deliver accessible, safe and healthy places that support a high quality of life and respond positively to the needs of a diverse range of users. Development must not exclude or disadvantage people on the basis of protected characteristics or socio-economic background.
2. Development should, in a way which is appropriate to its scale, location and function, be designed to:
 - a. Support healthier and more active lifestyles by embedding health and wellbeing into the design of places, including layouts that promote physical activity, active travel and access to everyday services.
 - b. Create liveable environments that can be comfortably and safely used by all, including people with physical disabilities, neurodivergent people, people living with dementia, and those with mental health conditions.
 - c. Provide barrier-free movement and legible environments that are easy to navigate for all users, including wheelchair users, visually impaired people, older people, children and people with pushchairs.
 - d. Promote social interaction and integration, through inclusive public and communal spaces that foster a sense of belonging and help reduce loneliness and social isolation.
3. Development must be designed to create safe and secure environments which:
 - a. Minimise the fear of crime;
 - b. Reduce opportunities for crime and anti-social behaviour;
 - c. Minimise the risk and impact of terrorism; and
 - d. Provide appropriate levels of natural and passive surveillance to support personal and property security. In particular, development should maximise natural surveillance, encourage activity in public spaces, avoid hidden or poorly overlooked areas, and avoid hostile or defensive design. Opportunities to utilise existing or proposed CCTV coverage should be considered, where appropriate.
4. Particular regard should be given to the safety and inclusion of women, children and other people who may experience greater barriers to feeling safe, including how spaces are designed, managed and overlooked at different times of day.
5. Development proposals should demonstrate inclusive engagement, proportionate to the scale and nature of the proposal. Applications should

explain how a diverse range of communities and under-represented groups, including young people, have been meaningfully involved in the design process and how this engagement has informed the final design.

Explanation

- 189) The way places are planned and designed has a significant influence on people's physical and mental health, personal safety and ability to participate fully in everyday life. Poorly designed environments can create inequality and exacerbate health disparities.
- 190) Under the Equality Act 2010, there are nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. Development is expected to respond to the needs of a diverse population, recognising that people experience places differently.
- 191) Environments that are easier to navigate, flexible in use and comfortable for a wide range of users are more resilient over time and reduce the need for costly retrofitting. Considering inclusive design early in the design process is therefore essential and benefits all users, not only those with protected characteristics.
- 192) Designing for health and wellbeing means embedding opportunities for physical activity, social interaction and everyday movement into the layout of development. This includes prioritising walking, wheeling and cycling, providing access to attractive and usable public spaces, and creating environments that support both physical and mental wellbeing. Liveable places should enable people to meet, interact and feel a sense of belonging.
- 193) Safety and security are critical components of successful places. This policy promotes an approach to safety that is achieved through good design rather than defensive or hostile measures. Development should minimise opportunities for crime and anti-social behaviour through natural surveillance, clear sightlines, active frontages and well-overlooked public spaces. Particular attention should be given to the safety of women, children and groups who may feel less safe in public spaces, especially at night or in quieter environments.
- 194) Meaningful engagement with communities is essential to delivering inclusive and responsive development. This policy requires applicants to demonstrate proportionate and inclusive consultation, showing how the views of a broad range of people, including those who are often under-represented in planning processes, have influenced the final design. Early and effective engagement can lead to better design outcomes that more accurately reflect local needs and aspirations.

ENV 13c: Delivering design quality

1. All development must take into account the National Design Guidance, any site-specific, borough-wide, local design codes or guidance. Where relevant, a Design and Access Statement is required that clearly explains the design approach and rationale for a proposal.
2. A masterplan is required in support of planning applications for:
 - a. development on sites allocated by policies HOM 2a and BUS 3b;
 - b. major development in a Conservation Area or within the setting of a designated heritage asset; and
 - c. on any other sites by virtue of their size, location or proposed mix of uses is justified by the local planning authority.
3. Masterplans must:
 - a. complement the design and layout of development sites and adjacent, potential future development sites; and
 - b. seek interconnectivity between adjacent sites, in terms of walking, wheeling, cycling or using public transport, ecological networks and green/blue infrastructure.
4. A design code is required to inform the design principles of a development where:
 - a. a masterplan has been produced for the site; or
 - b. the development would result in 5 or more self/custom-build units;
5. Planning applications shall be in accordance with approved masterplans, or design codes.
6. Variations to approved schemes that materially diminish the design-quality will not be supported.

Explanation

- 195) There are a number of design tools and processes that can be used throughout the life-cycle of a development to achieve high-quality design.
- 196) Design quality is central to delivering sustainable, inclusive, and climate resilient places. To support this, a range of national and local design guidance is available, including the National Design Guidance and locally adopted design documents. These resources help ensure that development reflects both best practice and

local character. Applicants are also required to use their findings from context and character appraisals, in line with policy ENV 13a, to inform the design of the development and delivery design quality.

- 197) Supporting documents such as Building for a Healthy Life, Sport England's 'Active Design' guidance, and Natural England's Green Infrastructure Planning and Design Guide offer practical tools to help developers address key issues like connectivity, accessibility, green infrastructure, and active lifestyles. These should be used to inform design thinking from the outset.
- 198) Design quality is not just about aesthetics, it encompasses how places function, how they support our communities and environment, and how they can be successfully delivered over time. The council encourages early and meaningful engagement with communities, members and design review panels to help shape proposals that are contextually responsive and locally supported.
- 199) A Design and Access Statement provides the narrative for the design approach and rationale for a proposal. It should explain the design principles that have informed the development, how the proposal responds to its context and local character, how relevant national and local planning policies have been addressed, and how consultation feedback has influenced the final design. Design and Access Statements should demonstrate that the proposal represents a suitable and high-quality response to the site and its setting, taking account of baseline information.
- 200) A masterplan sets the overall vision and implementation strategy for a development. It focuses on site-specific proposals, including the scale and layout of development, the mix and disposition of uses, movement hierarchies, access arrangements, and the integration of green and blue infrastructure. Depending on the level of detail, a masterplan may illustrate the intended arrangement of buildings, streets and public spaces, and how the site relates to its surroundings.
- 201) A design code may be used to provide more detailed and measurable design requirements for a site or area. Design codes translate broad planning policies and masterplan principles into specific parameters for the physical development of a place. They typically include both written and graphic components and should build upon the masterplan to ensure design quality is delivered consistently across a site.
- 202) Design quality must be maintained throughout the development process, from initial concept to final delivery. This includes ensuring that approved schemes are not diluted through later changes, and that larger or more complex developments are guided by robust masterplans and codes that provide clarity and consistency.

ENV 14: Making effective use of land for residential development

1. New development must make effective use of land. Residential development is expected to achieve or exceed the following minimum densities:

Location	Minimum net residential density (dwellings per hectare)		
	Within the location	Within 400 metres	Within 800 metres
Stockport Town Centre	120	70	50
District and Large Local Centres	70	55	45
Rail stations and Metrolink / tram-train stops	N/A	120	70
Areas within GMAL 6 and above ⁵⁶ or its equivalent	55	45	45
All other locations: minimum net residential density of 40 dwellings per hectare			

2. Densities lower than those outlined in the table above may be acceptable where:
 - a. it is justified by the Housing Needs Assessment evidencing a clear need for a particular type of housing that cannot be delivered at a higher density;
 - b. analysis undertaken through a context and character appraisal evidences that achieving the required density would have a detrimental impact on the landscape or townscape character; or
 - c. a Heritage Impact Assessment shows harm. This should take into account public benefit. The more important the asset, the greater the weight should be given to the asset's significance.
3. In achieving the required densities development must not prejudice the potential development of neighbouring land, nor be brought forward in a piecemeal manner having a detrimental impact on the comprehensive development or regeneration of a larger area.

Explanation

203) The NPPF places great importance on making effective use of land, with a focus on re-using brownfield land. In Stockport, this is coupled with a need for new

⁵⁶ GMAL is an abbreviation of Greater Manchester Accessibility Layer, which measures the accessibility of locations across Greater Manchester by walking and public transport. Areas are scored on a scale of 1-8, with 8 being the most accessible. GMAL scores are published online at www.data.gov.uk

housing which has greatly outpaced the supply of new homes for a significant period of time. Given this, increasing the average density of new developments in the most accessible locations is an important part of the overall strategy for Stockport.

- 204) While optimising density of new development is a priority for the council, it is important that this is balanced with an understanding of a site's context. The Stockport Character and Urban Density Study was undertaken to take a place-led approach to defining density and building height ranges in specific study areas across the borough. The study highlights the importance of optimising land efficiency for residential development, while balancing this with the need to respond sensitively and innovatively to townscape character.
- 205) Applications should include an assessment of how the existing context and character of the area has informed the density of the proposed development. This should recognise that in many areas it will be appropriate, with suitable and sensitive design, to go beyond prevailing densities. This should be included within the design and access statement for relevant applications. National Design Guidance is clear that well-designed places do not need to copy their surroundings in every way. New development can introduce elements that reflect how we live today, to include innovation or change such as increased densities and incorporate new sustainable features or systems.
- 206) The density of development should also be informed by other factors such as local need and viability.
- 207) GMAL stands for Greater Manchester Accessibility Level and is a detailed and accurate measure of the accessibility of a point to both the conventional public transport network (i.e. bus, Metrolink and rail) and Greater Manchester's Local Link (flexible transport service), taking into account walk access time and service availability. The method is essentially a way of measuring the density of the public transport provision at any location within the Greater Manchester. For the purposes of this policy it is used to define the areas that have high public transport accessibility and can therefore support higher densities.
- 208) The Department for Transport has also developed a national Connectivity Tool⁵⁷, which combines transport and land-use data to generate a 'connectivity score' for every location in England and Wales, mapped at a resolution of 100-metre by 100-metre grid squares. This score reflects people's ability to access jobs, shops, education, healthcare and other essential services using walking, cycling and public transport. While this policy currently relies on GMAL scores, these may be superseded in future by the Connectivity Tool or any other relevant and appropriate measure of accessibility.
- 209) The following definitions and interpretation apply to this policy:

⁵⁷ Department for Transport Connectivity Tool: www.gov.uk/guidance/connectivity-tool

- Where more than one density applies to the same part of the site, the highest density should be used. Different densities may apply to different parts of a site.
- Distances should be measured from the boundary of the designated centre or GMAL area.
- All distances are measured in a straight line. The designated centres are outlined in policy CEN 2.

ENV 15: Residential design

1. **The design and build standards of new residential development must be high quality, inclusive, sustainable and contribute to the creation of successful and resilient communities. As part of this, the council will require that:**
 - a. **properties include sufficient internal space for everyday activities and enable future flexibility and adaptability by complying with Nationally Described Space Standards as a minimum;**
 - b. **new homes (including houses in multiple occupation) must have direct, well-related, safe and convenient access to outdoor space in accordance with up-to-date adopted standards; and**
 - c. **developments incorporate storage space for cycles, waste and recycling that is integrated within the overall design and allows for appropriate access (including by waste collection services).**
2. **To ensure that properties are accessible and adaptable, the council expects:**
 - a. **All new build dwellings to meet the standard in Building Regulations M4(2) Category 2 accessible and adaptable dwellings; and**
 - b. **10% of new build dwellings on sites of 100 units or more meet the standard in Building Regulations M4(3)(2a) Category 3 wheelchair user dwellings. Dwellings should include a mix of house types and tenures to meet local needs.**
3. **In determining applications for new residential development on private garden land or residential extensions, the council will support proposals that:**
 - a. **complement (but not necessarily copy) the existing dwelling in terms of design, scale and materials and do not adversely affect the character of the street scene;**
 - b. **do not cause damage to the amenity of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, or loss of privacy;**

- c. do not unduly deprive the property to be extended of private garden / amenity space including parking areas;**
 - d. do not prejudice similar development by the occupants of neighbouring properties and**
 - e. identify and assess the significance of any heritage asset affected by a proposal (including affecting its setting).**
-

Explanation

- 210) New residential development should provide sufficient space for everyday activities and enable flexibility and adaptability. This can be achieved by ensuring compliance with Nationally Described Space Standards (NDSS)⁵⁸. NDSS sets out internal space standards for new dwellings and is suitable for application across all tenures. NDSS also takes into account the spatial implications of providing improved accessibility and adaptability, particularly for older or less mobile people. All new-build schemes will be expected to comply with this standard, and conversions should aim to meet this standard on as many homes as possible, taking into account the constraints of the existing building.
- 211) The adequate provision of outdoor amenity space is important in supporting the physical and mental health and wellbeing of residents. It provides a space to dry clothes, grow plants and vegetables, and can provide shade and limit urban heat-island effects.
- 212) Building Regulations Approved Document M44 sets out 3 levels of accessibility for: 'Visitable dwellings M4(1)', 'Accessible and adaptable dwellings M4(2)', and 'Wheelchair user dwellings M4(3)'.
- 213) The Design Council's report, '100 Year Life, the Role of Housing, Planning & Design' recommends that to make communities age-friendly and inclusive there should be a national mandatory requirement set for 90 per cent of new homes to be built to accessibility standards M4(2) 'accessible and adaptable dwellings'. Stockport has both an ageing population and increasing levels of disability within the community. The most recent Housing Needs Assessment (HNA)⁵⁹ (2025) recommends that the M4(2) standard should be sought on all schemes. These homes will allow for adaptation as the needs of the residents change over time.
- 214) The HNA also outlines that 4% of new dwellings are required to be built to M4(3) standards to meet needs. Therefore, the policy sets a percentage requirement for this type of housing on larger sites. These homes will be required to meet the optional standard in Building Regulations Part M4(3) for wheelchair user housing. This policy will ensure that new homes are more accessible and adaptable to help meet people's needs as they change through their lifetime. These homes, whilst

⁵⁸ See www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard

⁵⁹ See www.stockport.gov.uk/housing-strategies-and-documents/housing-needs-assessment

being suitable for everyone, will particularly benefit our ageing population, families with children, and anyone that may live with temporary or permanent disabilities or mobility impairments. Housing that is specifically for older people or other specialist accommodation will also be expected to have regard to policy HOM 7: Housing for older people and specialist accommodation.

- 215) There may be some sites where specific circumstances mean that it is not possible to meet the full requirements of M4(2) and M4(3) standards. For example, this may be where there are topography constraints, the site is within a flood zone, or step-free access to the dwelling cannot be achieved. In these circumstances, developers will be expected to demonstrate that innovative approaches to meeting the policy requirements have been fully explored. Exemption from the requirements will only be considered where it has been robustly evidenced that the requisite number of units cannot be delivered within the scheme.
- 216) Development on garden land has historically been a contributor to housing supply in Stockport and forms part of the small sites allowance which is part of the assessed future supply identified in HOM 1. However, it is important that proposals do not cause harm to the local area or neighbouring properties whilst making effective use of land, as expected under chapter 11 of the National Planning Policy Framework. Where the garden/land is in a Conservation Area, or the setting of a designated heritage asset, or the dwelling itself is a designated heritage asset, the criteria for determining applications for new residential development on private gardens and residential extensions need to be cross referenced with heritage asset policies and requirements.

ENV 16: Taller buildings

1. **Taller buildings can be an effective way to optimise the density of development and help to address housing need. However, taller buildings must be appropriate to their location and respond sensitively and innovatively to townscape character.**
2. **Taller buildings are most likely to be suitable in the Town Centre Living Area (as shown on the policies map), where they accord with relevant policies, design codes, masterplans or guidance and conserve and enhance the significance of heritage assets.**
3. **Developments located in the areas covered by the Stockport Character and Urban Density Study must have regard to the design guidance set out within the study (or any guidance which may accompany or supersede it).**
4. **All applications for taller buildings must meet the following criteria:**

- a. **Design choices must be underpinned by the context and character of the area and this must be demonstrated within the planning application;**
 - b. **Be of exemplary architectural design, sustainability and residential liveability;**
 - c. **Have regard to Stockport's topography, and not detrimentally impact on important views, landmarks and the skyline;**
 - d. **Reinforce the spatial/place hierarchy of the borough, positively contributing to legibility, wayfinding and successful place-making;**
 - e. **Respond successfully to their context, particularly where there is high townscape or landscape value, conserve and enhance heritage assets, including their setting where this contributes to significance;**
 - f. **Provide active street frontages that interact with and contribute positively to the surroundings at street level;**
 - g. **Avoid or mitigate against any detrimental impact on the local environment including microclimate, wind deflection, reflection, light pollution, privacy, daylight, sunlight, overshadowing (including of public spaces, especially open spaces and watercourses) and aviation safety; and**
 - h. **Be located within sustainable locations that are close to transport links, jobs, shops and services.**
- 5. Proposals for the redevelopment or refurbishment of existing tall buildings and/or upward extensions will also be subject to the requirements of this policy as relevant.**
-

Explanation

- 217) A tall building can be characterised by its height relative to nearby structures, often breaking the existing skyline. Taller buildings are defined as those that exceed the height of their immediate surroundings by greater than two stories. The specific threshold for what constitutes a taller building varies across the borough, depending on the prevailing building heights in each area.
- 218) This policy aims to ensure that they will not cause unacceptable harm to their surroundings, and instead are properly located, contributing to and enhancing the sense of place. What is considered a tall building will vary according to the prevailing character of the local area, based on a variety of evidence relating to the characterisation of the borough. Historic England are clear in their advice note

on tall buildings⁶⁰, that definitions of tall buildings should be based on evidence assessing the local context given that this is more likely to encourage appropriate developments. The borough is considered to be sensitive to the development of tall buildings, due to its topography, historic assets and proximity to Manchester Airport.

- 219) Care is needed to ensure that a tall building's visibility is assessed contextually to ensure that proposals that exceed the prevailing building height have a positive visual impact and do not appear incongruous within their surroundings. Historic England's advice note on tall buildings identifies that one of the principal failings in the location and design of certain tall buildings has been a lack of understanding of the area around them, the context, and the impact they would have on heritage assets and the character of places: "the very things that make places distinctive and that people cherish" (Tall Buildings: Historic England Advice Note 4). Proposals should take into account all relevant guidance including Historic England's tall buildings guidance relevant townscape and landscape appraisals and characterisations. This includes relevant Conservation Area appraisals⁶¹ and Landscape Characterisation studies⁶². Setting assessments may be necessary following Historic Environment GPA in Planning Note 3: The Setting of Heritage Assets.
- 220) The Stockport Character and Urban Density Study provides a detailed analysis of the townscape character and existing residential densities in other areas of the borough. Using the contextual analysis, the study provides bespoke design guidance and recommends locations where taller buildings may be acceptable in the study areas. The study areas include:
- The Town Centre Living Area, east of the A6;
 - The District Centres as outline in Policy CEN 2 and 3;
 - Heald Green and Gatley Large Local Centres;
 - The A6 corridor running from Hazel Grove District Centre in the south to the southern edge of Stockport Town Centre; and
 - The A6 corridor running from the northern edge of the town centre to the borough's northern boundary.
- 221) To ensure liveability, consideration should be given to the provision and mix of sufficient private, shared and public spaces. Private spaces can include balconies, and alcoves that provide storage or space for a desk. Shared facilities for use by residents and guests could include, for example, children's play spaces, rooftop gardens, communal live-work areas, storage lockers and concierge facilities. High-quality public-realm should promote connectivity for the new community to its

⁶⁰ See <https://historicengland.org.uk/images-books/publications/tall-buildings-advice-note-4/heag037-tall-buildings-v2/>

⁶¹ See www.stockport.gov.uk/find-conservation-and-heritage-assets

⁶² See www.stockport.gov.uk/evidence-planning-policy/environment-and-heritage

surroundings, and green infrastructure will help respond to the challenges of the climate emergency.

- 222) Tall buildings have a greater impact on their environment than other building types, posing issues relating to microclimate such as wind deflection and overshadowing in particular. These can be especially harmful to residential environments and their associated amenity spaces, as well as public spaces where people dwell, and need to be avoided and mitigated through careful siting and design. Mitigation will be expected to be designed into the scheme and not applied as an afterthought, so assessment should be an ongoing process in developing any design.

ENV 17: Public realm

1. **The council will promote a high-quality network of public realm to foster social inclusivity and interaction. Development proposals shall contribute towards an enhanced public realm network by:**
 - a. **responding to the area's historic environment, local character and sense of place through creating locally distinctive places. Through this, public realm must capitalise on opportunities to achieve high quality placemaking, particularly in areas adjacent to heritage assets, transport nodes, waterways, natural assets and other landmarks;**
 - b. **ensuring that new development makes a positive contribution to new and existing public spaces through its design, orientation, siting, boundary treatment, and use of materials. Buildings must front onto new and existing public realm to create active frontages and increase natural surveillance;**
 - c. **developing spaces that are attractive to all ages, including by providing opportunities for play (including 'play on the way'), outdoor eating, performances or respite, throughout different times of the day;**
 - d. **ensuring that movement through and around the new and existing public realm is accessible for all users through measures such as wayfinding, clearly delineating public and private space, having clear entrance and exit points, and reducing clutter;**
 - e. **providing spaces that are responsive and resilient to different climate conditions including access to natural light, and shelter from wind, rain and sun. Schemes must also consider material types to mitigate the urban heat island effect;**

- f. **ensuring that signage and advertisements that are within or viewable from the public realm are sensitively designed and located and do not cause an unacceptable level of harm to amenity or public safety;**
- g. **introducing and enhancing green and blue infrastructure to the streetscape, including integrated multi-functional sustainable drainage systems, which make a positive environmental and visual impact;**
- h. **creating a balance between dwelling and movement, including an appropriate mix of seating and shelter;**
- i. **including appropriate lighting which avoids dark areas, but also minimises light pollution;**
- j. **maintaining the public realm to a high standard and ensuring that places and spaces are built to last; and**
- k. **maximising smart technologies and promoting digital inclusion.**

Explanation

223) Public realm is the space between buildings which is available for members of the public to use and enjoy. Public realm should not be treated as independent spaces, instead, it is made up of a network of streets, public open spaces, squares and pocket parks. Waterways, towpaths and canals also form an important part of the public realm both in terms of access to nature and for maximising active travel opportunities. New development will be expected to contribute to enhancing existing and creating new public realm.

224) Public realm should be spaces that work for everyone to increase their ability to foster social inclusivity and interaction. This means that spaces should be accessible and easy to navigate. They should also be spaces that attract a wide range of people by incorporating a range of activities and features including multi-generational play.

225) As well as being spaces for people, public realm can be an important asset to facilitate green and blue infrastructure. The type and colour of material used in urban environments can have a significant impact on the urban heat island effect. As such, spaces should capitalise on their ability to provide biodiversity net gain, contribute towards mitigating the heat island effect and improve natural drainage (including through the provision of sustainable drainage systems, see policy INF 4).

226) Public realm should be built to last. Ongoing maintenance should be a key consideration in the design of places and secured through the planning system. Spaces should also be flexible to adapt to changing needs. They should have the ability to respond to new and emerging technologies.

- 227) To ensure the usability of public realm, it should be safe. Spaces should use surrounding built form to their advantage to provide active frontages and increase natural surveillance. Appropriate lighting is also an important feature in creating safe places. However, lighting should respect local wildlife and residential uses.

ENV 18: Shop frontages

1. **Proposals for new frontages or alterations to existing frontages will be permitted provided that the proposal:**
 - a. **is of a high-quality design and sympathetic in scale, proportion and appearance to the host property and contributes positively to the character of the wider streetscene, conservation area (if relevant) and other heritage assets;**
 - b. **respects existing building lines and position in relation to the curtilage;**
 - c. **protects and/or reinstates original and/or traditional features including shop fronts. Where shop units are the subject of a change of use, any traditional/original shop frontages shall be retained;**
 - d. **avoids the creation of inactive frontages, placing servicing away from street frontages (for example at the rear of buildings);**
 - e. **is designed to be accessible to all users; and**
 - f. **demonstrates that any roller shutters are essential to address a persistent problem of crime or vandalism affecting the property and that there are no satisfactory and reasonable alternative options. Externally mounted shutters or solid roller shutters must be avoided.**

Explanation

- 228) Shopfronts can have a significant impact on the character and appearance of retail/centre frontages, particularly given that it is the ground floor public frontage that pedestrians most closely interact with. Due regard therefore needs to be given to the design and appearance of the frontage and its relationship to the host property.

ENV 19: Development and the historic environment

1. Development proposals should reflect the important role of heritage assets and the historic environment in defining Stockport's character. Planning applications which impact upon the historic environment must meet the following requirements. Relevant applications which fail to do this will be refused. Relevant proposals must:
 - a. reflect the important role of heritage assets and the historic environment in defining Stockport's character, identity and distinctiveness;
 - b. sustain and enhance the significance of heritage assets, putting them to viable uses consistent with their conservation; and
 - c. contribute positively to the role that conservation of heritage assets can make to sustainable communities, including their economic vitality, and to the potential for heritage-led regeneration.
2. The council will consider the potential impacts of proposed development on the significance of designated and non-designated heritage assets in accordance with the relevant sections of the National Planning Policy Framework and the statutory duties arising from the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). The council maintains a Local List of non-designated heritage assets and up-to-date Conservation Area character appraisals and management plans. Further non-designated heritage asset can be identified as part of the development of the Local Plan and Neighbourhood Plan, through Conservation Area reviews and through the development management process. Planning applications must include relevant details to inform the council's considerations in this regard, including a desk-based assessment (including field evaluation as necessary) wherever a heritage asset is of archaeological interest.
3. Development proposals, where relevant, will be expected to include measures for further interpretation and public understanding of the borough's historic and archaeological assets and to ensure the recording of relevant details on the Historic Environment Record (HER).
4. Redevelopment of historic or heritage sites must include an assessment of potential contamination and, where necessary, a remediation strategy to ensure the site is safe for its intended use.
5. Where analysis has identified potential heritage impacts of sites allocated by policies HOM 2a and BUS 3b, applications for development must include details of how the proposed development will be weighed against the need to 'preserve and enhance' the designated and non-designated heritage assets in the borough. Applications for development of sites shall be accompanied by a

Heritage Assessment that complies with the requirements of paragraph 207 of the NPPF and the guidance within HEAN 12 on ‘Statements of Heritage Significance: Analysing Significance in Heritage Assets’ wherever required by the site-specific requirements in policies HOM 2a or BUS 3b. Where specified by HOM 2a or BUS 3b, the required Heritage Assessment shall have regard to the cumulative impact of new development on all allocated sites within the area.

Explanation

229) Our Stockport of today is the legacy of diverse traditional building styles, materials and settlement patterns resulting from the borough’s varied geology and topography. Key features include:

- dispersed small medieval hamlets, scattered farms, cottages and halls that, even where surrounded by later suburban development, remain readily identifiable within district and local centres;
- strong local identities and character, particularly associated with the historic centres, recognisable through surviving historic buildings, street patterns and place names;
- historic parklands and estates, including Bruntwood and Torkington, Chadkirk, Vernon, Woodbank, Cheadle Royal and Bramhall;
- settlement distribution, form, townscape and early industrial development shaped and informed by river valleys and transport routes (including roads, canals and railways);
- associated transport Infrastructure, such as Stockport Viaduct and the Peak Forest and Macclesfield Canals;
- industrial heritage, including mills, related in particular to the development of silk, cotton and hatting industries, and associated urban development from the late 18th century onwards including Houldsworth, Compstall and Mellor Mill;
- early (19th century onwards) development related to railway commuter suburbs such as Heaton Moor, Davenport, Cheadle Hulme, Cheadle and Bramhall: and
- the enduring presence of a large rural area with a strong urban/rural edge, with the legacy of field enclosure from the 18th century onwards that remains evident.

230) Stockport’s heritage assets include:

- around 400 statutory Listed Buildings designated under the planning (Listed Buildings and Conservation Areas) Act 1990, of which 7 are Grade 1 listed and 24 are Grade 2*;
- more than 450 non-designated assets of local architectural or historic interest included on the Stockport Local List, also known as "Locally Listed Buildings";
- 37 Conservation Areas designated under the planning (Listed Buildings and Conservation Areas) Act 1990;

- 6 Scheduled Monuments designated under Ancient Monuments and Archaeological Areas Act 1979; and
- 2 Registered Parks and Gardens designated under the Historic Buildings and Ancient Monuments Act 1953.

231) Details of individual heritage assets in Stockport are available through the Stockport Historic Environment Database⁶³. This policy also applies to the reuse and retention of mills and associated buildings.

232) Where relevant applicants will be required to submit relevant details to inform the council's decision-making assessment and this can include Heritage Statements and/or Heritage Impact Assessments. Guidance from Historic England is relevant, including 'Statements of Heritage Significance: Analysing Significance in Heritage Assets'. The level of detail provided should be proportionate to the asset's importance having particular regard to NPPF (2025) Policies HE5, and the following considerations:

- how it has taken into account relevant information available on the council's website and the Greater Manchester Historic Environment Record (HER)⁶⁴;
- the significance of any impacted heritage assets including, where relevant, their special architectural and historic interest;
- the impact of the proposal (individually and cumulatively) on the significance of any impacted heritage assets and their setting(s);
- how the significance and/or setting of a heritage asset can be enhanced or better revealed;
- opportunities to avoid, minimise or mitigate any adverse impact and minimise conflict between the asset's conservation and any aspects of a development;
- opportunities to mitigate or adapt to the impacts of climate change (and how such measures have been tailored to take account of the significance of the heritage asset); and
- the public benefits that might arise from the proposal.

233) Wherever proposed development will impact upon a heritage asset, planning applications should clearly illustrate how they have had regard to:

- layout, scale, form, materials and architectural features and detailing;
- the immediate context in terms of its character and appearance, including – but not limited to – the established urban grain, the scale and form of buildings and their relationships to streets and spaces including their grouping, plot boundaries and frontage widths, building typologies, the materials and detailing of both buildings and (public and private) spaces including greening such as trees; and
- the wider setting including views and vistas both from and of the asset.

⁶³ See www.stockport.gov.uk/heritage-assets/stockport-historic-environment-database

⁶⁴ See <https://gmaas.salford.ac.uk/historic-environment-record/>

234) Wherever proposed development will impact upon a heritage asset of archaeological interest, planning applications should include:

- information identifying the likely location, extent and nature of archaeological remains;
- an assessment of the significance of the remains; and
- consideration of how the remains would be affected by the proposed development.

235) Where granted, planning permission for proposals which impact upon heritage assets may be subject to conditions detailing the scope and nature of further heritage and/or archaeological assessment or investigations to be undertaken prior to the commencement of development. Conditions may also be imposed relating to the analysis, recording and dissemination of information arising from such assessment or investigation and to the deposition of the excavated remains with an appropriate museum. Investigation reports will always be required to be deposited with the Greater Manchester Historic Environment Record.

236) To help maintain the important role of heritage assets and the historic environment in defining Stockport's character, identity and distinctiveness the council may consider the use of Article 4 Directions to restrict the scope of permitted development rights either in relation to a particular area or site, or a particular type of development. Details of existing Article 4 Directions applying to areas of Stockport are available on the council's website⁶⁵.

⁶⁵ See www.stockport.gov.uk/article-four-directions

4.3 Our climate resilient Stockport



- 237) Climate change is defined by the Intergovernmental Panel on Climate Change as a change in the state of the climate that persists for an extended period, typically decades or longer. Greenhouse gases directly contribute towards climate change. The Climate Change Act 2008 introduced a statutory target for the UK of reducing carbon dioxide (CO₂) and other greenhouse gas emissions, by at least a 100% reduction from 1990 levels by 2050, and to contribute to global emissions reductions aimed at limiting global temperature rise to well below 2°C and to pursue efforts to limit temperatures to 1.5°C above pre-industrial levels. Subsequently, the Government has set an interim target to reduce emissions by 78% by 2035. Local planning authorities are bound by the legal duty set out in Section 19 of the Planning and Compulsory Purchase Act 2004, as amended by the Planning Act 2008, to ensure that, taken as whole, plan policy contributes to the mitigation of, and adaptation to, climate change.
- 238) Stockport Council declared a climate emergency in 2019 and agreed that Stockport should become carbon neutral by 2038, in line with the commitments made in the 5-Year Environment Plan for Greater Manchester⁶⁶. The first Stockport Climate Action Now Plan was developed to deliver this target (approved in October 2020) and was refreshed and renamed as the 'Climate and Nature' (CAN) Strategy in 2025⁶⁷. The strategy sets out ways to ensure that Stockport achieves carbon neutrality by 2038, in order to support global efforts to prevent global warming going above 1.5°C.
- 239) Greenhouse gas emissions can be reduced by moving away from the use of fossil fuels; increasing energy efficiency standards for new development and making existing buildings more energy efficient; investing in clean electricity, hydrogen production and low carbon district heating; planting more trees and woodlands; and protecting soil-based carbon sequestration.
- 240) Climate change is arguably the greatest threat facing society, and responding to the challenges posed by this threat is a key theme considered throughout the Plan, rather than as a single policy. This is reflected through our strategic approach to development and by policies on the natural environment, biodiversity, clean air, design, flood risk, and sustainable modes of travel.
- 241) Integrating climate action and climate adaptation into planning offers numerous co-benefits to the residents of Stockport. By reducing greenhouse gas emissions and implementing adaptive measures set out in this plan, Stockport can mitigate

⁶⁶ See www.greatermanchester-ca.gov.uk/what-we-do/environment/five-year-environment-plan/

⁶⁷ See www.stockport.gov.uk/topic/can-strategy-2025-to-2030

the impacts of climate change through actions such as increasing renewable energy generation and decreasing energy usage through retrofit, while simultaneously improving public health, housing standards, air quality, local investment, and biodiversity. Climate adaptation measures can in turn support resilience for communities vulnerable to the impacts of climate change and ensure that all residents benefit from a healthier, more sustainable environment.

- 242) The policies in this section of the Local Plan specifically address climate resilience, mitigation, adaptation, sustainable design and construction, together with low and zero carbon approaches to development, renewable and low carbon energy generation, retrofit and the use of resources.
- 243) The policies in this section will allow the council to manage development so that it supports or contributes to achieving all objectives, but particularly 1, 2 and 5.

CR 1: Climate resilience, mitigation and adaptation

- 1. To support Stockport becoming carbon neutral by 2038 and to ensure the borough is resilient to the impacts of the climate emergency, development must contribute positively to climate resilience and the transition to a low-carbon future. Development must be designed to:**
 - a. be resilient to climate change impacts for the lifetime of the development;**
 - b. not adversely impact surrounding areas by making them less resilient to climate change impacts;**
 - c. not use fossil fuels for operational energy, unless it can be demonstrated that doing so is not technically feasible; and**
 - d. minimise resource use by promoting circular economy outcomes and aim to be net-zero waste in construction before 2038.**
- 2. All development must be sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation. Buildings should be designed and orientated to utilise passive solar design and incorporate green infrastructure to minimise overheating and the urban heat island effect. Development proposals providing at least 1 dwelling or 100 square metres of non-residential floorspace (measured on gross internal area) must respond to the climate emergency and associated risks. Applications must address:**
 - a. flooding, water management, multi-functional sustainable drainage and blue infrastructure;**

- b. **biodiversity net gain;**
 - c. **green infrastructure;**
 - d. **the urban heat island effect, and the risks of overheating;**
 - e. **natural ventilation and indoor air quality;**
 - f. **efficient and durable resource use;**
 - g. **sustainable transport;**
 - h. **on site low and zero carbon energy generation; and**
3. **The requirements of this policy should be demonstrated by the provision of a 'Climate Action Statement', the level of detail should be proportionate to the scale of development proposed.**
-

Explanation

244) Government guidance places mitigating and adapting to climate change as an overarching objective for the planning system, to ensure sustainable development. Climate change mitigation and adaption and biodiversity loss are interlinked. Climate change mitigation requires the minimisation of emissions of greenhouse gases to prevent the planet from warming to more extreme temperatures. Altering the design of existing places and buildings can help to adapt and protect communities from the impacts of climate change by, for example, offering both shading from extreme weather and management of rainwater runoff through appropriate landscaping and making space for and prioritising the delivery of multi-functional sustainable drainage. Consideration also needs to be given to the likely impacts of climate change on protected sites, habitats and species.

245) The Met Office⁶⁸ provides information on the projected types of climate change effects the UK is likely to see. The effects of global warming and a changing climate are already becoming apparent and includes the following impacts across the UK:

- warmer, wetter winters
- hotter, drier summers
- rising sea levels
- more extreme weather events.

246) Developing buildings that are adapted to a changing climate and which have a significant impact on reducing carbon emissions requires consideration of a range of factors including:

⁶⁸ See

www.metoffice.gov.uk/binaries/content/assets/metofficegovuk/pdf/research/ukcp/ukcp18_headline_findings_v4_aug22.pdf

- accessibility of a development's location;
- orientation and layout;
- density;
- mix of uses;
- detailed design including building integrated measures;
- landscaping;
- materials;
- use of green and blue infrastructure; and
- capacity for electric vehicle charging.

247) Many of these factors will also be considered as part of our commitment to delivering a borough-wide design code.

248) We will support developers to make the significant changes needed to shift to an inclusive wealth⁶⁹ approach to net zero carbon, where environmental and social costs are considered alongside project costs. Regard should be had to minimising the gap between the designed and as-built energy performance of new buildings. The council encourages the use of recognised sustainable design standards, including but not limited to the UK Net Zero Carbon Building Standard, Building for a Healthy Life, Passivhaus, NABERS, and BREEAM assessments. By framing applications against recognised standards, developers can signal their commitment to delivering high-quality sustainable development, as it is crucial that proposals deliver sustainable development and respond to the challenges of climate change.

249) The Stockport Net Zero Carbon Policy Study, Stockport Energy and Carbon Study 2020 and the Stockport Local Area Energy Plan (LAEP) provide evidence on addressing the climate crisis and the need to commit to reducing carbon emissions from new development at the local level. Other related information includes the Climate Change Adaption Manual⁷⁰, Carbon Storage and Sequestration by Habitat⁷¹, and National biodiversity climate change vulnerability model⁷².

250) The following pieces of evidence and legislation support our approach to achieving net zero carbon and carbon neutrality:

- Climate Change 2021: The Physical Science Basis⁷³ [6th Assessment Report by IPCC]
- Paris Agreement 2015⁷⁴ to limit global temperature rises to 1.5°C
- The Climate Change Committee: Seventh Carbon Budget 2025⁷⁵

⁶⁹ The United Nations Environment Programme defines a country's inclusive wealth as "the social value (not dollar price) of all its capital assets, including natural capital, human capital and produced capital". See www.unep.org/resources/inclusive-wealth-report-2018

⁷⁰ See <https://publications.naturalengland.org.uk/publication/5679197848862720>

⁷¹ See <https://publications.naturalengland.org.uk/publication/5419124441481216>

⁷² See <https://publications.naturalengland.org.uk/publication/5069081749225472>

⁷³ See www.ipcc.ch/report/ar6/wg1/

⁷⁴ See <https://unfccc.int/process-and-meetings/the-paris-agreement/the-paris-agreement>

⁷⁵ See www.theccc.org.uk/publication/the-seventh-carbon-budget/

- Government net zero target by 2050 / 78% reduction over 1990 levels by 2035⁷⁶.

CR 2: Energy efficiency, resources and carbon

1. The design and construction of development should minimise energy consumption and carbon emissions in new buildings, infrastructure and public realm projects, and deliver appropriate energy improvements to existing buildings. This should be demonstrated by the provision of an 'energy and carbon statement' (to include a low carbon heat appraisal where relevant) with the level of detail proportionate to the scale of development proposed. All relevant developments must follow the energy hierarchy:
 - 1) Minimise energy demand;
 - 2) Maximise energy efficiency;
 - 3) Utilise renewable energy;
 - 4) Utilise low carbon energy; and then
 - 5) Utilise other energy sources.
2. There is an expectation that new build development will, unless it can be demonstrated that it is not technically feasible or financially viable, be net zero carbon for operational energy. New build development providing at least 1 dwelling or 100 square metres of non-residential floorspace (measured on gross internal area - GIA) must:
 - a. Use a nationally recognised predictive energy model to demonstrate space heating demand and energy use intensity, such as Passive House Planning Package (PHPP) for residential and PHPP or TM54 for non-residential (or accepted equivalent).
 - b. Maximise opportunities for renewable energy generation from solar technology through site layout, building orientation and design, and must provide solar photovoltaic panels on the roof space equivalent of at least 40% of the building footprint, unless there would be unacceptable impacts on amenity, safety (including glint and glare) or result in harm to the significance of heritage assets which is not clearly and convincingly justified and outweighed by public benefit.

⁷⁶ See www.legislation.gov.uk/uksi/2021/750/made

- c. To provide flexibility to allow upskilling of the local construction industry, from adoption to 31 December 2029:**
 - i. have a space heating demand of no more than 30 kilowatt hours per square metre per year (kWh/m²GIA/yr) for residential typologies, schools, offices and industrial buildings;**
 - ii. be net zero carbon in operation, with an energy use intensity (EUI) of no more than 40 kilowatt hours per square metre per year (kWh/m²GIA/yr) for residential, 65 kilowatt hours per square metre per year (kWh/m²GIA/yr) for schools, and 70 kilowatt hours per square metre per year (kWh/m²GIA/yr) for offices;**
- d. From 1 January 2030:**
 - i. Have a space heating demand of no more than 20 kilowatt hours per square metre per year (kWh/m²GIA/yr) for houses, schools, offices and industrial buildings, and no more than 15 kilowatt hours per square metre per year (kWh/m²GIA/yr) for residential typologies other than houses;**
 - ii. Be net zero carbon in operation, with an energy use intensity (EUI) of no more than 35 kilowatt hours per square metre per year (kWh/m²GIA/yr) for residential, 65 kilowatt hours per square metre per year (kWh/m²GIA/yr) for schools, and 70 kilowatt hours per square metre per year (kWh/m²GIA/yr) for offices;**

(Please note clauses 2c. and 2d. do not apply to developments that comprise a change of use or conversion; where the development is a mix of new build and change of use, clauses c. and d. will apply to the new build elements only.)

- 3. Major developments must provide a design stage strategy for lowering embodied carbon in construction using a nationally recognised methodology, and must achieve the upfront carbon targets listed below for the relevant building typologies:**
 - a. For residential buildings <11m in height: ≤500 kgCO₂e/m²GIA**
 - b. For residential buildings ≥11m in height: ≤700 kgCO₂e/m²GIA**
 - c. For Use class E commercial (shell and core and Cat A): ≤700 kgCO₂e/m²GIA.**

4. **Major developments that are predominantly residential use must demonstrate how they have been designed to reduce overheating following Approved Document Part O and TM59 methodology.**
5. **Water resources should be carefully managed to reduce water stress and scarcity and to improve resilience to climate change.**
 - a. **All new residential developments must achieve, as a minimum, the optional requirements set through Building Regulations Requirement G2: Water Efficiency (and any subsequent updates) of 110 litres per person per day.**
 - b. **All major non-residential development must incorporate water efficiency measures so that predicted per capita consumption does not exceed the levels set out in the applicable BREEAM 'Excellent' standard. Where the 'Excellent' standard cannot be achieved, evidence must be submitted with the application to satisfactorily justify the approach.**
6. **Developers should consider the use of rainwater harvesting, greywater recycling, and water-efficient fixtures and fittings. Water efficiency measures should be integrated into the design from the outset and contribute to wider sustainability and climate adaptation objectives.**

Explanation

- 251) Stockport has the fourth largest population of the ten Greater Manchester boroughs and is the sixth largest emitter in terms of greenhouse gas emissions. Buildings account for around 26% of UK carbon emissions⁷⁷. Meeting our 2038 carbon neutrality target (which includes all greenhouse gas emissions in Stockport) will require new development to achieve net zero carbon in advance of then. To help achieve carbon neutrality by 2038, a local target has been set where new development should be net zero carbon by 2028, as we should not be building homes and workplaces that will require retrofitting in the near future.
- 252) The council has established ambitious greenhouse gas reduction targets in line with evidence and the ambitions set out in Stockport's Climate and Nature (CAN) Plan and achieving Greater Manchester's net zero target by 2038. Emissions from buildings have been decreasing gradually over recent years largely due to increases in energy efficiency and decarbonisation of electricity production, however, more needs to be done to enable us to meet our carbon reduction targets and stay within our boroughwide carbon budget. Energy use intensity (EUI) thresholds have been specified in the policy as a clear way to design developments in a way that will meet net zero targets. The EUI relates to energy consumed at the meter and reflects the maximum energy budget for different building types, to enable a decarbonised grid to meet the remaining demand.

⁷⁷ See www.theccc.org.uk/publication/net-zero-technical-report

More information on this is available in LETI's 'Climate Emergency Design Guide'⁷⁸.

- 253) By following the energy hierarchy, new development will need to achieve net zero carbon by maximising on site measures first. We will develop guidance on what should be included within the 'climate action statement.' The statement will need to clearly demonstrate compliance with the energy hierarchy, and how the development's space heating demand and total energy use intensity (EUI) figure is being met.
- 254) Retrofitting is a significantly more expensive process than fitting energy-efficiency measures and low-carbon heating when a building is built, therefore buildings should be constructed to avoid the need for costly retrofit in the near future.
- 255) As operational energy emissions fall towards net zero, embodied carbon from building materials and construction becomes a significant source of emissions. These can be reduced by retaining existing buildings, re-using reclaimed materials, and choosing low-carbon materials such as timber. Organic materials store "biogenic carbon" absorbed during growth, which can remain locked in the building if recycled rather than released at end of life. The planning process has most influence over "upfront" embodied carbon – the emissions from construction processes, measured under RICS modules A0-A5. Assessments must follow the RICS Whole Life Carbon Assessment for the Built Environment (latest version) for these modules. In order to reduce emissions associated with construction activities and the embodied carbon of materials used in new developments, the council will support and encourage the retention, re-use and refurbishment of existing buildings.
- 256) The government has adopted the Committee on Climate Change's (CCC) target for the Seventh Carbon Budget, this will require a cut in carbon emissions of 87 percent by 2040 (for all emissions, not just those from buildings). The CCC recommends that all new buildings should be zero-carbon by 2025 at the latest, so our policy has been drafted to reflect this advice. As the government has not yet published how it intends to achieve the overall carbon reduction target that it has adopted, ambitious targets are being sought at a local level to ensure we stay within our own local carbon budget.
- 257) Effective water resource management is essential to reducing water stress and scarcity, particularly in the face of growing environmental pressures. The Water Framework Directive was originally an EU initiative and has been retained in UK law through the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017⁷⁹. It was established to transform water management by placing aquatic ecology at the heart of management decisions. As a local authority we have a vital role to play in this effort, with a duty of care to both communities and the environment. By promoting water efficiency and reducing consumption, we can help limit the volume of water abstracted from natural sources, while also supporting lower customer bills and reduced energy use. Factors such as

⁷⁸ See www.leti.uk/cedg

⁷⁹ See www.legislation.gov.uk/uksi/2017/407/contents

population growth, climate change, and the need to protect ecosystems are placing increasing pressure on our water resources. These challenges contribute to water stress across our region, making it more important than ever to adopt a sustainable approach. To address this, we have set progressive water consumption targets that support the long-term resilience of our water supplies and safeguard the health of our rivers and wildlife. These ambitions align closely with our declarations of a climate emergency and a biodiversity emergency, reinforcing our commitment to a more sustainable and ecologically responsible future. Building Regulations currently include a requirement for all new dwellings to achieve a water efficiency standard of 125 litres per person per day, in 2015 the 'optional' requirement of 110 litres per person day was introduced and this is the standard being sought locally. This approach is supported by United Utilities.

CR 3: Renewable energy development

1. **To ensure that Stockport achieves carbon neutrality by 2038, the provision of standalone or on site low and zero carbon energy generation and energy infrastructure must be substantially increased across Stockport. The council will work proactively with partners to identify potential locations for renewable and low carbon energy development, and community-scale schemes. Proposals for renewable and low carbon energy schemes will be supported, subject to meeting the requirements of this and other policies in this plan, providing there are no adverse effects on designated sites, avoiding impacts on designated landscapes.**
2. **Planning applications for standalone solar photo-voltaic (PV) installations must have regard to glint and glare from the panels, and provide 20% BNG or other qualitative ecological enhancements through the provision of additional native plant species, and wildlife gaps in fences.**
3. **Wind energy development involving one or more turbines is potentially suitable across much of Stockport. Proposals will be permitted where it can be clearly demonstrated that:**
 - a. **there would be no unacceptable impact on amenity or safety in terms of noise, shadow flicker, vibration, topple distance, air traffic safety, radar and telecommunications, or trees; and**
 - b. **the proposal would not cause significant harm, either individually or cumulatively, to the quality and enjoyment of the landscape and related views.**
 - c. **the proposal would not cause harm, either individually or cumulatively, to the setting of heritage assets, or the special qualities of the National Park.**

4. Proposals for hydropower schemes must:

- a. avoid any physical modifications to the river channel that could adversely affect wildlife;**
- b. allow for the movement of multiple species and sizes of fish; and**
- c. avoid any adverse reduction in water flows and levels.**

5. Proposals for renewable and low-carbon energy infrastructure must demonstrate that environmental risks have been assessed and mitigated, including impacts on water, land, and air quality. Where Battery Energy Storage Systems (BESS) developments are proposed, site selection and design must incorporate measures for fire safety, water runoff containment, and flood protection.

Explanation

258) The government's Net Zero Strategy⁸⁰ aims to tackle climate change whilst also effecting economic growth across the UK; for the planning system, it sets out the key aim to “Ensure the planning system can support the deployment of low carbon energy infrastructure.” The strategy recognises that by 2035 all our electricity will need to come from low carbon sources, and sets out that we will need increased investment in the grid network, electricity storage solutions and flexible grid management, to ensure decarbonisation without risking security of supply. Community initiatives are likely to play an increasingly important role in the uptake of renewable energy and should be encouraged as a way of providing positive local benefits to wider society. The NPPF recognises that elements of many renewable energy projects located in the Green Belt will comprise inappropriate development and therefore very special circumstances will need to be demonstrated for projects to proceed. In terms of heritage, a setting assessment may be necessary following the Historic Environment GPA in Planning Note 3.

259) To reach carbon neutrality, Stockport will need to generate significantly more renewable electricity locally. Greater reliance on electricity will require investment in generation capacity and storage, and distribution network infrastructure upgrades. The following will all make important contributions to meeting our carbon budget: rooftops for deploying solar photo-voltaic (PV) and thermal panels, home and commercial battery energy storage, ground mounted solar PV, small-scale hydroelectric and wind turbines. The Stockport Local Area Energy Plan (LAEP) has identified that there are substantial opportunities for solar PV across Stockport, and some limited opportunities for hydro. In addition, the Stockport Energy and Carbon Study 2020 identifies a number of principal opportunities for

⁸⁰ See

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1033990/net-zero-strategy-beis.pdf

wind and hydro energy generation sites deliverable by community groups and/or commercial developers.

- 260) The government's Net Zero Strategy recognises (on page 174) that there are opportunities for land to be used for multiple purposes, to make sure land use for decarbonisation purposes is balanced with other demands, our approach to seeking biodiversity net gain on sites for solar development aligns with this strategy.
- 261) Proposals for renewable and low carbon energy developments should take particular account of the sensitivity of our landscapes, and Stockport's Landscape Character Assessment 2018, together with the addendum report prepared in 2023, provides information on landscape sensitivity for solar PV developments and wind turbines.
- 262) The vast majority of Stockport is estimated to have a wind speed⁸¹ exceeding 5 metres per second at a height of 25 metres, with some locations exceeding 6 metres per second, thus demonstrating technical suitability for a variety of scales of wind energy development. Given that the GPDO makes provisions for micro-scale wind energy to come forward under permitted development, it is suggested that the whole of the borough is considered as potentially suitable for wind energy development, and that applications are determined on a case-by-case basis reflecting local considerations and constraints.
- 263) The Greater Manchester Community Energy Action Plan⁸² promises that at least 10% of the Greater Manchester Renewable Energy target will come from community energy. The council recognises the important role that community owned energy schemes play in reducing carbon emissions, increasing installed low/zero carbon and renewable energy capacity, as well as providing social and economic benefits to communities, therefore applications are encouraged from community groups, co-operatives and individuals. In addition, the council will consider the use of Local Development Orders to facilitate the delivery of renewable energy development.

CR 4: Heat networks and cooling

- 1. To help meet our carbon reduction targets, and to support the transition to net zero, the council will seek to provide an effective approach to heat decarbonisation. The council will support the development of district heating network zones across Stockport, particularly within the town centre.**
- 2. Proposals for new and retrofitted heat networks should be designed to enable future expansion into surrounding communities and commercial areas, and be compatible with "heat network zones". Heat networks should use low carbon**

⁸¹ See the NOABL wind speed database See www.rensmart.com/Information/NOABLModel

⁸² See www.gmc.org.uk/greater-manchester-community-energy-action-plan/

heat sources and must have an overall carbon content of heat (delivered) of less than 100gCO₂e/kWh. All communal or district heating schemes should comply with relevant planning stage ‘heat network technical assurance scheme’ (HNTAS) requirements.

3. Major developments within an identified “heat network zone” must connect to an existing or planned heat/energy network. Where applicants can demonstrate that achieving the requirements of this policy is technically infeasible or financially unviable, they must address other options for significantly reducing carbon emissions.
4. New development connecting to a low carbon heat network may be designed to have a higher energy use intensity (EUI) than that specified in policy CR2, with an additional allowance of up to 10 kilowatt hours per square metre per year (kWh/m²GIA/yr) being acceptable. This will be permitted where it can be satisfactorily demonstrated that the proposed heat network will be low carbon, as per clause 1 above.
5. Development should avoid the need for cooling systems throughout the life-cycle of the development, and green infrastructure should be utilised due to its role in delivering urban cooling. Where cooling systems are required, their capacity and energy consumption should be minimised through building design and the use of passive ventilation. Developments that generate surplus or waste heat must take all practicable measures to utilise that heat to meet local energy needs, including as part of an existing or proposed heat network, and this should be demonstrated in proposals

Explanation

- 264) The NPPF explicitly highlights the role of local planning authorities in increasing the use and supply of renewable and low carbon energy and heat. Heat supplied through underground pipes from a centralised energy centre tends to be most suitable for denser urban areas, particularly where there are large numbers of dwellings which are either too expensive or impractical (e.g. due to space limitations) to make suitable for heat pumps.
- 265) The Energy Act 2023⁸³ provides the powers for government to implement heat network zoning in England, with emerging ‘The Heat Network Zones (England) Regulations’ likely to come into force in 2026. Government analysis⁸⁴ identifies heat/energy networks as a cost-effective solution to this issue within areas of high heat density, with modelling suggesting that heat networks could be an important part of the least-cost mix of technologies needed to achieve UK-wide

⁸³ See www.legislation.gov.uk/ukpga/2023/52

⁸⁴ See www.gov.uk/government/publications/the-future-of-heating-a-strategic-framework-for-low-carbon-heat and www.gov.uk/government/publications/the-future-of-heating-meeting-the-challenge

decarbonisation targets by 2050. District heating could provide an effective heat decarbonisation solution compared to other options for domestic buildings.

- 266) Local evidence in the form of a Zone Market Prospectus has been prepared to underpin the local approach to developing heat network zones across Stockport. This prospectus identified three potential heat network zones across Stockport, with the largest in Stockport Town Centre, followed by two smaller zones in Cheadle Park and Mid Reddish.
- 267) The Stockport Town Centre heat network opportunity zone extends from Lancashire Hill in the north, across the town centre and southwards to Stepping Hill Hospital, with key heat demand of up to approximately 150GWh/yr of heat. The zone includes a diverse mix of commercial, retail, residential, and educational buildings, and could deliver carbon savings of about 25ktCO₂e annually.
- 268) Stockport Council is progressing a proposal to develop a district heat network across Stockport town centre under the advanced zoning programme (AZP) in partnership with the Department for Energy Security and Net Zero (DESNZ). The scale and location of proposed development within Stockport town centre means that there are particular opportunities to create and connect to district heating and cooling networks.
- 269) A national zoning model (NZM) is being developed to support and inform heat network zoning policy by identifying potential heat network zones across England. These are areas where heat networks are expected to be the lowest cost, low carbon heating solution to buildings. Any development of new buildings within designated heat network zones will be subject to provisions set out in the emerging 'The Heat Network Zones (England) Regulations'.
- 270) Where investment or development is being undertaken in or adjacent to a civic or community building, consideration should be given to the potential role that the building can have in providing an anchor load within a decentralised energy network. In addition, the council will consider the use of Local Development Orders to facilitate the development and delivery of district heating networks.

CR 5: Retrofit and re-use of buildings

- 1. The council will support well-designed proposals to retrofit existing residential and non-residential properties, to enable improvements to their energy performance, reduce their carbon emissions and adapt to climate change. The provision of wood burning stoves during extensions or retrofit will not normally be supported due to the impacts of small particle air pollution.**
- 2. Proposals for retrofitting buildings to reduce energy consumption should conserve and enhance heritage assets and the historic environment wherever relevant.**

3. **The council will encourage the retention, re-use and renovation of buildings where possible, particularly where they make a positive contribution to the character and appearance of the area, either individually or as part of a group, recognising the existing embodied carbon that the buildings represent.**
 4. **Planning applications for extension to existing homes should consider making reasonable improvements to the energy performance of the existing dwelling.**
-

Explanation

- 271) In Stockport, residential buildings account for 35% of the borough's greenhouse gas emissions⁸⁵. The 5-Year Environment Plan for Greater Manchester⁸⁶ sets specific and ambitious targets for retrofitting the current building stock, recognising the importance of retrofitting for achieving reduction of carbon emissions: "Retrofitting of existing residential properties is the most significant issue in achieving our aims for carbon neutrality." The plan sets a target of retrofitting 60,000 homes, 650 public sector buildings and 11,000 commercial buildings across Greater Manchester by 2030.
- 272) The vast majority of houses standing now will still be standing in 2038, necessitating extensive retrofitting with a mixture of energy-efficiency measures and low-carbon technologies. Retrofitting is recognised to be one of the most important yet difficult aspects of emissions reduction to address. Deep retrofitting of buildings is expensive, intrusive and can have long payback periods. Measures such as loft and wall insulation are well known, and additional measures such as double or triple-glazed windows and draught exclusion are part of a fabric-first approach to retrofitting that aims to reduce the energy demand for a building. In order to retrofit buildings for a net-zero future, fossil fuel heating systems must be replaced by low and zero carbon alternatives such as air source heat pumps (ASHP) and solar PV, and external wall insulation may be required. Historic England has published an advice note⁸⁷ on "Adapting Historic Buildings for Energy and Carbon Efficiency" and regard should be had to this note when retrofitting historic buildings. The council will support homeowners through signposting retrofit programmes and schemes that could assist with a home retrofit. The council is also supportive in delivering carbon reduction improvements by identifying financial support initiatives both regionally and nationally, working in collaboration with the Greater Manchester Combined Authority (GMCA).
- 273) There are a number of barriers to retrofitting buildings to help mitigate the effects of climate change and reduce carbon emissions, including financial issues, skills shortages and the need to seek planning permission or prior approvals. We will consider bringing forward a Local Development Order (LDO) which means that planning permission does not have to be individually granted for the installation,

⁸⁵ See www.gov.uk/government/collections/uk-local-authority-and-regional-greenhouse-gas-emissions-national-statistics

⁸⁶ See www.greatermanchester-ca.gov.uk/what-we-do/environment/five-year-environment-plan/

⁸⁷ See <https://historicengland.org.uk/images-books/publications/adapting-historic-buildings-energy-carbon-efficiency-advice-note-18/>

alteration or replacement of micro-renewable energy systems on appropriate industrial, warehouse, business, commercial or residential buildings within Stockport.

- 274) Planning applications for extensions to existing dwellings will be encouraged to undertake reasonable improvements to the energy performance of the existing dwelling to help meet the net zero carbon target. Applicants will be supplied with information and a checklist to help identify which measures are appropriate to their home.

4.4 Our homes



- 275) Our communities tell us that access to good-quality, appropriate, safe and affordable housing is important to both current and future generations in Stockport. We know we need to provide a wide variety of different homes for people who want to live in Stockport, whilst also recognising that homes play a central role in our resilience to climate change.
- 276) The policies in this section of the plan will allow the council to manage development so that, in particular, it supports or contributes to achieving Objectives 2, 4 and 6.

HOM 1: Delivering new homes

1. **New homes will be delivered to achieve the housing target of 24,253 as set out in Strategic Policy 1: Spatial strategy. Housing will be delivered on housing allocations set out in HOM 2a, in Predominantly Residential Areas and the town, district and local centres as defined on the Policies Map.**
2. **To meet this target the council will seek to deliver housing at the following trajectory of requirement (allows for rounding):**
 - i. **2026-31 – an average of 1,347 dwellings per annum**
 - ii. **2031-36 – an average of 2,137 dwellings per annum**
 - iii. **2036-42 – an average of 1,139 dwellings per annum**
3. **These figures are based on likely delivery of a number of housing allocations, sites and other housing allowances over the plan period.**
4. **New residential development will need to meet the requirements of creating sustainable communities. These are characterised by:**
 - a. **a wide choice of housing sizes, types and tenures, informed by the most recent assessment of housing needs, to cater for everyone in Stockport;**

- b. having good access to facilities such as education, shops, leisure, health services and employment opportunities;**
- c. convenient and sustainable options to travel by foot, bicycle and public transport (with particular reference to policies INF 9 and INF 10);**
- d. the ability for remote working provided by fast digital connections;**
- e. high design quality, creating a sense of place;**
- f. measures to minimise the use of energy, water and non-renewable resources, including the use of green and blue infrastructure;**
- g. access to public open spaces which provide the opportunity for recreation and social activity; and**
- h. the requirements of policy BUS 6 on relevant residential development.**

Explanation

- 277) The NPPF requires the council to aim to meet the area's identified housing need, including with an appropriate mix of housing types for the local community. It also states that "Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period."
- 278) If the Local Plan fails to establish a housing requirement figure it would be found 'unsound' when it is examined by an independent planning inspector.
- 279) Stockport remains one of the most desirable places to live in Greater Manchester but has long-term issues of affordability and supply. There is therefore a clear need to deliver new homes to help address the consequences of these issues. However, it is crucial that these new homes meet the needs of Stockport residents.
- 280) The Housing Needs Assessment (2025) provides the latest available evidence relating to current and future housing needs across the borough. The assessment identifies that there is significant housing need for all types of housing in Stockport. Therefore, it is important that planning policies enable the quality and mix of housing that needs to be delivered. Furthermore, the assessment recognises the need for housing that supports the growing older population in the borough as well as those with particular needs.
- 281) The council is required by the NPPF to identify the overall housing need for the borough using a standard method, which uses a calculation based on existing homes and information relating to affordability of housing in Stockport. For the plan period 2026-2042 this results in a total need of 32,317 dwellings.

- 282) The available land for housing in Stockport is constrained by land designated as Green Belt outside the main urban area. As a result of this, the council has adopted a "Brownfield First" approach. This approach seeks to enable and optimise delivery on land that has been developed previously, aiming to limit the extent to which it is necessary to release land from the Green Belt to meet development needs.
- 283) While new homes need to be delivered, it is important that they are of suitable quality. The homes we live in impact every aspect of our lives: our physical and mental health, how and where we travel, and how we do day-to-day tasks. It is vital, therefore, that new homes contribute to creating sustainable communities. This means they must genuinely reflect the needs of local people, protect and enhance the natural environment and support the local economy. In line with the council's "Brownfield First" approach, the majority of new housing will be delivered on previously developed land. The existing baseline supply is identified in the council's Strategic Housing Land Availability Assessment (SHLAA)⁸⁸, around 90% of which is on brownfield land.
- 284) Our SHLAA shows what it is considered possible to build over the plan period on sites that may be suitable for development in the future and on sites that already have planning permission. This has been informed by other work which analyses the potential of areas and sets out how land might be used effectively to meet our need for new homes whilst respecting the character of the locality. This can be seen in the Stockport Character and Urban Density studies and, in Stockport Town Centre, in our Town Centre Residential Design Guide and Strategic Regeneration Frameworks for Town Centre West (the area originally covered by the Stockport Town Centre Mayoral Development Corporation) and Town Centre East (the area which it is proposed to extend the Mayoral Dev Corporation to cover).
- 285) The overall figure which this process identifies, including existing permissions and allowances for delivery of 8,000 homes (gross) in the town centre, in district centres and for 'small sites' totals 15,519. This leaves a shortfall against housing need of 16,798.
- 286) The NPPF sets out that changes to Green Belt boundaries would require there to be exceptional circumstances, which includes an inability to meet housing need. Consequently, the council has been required to consider development of land in the Green Belt.
- 287) The council has undertaken a full assessment of the Green Belt, including the identification of previously developed and grey belt land. A further site selection process has then been followed, which has identified suitable sites on which 8,734 additional homes might be delivered.
- 288) Details of the sites which are allocated for housing development are set out in policies HOM 2a and 2b.

⁸⁸ See www.stockport.gov.uk/strategic-housing-land-availability-assessment-shlaa

289) To take forward Stockport's ambitions and to reflect our ever-changing housing market, work has been undertaken in partnership with key stakeholders to develop a refreshed Housing Plan⁸⁹. The Housing Plan is the local housing strategy for Stockport and sets out our vision for housing in the area. It sets objectives, targets and policies on how the council intends to manage and deliver its strategic housing role. It provides an overarching framework against which we will consider and formulate other policies on more specific housing issues. The Local Plan will provide delivery mechanisms for some of the Housing Plan's priorities and actions.

HOM 2a: New residential communities

1. The following sites are allocated for residential development for the minimum number of homes indicated. The boundaries of these sites are shown on the Policies Map. They each have the potential to deliver a minimum of 100 dwellings in the existing built-up area or 50 dwellings outside the existing built-up area. Overall, they are expected to deliver a total of at least 10,121 homes. Proposals for non-residential development on these sites will be refused. Exceptions may be made where a mixed-use scheme or ancillary uses are proposed, however the proposal must still provide at least the minimum expected dwellings identified.

List 1: sites within the existing built-up area

- HOM 2.1 John Street, Hazel Grove (109)
- HOM 2.3 Land off Station Road, Reddish (180)
- HOM 2.6 Former Cheadle Brickworks (300)
- HOM 2.7 Land off Midland Road (350)
- HOM 2.8 Land off Adswood Road (168)
- HOM 2.9 Cheadle Hulme Station (125)

List 2: sites outside the existing built-up area

a. previously developed land

- HOM 2.12 Compstall Mills⁹⁰ (130)
- HOM 2.13 Former Offerton High School (185)
- HOM 2.14 Woodford Garden Village Extension (540)

b. Grey belt

- HOM 2.15 Hall Moss Lane (275)
- HOM 2.16 High Lane (1,000)

⁸⁹ See <https://democracy.stockport.gov.uk/ieListDocuments.aspx?CId=1015&MId=28457>

⁹⁰ New housing can be delivered at Compstall Mills without the need to change the boundaries of the Green Belt due to the extent of existing development at the site.

- **HOM 2.17 Hyde Bank Meadows (250)**
- **HOM 2.18 Sandown Road (250)**
- **HOM 2.19 Jacksons Lane West (160)**
- **HOM 2.20 Jacksons Lane East (270)**
- **HOM 2.21 Offerton Sand and Gravel (200)**
- **HOM 2.22 Cow Lane (to rear of Sainsburys, Hazel Grove) (385)**
- **HOM 2.23 Brindale Road (100)**
- **HOM 2.24 Gravel Bank Road and Unity Mill (295)**
- **HOM 2.25 Land at Cheadle Hulme School (250)**
- **HOM 2.26 Dairyground Farm (500)**
- **HOM 2.27 Jenny Lane (190)**
- **HOM 2.28a and b Mill Lane (Hazel Grove) (80)**
- **HOM 2.29 High Lane Farm (Woodley) (185)**
- **HOM 2.30 Sanderling Road (69)**
- **HOM 2.31 Compstall Road North (250)**
- **HOM 2.32 Compstall Road South (200)**
- **HOM 2.33 Heald Green West (750)**
- **HOM 2.34 Shakespeare Road (150)**
- **HOM 2.35 Bolshaw Road (64)**
- **HOM 2.39 Land off Buxton Road, Hazel Grove (75)**
- **HOM 2.40 Land off Occupiers Lane (120)**
- **HOM 2.41 Daisy Bank, Heald Green (132)**

c. Other

- **HOM 2.10 Romiley Board Mill⁹¹ (200)**
- **HOM 2.36 Heald Green East (part grey belt) (790)**
- **HOM 2.37a Land off Chester Road (Hazel Grove) (134)**
- **HOM 2.37b Norbury Hall (160)**
- **HOM 2.38 Chester Road (Woodford) (part grey belt) (550)**

- 2. Applications for the development of sites allocated by this policy will only be approved if they meet the site-specific requirements set out in policy HOM 2b, other Local Plan policies and other material considerations such as impacts of proximity to any SSSIs.**

Explanation

290) The council has identified through its SHLAA a housing land supply of approximately 15,500 homes. Sites proposed for allocation in List 1 of this policy are the largest in this supply that do not already have planning permission.

⁹¹ Site is predominantly in the existing built-up area but included within list 2c because one part of it is in land that the plan removes from the Green Belt, and which is not considered to be grey belt.

Including them within this policy is intended to help provide certainty around how they should be developed, in order to ensure delivery to help meet the housing target.

- 291) Sites in List 1 of HOM 2a are within the existing built area (or on other land outside of the Green Belt).
- 292) As iterated in HOM 1, the NPPF sets out that changes to Green Belt boundaries would require there to be exceptional circumstances, which includes an inability to meet housing need. Consequently, the council has been required to consider development of land in the Green Belt.
- 293) The sequential approach set out in the NPPF expects that, in considering Green Belt, we firstly look at sites which have been previously developed, then those grey belt sites which are not previously developed and then other Green Belt sites. Doing this has informed the council's site selection process as referenced in the explanation to policy HOM 1. The sites are listed in each of those three groupings in List 2 of the table above. Allocation of these sites in List 2 of this policy brings about their removal from the Green Belt so as to enable their development.

HOM 2b: Site-specific requirements

- 1. **Unless otherwise specified, the requirements of this policy apply to all sites allocated by policy HOM 2a.**
- 2. **Except site HOM 2.12 (Compstall Mills), List 2 sites allocated by HOM 2a will require the development of land that has been removed from the Green Belt. In some cases additional land has been removed from the Green Belt because it no longer functions as Green Belt once the allocated land has been removed. This land does not generally afford opportunities for development at a scale that would warrant allocation and is not included in the council's calculations of likely future housing land supply. In some cases other policies, such as those relating to Local Green Space, might prohibit or restrict development in these areas. In other cases these areas have been added to the Predominantly Residential Area and might be subject to future development proposals. Wherever the provisions of this policy refer to List 2 sites it should be taken that they also apply to major development on any of these other areas of land that have been removed from the Green Belt.**
- 3. ***Design, phasing and community engagement***
Planning applications for the development of the sites to which this policy applies must include:
 - a. **a site-specific masterplan and design code, illustrating how the proposals will respond to local character, deliver high-quality design,**

and achieve comprehensive development across the full extent of the allocation and integration with the wider surrounding area.

- b. a clear phasing strategy detailing a timeframe for the delivery of homes alongside the timely delivery of infrastructure required to support the scale of the whole development, having particular regard to cumulative impacts arising from other sites allocated by policy HOM 2a and other planned development in the area, including environmental considerations and cross-boundary impacts arising from development outside of Stockport. Phasing strategies should also include details of how progress information about each phase's delivery will be made available to the council and the public; and
- c. details of how the local community have been proactively engaged and how design expectations have been clarified.

4. *Affordable housing*

Planning applications for the development of List 1 sites allocated by policy HOM 2a must meet the requirements of policy HOM 5. Planning applications for the development of List 2 sites allocated by policy HOM 2a must adhere to policy HOM 5 in terms of affordable housing unless an alternative, site-specific requirement is specified in the other requirements section of this policy, below. Where a site is to be delivered in phases, the first half of those phases should meet the percentage requirement in full. Greater flexibility may be permitted in later phases so long as the overall percentage requirement is met (or exceeded) for the site as a whole.

5. *Housing mix*

Planning applications for the development of List 1 and List 2 sites allocated by policy HOM 2a must deliver a mix of homes in accordance with policy HOM 4.

6. *Necessary infrastructure improvements*

Planning applications for the development of List 1 and List 2 sites allocated by policy HOM 2a must provide infrastructure as required by all other relevant policies. Measures to provide necessary infrastructure must be implemented in a timely manner, ensuring that the issues they seek to mitigate are addressed before they arise.

7. *Green space*

Development of List 1 and List 2 sites allocated by policy HOM 2a must deliver accessible green space to meet the needs of new residents in accordance with other relevant policies, in particular policy HOM 8.

Wherever policy requirements to meet the green and open space needs of new residents are proposed to be met on-site within a List 2 site allocated by policy HOM 2a, applications for development must include a site-wide open space and

play strategy detailing how the relevant policy requirements will be met and continue to be met in perpetuity.

8. *Heritage assessments*

Applications for development at the following sites must be accompanied by a heritage assessment in accordance with the requirements of clause 5 of policy ENV 19, including having regard to cumulative impacts with other nearby development:

- | | |
|--|---|
| • HOM 2.3 Land off Station Road, Reddish | • HOM 2.25 Land at Cheadle Hulme School |
| • HOM 2.6 Former Cheadle Brickworks | • HOM 2.27 Jenny Lane |
| • HOM 2.7 Land off Midland Road | • HOM 2.28 a and b Mill Lane (Hazel Grove) |
| • HOM 2.8 Land off Adswold Road | • HOM 2.29 High Lane Farm (Woodley): |
| • HOM 2.9 Cheadle Hulme Station | • HOM 2.30 Sanderling Road |
| • HOM 2.10 Romiley Board Mill | • HOM 2.31 Compstall Road North |
| • HOM 2.12 Compstall Mills | • HOM 2.32 Compstall Road South |
| • HOM 2.13 Former Offerton High School | • HOM 2.34 Shakespeare Road |
| • HOM 2.14 Woodford Garden Village Extension | • HOM 2.35 Bolshaw Road |
| • HOM 2.15 Hall Moss Lane | • HOM 2.36 Heald Green East |
| • HOM 2.16 High Lane | • HOM 2.37a Land off Chester Road (Hazel Grove) |
| • HOM 2.17 Hyde Bank Meadows | • HOM 2.37b Norbury Hall |
| • HOM 2.18 Sandown Road | • HOM 2.38 Chester Road (Woodford) |
| • HOM 2.19 Jacksons Lane West | • HOM 2.39 Land off Buxton Road, Hazel Grove |
| • HOM 2.20 Jacksons Lane East | • HOM 2.40 Land off Occupiers Lane |
| • HOM 2.21 Offerton Sand and Gravel | • HOM 2.41 Daisy Bank, Heald Green |
| • HOM 2.24 Gravel Bank Road and Unity Mill | |

9. *Other requirements*

Additionally, the following site-specific requirements must be met:

- HOM 2.1 John Street, Hazel Grove
 - i. Applications for development should explore opportunities to provide a pedestrian and cycle route through the site from the A6 to Mount Pleasant.

- **HOM 2.3 Land off Station Road, Reddish**
 - i. **Applications for the development of this site must make provision for new and improved sustainable transport and highways infrastructure including:**
 - ii. **New or improved access points in the form of priority junctions including Station Road / B6167 Gorton Road, dropped kerbs and tactile paving; and Emergency access to be facilitated via Shillingford Road in Manchester.**
- **HOM 2.6 Former Cheadle Brickworks**
 - i. **In order to avoid, minimise and mitigate visual impact on its context and Designated and non-designated heritage assets in its setting, the mature planting to the southern boundary of the site shall be retained / enhanced.**
- **HOM 2.8 Land off Adswood Road**
 - i. **In order to avoid, minimise and mitigate visual impact on its context and Designated and non-designated heritage assets in its setting, the mature planting to boundaries of the site shall be retained.**
- **HOM 2.9 Cheadle Hulme Station**
 - i. **In order to avoid, minimise and mitigate visual impact on its context and non-designated heritage assets in its setting, the retention of the mature planting to boundaries of the site shall be maximised.**
- **HOM 2.10 Romiley Board Mill**
 - i. **Applications for the development of this site must make provision for new and improved sustainable transport and highways infrastructure including:**
 - **New or improved access points into the site in the form of priority junctions, dropped kerbs and tactile paving;**
 - **New footway and possible shuttle signals under the railway bridge on Oakwood Road; and**
 - **Improvements to the footpath towards Chadkirk Estate Country Park, including surfacing and lighting, to support walking and cycling to Marple High School.**

- ii. **Applications for development must take appropriate account of, and not impact, the structural integrity of the infrastructure of the Peak Forest Canal.**
- iii. **Applications for development must not result in a net increase in flows to the culvert underneath the Peak Forest Canal.**
- iv. **Applications for development must take appropriate account of historic drainage to the Peak Forest Canal and ensure robust protection measures are adhered to in the interest of protecting the canal from contamination and pollution.**
- v. **Any development of the site must be outside the zone of influence for Hyde Bank Tunnel.**
- vi. **The total number of affordable homes built on the site should equal no less than 40% of homes built on the part of the site which is removed from the Green Belt by this plan plus the number of homes required to be affordable on the remaining part of the site by policy HOM 5.**
- vii. **Applications for the development of this site must take appropriate account of and mitigate for any unacceptable adverse impacts on the nearby SBIs of Peak Forest Canal (South), and Kirk and River Woods, in accordance with Policy ENV 1.**
- viii. **The site's redevelopment shall secure the retention and conversion of the C19 structures on site, located to the south off Oakwood Road, which are non-designated heritage assets for the purposes of the NPPF and the Local Plan included on the GMHER and identified as key historic asset in the Peak Forest Conservation Area. Any demolition (total or partial) or substantial alteration of any non-designated heritage assets on site would have to be supported by 'clear and convincing' justification for the purposes of the NPPF and the Local Plan.**
- ix. **New development shall be responsive and sympathetic to the existing non-designated heritage assets and be limited to 4 storeys, in scale remaining ancillary to the C19 Romiley Board Mill buildings. Applications for development on site shall also consider the retention of the historic stone wall along Oakwood Road to the north portion of the site.**

- **HOM 2.12 Compstall Mills**

- i. **Applications for the development of this site must mitigate for any unacceptable adverse impacts on Compstall Nature Reserve SSSI, in accordance with policy ENV 1.**
- ii. **Applications for the development of this site must take appropriate account of, and mitigate for, any unacceptable adverse impacts on the nearby Ernocroft Wood SBI, Etherow Country Park and Roach Wood (South) SBI, and Etherow LNR in accordance with Policy ENV 1.**
- iii. **Approximately 40% of the site lies within Flood Zone 3 associated with the River Etherow. Development proposals must apply the Sequential Test in accordance with national policy. Residential development within Flood Zone 3 will only be permitted where the Exception Test is satisfied and supported by a site-specific Flood Risk Assessment (FRA). The FRA must demonstrate that the development: provides wider sustainability benefits that outweigh flood risk; will be safe for its lifetime, taking climate change into account; and will not increase flood risk elsewhere and, where possible, reduces overall flood risk. Proposals should locate the most vulnerable uses outside Flood Zone 3 where practicable and incorporate appropriate flood mitigation, resilient design, and safe access and egress.**
- iv. **The site's redevelopment shall secure as far as possible the retention and conversion of the C19 mill buildings, which are non-designated heritage assets included on the Stockport Local List and identified as key historic assets in the Compstall Conservation Area Character Appraisal. Any demolition (total or partial) or substantial alteration of the non-designated heritage assets on site would have to be supported by 'clear and convincing' justification for the purposes of the NPPF and the Local Plan.**
- v. **New development shall be responsive and sympathetic to the existing non-designated heritage assets and the built environment of the Compstall Conservation Area in typology, scale, form, design and the use of materials.**
- vi. **New housing can be delivered at Compstall Mills without the need to change the boundaries of the Green Belt due to the extent of existing development at the site. The affordable housing requirement for this site is, therefore, the standard requirement for this area under policy HOM 5 and not the**

requirement set out above for List 2 sites allocated by policy HOM 2a.

- **HOM 2.13 Former Offerton High School**

- Applications for the development of this site must make provision for new and improved sustainable transport and highways infrastructure including:**
 - The re-construction of the main site access roads (The Fairway and Curzon Road), to provide up-to-date standard replacement drainage, kerbs, lighting, surfacing and footways
 - 20mph zone, traffic calming and provision of drop crossings on roads north of Marple Road between Graham Road and The Fairway
 - Improve Marple Road/The Fairway junction, including provision of safe walking and cycling facilities and provision of crossing and bus stop improvements on Marple Road
 - Provision of surfaced walking and cycle routes from the allocation (approx. 2.1km), including connection to Goyt Valley cycle route via a new foot/cycle bridge over the Goyt
- The site features a former playing field and therefore any applications for development on this site will need to have regard to the provisions of Policy COM 4.**
- Applications will need to take appropriate account of, and mitigate for, any unacceptable adverse impacts of the adjacent Poise Brook and Goyt Valley SBI and Local Nature Reserve in accordance with Policy ENV 1.**
- In order to avoid, minimise and mitigate visual impact on its context and Designated and non-designated heritage assets in its setting, the mature planting to boundaries of the site shall be retained and enhanced where possible.**

- **HOM 2.14 Woodford Garden Village Extension**

- Applications for development of this site must include details of how connectivity will be achieved for walking, cycling, wheeling and public transport with the wider Woodford Garden Village and, through that, with the adjacent site allocation HOM 2.38.**
- In order to minimise and mitigate harm to designated heritage assets (the Grade II* listed New Hall Farm and**

the associated Grade II listed Barn and Garden Wall) a buffer zone, in the form of open undeveloped grounds complete with soft landscaping sited between the site and the new development should be secured as part of any new development. The development shall also secure the retention and enhancement of the soft screening (hedging and trees) to the boundaries of the site, particularly to the southwest. This can deliver the full or part of the necessary BNG contributions.

- **HOM 2.15 Hall Moss Lane**

- i. **In order to avoid, minimise and mitigate visual impact on its context and Designated and non-designated heritage assets in its setting, the mature planting to the southern and western boundaries of the site shall be retained.**

- **HOM 2.16 High Lane**

- i. **At least 30% of the new homes must be designed specifically to meet the needs of older people, including across a range of tenures consistent with the most recently published Housing Needs Assessment.**
- ii. **A 15 metre buffer is required along the northern boundary close to any ancient woodland designation that adjoins the site.**
- iii. **Proposals should make suitable provision to meet the public transport needs of the allocation.**
- iv. **Applications for the development of this site must take appropriate account of, and mitigate, for any unacceptable adverse impacts on the nearby Norbury Brook and Middlewood SBI in accordance with Policy ENV 1.**
- v. **Applications for development on the site shall prioritise the retention of any non-designated heritage asset (Station Farmhouse, Buxton Road) on site over demolition. Any demolition (total or partial) or substantial alteration of non-designated heritage assets on site, including those identified as part of plan making and the application process, would have to be supported by ‘clear and convincing’ justification for the purposes of the NPPF and the Local Plan.**
- vi. **The immediate setting of the Grade II listed Marsden House and the Macclesfield Canal Conservation Area shall be preserved or enhanced, with the recommended retention of the open land to the south of Buxton Road. As a minimum, an undeveloped buffer**

zone complete with soft landscaping to the north and west of the Grade II listed Marsden House, and between new development and the Conservation Area, shall be provided.

- **HOM 2.17 Hyde Bank Meadows**

- i. Development of this site must enable the improvement and continued enjoyment by the local community of the adjacent Local Green Space (including the playing fields, play equipment, Local Nature Reserve and allotments). As a minimum this must include:**
 - **improvements to the drainage and layout of the existing pitches alongside provision of suitable changing facilities;**
 - **retention or replacement of the play area and multi-use games area; and**
 - **measures to enhance the nature conservation, biodiversity, health/well-being and educational value of Tangshutt Local Nature Reserve.**
- ii. In order to avoid, minimise and mitigate harm to the designated heritage assets in its setting, the mature planting to boundaries of the site shall be retained and enhanced where possible.**

- **HOM 2.18 Sandown Road**

- i. Applications for the development of this site must take appropriate account of, and mitigate for, any unacceptable adverse impacts on the adjacent Threaphurst Clough and Ochreley Brook SBI in accordance with Policy ENV 1.**
- ii. Development must not prejudice the future delivery of new road infrastructure within the A6-M60 Protected Corridor.**
- iii. In order to avoid and minimise impact to the designated heritage asset and the non-designated heritage assets in its setting, the mature tree cover to the north and northwest boundaries of the site shall be retained.**

- **HOM 2.19 Jacksons Lane West and HOM 2.20 Jacksons Lane East**

- i. Applications for the development of this site must take appropriate account of, and mitigate for any unacceptable adverse impacts, either alone or cumulatively with other nearby developments, on the nearby Lady Brook SBI and Happy Valley LNR in accordance with Policy ENV 1.**

- ii. **In order to avoid and minimise impact to the non-designated heritage assets in its setting, a buffer of landscaped land shall be provided between the new development and the Locally Listed Norbury House Farm and Farm Building, with the retention of the existing planting to boundaries maximised.**
- **HOM 2.21 Offerton Sand and Gravel**
 - i. **Make provision for the remediation and restoration of the remaining part of the Offerton Sand and Gravel quarry (which is retained in the Green Belt) and its use for the creation of a publicly accessible country park; applications for development of this site must include details of how this requirement will be met, including making arrangements for the long-term management of the country park area. Walking, cycling and wheeling connectivity must be provided across the site, to enable future potential linkages with adjacent routes within the Goyt Valley.**
 - ii. **Applications for the development of this site must take appropriate account of, and mitigate for, any unacceptable adverse impacts on the nearby Poise Brook and Goyt Valley SBI and Poisebrook LNR in accordance with Policy ENV 1.**
 - iii. **Development must not prejudice the future delivery of new road infrastructure within the A6-M60 Protected Corridor.**
 - iv. **Application for any development on the site shall give particular attention to any alterations to the existing access from Marple Road and any built form to the south edge of the site and the works' impact on the designated heritage assets and non-designated heritage assets in its setting, and take up opportunities for enhancement, including through the introduction of traditional boundaries and frontages addressing the highway, reflective of the historic environment in its context.**
 - v. **In order to avoid and minimise impact on local context to the designated heritage assets and non-designated heritage assets in its setting, the existing planting to boundaries shall be retained / enhanced, with a particularly positive impact of local sense of place and views.**
- **HOM 2.22 Cow Lane (to rear of Sainsburys, Hazel Grove)**
 - i. **Applications for development of this site must include details of how the Fred Perry Way strategic recreation route, which passes**

along Cow Lane, will be improved, providing an enhanced experience for users.

- ii. Undertake hydrological and ground investigations to determine the extent and quality of any peat identified on the south western boundary of the site to inform the potential for restoration and the comprehensive masterplanning of the site.
- iii. Development must include measures to ensure continued safe access and usage of the adjacent Dial Park Road Allotments, including demonstration that there would be no detriment to growing conditions. Development of this site must enable the improvement and continued enjoyment by the local community of the open space around the allotments.
- iv. Development proposals must retain and improve, or re-provide and improve, the existing Blackstone Road Open Space within the allocation boundary to meet the needs of both the existing community and the future population. Improvements should be made in both quality and quantity.
- v. Any proposal needs to take into account the risk of flooding, particularly in respect of those parts of the site that are identified as being within Flood Zones 2 and 3.
- vi. Development must not prejudice the future delivery of new road infrastructure within the A6-M60 Protected Corridor.

- **HOM 2.23 Brindale Road**

- i. Applications for the development of this site must detail measures to replace the existing play area and small sided football pitches with improved facilities meeting the needs of both new and existing residents. The replacement play area and pitches must be provided prior to their removal.

- **HOM 2.24 Gravel Bank Road and Unity Mill**

- i. Applications for the development of this site must take appropriate account of, and mitigate for, any unacceptable adverse impacts on the nearby SBIs of Apethorne House (South), Peak Forest Canal (South), and Woodland near Unity Mills, in accordance with Policy ENV 1.
- ii. The site's redevelopment shall maximise the retention of the Unity Mill and associated chimney, which are non-designated heritage assets included on the Stockport Local List and identified as key historic assets in the Peak Forest Canal

Conservation Area. Any demolition (total or partial) or substantial alteration of the non-designated heritage assets on site would have to be supported by ‘clear and convincing’ justification for the purposes of the NPPF and the Local Plan. Should demolition be required and justified, an on-site interpretation and full recording of the Unity Mill will be required.

- iii. Application for any development on site shall give particular attention to the west portion of the site, where the site is included within and borders the Peak Forest Canal Conservation Area. The planting along the Peak Forest Canal shall be retained and enhanced where possible.**
- iv. Access across the Peak Forest Canal (Canal Bridge) shall be retained.**

- HOM 2.25 Land at Cheadle Hulme School**

- i. Application for any development on site shall give particular attention to the provision of residential access from Hulme Hall Road due to the anticipated impact on the designated heritage assets and non-designated heritage assets to the north off the plot.**
- ii. The scale of any development on site shall be limited to 3 storeys, to preserve the townscape interest and landmark status of the Grade II Listed Cheadle Hulme School.**
- iii. The soft screening to the site’s north boundaries shall be preserved or enhanced, to minimise the development’s impact on the designated heritage assets and non-designated heritage assets in its setting.**
- iv. In bringing forward proposals for (at least) the number of homes specified in policy HOM 2a, consideration should be given to the retention of land to help meet the future needs of Cheadle Hulme School.**

- HOM 2.26 Dairyground Farm**

- i. Applications for the development of this site must take appropriate account of, and mitigate for any unacceptable adverse impacts, either alone or cumulatively with other nearby developments, on the nearby Lady Brook SBI and Happy Valley LNR in accordance with Policy ENV 1.**

- **HOM 2.27 Jenny Lane**

- i. **The form, position, density, appearance and design of any new development shall reflect the existing context of the site including the Grade II listed Moor Farm and the Birch Cottage and consider the delivery of highway facing dwellings complete with front and rear gardens, whilst ensuring that development makes effective use of the land.**

- **HOM 2.29 High Lane Farm (Woodley)**

- i. **In order to minimise and mitigate harm to the Grade II Listed Baker Cottage, a buffer zone should be included, in the form of open undeveloped grounds complete with landscaping sited between the dwelling at 67-79 Oxford Drive and the curtilage of the designated heritage asset. The buffer zone should include no built form other than an access road and associated infrastructure, which shall be sited away from the designated heritage assets.**
- ii. **The mature planting on the southwest boundary of the Grade II listed Baker Cottage and to the west and north boundaries of the site shall be retained.**

- **HOM 2.30 Sanderling Road**

- i. **Applications for development of this site must have specific regard to National Grid guidance on safe development near to overhead lines⁹² and associated design guidance⁹³.**
- ii. **Development must not prejudice the future delivery of new road infrastructure within the A6-M60 Protected Corridor.**

- **HOM 2.31 Compstall Road North**

- i. **The development shall consider providing a buffer of undeveloped strip of land and/or soft screening between the development and the adjacent non-designated heritage assets, including the Locally Listed Gothic Lodge/Farm and Greyhound Inn included on the GMHER.**

⁹² See

www.nationalgrid.com/sites/default/files/documents/Development%20near%20overhead%20lines_0.pdf

⁹³ See www.nationalgrid.com/sites/default/files/documents/Sense%20of%20Place%20-%20National%20Grid%20Guidance.pdf

- **HOM 2.32 Compstall Road South**

- Applications for development of this site must have specific regard to National Grid guidance on safe development near to overhead lines⁹⁴ and associated design guidance⁹⁵.**
- Applications for the development of this site must take appropriate account of, and mitigate for, any unacceptable adverse impacts on the nearby Redbrow Wood SBI in accordance with Policy ENV 1.**
- The mature planting on the southern and southeastern boundaries of the site shall be retained, to retain screening between the development and Compstall Conservation Area.**
- Application for any development on site shall retain the original stone boundary to Compstall Road, which continues to the curtilage of Compstall Hall within Compstall Conservation Area, and the historic hard standing.**

- **HOM 2.33 Heald Green West**

- Applications for development of this site must include proposals to provide replacement playing pitches, or to improve the existing playing pitches, such that they are better able to meet the needs of the existing local community as well as contributing towards meeting the needs of the new population.**
- Development proposals must include measures to ensure that residents have safe and convenient access to Heald Green Station and Heald Green Local Centre.**

- **HOM 2.34 Shakespeare Road**

- Applications for the development of this site must take appropriate account of, and mitigate for, any unacceptable adverse impacts on the nearby Vernon Road Wood SBI in accordance with Policy ENV 1.**
- Development must not prejudice the future delivery of new road infrastructure within the A6-M60 Protected Corridor.**
- In order to avoid or minimise visual impact of the development on designated heritage assets (Grade II Listed Barn Immediately**

⁹⁴ See

www.nationalgrid.com/sites/default/files/documents/Development%20near%20overhead%20lines_0.pdf

⁹⁵ See www.nationalgrid.com/sites/default/files/documents/Sense%20of%20Place%20-%20National%20Grid%20Guidance.pdf

East Of Bredbury Hall, Grade II Listed Goyt Farm and Barn) the mature planting to the boundaries of the site shall be retained (south) and enhanced (north).

- **HOM 2.36 Heald Green East**

- Applications for development of this site must set aside land to be used for the provision of a new station/travel hub, including park and ride facilities.**
- Applications for development of this site must include proposals to replace or improve the existing recreational open space accessed from Dawson Road, such that it is better able to meet the needs of the existing local community as well as contributing towards meeting the needs of the new population.**
- Application for any development on site should give particular attention to the provision of residential access from Stanley Road, which shall be sited and designed to avoid or minimise harm to the Designated and non-designated heritage assets.**
- The mature planting (trees and hedgerow) along Stanley Road and to the boundaries with the non-designated heritage assets (Gill Bent Farm and Ivy Cottage) shall be retained and enhanced where possible.**

- **HOM 2.37a Land off Chester Road (Hazel Grove) and HOM 2.37b Norbury Hall**

- Applications for the development of these sites must take appropriate account of, and mitigate for any unacceptable adverse impacts, either alone or cumulatively with other nearby developments, on the nearby Lady Brook SBI and Happy Valley LNR in accordance with Policy ENV 1.**
- An active travel route between sites HOM 2.37 a) and HOM 2.37b) linking the two sites is essential to ensure walking, wheeling and cycling is optimised. This ensures inter-connectivity between the two elements of the allocation, thereby assisting in ensuring sustainable patterns of growth are in line with the NPPF.**
- The site's redevelopment shall secure the retention and conversion of the Locally Listed Norbury Hall Stables. Any demolition (total or partial) or substantial alteration of the existing structures would have to be supported by 'clear and convincing' justification.**

- iv. **Application for any development on site shall retain the original stone boundary to Locally Listed Norbury Hall, at the entrance to the allocated site (HOM 2.37b).**
 - v. **Application for any development on site should give particular attention to the provision of residential access, which shall be sited and designed to avoid or minimise impact on the non-designated heritage assets.**
 - vi. **In order to limit impact on non-designated heritage assets, the planting to boundaries and between the new development and these assets shall be retained or enhanced where possible.**
- **HOM 2.38 Chester Road (Woodford)**
 - i. **Applications for development of this site must include details of how connectivity will be achieved for walking, cycling, wheeling and public transport with the adjacent Woodford Garden Village.**
 - ii. **Part of this site provides its most westerly access to Chester Road, between existing properties. This narrow strip of land is retained in the Green Belt.**
 - iii. **The site's redevelopment shall secure the retention and conversion of Pump Farm on Chester Road, which is a non-designated heritage asset for the purposes of the NPPF and the Local Plan, and which contributed to the significance of the Grade II Listed 475 Chester Road. Any demolition (total or partial) or substantial alteration of the existing structures would have to be supported by 'clear and convincing' justification. The Pillbox, which is a non-designated heritage asset for the purposes of the NPPF and the Local Plan, should be retained unless its demolition meets the relevant tests set out in the Local Plan and the NPPF.**
 - iv. **Application for any development on site should give particular attention to the preservation or enhancement of the setting of the Grade II Listed 474 Chester Road and the Grade II Listed Old Hall Farmhouse and Barn as designated heritage asset, including through the siting and design of residential access and form, layout and appearance of new development.**
 - v. **A buffer of undeveloped land complete with planting shall be provided between the development and the designated heritage assets to the south (Grade II Listed Old Hall Farmhouse and Barn).**

- **HOM 2.39 Land off Buxton Road, Hazel Grove**
 - i. **Development must not prejudice the future delivery of new road infrastructure within the A6-M60 Protected Corridor.**
- **HOM 2.40 Land off Occupiers Lane**
 - i. **Development must not prejudice the future delivery of new road infrastructure within the A6-M60 Protected Corridor.**
 - ii. **Applications for the development of this site must take appropriate account of, and mitigate for, any unacceptable adverse impacts on the nearby Ox Hey Pasture SBI in accordance with Policy ENV 1.**
- **HOM 2.41 Daisy Bank, Heald Green**
 - i. **The site's development shall secure the complete retention of the Daisy Bank Farm, which is a non-designated heritage asset for the purposes of the NPPF and the Local Plan, and which has important group value with other non-designated heritage assets in this location and forms a key part of the original settlement of Heald Green.**
 - ii. **To limit impact of the development on the non-designated heritage assets on site and in its setting, the planting to boundaries and between the new development and these assets shall be retained and enhanced where possible.**

Explanation

294) The policy requirements set out for each site are intended to ensure that development is acceptable in planning terms. In particular, the requirements for those sites in List 2 are intended to meet the expectations of NPPF known as the 'Golden Rules.' This is subject to viability assessment as stated in national planning practice guidance.

295) The requirement for design codes ensures that schemes of a significant size will deliver good design and be delivered in a holistic way. Linked to this, phasing strategies are important in setting out how large developments will be delivered and when any other requirements of a scheme will be delivered to ensure that the relevant infrastructure is delivered at the correct time. It is important that local communities are involved at an early stage and in line with other requirements under part 3 of this policy. The NPPF sets out the benefits of early engagement and consultation.

- 296) The requirements for a mix of housing, including affordable housing, are set out in policies HOM 4 and HOM 5 and are necessary to ensure that a variety of housing types and tenure are delivered to meet various needs in the borough.
- 297) Likewise, the requirements to deliver necessary infrastructure improvements and the provision of green space relate to the relevant policies and are required to ensure that the developments are delivering the necessary elements required to make the scheme suitable in planning terms at each stage of development.
- 298) Other individual requirements for sites are set out where they are currently known, specific to those sites. This is not intended, at this stage, to be an exhaustive list of site-specific policies. Further and more detailed site specific policies will be developed over the course of the plan as more detailed work on the sites is undertaken to understand exactly what is required to deliver these sites.

HOM 3: Protecting the future supply of housing

- 1. To support the delivery of new homes, the council will prioritise residential development on brownfield land within the borough. To achieve this:**
 - a. outside of the centres and employment areas identified on the policies map, the council will require wholly residential development, or the inclusion of a significant element of residential development, in proposals for the reuse of buildings or brownfield land;**
 - b. within centres identified on the policies map, the council will require the incorporation of an element of residential development in proposals for the reuse of buildings or brownfield land; and**
 - c. within employment areas identified on the policies map, where there would be no demonstrable harm to either living conditions or the operation of existing employment uses, the council will require the incorporation of an element of residential development in proposals for the reuse of buildings or brownfield land.**
- 2. Proposals that depart from the approach set out in this policy will need to demonstrate that it would be technically infeasible or financially not viable to deliver residential development on the site.**

Explanation

- 299) There is a clear requirement from government to significantly boost the supply of new homes. As part of the presumption in favour of sustainable development

policies should, as a minimum, provide for objectively assessed needs for housing and other uses.

- 300) The majority of the council's housing target will be provided on sites identified through the Strategic Housing Land Availability Assessment (SHLAA)⁹⁶. However, we acknowledge that there are unallocated sites that have the potential to come forward for residential development in accordance with other Local Plan policies.
- 301) We recognise that there is increasing pressure to release greenfield and Green Belt land. To alleviate this pressure, we have committed to building the majority of new homes on brownfield land as outlined in Strategic Policy 1: Spatial Strategy. It is expected that any unplanned land to come forward during the plan period is likely to be brownfield land. As such, it is important that these sites are prioritised for residential development.
- 302) Government advice stresses the importance of making effective use of land. Historically, there have been sites suitable for residential development within Stockport which have been lost to other uses. Therefore, this policy seeks to ensure that housing is considered on those sites not allocated for another purpose.
- 303) Furthermore, housing in Stockport has often been delivered on smaller sites. The evidence provided within the SHLAA⁹⁷ demonstrates that delivery on small sites is forecasted to continue through the plan period. Added together, these small, unallocated sites will help to deliver our housing target. Any sites coming forward in this way will need to comply with all relevant housing policies and other relevant policies of this plan.
- 304) We recognise that a range of uses will be encouraged within the designated centres to support their role in the heart of their communities. This also supports the principles set out within the Stockport Town Centre and Centres policies. Therefore, this policy applies flexibility to developments in those areas. Residential development in the designated centres will be expected to comply with the requirements set out within the relevant Stockport Town Centre and Centres policies (including STC 1 and 5 and CEN 1 and 3).
- 305) There may also be opportunities to include residential development on sites designated for other land uses through the Local Plan. In these instances, we will analyse the suitability of including residential development on a site by site basis. This level of flexibility ensures that the Local Plan is reflective of market changes.

⁹⁶ See www.stockport.gov.uk/strategic-housing-land-availability-assessment-shlaa

⁹⁷ See www.stockport.gov.uk/strategic-housing-land-availability-assessment-shlaa

HOM 4: Housing mix

- 1. Residential development should provide a mix of dwelling types and sizes in order to create sufficient choice of housing stock. This will deliver housing to meet the varying needs of current and future residents.**
- 2. In Stockport the priorities are for:**
 - a. affordable homes: 2 and 3 bedroom properties are the highest priority for homes for Social/Affordable Rent and Shared Ownership;**
 - b. market homes (sale and rent): 3 bedroom properties are the highest priority, homes with 2 or 4 bedrooms are a medium priority; and**
 - c. housing for older people: level access and age-friendly design. This is not restricted to a particular house type, and innovative design is encouraged in delivering housing for older people.**
- 3. The council will have regard to the following criteria in assessing the mix of housing schemes:**
 - a. Most recent Housing Needs Assessment for Stockport⁹⁸;**
 - b. The ability of the site to accommodate a mix of housing - full consideration will need to be given to the site and its context;**
 - c. Density requirements as set in ENV 14; and**
 - d. Where the density falls below those set in ENV 14, the applicant will be expected to provide supporting information justifying the density proposed.**

Explanation

- 306) It will be important that a range of housing is delivered to meet the needs of Stockport residents. Development will be expected to provide variety in terms of tenure, price, type and size. Residential development should cater for new forming households, first time buyers, families with children, disabled and older people.
- 307) The council's latest Housing Needs Assessment (HNA) highlights that a mix of housing needs to be delivered. The HNA also states that development should have regard to the differing needs across the borough. There is a particular focus on ensuring that the housing and support needs of older people are met.

⁹⁸ See www.stockport.gov.uk/housing-strategies-and-documents/housing-needs-assessment

- 308) The overall mix outlined in the current HNA (2025) for market housing recommends an overall need for approximately 75-80% houses, 5-10% flats, and 10-15% accessible accommodation.
- 309) The overall mix outlined in the current HNA (2025) for affordable/social rented housing is approximately 60-65% houses, 25-30% flats and 5-10% accessible accommodation. For shared ownership properties, the equivalent figures are 75-80% houses, 10-15% flats and 10-15% accessible accommodation.
- 310) It is important to recognise that there are significant differences between the needs of different areas of the borough. The HNA provides a detailed assessment of these needs and so developers should have regard to this evidence base. We will use this to inform negotiations between the Council and developers and to determine the appropriate mix of housing.
- 311) The needs of the borough may change over time. New developments should therefore have regard to the most up-to-date assessment of housing need.

HOM 5: Affordable housing

- To address the significant affordable housing need in Stockport, all major housing development (10 or more homes) will be expected to deliver affordable housing on site, meeting a range of affordable housing needs. Tenure prices will be linked to incomes in the borough and not linked to the value of properties.
- Affordable housing is not an optional requirement and must be factored into the price paid for the site in question.
- Development proposals will be expected to deliver at least the following proportions of affordable housing:

Site type (area)	Fewer than 100 homes	100 or more homes
Previously developed land (lower viability)	5%	10%
Previously developed land (middle viability)	5%	10%
Previously developed land (higher viability)	10%	15%
Greenfield (lower viability)	5%	10%
Greenfield (middle viability)	10%	15%
Greenfield (higher viability)	40%	40%
Green Belt (lower viability)	5%	10%
Green Belt (middle viability)	15%	20%
Green Belt (higher viability)	45%	50%

- Any proposal which seeks to deliver a lower level of affordable provision to that stated above, must present robust evidence to justify a reduced or alternative

form of contribution wherever policy requirements relating to affordable housing (including size, type, mix and tenure) cannot be met on site, including for viability reasons. On sites in lower viability areas and on previously developed sites in middle viability areas, applicants should demonstrate that external grant funding has been sought to cross-subsidise schemes in these circumstances.

- 5. The requirements for previously developed land and greenfield sites apply to all relevant developments within the existing built-up area of the borough. The requirements for Green Belt sites apply to all relevant developments (whether they are previously developed land or greenfield) on land within the Green Belt or on land which is removed from the Green Belt by this plan.**
- 6. Review and clawback mechanisms may be used in section 106 agreements to reassess viability over the lifetime of the development.**
- 7. Affordable housing will be sought on all council owned sites to be developed for housing, regardless of size.**
- 8. As high a proportion of affordable dwellings for social rent should be provided in lower viability areas as possible, with the remainder delivered as shared ownership/intermediate housing. In middle and higher viability areas the split sought is 50/50 between shared ownership/intermediate and social rent.**
- 9. The mix of house type and tenure of affordable housing should be consistent with the latest published Housing Needs Assessment for Stockport.**
- 10. The council will take account of requirements of external funders of affordable housing, such as Homes England when considering tenure and housing mix.**
- 11. Revisions to housing mix may be negotiated if larger dwellings are required subject to the level of any subsidy remaining unchanged.**
- 12. Specialist housing that does not provide self-contained homes such as nursing and children's homes will not be expected to provide affordable housing for these units.**
- 13. Wherever a residential development is delivered in multiple phases, affordable housing should be provided in each phase unless it would be demonstrably unviable to do so. The number, type and tenure of affordable dwellings for each phase should be specified. Affordable housing should be fully integrated within the layout.**
- 14. Affordable housing should be delivered on site. Exceptionally, a reduced level of on-site provision may be acceptable, with the remainder of the requirement provided off-site through a financial contribution secured by a section 106 agreement. Off-site provision will only be considered acceptable where**

evidence demonstrates that to do so would realise benefits which clearly outweigh the benefits of on-site provision.

Explanation

- 312) A whole plan viability assessment has been carried out for Stockport and the affordable housing policy is based upon three viability areas according to the viability assessment. These relate to lower, middle and higher viability areas. Grey belt sites are treated as green belt sites, not brownfield. The evidence indicates what levels of affordable housing a particular area can viably provide, in line with national guidance which stresses that planning policies should not undermine the viability of the plan. Where it is robustly demonstrated that the provision of affordable housing would make a scheme unviable, the requirement for a lower level of provision of affordable housing will be considered in line with the policy. In these exceptional circumstances, a clear justification supported by an independent viability assessment will be required. The costs of subsequently reviewing this work on behalf of the Council will be borne by the applicant.
- 313) Between January 2016 to November 2025, average property prices in Stockport have risen by approximately 63% since the lowest recorded value, seen in January 2016 (£188,215). Over the same period, this percentage increase is higher than that which was seen nationally (41%) but is lower than that seen across Greater Manchester (around 78%). Property prices in Stockport have historically remained broadly in line with national averages. As of November 2025, the average property price in Stockport was £306,725 which is approximately 23% higher than the average price seen in Greater Manchester (£236,016) and approximately 4% higher than the national average (£293,913). The borough of Trafford is understood to have the highest average price at £377,588. Wigan is understood to have the lowest average property price at £190,873.
- 314) The council's most recent Housing Needs Assessment (HNA) was published in 2025 and identifies a total of 13,455 existing households in housing need, which represents 11.7% of all households across Stockport. The assessment also found that there is a net annual affordable housing shortfall of 1,035 dwellings. This accounts for around 55% of the Local Housing Need. Delivering affordable housing is therefore a key strategic objective for this Plan, subject to viability. It is also important to note that this need varies significantly across different areas within the borough.
- 315) House prices across the borough vary significantly. To deliver affordable housing that meets the needs of the local community, the proportion of affordable housing sought varies across the borough according to viability, set out in evidence associated with whole plan viability. It is intended that this will take account of need, property prices and local context and what development can viably provide in affordable housing terms.
- 316) The HNA identifies 'townships' across Stockport in which affordable housing needs vary. The council will use the most recent version of the HNA to help determine the level and mix of affordable housing

- 317) In terms of affordable housing mix, the current Housing Needs Assessment (2025) suggests that an overall affordable dwelling mix of 55% houses and 45% level access accommodation (including flats and bungalows) would meet the needs of the borough. While this is noted, the mix of affordable housing provided in development will be based upon the findings of the most up-to-date evidence.
- 318) We are aware that the number of households with specialist housing requirements is going to increase during the lifetime of the plan. Therefore, it is important that the provision of specialist and supported housing for older people, people with a disability and other vulnerable groups are also accounted for in the delivery of affordable housing when it can viably be provided.
- 319) The delivery of on-site affordable housing contributions is crucial to meeting our identified need and the creation of mixed, sustainable communities. The provision of affordable housing off site cannot necessarily meet those needs in the same way. As such, the financial contribution of off-site provision should exceed that of on-site provision. This will only ever be accepted in 'exceptional circumstances'.

HOM 6: Build to rent

- 1. The council will support build to rent proposals where the following criteria are met:**
 - a. Demonstrate that whole development is under common ownership and management;**
 - b. Offer longer tenancy agreements of 3 years or more to all tenants, with tenants having the option to terminate at one month's notice, after the first six months, without a break fee being payable;**
 - c. Provide liveable residential developments in accordance with all relevant local plan policies; and**
 - d. Provide a mix of unit sizes and types informed by the findings of the most up-to-date housing needs assessment.**
- 2. Schemes above the council's affordable housing size thresholds must provide the proportions set out in policy HOM 5. These dwellings will be:**
 - a. At a range of genuinely affordable rents that is reflective of incomes to meet affordable housing need in Stockport;**
 - b. Maintained as affordable private rent in perpetuity unless it is clearly impracticable to maintain the properties as this tenure;**

- c. **Designed to be tenure blind and distributed throughout the wider development; and**
- d. **Occupied by eligible tenants, having regard to local household income levels and local rent levels, housing need and links to the local area as agreed between the council and operator.**

Explanation

320) Build to rent schemes are purpose built dwellings for rent and are defined as such in the National Planning Policy Framework. Nationally, the build to rent sector has grown significantly over recent years. Stockport has received an increase in the number of planning applications for these types of developments.

321) Build to rent schemes can be beneficial in accelerating the delivery of new homes as well as increasing the range of housing choice in the borough. It is acknowledged that build to rent schemes normally comprise apartments. Despite this, it is important that a mix of unit sizes are provided which reflect the council's most recent assessment of housing needs.

322) Further to this, build to rent schemes will also be expected to provide appropriate levels of affordable housing. This affordable housing will be provided in the form of affordable rent, with discounts calculated using local incomes. The council will prepare guidance providing more detail in respect of these matters.

HOM 7: Housing for older people and specialist accommodation

1. **Housing provision for older people and specialist accommodation will be supported where it is well-integrated into the wider neighbourhood.**
2. **A mix of housing provision specifically targeted at older people, which forms part of the overall mix within new residential developments, should be delivered in accordance with HOM 4.**
3. **In addition, the range of specialist accommodation, often targeted at older people will be supported where it:**
 - a. **is reflective of the findings outlined within the most up-to-date housing needs assessment;**
 - b. **delivers homes that meet the optional standard in Building Regulations M4(3) wheelchair user dwellings, also having regard to the requirements of policy ENV 15;**

- c. is well-integrated with the wider neighbourhood;**
 - d. offers easy access to community facilities, local services and public transport;**
 - e. meets parking standards across a range of users;**
 - f. includes suitable outdoor space for both residents and visitors; and**
 - g. is designed to reflect the principles of relevant best practice;**
- 4. The provision of affordable housing in line with policy HOM 5 will be supported where the provision is for units that provide accommodation whereby occupants could reasonably support themselves.**
-

Explanation

323) The projections for Stockport indicate an increased ageing of the population over time. Consequently, a range of housing options will be required to meet the needs of older people. Homes should allow people to live independently and retain control over their accommodation and services. The requirements of the policy seek to deliver housing which will meet a range of needs for older people's residential accommodation.

324) A key strategic objective for Greater Manchester is to increase the supply of homes that meet the needs and aspirations of all ages. Locally, Stockport are working towards becoming an age-friendly borough and have developed an All Age Living prospectus⁹⁹. When proposing housing for older people and age-friendly places we will expect developments to reflect the most relevant best practice. Specialist housing for older people must incorporate infection prevention and control principles in its design and operation, in line with NHS England Health Building Note 00-09 and the Health and Social Care Act 2008 Code of Practice. This includes measures to support ventilation, hygiene, and outbreak management, ensuring resilience against infectious disease risks.

325) Current best practice also includes the design principles such as those set out in the Housing our Ageing Population Panel for Innovation (HAPPI) Report. For much of the housing that will be suited for older people there is no reason why this should separate from other forms of residential provision. Its inclusion within wider housing developments is an important part of creating sustainable mixed communities and for this reason the policy encourages such development.

326) Specialist accommodation is not limited to that for older people, but it can include care homes, extra care housing and sheltered housing. Such schemes should be able to demonstrate need and how they are contributing to the delivery of council

⁹⁹ See

<https://democracy.stockport.gov.uk/documents/s154184/Enc.%201%20for%20All%20Age%20Living%20Prospectus%20Healthy%20Happy%20Homes.pdf>

strategies and priorities. This may involve the remodelling of existing older persons' accommodation to meet changing needs. Affordable housing is necessary to meet the needs of those who are otherwise unable to afford open market homes. The affordable requirements of older people tend to be different to those who are seeking to purchase their first home. The council will prepare guidance setting out a preferred method of delivery.

HOM 8: Provision and enhancement of outdoor recreational space in new residential development

1. Developers are required to make provision for meeting the outdoor recreational needs arising from new residential development in accordance with the following standards. The standards cover 3 headline typologies within which a number of different more detailed typologies must be considered.

Open space (total requirement = 32m² per person)

- *Parks and gardens = 8.0m² per person*
- *Amenity greenspace = 6.0m² per person*
- *Natural and semi-natural = 18.0m² per person*

Outdoor sports (total requirement = 16 m² per person)

- *Sports pitches = 12.0m² per person*
- *Courts, greens, tracks and trails = 4.0m² per person*

Play space (total requirement = 5.5m² per person)

- *Equipped designated play areas = 2.5m² per person*
- *Informal play provision = 3.0m² per person*

2. For the purposes of this policy, the indicative population of a development will be calculated as the total number of bedrooms plus one person per dwelling. Any pre-existing bedrooms lost as a consequence of the development will be calculated on the same basis.
3. Where a proposal is for the creation of a new home or homes in multiple occupation (HMO) the population will be calculated as 1 person per bedroom limited to single-occupancy by the HMO licensing regime and 2 persons per bedroom not limited to single-occupancy.
4. New homes with age-restricted occupancy (exclusively to meet the needs of older people) in line with the requirements of policy HOM 7 will not be expected to contribute to the provision of play space. Where registered older people's accommodation is provided, the population (for the purposes of calculating open space and outdoor sports needs) will be taken to be the registered capacity of the facility or facilities.

5. **Provision for additional outdoor recreational space within the relevant typologies will only be required to the extent that the needs arising from the development cannot be met by pre-existing sufficiencies in provision. This will be considered within the Area Committee area for open space and play space, and across the borough as a whole for outdoor sports. It will be evidenced by the Open Space Assessment, Playing Pitch Strategy or other robust, up-to-date evidence, including monitoring of change in provision arising as a consequence of development. This does not negate the need for larger developments (with an indicative population of 100 or more people) to ensure that there is at least 100m² of play and social interaction space suitable for toddlers that might be accessed within 100m walking distance of every home.**
6. **The sports pitches requirement, within the outdoor sports headline typology, may alternatively be calculated using the Sport England Playing Pitch Calculator. In doing this the Playing Pitch Strategy's high priority actions should be used to establish a specific scheme to which contributions for off-site provision might be made. Regard must be had, however, to any more up-to-date prioritisation or technical work undertaken by the council subsequent to the Playing Pitch Strategy. As neither the Sport England Playing Pitch Calculator nor the Playing Pitch Strategy have regard to all types of sports pitch that could be provided under this policy, prioritisation or technical work which is more recent than the Playing Pitch Strategy might identify that this approach is not the most suitable way of delivering strategic priorities for outdoor sports in any given part of the borough.**
7. **Provision should be in line with the following sequential approach, with as much need for each typology of outdoor recreational space being met at each sequentially preferable level before the remainder is met at the next level down.**
 - ***Open space:* 1) On-site then 2) financial contribution towards provision within the Area Committee area and then 3) financial contribution towards provision elsewhere in the borough.**
 - ***Outdoor sports:* 1) On-site and then 2) financial contribution towards provision elsewhere in the borough.**
 - ***Play space:* 1) On-site then 2) financial contribution towards provision within the Area Committee area and then 3) financial contribution towards provision elsewhere in the borough.**
8. **Notwithstanding this sequential approach to provision, there may be circumstances in which the council considers that off-site provision is preferable because it would help deliver strategic scale facilities to meet the collective needs of a number of different developments. This is most likely to be the case in relation to outdoor sports provision, where the majority of developments are not likely to have either the land available or significant enough a population to make the provision of complete facilities possible.**

9. Where a proposal will result in the loss of existing open space, outdoor sports provision or play space the loss must be considered separately under policy COM 4. In such cases, however, it may be that a combined solution can meet the requirements of COM 4 whilst also meeting the additional needs arising from the new residential development.
10. **On-site provision**
On-site provision will not be required where the indicative population of a proposed development is less than 100 people, meaning that such developments will be required to meet their need by making a financial contribution towards off-site provision in accordance with the sequential approach set out above. This does not, however, preclude such developments from seeking to meet all or part of their identified needs on-site.
11. Where *equipped designated play areas* are required on-site the following process must be followed:

STEP 1: It must be ensured that there is at least 100m² of play and social interaction space suitable for toddlers that might be accessed within 100m walking distance of every home. The council's preference is that this is distributed across the development to provide stimulating, welcoming and multi-generational opportunities for informal 'play on the way' rather than as specific, standalone Local Areas for Play (LAPs). As with LAPs, such opportunities do not require formal play equipment but might, instead, feature low-level structures, natural materials (like timber or sand) or sensory elements to encourage imaginative play set alongside walking routes or within the wider public realm. A development may need to exceed the total requirement set out in clause 1 above if it is necessary to achieve the distance/area requirements.

No

Is the remaining amount of unmet need less than 400m²?

Yes

Financial contribution required (see clause 15)

No

Yes

No further provision required.

STEP 2: Provision must be made for one or more Local Equipped Areas for Play (LEAPs) of at least 400m² accessed within 400m walking distance of every home.

In doing this, has the total requirement for *equipped designated play areas* set out in clause 1 been met or exceeded?

No

Is the remaining amount of unmet need less than 1,000m²?

Yes

Financial contribution required (see clause 15).

No

Yes

No further provision required.

STEP 3: Provision must be made for one or more Neighbourhood Equipped Areas for Play (NEAPs) of at least 1,000m² accessed within 1,000m walking distance of every home. A NEAP might be provided in place of a LEAP so long as the distance requirements of step 2 (that a LEAP might be accessed within 400m walking distance of every home) are still met.

In doing this, has the total requirement for *equipped designated play areas* set out in clause 1 been met or exceeded?

No

Financial contribution required (see clause 15).

Yes

No further provision required.

- 12. Where provision for *informal play space* is made on-site it might be integrated with other uses of the public realm, including (whilst still meeting the required standard for each type of space) the play and social interaction space suitable for toddlers required under the first step of the process set out in clause 11 of this policy, open space and other uses including green infrastructure, sustainable drainage and walking, wheeling and cycling infrastructure.**
- 13. On-site open space and play space must be available by first occupation of the homes from which its need arises. On-site outdoor sports provision should be available on a timeframe to be agreed as part of the development management process, taking into account any proposed phasing of development and the principal that need should be met before or as soon as possible after occupation of the homes from which it (the need) arises.**
- 14. Where outdoor recreational space is provided on-site the council will require approval of a scheme of maintenance ensuring that the facility remains available to the new population throughout the lifetime of the development.**
- 15. Off-site provision**
A financial contribution towards off-site provision of outdoor recreational space will be required either:
 - a. where on-site provision is not required (in developments with an indicative population of less than 100 people); or**
 - b. where on-site provision is not able to fully meet the need arising from the development.**
- 16. Financial contributions will be calculated based on achieving the total standard for each headline typology of outdoor recreational space (open space, outdoor sports and play space) set out in clause 1 of this policy. Contributions will cover both the initial capital investment plus a maintenance element covering a period of 25 years.**
- 17. Financial contributions will be spent in accordance with the sequential approach set out in clause 7 of this policy.**
- 18. Financial contributions will be spent on the provision of new outdoor recreational spaces or measures to enhance the quality and/or capacity of existing spaces within the relevant typology.**
- 19. Financial contributions must be made no later than on commencement of development, or no later than on commencement of each phase of development**

where a phased approach has been agreed as part of the development management process.

Explanation

- 327) Planning policies and decisions should aim to achieve healthy, inclusive and safe places. These places should enable and support healthy lifestyles, especially where this would address identified local health and well-being needs. Developments should provide safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- 328) The unequal impact of Covid-19 on physical activity rates reflected Covid's broader impact on people's lives as wider inequalities were exposed and exacerbated¹⁰⁰. The Greater Manchester Strategy highlights that an active life can reduce anxiety, lift mood, reduce stress, promote clearer thinking and a greater sense of calm, increase self-esteem, and reduce the risk of depression. More generally, sport and recreation can be a major contributor to quality of life. Therefore, access to such opportunities is an important element of social inclusion¹⁰¹.
- 329) New residential development will add to the current and future demands for recreational participation across the borough. As such, new provision or a contribution to increase capacity of existing sites may be required to accommodate this additional demand. Existing capacity may be increased by enhancing quality, accessibility and maintenance or by securing greater community access.
- 330) The standards set out in the policy are taken from those in the current iteration of the Fields In Trust (FIT) Standards ("Creating great spaces for all") published in 2024 and which replaced their previous guidance known as the "6-acre standard" or, most recently, "Beyond the 6-acre standard."¹⁰² The FIT standards are nationally recognised benchmarks that guide local authorities, planners, and developers in creating and protecting accessible, high-quality green spaces. Widely used in planning processes, these standards support healthier, more active communities by ensuring green space provision is embedded in new developments and local policies. The FIT standards document provides a detailed overview of the types of outdoor recreational space that are included within three headline 'typologies' of **open space**, **outdoor sports** and **play space**.
- 331) The sequential approach to delivery set out within the policy is intended to ensure that, in the first instance, the needs of the new population are met directly. If that is not possible it seeks to have those needs met as locally as possible. If that is not possible it seeks to meet those needs on a more strategic basis, in recognition

¹⁰⁰ Greater Manchester Moving in Action 2021-2031 – at www.gmmoving.co.uk/about/our-strategy

¹⁰¹ Greater Manchester Combined Authority (October 2017) Our people our place: The Greater Manchester Strategy - see www.greatermanchester-ca.gov.uk/what-we-do/greater-manchester-strategy/

¹⁰² See <https://fieldsintrust.org/content/images/FIT-Standards-2024-Accessible-version.pdf>

that if needs are not met more locally the new population will place additional pressure on existing facilities in the local area, potentially displacing existing users of those facilities so that they use alternative facilities further-afield.

- 332) Where provision is made on-site it should be designed in accordance with relevant standards or guidance from sports' governing bodies as appropriate. The council's published guidance on the design of areas for play should be followed wherever such facilities are to be provided on-site.
- 333) Where off-site provision is required, the cost for each type of outdoor recreational open space will ordinarily be calculated as follows:

$$(\text{Cost per m}^2) \times ((\text{total required m}^2) - (\text{number of m}^2 \text{ provided on-site}))$$

The council will publish and periodically update a cost per m² for each of the headline typologies of **open space**, **outdoor sports** and **play space** on its website. This will be based on real-world costs of providing typical facilities within each typology, having regard to the council's most recent Open Space Assessment, Playing Pitch Strategy and other evidence where relevant in terms of the needs and demands that already exist and are likely to exist across the borough or in specific locations in the future. For **outdoor sports** this will include having regard to Sport England's facility cost guidance¹⁰³ but will take into account other factors in recognition that **outdoor sports** might include provision for sports other than those covered in the guidance. Costs might be benchmarked against those used by other local authorities.

- 334) Where off-site provision is required, or where the council agrees to take on responsibility for the maintenance of on-site facilities¹⁰⁴, an additional cost will be ordinarily charged to cover maintenance over a 25-year period. This will be calculated on a per m² basis as appropriate for each of the headline typologies of **open space**, **outdoor sports** and **play space**. Costs will be based on real-world costs of maintaining typical facilities within each typology as well as having regard to guidance such as that provided by Sport England for specific types of facility. Maintenance costs might be benchmarked against those used by other local authorities and will be published on its website and periodically updated by the council.
- 335) Alternatively, contributions towards off-site provision may be calculated based on the known (or expected) costs of a specific scheme (or schemes) that would meet the needs arising from the development. In such cases the maintenance element of the contribution might also be adjusted to have regard to the specifics of the agreed scheme. This is most likely to arise in relation to **outdoor sports** where clause 6 of the policy allows for the alternative use of Sport England's Playing Pitch Calculator (which provides a more detailed analysis of existing levels of provision in the area) to establish the required level of provision of **sports pitches** and then to identify a specific scheme which might meet the identified need

¹⁰³ See www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/facility-cost-guidance

¹⁰⁴ Although it should be noted that the council is under no obligation to take on such responsibility.

through use of the Playing Pitch Strategy (and any more recent work on prioritisation and technical feasibility/deliverability).

336) The council will require approval of a maintenance scheme wherever facilities are provided on-site and responsibility for their management and maintenance is either retained by the developer or passed to a party other than the council. Such a scheme will be required to detail how the facility will be maintained and managed for the lifetime of the development, ensuring that it remains available for the population whose needs it is meeting. As a minimum this should ensure that relevant standards and guidance continue to be met.

337) Whenever relevant, the council will require approval of an appropriately worded legal agreement to cover:

- Matters relating to financial contributions for off-site provision;
- The phasing and implementation of on-site provision; and
- Maintenance schemes.

HOM 9: Gypsies, travellers and travelling showpeople

1. Proposals for accommodation for gypsies, travellers and travelling showpeople will be permitted where:

- a. the site is of the suitable size to accommodate pitches/plots of an appropriate scale;**
- b. in the case of travelling showpeople, the site is able to provide appropriate levels of space for storage of vehicles and related equipment;**
- c. there is safe and convenient pedestrian and vehicular access to and from the public highway. In particular, sites for travelling showpeople must be well located, and have safe access to, the strategic road network;**
- d. the site is accessible to shops, schools, health facilities and employment opportunities and is capable of being served by services such as mains water, power and sewerage; and**
- e. there is no conflict with other relevant policies such as those relating to the protection of the Green Belt, other greenfield land and**

industrial land, and those concerned with development within areas at risk of flooding and on contaminated land.

Explanation

338) The most recent evidence (Gypsy, Traveller and Travelling Showpeople Accommodation Assessment – GTAA 2024¹⁰⁵) indicates that no permanent pitches for gypsies and travellers are required and that approximately 12 plots are required for travelling showpeople. To date no suitable sites have been found for permanent sites in the urban area. This policy sets out the criteria against which such proposals should be assessed.

HOM 10: Children’s residential care and semi-independent supported living for young people

- 1. The development of children’s residential care homes and semi-independent supported living accommodation for young people will be permitted, provided that the proposal:**
 - a. Provides a demonstration of local need;**
 - b. Offers places first to children from Stockport, then from other Greater Manchester authority areas before being offered more widely;**
 - c. Is supported by a Statement of Purpose for the operation of the premises;**
 - d. Does not result in more than two of these types of dwellings adjoining;**
 - e. Does not result in a single dwelling having this type of dwelling on both sides;**
 - f. Respects residential amenities;**
 - g. Is close to community facilities; and**

¹⁰⁵ See www.greatermanchester-ca.gov.uk/media/jotblsr1/gmca-gtaa-final-report-08-11-24-accessible-for-publishing.pdf

h. Is in a location that is easily accessible by public transport.

Explanation

- 339) The council has a special responsibility to ensure that children in care and young people in supported accommodation have the support and opportunities that should be available to all. Part of this is providing suitable accommodation for these housing needs.
- 340) A children's residential care home falls within Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and provides full time care for the residents. Supported living is also an important resource for young people. It can provide housing for those transitioning from residential care who may still require support. Supported housing for young people can also be for those who are at risk of homelessness, fleeing domestic violence, suffering from mental health or other potentially complex issues. There is also demand for housing for those with additional needs transitioning from the family or other housing.
- 341) The GMCA Children's Placement Sufficiency Strategy, reports that Stockport's share of the total Greater Manchester residential care demand is only 7%, but nearly a quarter of Greater Manchester's residential care supply is based here. This means that Stockport regularly host placements from other Greater Manchester areas. It is highly preferable for children in residential care to stay within their local area. This helps them to maintain connections to family, friends and other support services. Given this, it is important that applications for these types of accommodation provide a demonstration of local need.
- 342) Further to this, such accommodation should be accessible and preferably close to local amenities. They should also be close to public transport facilities to reflect the increased intensity of activity which it may generate and, in particular circumstances, the specific requirements of the expected occupants. Siting must also respect the residential amenity of the wider area. It is essential that the location of these types of accommodation is carefully considered to avoid overconcentration of these premises which would effectively change the character of established residential areas.

HOM 11: Houses in multiple occupation

- 1. Permission will not be granted for the conversion of dwellings to houses in multiple occupation, unless the proposal:**
 - a. Does not result in two or more houses in multiple occupation adjoining;**
 - b. Does not involve a terraced property;**

- c. **Does not result in a single dwelling having a house in multiple occupation on both sides;**
- d. **Does not create such a concentration of houses in multiple occupation in a particular area or intensity of occupation of the property concerned that the character of the area or community stability is adversely affected;**
- e. **Includes parking within the curtilage at the rate of 0.5 space per letting. Where car parking is to be provided by hard paving of the area in front of the dwelling, no less than 40% of that area must be landscaped to the satisfaction of the council; and**
- f. **Complies with guidance set out in the council's Houses in Multiple Occupation Recommended Standards, including that on garden space and bin storage.**

Explanation

- 343) A house in multiple occupation (HMO) is a property occupied by 3 or more unrelated people of 2 or more households. A household can be a single person or several members of the same family. This includes bedsits, hostels, self-contained flats, and shared houses. A small HMO is a dwelling accommodating three to six unrelated persons. Conversions of existing dwellings (Use Class C3) to small HMOs (Use Class C4) is classed as permitted development and planning permission is currently not required. A large HMO is one with more than six people, and these fall within the sui generis Use Class. Changes of use from C3 to sui generis do require planning permission.
- 344) This policy will only apply to schemes where planning permission is required or areas where permitted development rights have been withdrawn through an Article 4 Direction. Parts 1.a-c of this policy refers to all existing HMOs within the area, regardless of whether they have been delivered through the permitted development or planning permission route.
- 345) The council acknowledges that HMOs are a recognised source of more affordable accommodation and can help to meet the housing need of local residents. However, policies are required to ensure a high standard of amenity for residents, neighbouring properties, and the area in general.
- 346) While the concentration of houses in multiple occupation is acceptable up to a point it is possible the cumulative effect of concentration could negatively affect the residential area. Often those who reside in HMOs do so for a short period of time. This can lead to a high turnover of people who have limited interaction with the local community. This can negatively impact community stability and cohesion. The council will continue to monitor all HMOs and their impact. Should levels of small HMOs increase, particularly in terms of their concentration, then consideration will be given to the making of an Article 4 direction. This means development of HMOs that would usually be classed as 'Permitted Development'

could not be carried out unless permission was first sought through a planning application. The planning application would then be assessed against the relevant policies in the development plan and any supporting guidance.

- 347) The location of car parking through hard paving associated with this type of use can be unsightly. Good landscaping can reduce the damaging effects of this and enhance the appearance of the dwelling and, therefore, the residential area.

HOM 12: Self-build and custom build homes

- 1. On sites of 100 or more dwellings, the council will require a minimum of 5% of the plots to be made available as serviced plots suitable for self and/or custom-build, and will be controlled by the following means:**
 - a. Development that would result in 5 or more self/custom-build units on a single site will be expected to provide a Design Code as part of the planning application process; and**
 - b. Where a plot has been made available and marketed at a reasonable sale value to self/custom-builders for a period of at least 12 months, and has not been sold, the plot can be developed for market or other appropriate housing.**
- 2. Development containing only apartments will be exempt from these requirements, although the council encourages developers to consider the inclusion of space for custom-build apartments in such schemes.**
- 3. The inclusion of self/custom build homes on smaller sites will also be supported and will be expected to conform with the principles set out in this policy.**

Explanation

- 348) The council recognises that self and custom build housing can help to deliver more diverse housing in the borough. It can also contribute to meeting the need for additional housing. The policy encompasses a range of different types of housing delivery which all fit within the definition of self and custom build. Self-build projects refer to developments where individuals or associations purchase land and build their own house or houses on a serviced plot. Custom building is similar to self-build, but some aspects of the process will be facilitated by the developer. This policy also applies to community-led housing and co-housing. These housing types are driven by a group of people wishing to meet their own housing needs.

- 349) The council is required to keep a self-build register. This is a list of people and groups who are interested in building their own homes in Stockport. This register has shown that there is demand for self-build plots within the local area. Given the established demand, this policy seeks to proactively increase the provision available through requiring the delivery of self-build plots on larger sites. The policy also recognises that smaller sites can be an effective way of meeting demand when they become available.
- 350) A key attraction of self and custom build developments is the ability for people to create their own bespoke dwellings that will meet their specific needs. Developments will also be expected to comply with all other relevant policies in this plan. Whilst the design of self and custom build development would be likely to feature unique designs, there is still a requirement to ensure that these types of developments conform to both local and national design considerations.

HOM 13: Protection of existing housing

1. **The council will protect land allocated for residential purposes and property already in residential use. The net loss of existing homes will not be permitted unless a robust justification can be demonstrated, taking into account the following factors:**
 - a. **The restricted housing land supply in Stockport;**
 - b. **Whether the change of use or redevelopment creates a community facility;**
 - c. **Whether the proposed development is small-scale and is a source of post-completion employment or service for the local residential community;**
 - d. **In the case of existing specialist accommodation or readily adaptable properties, whether the same provision of equal quality can be delivered on the site;**
 - e. **The extent to which the existing dwelling(s) suffer from adverse environmental conditions; and**
 - f. **Whether the loss of dwellings would be justified to facilitate regeneration (including the achievement of mixed housing types) or the environmental improvement of an area.**
2. **Unless specifically approved to be operated as serviced apartments, short-term letting of any dwellings will not be permitted where this would result in them not being available for use as a primary residence. Conditions may be applied to**

approvals for residential schemes in order to prevent short-term letting of dwellings.

Explanation

- 351) Given the demand for housing in Stockport, safeguarding existing dwellings is particularly important. Retaining existing dwellings will keep properties available for local residents. We will also ensure that where redevelopment does occur, the new use is residential in nature. This will help to reduce the need to seek dwellings from other land sources, such as employment, open space, or Green Belt.
- 352) Existing specialist accommodation also plays an important role in meeting local need. Properties such as bungalows or level-access dwellings can also provide accessible living accommodation. Protecting this type of accommodation will help maintain an appropriate housing mix in the borough.
- 353) There are particular circumstances in which changes of use (or redevelopment of housing sites) will be acceptable. This is most likely to be where the change of use is sought for some form of community facility, especially small-scale uses such as a doctor's surgery. These uses can take pressure off existing facilities and be beneficial to local residents.
- 354) There are locations where dwellings suffer from serious adverse environmental conditions. This includes housing fronting, or near, parts of the strategic highway network which suffer from significant congestion, noise, and/or poor air quality for a considerable part of the day. Subject to other planning considerations, favourable consideration will be given to change of use to other uses less affected by such adverse environmental conditions. In addition, there may be cases where the loss of dwellings would be justified to enable the proper planning of an area. This could be, for example, redevelopment to support regeneration or proposals that enhance the openness of the Green Belt.
- 355) The continuous use of housing for short-term letting is a potential factor in the reduction of the supply of homes. This can lead to both the loss of long-term accommodation and an increase in housing prices. Furthermore, short-term lets can have a negative impact on the amenities of local residents. As such, this policy seeks to protect residential properties from this type of use.

HOM 14: Homes for agricultural workers in the Green Belt

- 1. Planning permission will only be granted for new permanent homes in the Green Belt to support agriculture and forestry, where the following criteria can be met:**

- a. **There is clearly established functional need for the home that cannot be met through other means and which relates to a full-time worker directly employed by the business;**
 - b. **The unit and the agricultural or forestry activity concerned is well established and it can be demonstrated that the activity is profitable, is currently financially sound and is economically sustainable;**
 - c. **Evidence is provided to demonstrate that the need cannot be met through alternative accommodation options, including:**
 - i. **Within an existing home on the unit;**
 - ii. **Through re-using, extending or adapting an existing building on the unit;**
 - iii. **Other existing accommodation in the local area; and**
 - iv. **The conversion, extension or replacement of existing buildings in the surrounding locality.**
 - d. **The home is of a size commensurate with the established functional requirement, is not unusually large in relation to the needs of the unit and relates well to the existing setting.**
2. **Where it cannot be demonstrated that the activity is well-established it may be possible to justify a temporary dwelling for a period to be determined on a case-by-case basis, to allow it to establish its long-term profitability. In such cases, proposals will be granted subject to the other criteria set out in the policy. Applicants will also be required to demonstrate that there is a firm intention to develop the enterprise and that the activity has been planned on a sound financial basis.**
3. **The removal of agricultural occupancy restrictions will only be permitted where:**
 - a. **It is evidenced that the home is genuinely surplus to the current and foreseeable future needs of the unit concerned;**
 - b. **There is no evidence of a long-term need for the dwelling within the locality from people who would comply with the occupancy condition; and**
 - c. **Comprehensive evidence has been submitted to demonstrate that the dwelling has been actively marketed as an agricultural holding for a period of at least 12 months, at a market price that reflects the occupancy condition and confirmation that no reasonable interest has been identified.**

- 4. To ensure that new homes permitted through this policy remain available to meet the need outlined in the permission, conditions or legal agreements may be attached to any permission. These conditions will remove permitted development rights to control its occupancy for the purpose demonstrated through the planning application. Permitted development rights will also be removed to limit the size of the home and cause unnecessary harm to the Green Belt.**
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Explanation

- 356) There may be instances where new homes need to be provided in the Green Belt to meet the needs of agricultural workers. In some circumstances this could be considered appropriate development under the NPPF. This policy sets out how such proposals will be assessed. It is important that Green Belt principles are not undermined through unnecessary built development. Therefore, any proposal for agricultural dwellings will be required to meet the relevant criteria set out in this policy.
- 357) When determining these types of applications, a functional test will be required to assess whether there is an essential need for a worker to live on site. This should demonstrate that it is essential for workers to provide care at short notice or to deal with emergencies that could otherwise cause the loss or damage of crops or livestock. Further to this, new permanent homes will only be permitted to support well-established agricultural enterprises. To determine this, a financial test will be required to allow the council to assess the viability of the enterprise.
- 358) While it is recognised that a large proportion of the borough is in the Green Belt, most farming enterprises are reasonably accessible to the existing urban area. Given this, applicants will also need to demonstrate that there is a need for an on-site presence, that could not be made by alternative accommodation in the local area.
- 359) The policy also allows consideration to be given to agricultural enterprises which are not yet well established. These may be new enterprises or where there is some uncertainty over the financial basis of the enterprise. In these instances, proposals will still be expected to provide evidence to meet both the financial and functional tests and the other criteria set out in the policy.
- 360) Occupancy restrictions will only be removed where applicants have demonstrated that there is no longer a demand for the property to be used in connection with the permitted need. If occupancy restrictions are removed, the dwelling will need to show how it is fully compliant with the remaining housing policies in this chapter.

HOM 15: Residential infill development in the Green Belt

- 1. Limited infill development of no more than two dwellings within a village in the Green Belt will be permitted providing the applicant can demonstrate that the following criteria are met:**
 - a. The proposal is for the filling of a small gap within an existing, clearly continuous and largely built-up frontage;**
 - b. The development would not exceed the height of existing buildings along the frontage as a whole and would complement the character, setting and siting of properties within the streetscene;**
 - c. The site lies within the frontage, with buildings on either side, and its development is on the frontage line; and**
 - d. The site is visually and functionally linked to facilities which make up the village.**

Explanation

- 361) The NPPF identifies 'limited infill in a village' to be appropriate development in the Green Belt. The Local Plan has not defined village boundaries for this purpose. When applying this policy it will be necessary for applicants to demonstrate that their site meets the criteria in the policy with regards to being sited and designed to fit in with the streetscene and frontage within the village.
- 362) Applicants will need to demonstrate how their proposal is visually and functionally linked to community facilities such as you would expect to find within a village. Such facilities might include but not be limited to local shops, eating and drinking establishments, community centres or community sports and recreation facilities. A vital consideration will be that if key community facilities are located outside of the Green Belt then a site within the Green Belt is unlikely to be considered to be within the same village because the outer edge of the built area is, in essence, also the outer edge of the village.
- 363) In situations where all the criteria regarding infill development are satisfied there is unlikely to be any significant adverse impact on openness and the Green Belt purposes will be maintained. It is intended that this policy will provide clarity for both prospective applicants and the council.
- 364) Whenever planning permission is granted for development within the Green Belt the council will consider removing permitted development rights from the property. This will ensure that the impacts of future extensions or alterations to buildings in the Green Belt remain subject to consideration through the planning application process.

4.5 Our town centre



- 365) Stockport Town Centre is key to the success of the borough. The council acknowledges the challenges of out-of-centre and online retailing and as a result of economic impacts arising from the Covid-19 pandemic. Consequently, the role of the town centre needs to evolve into a place that is much more than just about shopping.
- 366) With the Mayoral Development Corporation at its heart our town centre has the potential to deliver significant levels of new housing in a sustainable way, close to transport links, jobs, shops and services. This area can deliver the infrastructure required to meet the demands of the new urban communities which will be created. The town centre will be a healthy and attractive place where people want to live, work and play. It will also be designed and built to meet the demands of our commitment to achieving net zero carbon by 2038.
- 367) The Local Plan proactively supports the role and function of the town centre. It seeks to build on its strengths as a retail, leisure and commercial destination whilst balancing these with a growing role as a place to live. Sufficient flexibility is also in place to ensure we can respond positively and effectively to changes in circumstances over the plan period.
- 368) The policies in this section of the plan will allow the council to manage development so that, in particular, it supports or contributes to achieving [Objectives](#) 2, 3, 5, 6, 7 and 9.

STC 1: Stockport Town Centre principles

1. **Development will be encouraged which strengthens the town centre's vitality and viability, promotes a diversity of uses that are flexible in response to change and which contributes positively to maintaining and generating footfall and bringing about a vibrant sense of place. Significant weight will be given to proposals which:**
 - a. **provide a range of new homes to help meet housing needs at densities appropriate to the town centre location;**

- b. increase growth in number and choice of jobs through commercial and other employment-generating uses;**
 - c. add to and complement the provision and attractiveness of the town centre office market and meet demand for flexible workspace;**
 - d. provide retail and leisure uses that support and enhance the vitality and viability of the centre;**
 - e. broaden and enhance neighbourhood, social, health and community infrastructure, including education, for local residents in recognition of the town centre's increased population and of its role as a local service centre for surrounding communities;**
 - f. provide new healthcare facilities;**
 - g. bring about an expanded range of activities including recreation, cultural, creative and tourism uses which complement existing assets on offer;**
 - h. support public and private investment to regenerate the town centre;**
 - i. create an attractive mix of daytime and evening uses to help increase the use of the town throughout the week; and**
 - j. accord with the town's pivotal role as the primary sustainable transport hub for South Manchester and improve linkages through the town centre and beyond from key places outside the borough, especially by walking, cycling, green and blue infrastructure and public transport.**
- 2. Development must have regard to the conservation and enhancement of the town centre's historic environment and seek opportunities for heritage-led regeneration including the sustainable re-use for assets identified as being At Risk.**
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Explanation

- 369) The regeneration and evolution of Stockport Town Centre is a priority for the council and forms a key component of the vision set out in One Stockport: One Future where it is expected to lead the way nationally in redefining what town centres can be.
- 370) For clarification, when references are made to 'town centre' in this chapter this relates to the 'Stockport Town Centre' boundary as shown on the Policies Map.
- 371) The NPPF requires planning policies to support the role that town centres play at the heart of their communities by taking a positive approach to their growth, management and adaptation and recognises that residential development often

plays an important role in ensuring the vitality of town centres and encourages this on appropriate sites. The supporting Planning Practice Guidance (PPG) states that local planning authorities can ‘take a leading role in promoting a positive vision for these areas.’ Stockport Town Centre sits within the Southern Growth Corridor, one of six growth locations identified by the Greater Manchester Combined Authority for their unique opportunities and assets and potential to provide a platform for levelling-up across the conurbation. In seeking to meet the Greater Manchester Strategy priority of a thriving and productive economy, two ambitions within the Southern Growth Corridor Economic Strategy are:

- to ensure employment sites are in the right locations to support economic growth; and
- for the sub region’s town centres to be quality places where people choose to live and work.

372) The Southern Growth Corridor stretches from Airport City to the west to Bredbury in the east. Stockport Town Centre, with its ongoing investment and regeneration, is at the heart of the corridor. The town centre is recognised as being a ‘growth pole’ because of its expected delivery of high-quality housing, town centre employment growth, enhanced retail and culture offer and improved sustainable transport connectivity.

373) Despite its growth potential, and like many town centres, Stockport has a retail-dominated environment and needs to adapt. In the face of a rapidly changing retail sector and a shift in travel patterns, which were already apparent at the beginning of the decade, the effects of the Covid19 pandemic and surge in demand for online shopping have accelerated the deterioration of the traditional high street leading to the closure of key units and an overall decline in footfall.

374) The council has made several key interventions on its journey to effect change which commenced with the £1 billion ‘Investing in Growth’ programme and ‘Stockport. Change Here’ campaign paving the way for key projects to come forward and transforming perceptions of what can be achieved and the capacity to deliver. Several fundamental projects have been completed, such as the new Stockport Interchange and the repurposing of units in Merseyway including Stockroom, or are coming forward e.g. new employment floorspace at Stockport Exchange, all of which are helping to set a high standard for the quality of placemaking. The aim is for interventions like these to collectively raise the profile of the town centre and provide the conditions that help improve the public service and entertainment offer and the visitor experience on arrival. This ongoing investment is therefore crucial in the vision of a multi-functional, vibrant place to live, work and spend time.

375) The completion of the early phases of Stockport Exchange has done much to improve first impressions of the town and it has become a highly popular business location. Redrock is a step change for the leisure and entertainment offer. An influx of independent businesses continues to take up space in the historic Underbanks now rejuvenated after £1.8 million of National Lottery Heritage funding has helped to bring vacant and derelict buildings back to life.

- 376) There is tangible optimism about the future and 'Totally Stockport', the Business Improvement District (BID) for the town centre set up in 2017 with support from the council, has been pivotal in supporting this buzz of activity and maintaining the momentum with regular family events and initiatives to attract footfall and encourage future visits. The BID has successfully secured a second five-year term until 2027 and its vision recognises that the role of town centres is changing and that there is a need to provide both a destination of choice and an enhanced visitor experience.
- 377) Creation of the Town Centre West Mayoral Development Corporation (MDC) has sparked confidence from public sector partners, funders, the development industry and others in Stockport as a credible investment destination. The MDC was established in 2019 by the Mayor of Greater Manchester with a clear mission to deliver a new urban neighbourhood of 3,500 new homes, employment floorspace and supporting social infrastructure. This will be achieved on previously developed land in a sustainable location over an anticipated timescale of 15 years.
- 378) The corporation is the first in the country to focus on a town centre location and the boundary of the MDC now covers the entirety of the town centre, enabling a greater delivery of up to 8,000 new homes. It has the delivery capability and long-term multi-partner institutional platform needed to tackle the issues faced by the town centre, including:
- increasing housing supply;
 - tackling viability constraints;
 - raising design quality;
 - pioneering low carbon development;
 - providing employment space; and
 - bringing about infrastructure improvements.
- 379) Doing this will future-proof Stockport Town Centre as a place of choice to live, work, and visit.
- 380) It is proposed that the town centre will increasingly become a focus for high density urban living and the vibrant hub of the town's cultural life. The interventions to date and forthcoming projects are seeking to create the conditions whereby improved leisure, business, services, public realm, evening economy and accessibility will add footfall and vibrancy and ensure Stockport Town Centre becomes a desirable place to live.
- 381) Retail and leisure uses will still have an important part to play in the town centre, supporting the wider offer. Moving forward, the town centre needs to diversify to include a greater range of leisure and experience-focused main town centre uses, cafes and restaurants. There is an aspiration to provide a health hub in the town centre to give access to a range of services in an accessible location and increase the provision of health care uses to help serve its increasing population. The hub will provide opportunities for greater collaboration with universities, research and businesses, new jobs and increased footfall and activity.

- 382) The accessibility of Stockport Town Centre by a range of modes and its strategic position on the rail network only 2 hours from London is a major attribute for investors and is a key driver for its future role. The Town Centre Access Plan completed in 2020 improved access and eased congestion in and around the town centre, helping to increase efficiency and reliability and support the investments made to date. The £73 million initiative was aided by funding from the Local Growth Fund and Greater Manchester Growth Deal and will further reinforce Stockport and its town centre as an important place to do business.
- 383) The town centre includes the highest concentration of heritage assets in the borough. Opportunities which provide a sustainable future for assets identified on the Heritage at Risk Register will be supported where they are not incompatible with their conservation.

STC 2a: Town centre policy areas

- 1. Subject to policy CEN 2 and policy CEN 4, development in the Town Centre Policy Areas of policy STC 2b and STC 2c will be supported for the following:**
 - a. The main town centre uses considered appropriate; and**
 - b. Mixed-use development for residential and main town centre uses and/or town centre neighbourhood facilities.**
- 2. For development in Town Centre Policy Areas of Middle Hillgate, Higher Hillgate and those within policy STC 2c for Town Centre West, it must be demonstrated that:**
 - a. It contributes positively to the vitality and viability of Stockport Town Centre and sustainable economic growth and job creation in the borough; and**
 - b. Where a net loss of employment land or floorspace is proposed, the requirements of policy BUS 3a and policy BUS 4 are satisfied; and**
 - c. Where no residential development is proposed, the development will not undermine the town centre as a priority residential location.**
- 3. Retail and other main town centre uses proposed within the Town Centre Policy Areas that are outside the Main Town Centre Use Area shall be small-scale and ancillary to appropriate uses and will be required to satisfy the sequential test in policy CEN 4 and the threshold for local community shops in policy CEN 7 as appropriate.**

4. In accordance with policy CEN 4, where retail and other main town centre uses are proposed, the council will consider whether there are any significant adverse impacts on emerging town centre development and investment by having regard to:
- a. The strategy for the town centre under Strategic Policy 2;
 - b. Whether there is conflict with the proposed Town Centre Policy Areas; and
 - c. Additional factors including the progress made towards securing the investment and the extent of impact on turnovers, operator demand and investor confidence.

Explanation

- 384) The NPPF requires plans to provide a positive vision for the future of each area and to be prepared in a way that is aspirational but deliverable. Drawing from and delivering the broad principles of policy STC 1, this policy identifies and manages areas for change and development across the town centre, setting out the mix of uses that will help form distinctive places. The boundaries of these Town Centre Policy Areas are shown on the Policies Map.
- 385) The town centre is growing and changing at a fast pace, and it is important to take a plan-led approach to promote areas with potential to increase densities and make efficient use of underused land, helping to set the expectations and ambitions of the council and to meet NPPF requirements.
- 386) The Town Centre Policy Areas have been split into two groups within the policy to reflect the distinct and emerging Town Centre West and Town Centre East areas which are coming forward under the Mayoral Development Corporation (MDC) and which are subject to their own Strategic Regeneration Frameworks (SRFs). Each of the Policy Areas have unique qualities which contribute towards the diversity and vibrancy of the town centre and are largely based on historic clusters of related uses and existing physical boundaries. Historic England's Heritage At Risk Register includes several entries in the Town Centre, including listed churches and Hillgate Conservation Area.
- 387) The intention is to encourage these areas to develop a particular set of defined characteristics that are not focused around one use and therefore allow a recognised identity and environment to take shape. This policy seeks to ensure these prescribed characters and inherent qualities of the place are adhered to and protected as far as possible.

Managing change

- 388) The Town Centre West SRF¹⁰⁶ clearly states that the area is not the location for large scale retail or leisure uses and that these should be directed towards the town centre, and instead the focus will be on local convenience, bars and restaurants where they can support and complement existing uses in the town centre.
- 389) Proposals on land within the Main Town Centre Use Area boundary that is not within the Policy Areas will be subject to the overarching principles in policy STC 1 and the other policies within this chapter.
- 390) Any development proposals that would compromise the delivery of the SRFs and the ability to maximise the development potential of the Policy Areas within it will not be supported, in accordance with policy ENV 13c.

STC 2b: Town Centre West policy areas

1. **In Town Centre West, the traditional service core of the town centre will expand west of the A6 and beyond Stockport Station and the West Coast Main Line. This will deliver an exciting new residential neighbourhood with complementary mixed-use development and supporting social infrastructure. It will offer affordable town centre living, employment opportunities and enhanced leisure facilities in an area rich in heritage. The following Town Centre Policy Areas will see ambitious changes whilst supporting the distinctive characteristics, communities and environmental assets of each area.**
 - A. Brinksway – An exemplar residential community for energy efficient living along the riverside and flexible employment space to meet a range of occupiers in re-purposed and redeveloped buildings. Access to open space at Hollywood Park and the River Mersey will be enhanced to deliver new active travel links and opportunities for play and food growing. Connectivity and mobility hubs will be encouraged to lower emissions.**
 - B. Weirside – New homes, flexible workspaces, arts and cultural uses and a new major leisure and culture destination will occupy revitalised former mills, addressing the riverside with high-quality green infrastructure and enhancing the public realm and historic environment under the listed Stockport Viaduct. This Town Centre Policy Area will be a catalyst for the wider regeneration of Town Centre West, forming a major gateway from that of the Main Town Centre Use Area and Interchange, with potential for landmark buildings and pedestrian-focused environments.**

¹⁰⁶ www.stockportmdc.co.uk/https-www-stockportmdwp-content-uploads-2021-08-stockporttcw_srf_reconfigured_v1-pdf/

C. Station Quarter – The redeveloped dual-aspect station will face a new commercial area to the west and enhanced pedestrian and cycle links between the town centre and Edgeley. A public plaza and green active travel route to Weirside will welcome visitors and take advantage of key views, complementing high-quality office accommodation and a variety of residential dwellings at higher densities and including affordable units. Multi-storey car parking and multi facilities will also be provided in this highly accessible location.

D. Exchange Quarter – The primary business and commercial location for the borough with Grade A office space, hotel and ancillary retail uses, alongside a modern bus interchange hub and a major public park, offering a vastly enhanced visitor experience for all users and step-free access between travel modes. Residential uses will also be encouraged in this accessible and attractive location.

E. Royal George Quarter – An area that is home to Stockport College and several designated heritage assets, this Town Centre Policy Area will provide a quality residential offer with a range of densities and types of accommodation for all ages including intermediate care facilities. Public realm, landscaping and pedestrian and cycle routes will be of high quality to encourage ease of movement for all ages towards the station and the Main Town Centre Use Area.

Explanation

- 391) The Stockport Town Centre West SRF establishes a vision and strategy for how the Town Centre West area could be transformed from a predominantly industrial area into a sustainable residential neighbourhood with enhanced leisure offer and employment opportunities over a 15 to 20 year period. The SRF guides the types of uses which will be acceptable if sites become surplus to current requirements and the MDC has the necessary powers to lead its delivery alongside public sector partners who will work with landowners to support sites to be redeveloped and funding to be accessed.
- 392) The vision of the SRF is for Town Centre West to be ‘Greater Manchester’s newest, greenest and coolest affordable urban neighbourhood’, offering a choice of homes and workspaces, a safe and walkable environment, excellent public transport accessibility and a new residential benchmark for both the borough and for the sub-region.
- 393) The five ‘neighbourhoods’ in the SRF of Brinksway, Weirside, Station Quarter, Stockport Exchange and Royal George Quarter were originally chosen to harness their existing features including public transport hubs and historic buildings and to provide a range of living, working and leisure environments, thereby naturally informing the Policy Areas for Town Centre West in the policy.

STC 2c: Town Centre East policy areas

- 1. In Town Centre East, new development must support and strengthen the distinctive role of the following Town Centre Policy Areas, raising their overall quality, offer and accessibility.**

F. Town Centre Retail and Leisure Area – The principal area for retail and other main town centre uses with repurposed and modernised units, an enhanced leisure and entertainment focus, public service core with library and welcome hub. Land to the east of the River Mersey will have a high-density residential focus and an upgrade to the streetscene in this gateway location. New and enhanced public realm, pocket parks and direct walking and cycling routes with active frontages will ensure ease of access to other areas of the town centre for all including families and older people.

G. Great Portwood – This commercial area includes a popular retail park at the Peel Centre and predominantly offers large format non-food and food retail uses with additional supporting uses such as restaurants. If viable, there is long-term potential for higher density residential development including taller buildings during the life of the plan, subject to enhanced public transport provision and opportunities for active travel, alongside new and enhanced green infrastructure and public access to the riverside adjacent the River Goyt.

H. St. Petersgate – Located between the rail station, the retail core and historic heart, this area will fulfil its potential as a key intersection between west and east and as a place to gather, with pedestrian and cycle-friendly spaces, enhanced public realm and new green infrastructure and play opportunities. Residential uses will activate these spaces and make efficient use of underused land, with potential for taller buildings to the south, with development scale respecting the setting of and views towards listed and non-designated heritage assets.

I. Historic Heart – The Market Place and Underbanks will continue to be strengthened as an independent shopping and evening economy destination for the borough, serving an alternative role to the wider town centre and aiding in increasing footfall and enhancing the quality and choice of facilities. It will continue to be the principal focal point for creative and cultural uses, small-scale offices, outdoor dining and markets; allowing temporary uses to thrive, supplemented with repurposed shop units that add to the mixed-use offer whilst a focus on retaining and reusing buildings will help to protect, enhance and respond sensitively to the area's unique heritage value. A balanced mix of uses, including residential, will be important in maintaining vitality and viability.

J. New Bridge Lane – A low-to-medium density and family-friendly residential neighbourhood within walking distance of the retail core will sit alongside a riverside park and enhanced pedestrian and cycle connections, offering an attractive gateway experience from the east to the historic core.

K. Civic Quarter – The priorities for this highly accessible location adjacent Stockport Station, Stockport Exchange and the A6 will be to make more efficient use of land and to facilitate direct pedestrian connections towards the retail core, increasing permeability and enabling a welcoming and inclusive environment for visitors. Taller and high-quality landmark buildings with office and residential uses will be encouraged on Piccadilly alongside attractive public realm and new biodiverse green space, ensuring the area’s historic assets are respected and their settings enhanced.

L. Middle Hillgate – An area of industrial heritage and varied topography that will be home to a range of housing types and tenures alongside light industrial uses and a growing cultural and creative industries cluster. A nature corridor and opportunities for higher density residential development on underused land to the east will lead to a more cohesive and connected town centre edge community.

M. Higher Hillgate – This southern gateway to the town centre will offer a safe and walkable residential-led neighbourhood of gentle density centred around St. Thomas Church with a focus on reuse of buildings and land, mix of uses, active travel and improved connectivity. There is potential for higher density residential development including taller buildings towards the south adjacent to the A6.

Explanation

394) The Stockport Town Centre East SRF¹⁰⁷ sets a vision for transformational change for the town centre east of the A6, with an illustrative masterplan to guide the creation of new neighbourhoods that will deliver 4,000 homes over 15 years. The traditional core service area of the town centre incorporates much of the town’s retail, leisure and commercial offer and is intrinsically linked to emerging plans for improved transport connections at Stockport Exchange, Station Gateway and Stockport Interchange.

395) Each of the eight Policy Areas originate from the SRF and have a unique role to play in either attracting footfall into the town centre, to give the visitor a range of experiences beyond just shopping, or in providing places to live and work in close proximity to those opportunities. In particular, the public and private investment to revitalise the Merseyway precinct, the provision of high-quality leisure and hospitality uses at Redrock, and the influx of independents at the emerging alternative destination of the Market and Underbanks are all efforts to encourage

¹⁰⁷ www.stockport.gov.uk/topic/stockport-town-centre-east-strategic-regeneration-framework-srftce

visitors to spend more time in the town and make linked trips as necessary. These services will be critically important in a town centre that is to support an increased residential population within walking distance.

- 396) All of the Policy Areas other than the Historic Heart include zones which are identified by evidence in the Stockport Character and Urban Density Study as being capable of accommodating over 11 storeys. Any scheme will need to comply with the requirements of Policy ENV 16.

STC 3: A hub for culture and lifestyle

- 1. The council will positively encourage enhanced and additional cultural activities and experiences that promote social interaction and establish the town centre as a place in which to gather and spend extended leisure time, including:**
 - a. the modernisation and upkeep of facilities important to Stockport's visitor economy such as performance venues and museums;**
 - b. the diversification and improvement of the town's leisure and recreation offer to promote wellness and appeal to a wide range of users;**
 - c. new and enhanced markets, outdoor events and fairs;**
 - d. growing the evening economy, seeking an increase in the number and range of restaurants and the use of public realm for eating and drinking outside;**
 - e. enhanced interpretation of the town centre's varied and unique heritage;**
 - f. opportunities to provide hotels and conferencing facilities to meet demand; and**
 - g. the temporary use of vacant buildings and sites by creative, cultural and community organisations, particularly where they activate and revitalise the area and the public realm.**

Explanation

- 397) The wider town centre will increasingly become a focus for high density urban living and the hub of the town's cultural life. Already home to visitor attractions such as The Plaza, Stockport Hat Museum and Stockport Market, it is intended that the town centre will be a vibrant and colourful heart to Stockport and its surrounding communities.

- 398) The council is working in partnership with Culture Stockport, a group made up of local artists, makers, cultural and community organisations, to prepare an emerging Cultural Strategy for the borough called 'The Place That Makes Itself'. Whilst the scope is wider than the town centre, the priorities include a commitment to working with the BID, the council and other partners to make sure that culture is used to animate local spaces, and the improvement of physical and digital access to objects in the archives and museum collections.
- 399) Stockroom will be the centrepiece of culture and creativity in the town centre and will have a varied events programme for the daytime and evening and across the week to encourage all to use the space regularly as part of their visits to this part of the town centre.
- 400) Opportunities to enhance the town centre's existing indoor leisure provision will be supported, including measures to secure the long-term viability of a town centre swimming facility. Development may be expected to contribute to the provision of such facilities.
- 401) The award of £2.63 million funding from the Department for Digital, Culture, Media and Sports in 2022 to deliver a creative campus in the town centre is a further boost to the cultural sector and a signal of intent as creative businesses continue to locate in the Market Place and Underbanks area. Supporting One Stockport Borough Plan's ambition of 'an inclusive and radical digital borough', the money funded a three-year invigoration programme to transform the town's heritage-rich historic centre into a digital arts neighbourhood, bringing forward the conversion and re-use of empty properties. The Market Place and Underbanks area continues to be a major town centre attraction for regular outdoor events including Foodie Friday and Stock Party.

STC 4: Town centre living

1. **Housing of various types and tenures will be encouraged in the Town Centre Living Area, as shown on the Policies Map, in balance with other suitable uses.**
2. **The council will support opportunities to develop a high-quality place to live and which capitalises on the potential for a compact urban neighbourhood in a highly accessible and sustainable location. Residential development in the town centre will be expected to make the most efficient use of land, subject to amenity, density and space standards in policies ENV 16, ENV 17 and ENV 18.**
3. **Development in those parts of the Town Centre Living Area that have been identified as having the potential for new, higher density residential communities, must be delivered in accordance with policy ENV 19. Where the redevelopment of a site and or conversion of an existing building could affect the significance of a designated heritage asset, a Heritage Impact Assessment is required.**

- 4. Developments brought forward in accordance with this policy that are located in flood zone 2 will not be required to individually apply the sequential flood risk test however such development must be demonstrably safe for its lifetime taking into account vulnerability of its users, without increasing flood risk elsewhere, and be appropriately flood resistant and/or resilient.**
- 5. The effective and efficient use of upper floors for residential uses within the Primary Shopping Area is supported where proposed as part of a mixed-use development and where compatible with adjacent uses. This will not be supported where it will undermine the economic role of the town centre and/or have an impact on its vitality and viability.**
- 6. To facilitate the changing role of Stockport town centre, development of neighbourhood, community and social infrastructure to meet the needs of the increased population will be supported. Residential development may be expected to contribute towards the provision of such infrastructure. This is likely to include facilities falling broadly within Use Class E (Commercial, business and service), F1 (non-residential institutions) and F2 (local community uses) such as:**
 - a. local retail facilities with a maximum floorspace of 250 sqm gross;**
 - b. community facilities, including community halls, flexible community space, and space for religious or faith activities;**
 - c. healthcare;**
 - d. education; and**
 - e. leisure provision.**
- 7. Other uses that would demonstrably meet the needs of the town centre's residential population will also be supported.**
- 8. The provision of accessible and high-quality open space including amenity areas for residents will be sought subject to viability and the requirements of policy HOM 8.**
- 9. In all cases, town centre neighbourhood facilities must support, and not undermine, the vitality and viability of the town centre. Where the provision of town centre neighbourhood facilities would result in a net loss of employment floorspace the requirements of policy BUS 3a must be met.**

Explanation

- 402) The town centre will become a sustainable and vibrant residential community in its own right and will become the principal location for housing in the borough. It has

been identified as a sustainable location for residential development, owing to its location as a transport hub, proximity to facilities and services and its considerable potential to make effective use of vacant and under-utilised previously developed land.

- 403) The NPPF requires planning policies to promote the effective use of land in meeting an authority's needs for homes and other uses. Promoting and supporting the development of underutilised land and buildings and suitable previously developed land is particularly encouraged, as is making the most efficient and optimal use of land in the event of a shortage of land to meet identified housing needs. The Local Plan therefore aims to optimise the capacity of the existing urban area to accommodate new development when identifying land to meet our housing needs.
- 404) The town centre offers a remarkable opportunity to realise these ambitions in a location with excellent connectivity and on a scale surpassing other districts in Greater Manchester. Covering the whole area of the town centre, the Mayoral Development Corporation (MDC) is well placed to bring forward large-scale regeneration with the ability to bring together a wide range of development and land assembly statutory powers that can galvanise market interest and support engagement with the private sector.
- 405) The Stockport Town Centre West Strategic Regeneration Framework has committed to Town Centre West being a 'nationally significant example of town centre living'. The Stockport Town Centre East Strategic Regeneration Framework widens the potential for residential development further, identifying opportunities for an additional 4,000 new homes. Any subsequent design guides, codes or other design related documents may also be of relevance.
- 406) Policy ENV16 sets our approach towards tall buildings and is informed by evidence in the Stockport Character and Urban Density Study which finds potential for 'gentle density' in three zones. In design terms, there is a presumption in favour of buildings over 11 storeys in these zones, although this is subject to the requirements of other policies in the Local Plan.
- 407) Expected population increases from both planned growth in the Local Plan and additional residential development coming forward through prior approval following the changes to the General Permitted Development Order, will place considerable pressure on our existing social infrastructure which in some cases are already at capacity or below standard. Investment in public transport connectivity at Stockport Interchange is also expected to increase visitor numbers.
- 408) The town centre has traditionally been a place of work and a shopping or leisure destination, although evidence in the Retail and Leisure Study Update 2022 and emerging trends suggest that the town centre should be more of a hub for our communities. The Economic Plan forecasts an ageing population, a large proportion of which will benefit from high quality older persons' accommodation at St Thomas' Gardens on the edge of the town centre, and the BID continue to develop an events programme that attracts young people and families into the

centre. It will be important to ensure the new town centre environment offers opportunities for all, in line with policy COM 1.

- 409) The council's vision as part of the Future High Streets Fund to repurpose units in the Merseyway precinct to provide a public services hub, hybrid working opportunities and leisure activities is a crucial first step towards improving the functionality of the town centre although further supporting services will be needed to provide the quantity, quality and mix of uses required to support a high-quality place to live. It is important that there is flexibility employed towards such uses ensuring the appropriate provision of supporting local infrastructure and services needed to support both existing and new urban communities.
- 410) Residential development, particularly at the high levels expected in the town centre, will place demand on existing open spaces and there are few opportunities to create new public open space. Town centre living requires imaginative solutions and therefore such schemes must explore the potential for new and improved public realm, on site in the first instance, in order to provide attractive facilities for prospective residents of all ages.
- 411) The town centre remains an area of employment, and in many cases town centre neighbourhood facilities will perform an employment function. However, where proposed town centre neighbourhood facilities would not provide an employment function, and would result in a loss of employment floorspace, it will be necessary to demonstrate through an Economic Statement that the requirements of policy BUS 3a are met. Where town centre neighbourhood facilities are proposed, these should not undermine the operation of existing uses, and it will be necessary to demonstrate how the proposed use supports, and does not undermine, town centre vitality and viability. Again, this should be set out through an Economic Statement.
- 412) It is recognised that town centre living alongside cultural and evening economy uses can potentially give rise to residential amenity issues, particularly noise, and therefore proposals will be required to satisfy the requirements of relevant policies in the 'Our Environment' and 'Our Businesses and Centres' chapters where impacts are expected to arise.

STC 5: Public realm and design in the town centre

- 1. The following placemaking interventions will be prioritised to provide an enhanced public realm network for all ages. Development proposals will be expected to align with these interventions:**
 - a. reducing the severance caused by the A6 by providing a clear and accessible active travel route between Stockport Exchange and St Peter's Square;**

- b. capitalising on opportunities to provide areas of public realm as part of new green and blue infrastructure, particularly alongside the River Mersey and River Goyt, the Piccadilly corridor, and the opportunity for opening up Hempshaw Brook; and**
 - c. introducing environmental and biodiversity improvements to the character and appearance of the streetscape in prominent locations that raise the profile of the town centre.**
 - 2. To increase the connectivity and permeability of areas of the town centre and between neighbourhoods for all users, the council will require that the following measures are fully considered, particularly adjacent to major concentrations of activity and at gateway locations:**
 - a. Child-friendly environments that provide stimulating, welcoming and multi-generational opportunities for informal ‘play on the way’;**
 - b. Toilets that are publicly accessible;**
 - c. Age-friendly public seating;**
 - d. Surfaces and levels that have step-free access and avoid steep inclines where possible;**
 - e. Use and siting of public art and areas appropriate for street entertainment; and**
 - f. Sustainable Drainage Systems (SuDs) which are integrated with the design of the public realm to deliver multi-functional benefits.**
 - 3. The redevelopment of underused land and reuse of buildings will be promoted where this would contribute positively to the town centre’s environment or commercial or cultural offer.**
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Explanation

- 413) Good quality public spaces and public realm will make Stockport town centre more attractive and set the standard for the quality of development that is required. They can benefit businesses and make homes in town centres more desirable.
- 414) It is expected that the town centre will have a public realm network that is an exemplar for generating a welcoming and safe place for all ages and abilities to live and as a place for visitors and workers to dwell. As such, the quality of the built environment, streets, squares and riverside areas will be vital to how future development is brought forward and ongoing success of the centre is achieved. It also affects the enjoyment of the town centre and can quickly establish the key function of a place, therefore promoting and encouraging more sustainable and active lifestyles.

- 415) The Town Centre West Strategic Regeneration Framework (SRF) notes that much of the town centre is built to meet the needs of motorists. This must be balanced with the right to clean air and safe streets for the community. Removal of through traffic will allow for better and safer connections and the rejuvenation of places on the edge of the town centre, thereby improving access and enticing people in. The need for increased and enhanced 'golden infrastructure', relating to how our streets will be used in the future, is recognised by this SRF. These new 'golden routes' should be relatively free from traffic, focused on pedestrian and cyclist movement and form a clear and coherent network of squares and linear spaces that link key areas of activity across the town centre.
- 416) The Town Centre East SRF recognises that east-west connections are currently fragmented and that the A6 forms a barrier to movement, with scope to improve the streetscape along this corridor and provide active travel connections. The SRF has an indicative proposal for inclusive and accessible crossings over Wellington Road South for pedestrians, cyclists and individuals with mobility impairments, together with a 'new people-focused link' from the A6 towards St Peter's Square via Lord Street to help people more easily navigate towards the retail core and Historic Heart.
- 417) The River Mersey runs through the heart of the town centre but is covered over in many places. Even in relatively recent times development has turned its back on the river where it is open. The 2020 Stockport's Ecological Network report identifies the Town Centre Living Area as an opportunity area with high potential for ecological restoration. The new Stockport Interchange and public park and enhanced recreational corridors elsewhere in Town Centre West, including at Weir Mill, will provide the catalyst for an enhanced relationship with the riverfront and the provision of improved waterfront open spaces and walkways and cycle routes. This will create new environments for living and doing business in the heart of the town. Furthermore, the wider Mersey Valley Way, covering a distance of 21 kilometres, has been announced as the country's first National River Walk and is set to benefit from a £17 million package to improve access to nature.
- 418) The Town Centre East SRF identifies a number of opportunities to create vibrant new green and blue assets that make the most of our natural environment and key views and improve the setting for new residential development. Key amongst these is the opening up of Hempshaw Brook, providing additional water and wetland habitat in the Town Centre Policy Areas of Middle Hillgate and Higher Hillgate. A riverside park on the River Goyt will provide the opportunity for a new destination play space that will complement the new neighbourhood proposed at New Bridge Lane.
- 419) The council will support opportunities to upgrade riverside spaces and provide connections in the open parts of the Mersey corridor. Covered sections of the river are more challenging to bring forward although schemes to open them up for public access and enjoyment will be supported subject to viability considerations, the effect on town centre business and the visitor economy.
- 420) Key environmental improvements will include:

- designing out of car dependency and reducing vehicle emissions;
- maximising renewable energy sources;
- the improved use of public realm and natural assets to enhance biodiversity and provide green space for the growing population; and
- the prioritisation of zero carbon construction by building to BREEAM, Passivhaus and/or NABERS standards in accordance with policy CR 1.

421) The prominent locations where environmental improvements would be welcomed include but are not limited to:

- Stockport Station Gateway;
- Mersey Square;
- Great Underbank;
- A6 Wellington Road South; and
- Piccadilly area.

422) There is a desire from town centre partners, including the BID, to make the town centre more welcoming for families. It is also recognised that changes in levels and the terrain of some parts of the town centre can make accessibility for the disabled and mobility-impaired challenging.

423) The aspiration for high quality design in the Local Plan is set at policies ENV 14 and 15, although the status of the town centre as a significant growth location and the impacts this will have on the built and natural environment demands a tailored response to ensure we get the balance right. Applicants will be expected to undertake a design review where requested.

424) The Stockport Integrated Drainage Strategy (IDS) outlines a coordinated, place-based approach to managing surface water and flood risk in the town centre through measures like watercourse creation, sustainable drainage systems (SuDS), and nature-based solutions. It requires new developments to manage runoff using a hierarchical SuDS approach, prioritising on-site infiltration and storage before discharge to watercourses or sewers, to reduce flood risk, improve water quality, and enhance biodiversity. The IDS will guide future development, investment, and public realm improvements in the town centre, serving as a key reference for planners, developers, and the mayoral development corporation (MDC) team, with ongoing input from the lead local flood authority (LLFA) and partners.

STC 6: Movement to and through the town centre

1. Development proposals in the town centre must be designed so that walking, wheeling, cycling and using public transport, including Metrolink, become realistic default options for those travelling to, from and within the area.
2. Development proposals in town centre gateway locations must be designed to enhance the sense of arrival and wayfinding.

3. **Development that would prevent delivery of key town centre transport projects under policy INF 16 and INF 17 will not be permitted.**
 4. **Meeting the requirements of policy INF 7 is of particular importance within Stockport Town Centre. Proposals will be expected to contribute towards transport hubs and shared mobility services such as car clubs and cycle hire, helping to ensure appropriate provision for parking (whether on or off-site) and electric vehicle charging across the town centre.**
 5. **Development proposals must incorporate measures to ensure adequate access for servicing and delivery vehicles, including cycles and cargo bikes, without compromising the town centre's role as a high quality, higher density, thriving, highly accessible and sustainable destination.**
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Explanation

- 425) The NPPF highlights that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Furthermore, it notes that growth should be managed in support of this and other objectives by focusing significant development on locations which are or can be made sustainable.
- 426) Stockport town centre is already highly accessible by road and rail, and has considerable potential for the reuse of previously developed land. However, if the town centre is to be a successful growth location, then its existing infrastructure needs to be upgraded and 'future proofed' to support the anticipated needs of future residents, workers and visitors. Proposals should seek to ensure that transport networks and systems are robust and capable of responding to changing travel patterns and behaviours.
- 427) There are several key issues relating to transport in the town centre:
- High reliance on the highway network with vehicle use being significant and a potential to make more efficient use of land for car parking provision;
 - Opportunities to further support the resilience of bus services by improving bus facilities along key corridors;
 - The rail station is the busiest in Greater Manchester outside the regional centre however significant improvements are required to increase capacity, local connectivity and passenger facilities; and
 - Benefits from multiple dedicated cycle routes including traffic free routes but permeability and topography remain a barrier to walking and cycling.
- 428) Transport is a key strand of the IDP programme and is expected to require the largest proportion of funding. Aligned to this are key projects across Stockport Town Centre West which aim to improve access to key areas, corridors and sites, seeking to improve efficiency and reliability of the road network.

- 429) Key town centre transport projects for Stockport are set out in the most up-to-date Greater Manchester Five Year Transport Delivery Plan and the Stockport District Local Implementation Plan appended to it¹⁰⁸. These documents are programmed to be updated every five years and are supported by the Stockport Transport Strategy to be published later in 2026.
- 430) The Stockport Town Centre West Strategic Regeneration Framework (SRF) has identified that creating a stronger dual aspect to the Station Gateway will drive physical change in the area by unlocking west-east connectivity in a location that will also welcome the tram-train and benefit from improved journeys on foot or by cycle to the new Stockport Interchange. However, this needs to be complemented by a range of other measures that improve the experience for all users at all gateway locations. Ease of movement will support our Climate and Nature (CAN) ambitions whilst encouraging more people of varying abilities to live in, visit and enjoy the town centre will all lead to increased footfall that supports our local businesses.
- 431) This policy should be applied, in particular, alongside the more general transport requirements set out in policies INF 7 to INF 16.

STC 7: Main town centre uses and retail development

1. **New retail development will be directed towards the Primary Shopping Area within Stockport town centre as shown on the Policies Map and in accordance with policies CEN 2 and CEN 4.**
2. **The following main town centre uses will be appropriate in the ‘Main Town Centre Use Area’ as shown on the Policies Map:**
 - a. **retail development, only where policies CEN 2 and CEN 4 are satisfied;**
 - b. **leisure, entertainment and more intensive indoor sport and recreation uses (including cinemas, restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls);**
 - c. **offices; and**

¹⁰⁸ See <https://tfgm.com/our-five-year-transport-delivery-plan>

- d. arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).**
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Explanation

- 432) Main Town Centre Uses are defined in the NPPF. The related area is the name given to the 'town centre boundary' as defined on the Policies Map. Revisions to the boundary were identified by the Retail and Leisure Study Update 2022 to bring them in line with definitions in national policy. These boundaries will be kept under review as the town centre expands outwards and the character of areas change in line with the Town Centre West proposals.
- 433) The scale of future comparison retail growth will be less than previously expected reflecting the impact of the recession, growth of internet shopping and changes in spending patterns. The future focus will need to be on diversifying the town centre's offer and providing new activities and uses which are attractive to a wider audience.
- 434) The NPPF requires the specific main town centre uses to be set out. The breadth of uses listed in this policy reflects the need to ensure the town centre has a more varied offer and can serve residents as well as visitors.
- 435) The Primary Shopping Area is also underpinned by evidence in the Retail and Leisure Study Update 2022. It covers the locations in which the town centre's core retail offer is concentrated, around Merseyway, Princes Street, St. Petersgate, Warren Street and the Market Place.
- 436) Major retail or mixed-use proposals involving retail will be expected to include a Transport Assessment that identifies potential impacts on the Strategic Route Network, in line with guidance from the Department for Transport.

4.6 Supporting our businesses and centres



- 437) The borough is a prime location for new and existing business, benefiting from being well-located, well-connected and from having a well-educated and skilled workforce. Investment in regeneration, business and infrastructure transformation has led to a substantial increase in development activity, a renewed confidence and buoyant employment growth that has exceeded the national average in recent years.
- 438) Stockport currently ranks first in Greater Manchester for both productivity and business survival rates, supported by a strong business base and high economic activity. It makes a significant contribution to the GM economy, making it attractive for inward investment and ideal for scaling productive, high-skill sectors.
- 439) There are opportunities to deliver new jobs across Stockport, although the infrastructure needs to be in place to ensure businesses of all kinds can start, grow and prosper. The One Stockport Economic Plan highlights the need for our business and employment growth to be of high quality and for it to be in the right locations.
- 440) Stockport has particular strengths in the Business and Professional services sector, Digital and Technology and Creative industries sectors, positioning Stockport as a knowledge-economy hub. The borough also accounts for the highest share of advanced manufacturing businesses (14%) in Greater Manchester. Stockport is also benefitting from growth in the Life Science and Clean Energy sectors, providing potential for innovation and future clustering.
- 441) Businesses require accessible and high-quality commercial premises, and so it is crucial the conditions are right to allow for diversity across sectors, enabling a healthy economic base. Growth must also be fair, accessible and inclusive, helping to tackle the borough's inequalities by providing employment opportunities across the borough and giving all our communities a choice of job opportunities suitable for a range of skill levels.
- 442) Many local businesses flourish and provide services to local neighbourhoods from key localities in the borough's network of district and local centres, and it will be increasingly important to ensure these vital focal points of the community continue to offer a range of uses and facilities and are able to adapt as working and leisure patterns change.
- 443) The policies in this section of the plan will allow the council to manage development so that, in particular, it supports or contributes to achieving [Objectives](#) 2, 7 and 8.

BUS 1: Economy and employment principles

- 1. The council recognise the important contribution that existing and new employment land and premises make to the local economy and will support economic growth within the borough by:**
 - a. maintaining a strong and diverse supply of employment sites;**
 - b. safeguarding identified Employment Areas from non-employment uses, whilst recognising that a mix of uses including locating employment uses alongside supporting residential uses in accessible locations may be appropriate subject to maintaining the integrity of the Employment Area;**
 - c. supporting the intensification of employment uses on existing employment sites, including additional storeys, which achieve an overall improved configuration of uses and do not impact on the operational capability of the employment site or adversely impact on neighbouring uses;**
 - d. enabling the continued employment use and improvement of other employment sites;**
 - e. encouraging the modernisation and enhancement of existing premises seeking to adapt in line with changing needs and requirements;**
 - f. supporting new employment provision including the growth and development of new employment sectors that attract skilled and well-paid employment to the borough, including the voluntary, community faith and social enterprise sector;**
 - g. supporting proposals for new, expanded or upgraded data centres on suitable sites in appropriate locations in accordance with the policies in this chapter;**
 - h. supporting measures to improve local skills and provide employment opportunities;**
 - i. promoting the re-use of existing buildings including our mills which have potential for regeneration and adaptation for primarily employment uses, and supporting residential and mixed uses; and**
 - j. considering proposals favourably that factor in environmental and social governance to their design including use of sustainable construction methods, ancillary facilities that improve health and**

wellness, and providing access to apprenticeships close to deprived areas.

Explanation

- 444) Stockport aims to have a thriving and productive economy, making the most of its assets, town centres and strategic employment locations. The NPPF requires a clear economic vision and strategy to be set that proactively encourages sustainable economic growth. Through supporting, increasing and enhancing economic growth the council will seek to reduce inequalities, promote diversity and improve prosperity, removing barriers to employment participation and improving access to employment opportunities.
- 445) Since 2015, Stockport's employment base has grown by 13% which is faster than the national and Greater Manchester averages. As such, the provision of more high-quality employment opportunities locally can help to retain wealth within the borough and enhance the vibrancy and vitality of our centres and their communities. However, the local economy lags behind Greater Manchester and the UK in terms of economic output, and the borough is also home to deep-rooted inequalities being the 8th most polarised borough in the country¹⁰⁹. It is therefore essential that future growth is shared equally and benefits all.
- 446) The One Stockport Economic Plan forecasts Life Sciences, the Knowledge Economy, Creative and Low Carbon Economy are showing current growth and are important future growth sectors for the borough. In particular, the growth of the latter is pivotal in meeting the council's Stockport Climate and Nature (CAN) commitments. The restructuring and reorientation of the local economy is vital over the plan period. It is judged that the attraction of these businesses to locate and cluster within Stockport can help to grow the local economy and provide more high-quality employment opportunities for the borough's residents.
- 447) Cheadle Eco Park is to open in March 2027 and will be a new attractive location for growing and innovative companies looking to stay and invest in Stockport, offering units in a range of sizes designed to achieve BREEAM Outstanding standard and Net Zero Carbon in both construction and operation. Following the remodelling of an existing employment site that did not meet the needs of tenants, the 115,000 sq ft light industrial scheme has received £4.4 million in Government Towns Fund support aimed at enhancing the site's environmental credentials and is set to create 200 new jobs.
- 448) The importance of the foundational economy, including sectors such as utilities, logistics and manufacturing, is key to Stockport, particularly for employment opportunities and business growth. The Employment Land Review¹¹⁰ finds that industrial and light industrial vacancy is declining and together with the limited supply and strong demand this indicates a buoyant economy generally. In particular, land supply for logistics across the UK is constrained and demand

¹⁰⁹ At the time the One Stockport Economic Plan was adopted.

¹¹⁰ www.stockport.gov.uk/documents/employment-land-review-2022

continues to be strong. The need for high-quality modern land and floorspace for logistics in the borough is therefore crucial.

- 449) The National Industrial Strategy (2025) recognises the vast potential of city regions such as Greater Manchester and that issues that restrain growth such as poor transport connections, skills shortages and a lack of commercially viable investment opportunities need to be tackled. It also identifies eight 'growth driving sectors' of advanced manufacturing, creative industries, clean energy, digital, financial services, defence, life sciences and professional services. These sectors account for 49.1 % of Stockport's total business base which is above the GM average of 44.1%.
- 450) The policy supports data centres in appropriate locations, in recognition of their growing importance within the national critical infrastructure. By their nature, data centres often require sizable parcels of land and, depending on their scale, can be resource intensive. Policy BUS 2, BUS 3a and BUS 3b provide support to this approach.
- 451) The borough is home to a number of mill buildings. These can have high levels of vacancy, poorer state of repair and other viability constraints and so this type of accommodation is becoming less suitable for employment use, with some increasingly considered for residential conversion. The combination of residential and employment uses in mills has been proven to be successful and there are more opportunities for mixed-use developments around the borough.
- 452) The provision of additional storeys offers an opportunity to maximise floorspace where site size and land supply is constrained. This may be an effective solution to increase office floorspace although this will not be possible in all employment locations and may be dependent on the layout of buildings and access requirements.
- 453) The Employment Land Review notes that the Environmental, Social and Governance (ESG) agenda is being embraced by the logistics sector in particular, and is focused around carbon reduction, the impact on the environment and wellness, with performance against these criteria having consequences for profitability and investment. Amongst other considerations, the Council will seek to ensure that commitments in the Climate and Nature (CAN) Plan and the Economic Plan are being met.

BUS 2: Key employment locations

- 1. Class E office developments will be permitted in or on the edge of our centres in accordance with the sequential test under policy CEN 4. The town centre will provide the primary location for office development, in particular within the Exchange Quarter Town Centre Policy Area. Small-scale offices that are integral**

and ancillary to employment uses outside of the town centre will also be supported.

- 2. There will be a strong emphasis on protecting and enhancing the economic function of the Employment Areas as shown on the Policies Map, providing a wide choice of premises and ensuring that a broad range of businesses can locate in and across the borough. Employment areas within the Green Belt also have an important role in supporting the local economy and will continue to be protected.**
- 3. Warehousing uses or uses which generate high levels of movement must be located in close proximity to the Primary Route Network and minimise impacts on residential areas.**

Explanation

- 454) A key priority of the One Stockport Economic Plan is to ensure that high quality sites and premises for business and employment growth are of the right type and in the right locations. The majority of Stockport's future growth is forecast to be within high value, knowledge intensive and office-based employment and with only 12% of current office space being Grade A or B this could impact Stockport's competitiveness. The drive is to improve the quality of the borough's commercial offer, and the continued development of Stockport Exchange as the borough's high quality office destination is key. The development includes some of the borough's most significant employers, including BASF plc, Vitality and musicMagpie.
- 455) The policy is intended to support the growth of existing businesses as well as new sectors. Currently, 74% of the businesses based in the borough employ less than four people, and so the council will seek to ensure the conditions are in place to allow our smaller enterprises to adapt and flourish on their existing sites without being forced to move outside of the borough.
- 456) Located alongside an area of high deprivation, the Mayoral Development Corporation is recognised within the One Stockport Economic Plan as being crucial in delivering significant growth and regeneration investment where it is most needed, ensuring that local people are the primary beneficiaries of growth.
- 457) At its heart, the Exchange Quarter, one of the Town Centre Policy Areas in policy STC 2, will provide the necessary quality of commercial offer in a highly accessible location.
- 458) The 8-phase Stockport Exchange is a crucial segment of the regeneration programme for the town, representing £145 million of public and private sector investment into the local economy and delivering approximately 4,475 FTE jobs across a range of skill levels. Offering ease of access to town centre facilities and a station on the west coast mainline, the site is unrivalled as a business location in Greater Manchester, providing large and flexible Grade A floorspace to attract a

range of growth sectors in a South Manchester market that has lacked these opportunities.

- 459) Stockport's existing employment areas have a vital role to play in the borough's future economic success. The identified locations on the Policies Map are intended to secure the revival, modernisation and development of a diversity of industrial, commercial, warehousing/distributions, service and support activities. It will be important to ensure that their economic function is not unnecessarily lost because of pressure for sites to be redeveloped for other uses.
- 460) Enhancing the quality of our existing land and premises is important to help improve the borough's competitiveness, with our evidence finding that only 3% of industrial space is of high quality. Without intervention, the overall stock quality is likely to continue deteriorating following recent trends and will adversely impact the ability of the borough to attract and retain high-economic value businesses. The borough has a qualitative deficiency of employment land and so it is critical that the existing high-quality Employment Areas that are in strategic locations are retained and upgraded where possible.

BUS 3a: Employment Areas

- 1. The development of sites and premises for industry and warehousing (including logistics), and other sui generis employment-generating uses will be permitted within allocated Employment Areas, as shown on the Policies Map.**
- 2. New offices will only be permitted provided that the sequential test in policy CEN 4 is satisfied.**
- 3. Proposals for data centres will be supported in Employment Areas where they contribute to the borough's economic growth and digital infrastructure needs. Development must demonstrate that energy demand, carbon emissions, cooling requirements, water usage, and impacts on electricity network capacity have been appropriately addressed. Proposals should maximise energy efficiency and incorporate measures to support the transition to a low-carbon economy, including meeting the requirements of relevant policies in the 'Our climate resilient Stockport chapter' of this plan.**
- 4. The release of vacant land or premises within allocated Employment Areas to alternative uses will be permitted where:**
 - a. they would not have any significant impact on the extent to which the area can continue to function as an Employment Area and its continued maintenance and potential for enhancement, with consideration given to job creation, the availability of land for**

employment uses and the compatibility of the proposed use with use of adjacent land for employment purposes; and

- b. one or both of the following two criteria are met:**
- i. the site or wider employment area is specifically identified as being appropriate for alternative uses in a plan or strategy that has been subject to public consultation and formally endorsed by the council; and**
 - ii. the site and premises have been subject to a detailed market appraisal over a period of at least 12 months that clearly demonstrates there is no current or likely future demand for employment.**

Explanation

- 461) The NPPF notes that strategic sites should be identified for local and inward investment to meet anticipated needs over the plan period.
- 462) During the period covered by this Local Plan, it is anticipated that some existing sites and areas that are in existing employment use and those allocated as being suitable for employment development may be unable to retain and attract business uses due to constraints relating to their location and the quality of accommodation. The release of such sites for other uses may be considered appropriate, which could create an additional source of housing land.
- 463) The NPPF also notes the need to be flexible to accommodate needs not anticipated. The Employment Land Review recommends that non-traditional employment uses that generate employment may make an important contribution to the local economy and therefore their merits should be taken into account to see if the benefits are capable of outweighing any harm to the Employment Area. Alternative uses that may be acceptable on their merits include complementary commercial and leisure uses that provide a service to local firms or people working in the area, such as indoor sports facilities, food and drink outlets of a modest scale, hotels and day nurseries.
- 464) The NPPF requires that planning policies should, amongst other things, identify suitable locations for development that meets the needs of the modern economy, including data centres.
- 465) It is important that the potential release of employment sites for alternative uses is carefully controlled to ensure that sites and areas which are identified in this Local Plan as key to delivering the economic growth of Stockport are not compromised. The council will consider proposals for loss of employment uses against the aims of Strategic Policy 1 to ensure that there would be no detrimental effects on our ability to meet development needs and deliver our climate action commitments.

466) Any market appraisal should be agreed with the council before its commencement and take a long-term view of the economic prospects of the site/premises and include:

- an explanation as to why it is not possible to retain or replace any existing occupiers;
- consideration of the potential to reuse, refurbish and redevelop the site to accommodate the full range of uses that would be appropriate within an existing Employment Area. A flexible approach should be adopted including both freehold and leasehold options;
- an analysis of recorded and potential interest in the site/premises for a use appropriate within an existing Employment Area over a period of at least 12 months with a record of all offers received and reasons as to why the enquiry did not proceed. This analysis should be informed by the findings of a comprehensive marketing exercise of the site and premises for sale and for rent at an appropriate price agreed in advance with the council and have regard to enquiries and deals relating to similar sites/premises in the local area; and
- detailed consideration of the context of the economic health and future role of the wider Employment Area of which the site/premises forms a part and other Employment Areas in the local area.

BUS 3b: New employment development locations

1. **The following sites are allocated for the development of industrial or warehousing and distribution (logistics) employment floorspace. The boundaries of these sites are shown on the Policies Map. Development of these sites must provide at least the minimum floorspace identified.**
 - **BUS 3.1 Bredbury Gateway (50,000 sqm minimum floorspace)**
 - **BUS 3.2 Heathside Park Road (32,000 sqm minimum floorspace)**
2. **Development within each of the new employment development locations allocated by this policy must aim to provide a range of unit sizes in accordance with local evidence of need.**
3. ***Design, phasing and community engagement***
Planning applications for the development of sites allocated by this policy must include:
 - a. **a site-specific design code detailing how the development will respond to the character of the local area;**
 - b. **a clear phasing strategy detailing a timeframe for the delivery of employment floorspace alongside the timely delivery of infrastructure**

required to support the scale of the whole development, having particular regard to cumulative impacts arising from other sites allocated by this policy and other planned development in the area, including cross-boundary impacts arising from development outside of Stockport; and

- c. details of how the local community have been involved in shaping the proposals.

4. *Necessary infrastructure improvements*

Planning applications for the development of sites allocated by this policy must include details of how the following necessary infrastructure improvements will be brought about:

- **BUS 3.1 Bredbury Gateway**
 - i. Main vehicular access to the site via Bredbury Parkway.
 - ii. Realignment of junction at A6017 Ashton Road and Bredbury Parkway;
 - iii. Full mitigation of development traffic impact on the A6017 Ashton Road and at the M60 Junction 25 including increased use of the northbound on slip by HGV traffic;
 - iv. Provision of appropriate walking, cycling, wheeling and public transport access to the site from surrounding residential areas including an improved link from Brinnington over the M60; and
 - v. Provision of walking, cycling and wheeling access within the site and linkages to Stockport Sports Village as well as improved walking, cycling and wheeling links to adjacent local communities in Stockport and Tameside.
 - vi. Applications for development must be accompanied by a heritage assessment in accordance with the requirements of clause 5 of policy ENV 19. In order to minimise and mitigate harm on the designated heritage assets and non-designated heritage assets to the north and northwest, application for any development on site shall retain and enhance the mature planting along the A6017 and the northern boundary of the plot.
 - vii. Suitable investigations must be undertaken to determine the safety and suitability of the land for built development due to the potential risk identified from former underground mine workings.

- **BUS 3.2 Heathside Park Road**

- i. **Main vehicular access to the site via Heathside Park Road / M60 Junction 2 / Roscoe's Roundabout.**
- ii. **Full mitigation of development traffic impact on A560 Stockport Road and M60 Junction 2, including measures to mitigate the impact of traffic on the A560.**
- iii. **Provision of appropriate walking, cycling, wheeling and public transport access to the site from surrounding residential areas.**
- iv. **Provision of walking, cycling and wheeling access within the site as well as walking cycling and links to adjacent local communities.**
- v. **Measures to ensure continued safe access and usage of the adjacent Heathside Park Allotments, including demonstration that there would be no detriment to growing conditions.**
- vi. **Applications for development must be accompanied by a heritage assessment in accordance with the requirements of clause 5 of policy ENV 19. In order to avoid and mitigate the visual impact of the development on harm the designated heritage assets and non-designated heritage assets in its setting , the retention of the mature tree cover to the boundaries of the site shall be maximised.**

5. *Local employment and training*

Planning applications for the development of sites allocated by this policy must be accompanied by details setting out how the requirements of policy BUS 6 will be met.

Explanation

467) The Employment Land Review identifies floorspace and land requirements for a range of employment sectors. The majority of those can be provided within the urban area, including at existing allocated Employment Areas referred to in policy BUS 3a and shown on the Policies Map. However, there is a shortfall of land for logistics and warehousing. The NPPF identifies logistics as a specific employment sector to which planning policies should pay particular regard.

468) Such uses require sites of a significant size and with good access to the major road network. The council has sought to identify such sites within the urban area to meet need but has been unable to do so. The NPPF sets out that changes to Green Belt boundaries would require there to be exceptional circumstances, which includes an inability to meet commercial or other development needs.

- 469) Proposed allocations have been identified following a site selection methodology that accords with the sequential approach set out in the NPPF. The two sites above have been identified as potentially suitable for employment development to help meet the logistics/warehousing need.
- 470) The policy requirements set out for each site are intended to ensure that development is acceptable in planning terms.
- 471) The requirement for design codes ensures that schemes of a significant size will deliver good design and be delivered in a holistic way. Linked to this, phasing strategies are important in setting out how large developments will be delivered and when any other requirements of a scheme will be delivered to ensure that the relevant infrastructure is delivered at the correct time. It is important that local communities are involved at an early stage and in line with other requirements under part 3 of this policy. The NPPF sets out the benefits of early engagement and consultation.
- 472) Planning applications must include details of how and when required infrastructure improvements will be delivered, ensuring that the scheme is, and remains, acceptable in planning terms. This is not intended, at this stage, to be an exhaustive list of site-specific policies.

BUS 4: Employment uses outside of designated employment areas

- 1. The council will permit development for employment use outside Employment Areas where proposals can demonstrate that they:**
 - a. would be accessible by walking, cycling and public transport;**
 - b. can provide appropriate vehicular access and parking provision in accordance with policies INF 14 and 15;**
 - c. would not be detrimental to the amenity of neighbouring land uses;**
 - d. would not be detrimental to the character and appearance of the immediate surrounding area;**
 - e. would be in accordance with policy HOM 3 in respect of protecting residential land supply;**
 - f. would satisfy the sequential test in policy CEN 4 where main town centre uses are proposed; and**
 - g. would not conflict with other policies.**

- 2. Proposals which would result in the loss of existing employment uses will only be considered acceptable where it can be demonstrated that there is no longer a need for the site to be retained for employment purposes. This must be supported by a detailed market appraisal over a period of at least 12 months that clearly demonstrates there is no current or likely future demand for employment.**

Explanation

- 473) Employment sites and units outside the designated employment areas are an important source of commercial development. This includes mills, industrial, warehousing and office uses. Such units can often provide space for small and medium-sized enterprises and may be located in areas away from other employment uses but close to or well connected to residential areas. However other, higher-value uses can exert pressure on the land and lead to the loss of the employment use.
- 474) The policy seeks to protect sites which are still viable for employment uses in order to maintain the stock of employment land and sites across the borough. Any market appraisal should be agreed with the council before its commencement and take a long-term view of the economic prospects of the site/premises and include:
- an explanation as to why it is not possible to retain or replace any existing occupiers;
 - consideration of the potential to reuse, refurbish and redevelop the site to accommodate the full range of uses that would be appropriate within an employment site A flexible approach should be adopted including both freehold and leasehold options;
 - an analysis of recorded and potential interest in the site/premises for a use appropriate within an employment site over a period of at least 12 months with a record of all offers received and reasons as to why the enquiry did not proceed. This analysis should be informed by the findings of a comprehensive marketing exercise of the site and premises for sale and for rent at an appropriate price agreed in advance with the council and have regard to enquiries and deals relating to similar sites/premises in the local area; and
 - detailed consideration of the context of the economic health and future role of the wider area of which the site/premises forms a part and other Employment Areas in the local area.

BUS 5: Flexible workspace

- 1. The council will promote economic diversity and support existing and new business development by seeking the following:**

- a. **New employment provision must include a range of unit sizes and types that allow for more agile patterns of working. Uses must be appropriate for the location and in accordance with policy BUS 2;**
- b. **Managed workspaces must have a range of unit sizes that are flexible and suitable for subdivision and configuration for new uses and activities. This will allow for occupation by small or independent commercial enterprises, including alongside each other or in proximity to other related businesses where necessary; and**
- c. **Mixed-use development in the Town Centre, District Centres and Large Local Centres must consider the provision of flexible space within the scheme that can be used by individual workers, start-ups and as accelerator space.**

Explanation

475) Stockport's small to medium enterprises (SMEs) are very important to the borough's economy. 74% of the 13,500 businesses based in the borough employed less than four people in 2025. However, the evidence base underpinning the One Stockport Economic Plan finds that business survival rates and supporting the entrepreneurial start-up culture has slowed slightly, and whilst remaining higher than other areas in Greater Manchester, these remain areas for improvement.

476) Demand for dedicated spaces for agile working in the borough continues to grow with many recently opening in Stockport town centre either as part of the remodelling of Merseyway including STOK and the Innovation Centre or in other emerging mixed-use neighbourhoods such as Cheers and Smith in Stopford Park. Support for this sector will be integral to the borough's long-term economic prosperity, particularly given that many continue to face challenges as a result of wider economic and geopolitical issues. Working patterns are set to fluctuate and demand is likely to increase for spaces that are between home and the office and offer a variety of formats to meet needs. As such, flexible terms for occupancy remain crucial in ensuring the borough continues to be well placed to attract SMEs to start up and/or grow a business.

BUS 6: Local employment and training

1. **For developments that exceed the £1 million design and build cost threshold, the council will seek to enter into an Employment and Skills Agreement via a planning obligation with the developer or applicant. This will include an Employment Skills Plan for local training and recruitment and measures to secure positive outcomes for both end user jobs and construction phase opportunities.**

- 2. Should the design and build cost threshold not be met, any proposal that creates at least 20 additional FTE end user jobs will also be subject to the above requirements.**
-

Explanation

- 477) The council will seek to increase and ensure access to a range of employment skills and opportunities across the borough for residents, and in particular for protected groups where barriers to employment and education exist.
- 478) The One Stockport Economic Plan sets out to improve access to training and skills provision to enable residents to take advantage of new opportunities at all life stages under the 'Fair and Inclusive' theme. Furthermore, the key strategic priorities of the Greater Manchester Local Industrial Strategy include giving all young people and adults a clear line of sight to opportunities for education, skills development and work in the city-region, and also ensuring all residents have the functional skills and attributes employers need including English, maths, digital and creative skills.
- 479) It is acknowledged that the borough suffers from areas of relatively high unemployment and economic disadvantage. However, those areas are either adjacent to existing Employment Areas or they are well served by public transport which would link them to such areas, including the town centre. Consequently, it is not the location of employment uses which is the main issue, and rather it is important that worklessness is addressed, ensuring that residents are sufficiently well skilled and trained and other barriers to employment are lifted in order to be able to take advantage of the jobs that exist and will be created.
- 480) Stockport's Social Value Charter 2023 includes a commitment to delivering a social value vision where the Council, businesses, third sector partners and voluntary groups work together for the benefit of the citizens, businesses and communities of the borough. To this end, the council will work closely with the Stockport's Voluntary, Community and Social Enterprise (VCSE) sector and encourage partnership working between employers and local training providers to help develop the skills of the borough's work force and sections of the community that are disadvantaged in the labour market.
- 481) The One Stockport Economic Plan prioritises a fair and inclusive economy, of which Employment and Skills Agreements are an important contributor to ensure economic prosperity is shared. The council will seek to enter into Employment and Skills Agreements via the use of planning conditions, and the Economy, Work and Skills Service will ensure their inclusion can be supported.
- 482) The national benchmarks and cost ratios from the Construction Industry Training Board (CITB) will be used to agree outcomes relating to work placements, new employee entrants to the construction sector, curriculum projects with local schools and colleges and workforce training opportunities including apprenticeships. The design and build cost threshold of £1 million is used by CITB

in their National Skills Academy for Construction benchmarks and is a widely recognised threshold used by the construction industry.

- 483) End user jobs and skills outcomes will be included for employment generating uses. These will be negotiated with either developers or end users depending on whether the end users are known at the time of the application. Applicants will be encouraged to consider and set out how Employment and Skills Agreements will engage with local skills providers to deliver on the outcomes and how opportunities will be targeted at the most economically disadvantaged groups including young people that are Not in Education, Employment or Training (NEET), care leavers, those with Special Educational Needs and Disabilities (SEND), veterans and people that are long-term unemployed. Links with schools and skills providers will be key priorities within the agreements.
- 484) The local skills and training infrastructure to support this policy is crucial in ensuring that opportunities continue to be available. Therefore, developer contributions towards this may be sought under Policy INF 1 as part of the Employment and Skills Agreement process.

CEN 1: Development principles for vibrant centres

- 1. To support the aim of fostering vibrant centres that are the focal points of their communities, the council will seek to:**
 - a. pursue a positive strategy for each centre, as set out in Strategic policy 2;**
 - b. follow a ‘town centres first approach’ under policy CEN 4 by applying a sequential test to ensure sustainable patterns of development are achieved and requiring an impact assessment where proposals for retail or leisure outside of these locations could threaten their vitality and viability;**
 - c. encourage mobility hubs with electric charging points and car sharing initiatives to support sustainable travel beyond centres;**
 - d. ensure all centres are safe, welcoming and inclusive places to visit, appealing to a wide range of users and age groups; and**
 - e. plan for the diversification of centres, welcoming a wider range of uses that increase dwell time, attract footfall and enable prosperity for people and for businesses; and**
 - f. give support in principle to the enhancement of arts and cultural facilities and the retention of and/or provision of new markets.**
- 2. The council will ensure that proposals for development in centres:**

- a. are designed to allow flexibility of units to adapt to potential changes in floorspace demands of retail and other uses; and
 - b. optimise residential density within the centre boundary;
- 3. Development proposals and changes of use that constitute development will be carefully controlled to ensure they support, rather than detract from, successful functioning of the centres and their ability to meet local needs. All such proposals will be required to:
 - a. make a positive contribution to the vitality, viability and diversity of the centre;
 - b. maintain a strong role for the centre in providing a varied range of convenience goods and meeting other day-to-day needs; and
 - c. be of a scale and type of use appropriate to the size and function of the centre, or part of the centre concerned, as defined in policies CEN 2 and CEN 4.
- 4. The positive use of underused and vacant space on upper floors within centres for alternative uses including residential, employment or community provision will be strongly encouraged. Proposals will need to demonstrate that any potential for residential use has been fully explored. Community uses must be accessible for the mobility-impaired.
- 5. The use of vacant sites or buildings for occupation by temporary uses that will benefit a town centre's viability and vitality and not lead to a proliferation of such uses will be supported.
- 6. Where proposals result in the loss of Commercial, Business and Service uses (Class E) at the ground floor level of Primary Shopping Areas, the council will take the following into consideration:
 - a. Significance of reduction of Class E facilities;
 - b. The need to retain and avoid loss of active frontage at ground floor level;
 - c. Capability of the proposal in attracting visitors to the town centre;
 - d. Contribution of the proposal to the council's regeneration aims; and
 - e. Evidence that there is no viable demand for continued existing Class E use and that the property has been vacant for over 12 months and has

been continuously marketed for 12 months, with the exception of temporary uses.

Explanation

- 485) Our centres now function as much more than a retail destination, providing a large range of services, facilities, employment and experiences for residents in an accessible location. The council wishes to ensure that this expanding role is encouraged, allowing a greater diversity of uses and therefore reducing the need to travel.
- 486) The pandemic has shown that Stockport's centres need to be able to respond rapidly to changes in trends for leisure, retail and other commercial uses to ensure they can survive and compete. The Retail and Leisure Study Update 2022 suggests that centres should capitalise on their individuality and be able to diversify, becoming places to work, stay and live, not just to shop and eat or drink. It is important that our centres are complementary and do not compete with each other and so the emphasis will be on maximising what is unique about each place and its offer.
- 487) Increasing the number of people living within and around the centres will help to generate the footfall necessary to support a good range of shops and services but it will be important that residential uses do not displace the essential retail, leisure, service, employment and community functions of the designated centres.
- 488) The Economic Plan shows we have an ageing population in the suburban district centres, and the age group of 60 years or over are set to increase with implications for the function and role of centres as places to live, enjoy and provide supporting services.
- 489) Art and cultural activities play an important role in providing a distinct identity to settlements and places alongside being important contributors to the local economy. Evidence in the Retail and Leisure Study 2019 finds there to be no requirement for additional arts and cultural facilities as demand is likely to be limited given that only 8% of trips to these facilities are retained in the borough and the borough's close proximity and easy access to Manchester city centre. As such, the recommendation is to keep visitor numbers at high levels by enhancing our existing provision.
- 490) Many of the borough's centres include shopping precincts in private ownership and the council will seek to work positively with these stakeholders to achieve the principles set out in this policy, both in terms of the daily operation and the long-term management of these important community assets.
- 491) Well-managed pop ups and temporary uses can minimise vacancies and add to vibrancy, challenge online shopping experience whilst helping small businesses.
- 492) Proposals will be required to satisfy other relevant policies in the Plan including:

- provision for community infrastructure where this development would place demand on existing services, in line with relevant policies in the 'Providing for our communities' and 'Our infrastructure' chapters;
- accordance with the quality design principles and considerations of policies ENV 13a-c and ENV 19;
- ensuring no adverse impacts on the amenity of nearby occupiers or uses under policy ENV 13a and ENV 15;
- ensuring no adverse impacts on traffic flow or road safety under policies INF 13 and INF 14;
- supporting sustainable travel and active travel modes in accordance with policies INF 8, INF 9, and INF 10 in particular; and
- maintaining appropriate parking provision in accordance with policy INF 15.

CEN 2: Network and hierarchy of designated centres

- 1. The council will promote the vitality and viability of the borough's centres by managing, maintaining and enhancing a strong network of centres as part of the following hierarchy:**
 - **Town Centre: Stockport**
 - **District Centres: Bramhall, Cheadle, Cheadle Hulme, Edgeley, Hazel Grove, Marple, Reddish (Houldsworth Square), Romiley.**
 - **Large Local Centres: Davenport, Gatley, Great Moor, Heald Green, Heaton Moor (Moor Top), Heaton Chapel, Heaton Moor (Shaw Road/Heaton Moor Road), Marple Bridge, Reddish (North).**
 - **Other Local Centres: Adswold, Berrycroft Lane (Higher Bredbury), Brinnington, Cheadle Heath, Councillor Lane (Cheadle), Fir Road (Bramhall), Fiveways Parade (Macclesfield Road), Hall Street (Offerton), Heaton Mersey, High Lane, North Park Road (Bramhall), Offerton, Offerton Green, Smithy Green (Cheadle Hulme), Turves Road (Cheadle Hulme), Woodford, Woodley.**
- 2. Stockport is the principal town centre in the borough where the majority of new retail and main town centre use development is to be directed. The Primary Shopping Area will be the priority location for retailing. The Great Portwood Street area will be considered as an 'edge of centre' location for retail as directed in national policy.**
- 3. All retail and town centre proposals are to be in line with the role, function and scale that is appropriate to the size of the centre.**

4. **Primary shopping areas are those parts of a defined centre where retail development is concentrated and where commercial, business and service uses may also be present. It is important that the shopping, leisure, business and service function of these areas is maintained to support the overall vitality and viability of that centre.**
5. **The Main Town Centre Use Area boundary for Stockport town centre, the District Centre boundaries and the Primary Shopping Areas within each centre are shown on the Policies Map.**

Explanation

- 493) Stockport's network of town and local centres play an important role in meeting the varied needs of people of all ages, through the provision of a range of shops, services, community, leisure and employment opportunities, and public transport options. The centres are an important contributor to local identity, acting as a focal point for surrounding communities.
- 494) Maintaining the vitality and viability of these centres will be an ongoing challenge as shopping patterns and service delivery models change, especially with the growth of online retailing. A thorough approach to the management of these centres will be required in order to ensure their long-term success, with a clear focus on sustaining and creating vibrant destinations where activity can continue into the evening, with the retention of a robust retail presence complemented by a varied mix of uses including a strong leisure and community offer.
- 495) National Planning Practice Guidance notes that there is uncertainty in forecasting long-term retail trends and therefore the role, function and hierarchy of centres should be focused on a limited period and regularly reviewed.
- 496) The NPPF defines 'edge of centre' for retail purposes as being up to 300 metres from the Primary Shopping Area, subject to local circumstances such as barriers or topography. The Great Portwood Street Area is outside the Primary Shopping Area for the town centre and whilst the site is not wholly inside the 'edge of centre' threshold it is physically separated from the Primary Shopping Area by a major thoroughfare and is recognised as a secondary location for retail in policy CEN 4. In particular, the Peel Centre contributes to the wider offer of the town centre and its position generates linked trips between this and the Primary Shopping Area which are important for vitality and viability. As such, applications for out-of-centre proposals under policy CEN 4 will take account of any significant adverse impacts on these linked trips.

CEN 3: District Centres

1. **The council will manage the improvement of each district centre with an emphasis on making the most of its unique character and requiring the delivery**

of a diverse mix of retail and service uses that support its vitality and viability. Development must accord with the roles and priorities for each centre which are as follows:

- **Bramhall will continue to accommodate an independent retail and service offer with a focus on evening food and drink uses and good quality public realm at its centre to support activity and events. In recognition of the constrained nature of the centre, opportunities will be sought to provide centrally located cycle parking provision.**
- **Cheadle will continue to be an attractive destination, serving as a place for evening food and drink, and a strong and varied convenience and comparison goods offer together with a good range of independents. Connectivity and placemaking will be the priorities, with the provision of a new rail station, and opportunities sought to improve movement and safety for pedestrians and cyclists between the high street and station, and the environmental quality of the high street.**
- **Cheadle Hulme will continue to be a highly accessible centre with a rail station on the West Coast Main Line, and with an important role as a convenience shopping destination with large anchor foodstores and as an evening food and drink destination with supporting amateur theatre facilities. Opportunities will be sought to make more efficient use of land by concentrating community facilities and key services within walking distance of the station, provide public realm improvements within the precinct and on Station Road and enhance the environment for pedestrians and cyclists.**
- **Edgeley will be further enhanced as an accessible centre with new connections including tram-train services and direct pedestrian and cycling routes to the town centre and transport interchanges. Whilst still playing a complementary role to the town centre, planned investment in the adjacent Town Centre West area will enable it to serve a new catchment and assist in diversifying its retail, leisure and service offer. Opportunities will be sought to unite the centre's active frontages on Castle Street and enhance public realm and environmental quality.**
- **Hazel Grove will continue to have a strong and competitive convenience and comparison goods offer along with a variety of other retail, service and leisure uses. Proposals that aim to reduce the severance caused by the A6 and encourage linked trips will be welcomed such as improving the environmental quality of existing green and public spaces, increasing tree planting and improving movement and safety for pedestrians and cyclists.**

- **Marple will continue to provide a major service hub for the east of the borough in an attractive setting with a strong convenience goods offer, good independent retail offer and varied leisure and evening offer including an independent cinema and theatre. Proposals that enhance environmental quality, public realm and ease of movement for pedestrians and cyclists will be encouraged.**
 - **Reddish (Houldsworth Square) will continue to encompass a strong convenience, leisure and retail services offer and accessibility at Reddish South station could be substantially improved with potential Metrolink or tram-train services. Proposals that seek to address the under-provision of community facilities will be welcomed. Opportunities will be sought where possible to revitalise Houldsworth Square as the multifunctional focus supporting outdoor events, provide a mix of uses including flexible workspace and to improve movement and environmental quality for pedestrians and cyclists at key junctions.**
 - **Romiley will continue to be an accessible and attractive centre, providing a strong independent and retail services offer for surrounding communities alongside a good mix of retail and leisure uses and an arts and cultural venue. Proposals that expand the evening food and drink offer and improve the experience for pedestrians and cyclists on the B6104 and enable linked trips will be encouraged.**
2. **All of the district centres have some potential for residential growth, either within or on the edge of the centre. Housing will be encouraged above active ground floor uses. The introduction of residential uses at ground floor level will be required to complement and not displace main town centre uses.**
 3. **Opportunities to bring forward the efficient use of existing previously developed land in sustainable locations will be prioritised, such as the co-location of main town centre uses in community hubs and the redevelopment of surface car parks for mixed-use residential and decked parking.**

Explanation

497) District centres tend to serve wide catchments, sometimes across local authority areas, and usually comprise groups of shops often containing at least one supermarket and a range of non-retail services such as banks and restaurants, together with local public facilities such as a library.

498) The Planning Practice Guidance states that there should be a vision for the future of each centre and that this can detail the most appropriate mix of uses to enhance overall vitality and viability. As such, the policy sets out the aspirational

roles and priorities going forward and is not a reflection of the current status of the centres.

- 499) The Retail and Leisure Study Update 2022 recommends that centres should provide an offer that distinguishes them from other centres and out-of-centre retail and leisure destinations. The focus is therefore on making the most of a centre's individual strengths as a hub for their communities and to attract additional land uses beyond retail and leisure to help extend the 'dwell' time for those who visit. The study included recommendations for each centre and both this and the Institute of Place Management reports into Vital and Viable District Centres have informed the priorities set in the policy. The council has formed a partnership with IPM to draw on their expertise and extensive research, to review the performance of the district centres against key indicators and to produce action plans which will guide their future growth and change.

CEN 4: Development involving main town centre uses

1. Sequential approach

Main town centre uses proposed as part of proposals for new floorspace, extensions to existing floorspace, changes of use and applications seeking a variation to conditions shall be located in accordance with the following sequential approach:

- a. Within the town centre and District Centres ('in centre'); then
- b. In locations on the edge of the town centre and District Centres, with a preference for accessible sites which are well connected to the centre ('edge of centre'); and then
- c. Out-of-centre locations, with a preference for accessible sites which are well connected to the town centre and/or District Centres.

2. 'In centre' and 'edge of centre' locations for the centres listed in policy CEN 2 are defined below. To support the successful functioning of some of these centres, a more detailed sequential approach is in operation for retail and office uses where the highest priority is stated first. In respect of offices, regard will be had to policy BUS 2 and policy STC 2.

Stockport Town Centre

- **Retail use:**
 - In centre = within the Primary Shopping Area
 - Edge of centre = firstly, within the Great Portwood area (Peel Retail Park); secondly, locations elsewhere within the Main Town

Centre Use Area and within 300m of the Primary Shopping Area; and then, other locations within 300m of the Primary Shopping Area.

- **Office use:**
 - In centre = within the Main Town Centre Use Area
 - Edge of centre = within 300m of the Main Town Centre Use Area but also within 500m of a public transport interchange
- **Other main town centre uses:**
 - In centre = within the Main Town Centre Use Area
 - Edge of centre = within 300m of the Main Town Centre Use Area

District Centres

- **Retail use:**
 - In centre = within the Primary Shopping Area
 - Edge of centre = firstly, elsewhere within the centre boundary; and then, other locations outside the centre boundary but within 300m of the Primary Shopping Area.
- **Office use:**
 - In centre = within the centre boundary
 - Edge of centre = within 300m of the centre boundary but also within 500m of a public transport interchange
- **Other main town centre uses:**
 - In centre = within the centre boundary
 - Edge of centre = within 300m of the centre boundary

Large Local Centres and Other Local Centres

- **Retail use:**
 - In centre = within the centre boundary
 - Edge of centre = within 300m of the centre boundary
- **Office use:**
 - In centre = within the centre boundary
 - Edge of centre = within 300m of the centre boundary but also within 500m of a public transport interchange
- **Other main town centre uses:**
 - In centre = within the centre boundary
 - Edge of centre = within 300m of the centre boundary

3. The 'edge of centre' distance thresholds of 300 metres are shown on the Policies Map.
4. **Impact assessment**
Proposals for retail and leisure uses outside of a defined town or district centre boundary may have a significant impact on the vitality and viability of a centre depending on the size, role and function of the centre concerned.
5. An impact assessment will be necessary for proposals that include retail uses that are:

- a. **located outside the Primary Shopping Area of Stockport Town Centre, and:**
 - i. **where there is a floorspace in excess of 1,000 square metres gross; and**
 - ii. **with a search area of the borough of Stockport.**
 - b. **located outside the Primary Shopping Area of a District Centre, and:**
 - i. **where there is a floorspace in excess of 500 square metres gross; and**
 - ii. **where the catchment area of the proposal, agreed by the council, encompasses one or more district centres.**
 - c. **located outside either a Large Local Centre or Other Local Centre, and:**
 - i. **where there is a floorspace in excess of 300 square metres gross; and**
 - ii. **with a search area of within 800 metres of the Local Centre.**
- 6. **An impact assessment will be necessary for proposals that include leisure uses that are:**
 - a. **located outside the Main Town Centre Use Area of Stockport Town Centre, and:**
 - i. **where there is a floorspace in excess of 1,000 square metres gross; and**
 - ii. **with a search area of the borough of Stockport.**
 - b. **located outside the centre boundary of a District Centre, and:**
 - i. **where there is a floorspace in excess of 500 square metres gross; and**
 - ii. **where the catchment area of the proposal, agreed by the council, encompasses one or more district centres.**
 - c. **located outside either a Large Local Centre or Other Local Centre, and:**
 - i. **where there is a floorspace in excess of 300 square metres gross; and**

ii. with a search area of within 800 metres of the Local Centre.

7. When considering Impact Assessments, the council will have regard to whether development would have any likely adverse effects on the positive strategies for the centres in Strategic Policy 2. In addition, proposals that have a significant adverse impact on existing, committed and planned public and private investment in the town centre are unlikely to be supported.
8. These thresholds apply to new floorspace, changes of use that constitute development and variations of conditions to remove or amend restrictions on the operation of these uses.

Explanation

- 500) Locating retail, service and other community and leisure facilities within the designated centres is considered to be the most sustainable way of meeting the needs of our borough's residents. It helps to maximise the accessibility of facilities for more people and promotes linked trips, which in turn reduces the need to travel and can increase footfall and hence improve trading conditions within centres. Scattering facilities across a wider area would be likely to adversely affect the vitality and viability of the centres, leading to their gradual decline and reducing their ability to attract new retail floorspace and serve the needs of residents.
- 501) It is therefore essential that as much of the new retail floorspace and other main town centre uses as possible are located within our centres, in accordance with the sequential approach set out in the NPPF. The policy sets out local floorspace thresholds in line with evidence in the Retail and Leisure Study 2019. In accordance with national policy, any proposal that fails to satisfy the sequential test or is likely to have significant adverse impacts evidenced by an impact assessment should be refused.
- 502) Retail together with commercial, business and service uses will be focused within the primary shopping areas of the centres so as to maximise their vibrancy. Any significant out-of-centre retail main town centre use floorspace in the borough beyond current commitments, other than where specifically referred to elsewhere in the Local Plan, is considered unnecessary and would be likely to reduce the success of some of our centres.
- 503) The Retail and Leisure Study Update 2022 reveals a declining trend in comparison goods expenditure for Stockport town centre and many of our district centres. This would appear to represent a threat to the centres in terms of loss of main town centre uses, and the effects of the pandemic with a clear shift towards online shopping is set to prolong this trend.
- 504) The distance thresholds used in the table are taken from the definitions for 'edge of centre' given in the NPPF. The 300 metre buffers are shown on the Policies Map but decisions on whether a site falls within 'edge of centre' or outside of a centre will also take account of local circumstances including barriers to movement such as topography and major transport routes.

CEN 5a: Management of new hot food takeaways

- 1. Proposals for Hot Food Takeaways (HFTs) will be refused in any of the following situations:**
 - a. Out of centre locations in close proximity to children and young people: Beyond the boundary of a designated centre and within 400 metres radius of entry points to any of the following:**
 - i. Primary and/or secondary schools and/or further education colleges;**
 - ii. Parks;**
 - iii. Youth centres;**
 - iv. Leisure centres.**
 - b. Locations with high levels of obesity: where more than 10% of year 6 pupils in the ward are classified as obese;**
 - c. Over proliferation: where the number of approved HFTs within the ward equals or exceeds the UK national average per 1,000 population;**
 - d. Clustering: where it would result in the over-concentration of HFTs to the detriment of the character and function and vitality and viability of an area. There must be no more than two consecutive HFTs in any one length of frontage. Where HFTs already exist in any one length of frontage, a gap of at least two non HFT uses shall be required before a further HFT use will be permitted in the same length of frontage;**
 - e. Residential amenity: where they share a party wall with a residential property; and**
 - f. Transport: where there would be an adverse impact on highway safety.**
- 2. Outside of those situations, the following considerations will be taken into account:**
 - a. Hours of opening: regard will be had to the likely impacts on residential amenity, impact on the evening economy, and the character and function of the immediate area. Within 400 metres of a primary or secondary school, HFT opening hours will be set that limit the opportunity for school pupils to access takeaway food as part of the school day.**

- b. Odour and noise: provision of appropriate extraction systems to effectively disperse odours. These systems must:**
 - i. Have minimal impact on visual amenity;**
 - ii. Be acoustically attenuated; and**
 - iii. Not have an unacceptable impact on the amenity of neighbouring occupiers, for example by virtue of vibration or odour.**
- c. Disposal of commercial waste: adequate on-site waste storage and disposal of waste products.**

Explanation

505) One of the approaches in which planning can have the greatest impact on health, and in particular the level of obesity, is the control of hot food takeaways. National planning policy at paragraph 97 (December 2024) is clear that applications should be refused for hot food takeaways and fast-food outlets where they are within walking distance of schools and other places where children and young people congregate, except where they are within a designated centre. National Planning Practice Guidance supports access to healthier food choices, including the need to limit the proliferation of particular uses where evidence demonstrates this is appropriate. Obesity is primarily caused by excessive intake of foods that are high in fats and sugars. Obesity in children is linked to obesity in adults. In Stockport, the prevalence of overweight or obesity in adults aged over 18 is 62.5% (Sport England Active Lives Survey 2022/23). People who are overweight or obese have a higher risk of getting type 2 diabetes, heart disease and certain cancers. Excess weight can also affect self-esteem and mental health. The cost to the economy is estimated at £20 billion a year once factors such as lost productivity and sick days are taken into account.

506) Addressing childhood obesity is an important priority for the borough. Data for Stockport under the National Child Measurement Programme (NCMP) since the programme began in 2006/07 shows an overall increase in excess weight for both Reception and Year 6 children, with the most recent results showing the rate of overweight and obese 10/11 year olds in Stockport being 8 percentage points higher than when measuring began. In the 2024/25 school year the data shows excess weight in 21.8% of children in Reception, rising to 33.7% of children in Year 6.

507) While it is acknowledged that hot food takeaways provide a convenience service to local communities, the council needs to balance this with concerns about levels of childhood obesity and increasing levels of health inequality as well as the need to preserve the retail-based role of town centres. Restricting hot food takeaways and their hours of operation, within walking distance of schools and further education establishments, is a positive measure to manage the health-related

implications related to rising levels of childhood obesity and help promote healthier communities.

- 508) All hot food takeaways need to comply with environmental health and trading standards legislation. Food businesses are required by law to register with their local environmental health department 28 days before trading.

CEN 5b: Management of new gambling premises

- 1. Proposals for new gambling premises will be supported only in the following locations and where the following limits are not exceeded:**
 - a. Town Centre: No more than 10 gambling premises in total.**
 - b. District centres and Large Local Centres: No more than 1 gambling premises within any individual District Centre or Large Local Centre.**
- 2. No new gambling premises will be permitted within Other Local Centres or in any other location outside the hierarchy of designated centres in Policy CEN 2.**

Explanation

- 509) The Council will manage the future growth of gambling premises in Stockport, ensuring that development supports healthier places by reducing exposure to gambling-related harm and contributes positively to the role and function of centres.
- 510) For the purposes of this policy, 'gambling premises' include betting offices, casinos, bingo halls and adult gaming centres. Gambling premises are classified as sui generis uses, meaning that new premises require planning permission and can be subject to targeted planning policies. This does not duplicate or replace the Council's separate responsibilities under the Gambling Act 2005, which regulate the operation of licensed premises.
- 511) This policy applies only to proposals for new gambling premises or changes of use. Lawfully established existing premises will not be affected by this policy but remain subject to licensing requirements.
- 512) National planning policy supports the use of the planning system to promote healthy lives, prevent ill-health, narrow inequalities and address the cumulative impacts of particular uses where these can undermine wellbeing or the functioning of centres.
- 513) Gambling-related harm is increasingly recognised as a public health and inequalities issue, with impacts extending beyond individual behaviour to include

mental ill-health, financial stress, family breakdown, safeguarding concerns and increased demand on public services.

514) Public Health England's 'Gambling-related harms: evidence review' suggests that the density of and proximity to land-based gambling outlets is associated with increased gambling and the latter with problem gambling rates. Additionally, there is evidence of an economic gradient in England for experiencing gambling harm, where people who are the most socio-economically deprived or disadvantaged have lower rates of gambling participation but the highest levels of harmful gambling and susceptibility to gambling harm.

515) The policy is explicitly linked to the centres hierarchy set out in Policy CEN 2, reflecting the differing roles, scales and catchments of the Town Centre, District Centres, Large Local Centres and Other Local Centres:

- **Stockport Town Centre** is the borough's principal centre, with the scale, accessibility and diversity of uses to accommodate a limited number of gambling premises without undermining overall vitality and viability.
- **District Centres** and **Large Local Centres** serve wider catchments and provide a broader mix of services. Allowing a maximum of one gambling premises in each district centre or large local centre reflects their role while preventing clustering and protecting centre diversity.
- **Other Local Centres** primarily serve day-to-day community needs, often for populations with higher vulnerability and limited mobility. Excluding new gambling premises from these centres protects their function and reduces exposure to gambling-related harm in more sensitive locations.

516) The numerical limits set out in the policy are intended to prevent harmful clustering and cumulative impacts over time, rather than to prohibit gambling outright. They are applied prospectively and do not affect existing lawful premises. This approach ensures proportionality, supports business certainty, and provides clarity for applicants, decision-makers and communities.

517) Evidence demonstrates that gambling premises tend to cluster in more deprived areas and that increased exposure is associated with higher risk of harm. By managing the number and location of new premises, the policy contributes to reducing health inequalities and supports the Council's wider prevention and early intervention objectives. The cumulative assessment criteria ensure that proposals are considered in the context of existing uses and local circumstances, rather than in isolation.

CEN 6: Evening economy

1. The council will support proposals for evening economy uses that are safe, welcoming and inclusive for a range of users including families in the designated centres, where they accord with the following:
 - a. There is no significant negative impact on the amenity of adjoining or adjacent residential and non-residential uses having regard to the "Agent of Change" principle, such as noise disturbance, cooking smells, anti-social behaviour, or highway safety; and
 - b. There is no significant negative impact resulting from cumulative development in relation to the number, capacity and location of other evening economy uses in the area.

Explanation

- 518) The evening economy refers to all economic activity taking place between the hours of 6pm and 6am and includes evening uses. Evening economy uses include restaurants, bars, cinemas, theatres and arts venues. Such uses can contribute positively to the vitality and vibrancy of centres, helping to diversify the economy and encouraging footfall throughout the day. Furthermore, the informal surveillance created for passers-by helps visitors and residents feel safer in the evening.
- 519) Policy CEN 1 encourages the creation of safe and welcoming and inclusive places to visit, and such conditions are more likely to attract residents and visitors to come to the borough in the evening. Public realm improvements will change the image and perception of our centres and welcoming public spaces will encourage people to spend more time at the destination.
- 520) Evidence from both the Retail and Leisure Study Update 2022 and the Institute of Place Management reports into Vital and Viable District Centres found that some of our district centres have a poor diversity of food and drink offer and limited opening hours. The council seeks to enhance the existing strengths of centres to create a thriving night-time economy with activities and venues that are fully inclusive and accessible. This includes reaching a balance between safeguarding amenity and maximising the creative potential from a growing leisure offer that enhances the range and quality of local food and drink, heritage, culture and arts on offer.
- 521) Diversification of night-time uses can add to the vitality and viability of centres and should promote inclusive access and safety. Planning conditions or legal agreements will be used to manage hours of operation, noise and fumes from machinery, storage and disposal of refuse, the areas used by customers and any other issues that may need to control the impact of night-time uses in order to protect amenity.

- 522) The 'agent of change' principle, contained within the NPPF, places the responsibility for mitigating impacts of development on the applicant, ensuring that new development does not unduly add to the costs and administrative burdens of existing businesses.

CEN 7: Out of centre locations for retail

- 1. Existing out-of-town retail parks at the following locations are shown on the Policies Map and have an established retail warehouse function:**
 - a. Brewery Street/Water Street at Portwood;**
 - b. Stockport Road/Edgeley Road at Cheadle Heath;**
 - c. Wilmslow Road/A34 at Cheadle Hulme;**
 - d. Georges Road, Stockport;**
 - e. Manchester Road at Lancashire Hill;**
 - f. Stockport Road West, Bredbury; and**
 - g. Stanley Green Retail Park at Stanley Green.**
- 2. Except where justified, planning permissions on these retail parks will be subject to conditions on size of units and type of goods.**
- 3. These locations are not designated retail centres, and therefore any retail or leisure development will be required to satisfy the sequential and impact tests under policy CEN 4.**
- 4. The following types of retail provision will be supported in principle, with preference for accessible sites which are well connected to centres:**
 - a. Bulky goods, non-food retail development within the locations identified in this policy; and**
 - b. Specialist shops (including car showrooms) and trade centre developments within Employment Areas subject to policy BUS 2 and policy BUS 3.**
- 5. Main town centre uses in out-of-centre locations, particularly in retail parks, must remain complementary to defined centres. The impact of such development will be mitigated by imposing appropriate conditions including:**
 - a. On the use of land and premises;**

- b. The scale of development;**
 - c. The sub-division of units; and**
 - d. The goods that can be sold from any retail outlet.**
- 6. Local community shops outside centres that serve local or convenience needs and meet the criteria of Use Class F2, will be assessed according to the following considerations:**
 - a. effect on residential amenity;**
 - b. satisfactory resolution of pedestrian and vehicular access and road safety;**
 - c. the effect on the vitality and viability of nearby centres;**
 - d. the availability of sites within defined nearby centres; and**
 - e. the extent to which alternative facilities exist in the local area.**
- 7. Conditions will normally be imposed on any permission for local community shops to restrict goods sold in the interest of preventing the character of retailing changing from serving local or convenience needs.**
- 8. Planning permission will only be granted for the change of use of local community shops to other uses when:**
 - a. There is an alternative facility within 1 km providing essential daily goods;**
 - b. The applicant can demonstrate to the satisfaction of the council that the current or last use is no longer economically viable by providing evidence that the property has been actively marketed over a period of at least 12 months; and**
 - c. It is not within an area that is judged to have a lack of access to an affordable, healthy and sustainable source of food.**

Explanation

523) The borough has a large range of retail parks and, owing to their target market of customers travelling by car, are located close to the M60 motorway and major routes. Retail warehouses are defined as large stores specialising in the sales of household goods such as carpets, furniture and electrical goods, DIY and other ranges of goods. Main town centre uses are defined in the NPPF.

- 524) Planning permission for retail warehousing will be subject to conditions to control the character of the development, the size of individual units and the range and type of goods sold, such as limiting to bulky goods only. This action will be taken to avoid the introduction of a wider range of comparison goods to be sold which, given the out-of-centre location, may negatively affect the vitality of defined centres in Policy CEN 2 and undermine national planning policies on town centres and retail.
- 525) As such, all proposals for main town centre uses beyond defined boundaries will need to comply with the sequential test approach as set out in the NPPF and in Policy CEN 4.
- 526) Local shops perform an important role in meeting the day-to-day needs of communities and are a vital part of creating sustainable communities, reducing the need for people to travel. Small community shops of no more than 280 square metres are afforded greater importance in the 2020 Use Classes Order as the retail market changes, with Use Class F2 providing increased protection for such facilities that predominantly sell essential goods including food and when they are more than 1 km from a similar shop. Proposals that would result in their loss will therefore be required to satisfy the council that similar shops are within a 1 km radius walking distance in order to ensure that sufficient local convenience provision exists following the development.
- 527) Access to essential food provision is particularly important in locations outside our designated centres. The council will refer to the Priority Places for Food Index¹¹¹ developed by the Consumer Data Research Centre at the University of Leeds which identifies neighbourhoods at most risk of food insecurity and where interventions to help people access affordable food will be most valuable. The index includes several domains and it is possible to find out if the level of need is influenced by a lack of retail provision, poor access to online supermarket deliveries or high levels of deprivation or need.
- 528) Conditions may be attached to planning permissions to restrict the range of goods to be sold, making sure that the shops continue to serve local day-to-day needs, rather than attracting customers from some distance away.

¹¹¹ See <https://data.cdrc.ac.uk/dataset/priority-places-food-index-version-2>

4.7 Our infrastructure



529) Physical infrastructure, including digital, utilities, water and transport infrastructure, is vital in ensuring our communities are connected, we are climate-friendly and our economy can thrive. The policies in this chapter are critical to supporting the development proposals and aspirations set out in the rest of the plan. Further infrastructure expectations are set out in other parts of the plan – in particular relating to social infrastructure (in Providing for our communities), green infrastructure (in Our environment) and requirements that relate to specific areas or sites (in Our town centre and relevant site allocation policies).

530) The policies in this section of the plan will allow the council to manage development so that, in particular, it supports or contributes to achieving Objectives 1, 5, 9 and 10.

INF 1: Infrastructure provision and developer contributions

1. Planning permission will be supported for development proposals where they clearly demonstrate that infrastructure, facilities and services mitigate impacts that arise from proposed developments, taking into account existing provision.
2. Financial and in-kind contributions will be sought for a range of infrastructure and associated measures, including but not limited to:
 - a. mitigations necessary to make the development acceptable;
 - b. affordable housing;
 - c. sustainable transport (including to canal and river paths);
 - d. highway improvements;
 - e. education;
 - f. health;
 - g. community facilities;

- h. open space, including equipped areas, areas for all-age activity, allotments, and multifunctional green infrastructure;**
 - i. public realm;**
 - j. sports, leisure, and indoor and outdoor recreation facilities;**
 - k. trees, habitat management, restoration, improvements and creation, to compensate for biodiversity and ecology impacts;**
 - l. flood risk mitigation measures;**
 - m. works to enhance the historic environment,**
 - n. air quality mitigation measures;**
 - o. affordable workspace, employment and training provision; and**
 - p. required long-term maintenance provision.**
- 3. Developments will also be required to make a financial contribution to support the monitoring and reporting of planning obligations. Monitoring fees will be proportionate and reasonable to the level of monitoring and reporting required.**
- 4. The artificial sub-division or reduction of a site will not be accepted as a way to circumvent policy requirements set out throughout this plan. Where there is evidence that a site or a development has been split, or density reduced, to bring the proposal below any relevant size/dwelling threshold, the requirements of this policy will be applied as if to the complete, un-divided site/development. Sites should be developed in line with a site wide infrastructure strategy.**
- 5. Development proposals that are unable to meet the policy and infrastructure requirements set out in the Local Plan, must be supported by viability evidence. This evidence must demonstrate why the departure is necessary to make the scheme viable. It must also establish the wider planning benefits of the scheme that outweigh the deficit in contributions. Costs associated with assessing the viability of a proposal shall be borne by the applicant. Any additional costs to the council associated with assessing the supporting information shall be borne by the applicant.**
- 6. If contributions are reduced below the requirements set out in policy, a clawback and review mechanism will be incorporated into a legal agreement. This will seek policy compliance on those contributions over the lifetime of the**

project, taking account of the development viability and what the scheme can viably mitigate in priority order.

Explanation

- 531) The NPPF sets out that a range of different types of infrastructure should be planned for. Priorities for infrastructure provision in different parts of the borough are likely to change over the lifetime of plan, reflecting changing circumstances. Planning conditions and obligations will be used to mitigate adverse impacts of development and to ensure timely and effective investment in infrastructure, facilities and services. Obligations will comply with the tests set out in the Community Infrastructure Levy Regulations 2010 or successor regulations. Where it is not possible or practical to provide infrastructure on site, or where a development is required to contribute towards strategic infrastructure, a financial or in-kind contribution will be sought towards provision. The council will work with its partners, funding bodies, infrastructure providers and developers to secure external public funding and deliver appropriate infrastructure where required, in line with national legislation and policy. The phasing and delivery of infrastructure will be agreed on a case-by-case basis.
- 532) It is recognised that there may be site-specific circumstances which mean that the cumulative impact of the contributions required through policy would compromise development viability. In these instances, planning applications will need to be supported by a viability assessment which must be well-evidenced and robust. It should set out and justify the selected methodology and assumptions. The assessment will need to have regard to relevant national planning policy guidance and other relevant endorsed guidance. There is a public interest in the outcomes of decisions that are informed by viability assessments; as such they should be prepared on the basis that they will be made publicly available. Any sensitive information should be highlighted to the council and an appropriate way to release this information will be agreed. Planning obligations will only be sought where they meet the planning tests in the NPPF of being necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development.
- 533) "The policies of this Local Plan have been subject to a viability appraisal to ensure that they will not have an unduly detrimental impact on the delivery of development. The council will prepare additional guidance on when developer contributions and community use agreements will be sought, and the mechanisms for securing these, including through the use of section 106 agreements. To ensure sites are developed comprehensively and deliver required infrastructure, any section 106 agreements will seek to include a clause to avoid the use of ransom strips between adjacent parcels or sites.
- 534) Applications must be supported by a strategy for foul and surface water drainage management and clean water supply. Proposals must minimise impacts on water resources and wastewater infrastructure. Split sites and custom build / self-build sites within larger sites should be built in line with a site wide foul, surface and

clean water strategy. Fragmented approaches to infrastructure will be discouraged.

INF 2: Digital and telecommunications infrastructure

- 1. The council will support proposals which enhance communication networks, and which future-proof development to accommodate ultrafast broadband infrastructure, or any other emerging equivalent or higher specification communication technology, for all future users where the requirements of point 3 of this policy are satisfied.**
- 2. Relevant major developments must be served by Full Fibre to the Premises (FTTP) technology, and include ducting capable of accommodating more than one digital infrastructure provider to enable future upgrades.**
- 3. Proposals for telecommunications development will:**
 - a. Minimise the impact of equipment on the visual amenity, character and appearance of the surrounding area;**
 - b. Have special regard to conservation areas and heritage assets including their setting, where sensitive siting and design are of increased importance;**
 - c. Minimise adverse impacts on nearby trees, woodland and hedgerows, both now and in the future;**
 - d. Respect views in relation to existing landmarks and distant vistas, and consider the skyline and any roofscapes visible from streets and spaces;**
 - e. Limit street clutter and not have a detrimental impact on movement or safety of footpath or highway users;**
 - f. Not blight sites of future strategic developments e.g. by being located on future potential site access points; and**
 - g. Be accompanied by detailed information which provides the technical justification for the proposed development, including the area of search, alternative sites assessments, details of any consultation**

undertaken, the proposed structure and measures to minimise its visual impact.

Explanation

- 535) As set out in the Radically Digital Stockport Strategy¹¹², the council seeks to actively promote the development of advanced communications and digital infrastructure, which provides improved telecommunications coverage and supports more inclusive access and connectivity for all across Stockport.
- 536) The NPPF sets out that a range of different types of infrastructure should be planned for, including sufficient provision of telecommunications infrastructure. Digital connectivity, which includes broadband and mobile phones, is increasingly considered to be the essential fourth “utility”. Stockport’s digital infrastructure must be able to support this growth, to make sure that everyone, wherever they live and however they connect, can make full use of digital services and benefit from participation in the digital economy, and not leave anyone behind or excluded. With increased on-line services and growth of home-based workers, the provision of FTTP to homes and businesses will become increasingly important to support more flexible working practices; as a consequence, it is expected that the pattern of commuter travel will change further.
- 537) The council will lead by example to deliver a ‘Smart town’ that is digitally connected for all, and will work with other public bodies and the telecommunications industry to maximise access to ultra-fast broadband, wireless hotspots and improved mobile signal reception across Stockport, particularly within the town centre. The council will work to assist communities and organisations to deliver investment plans and secure funding to address any digital connectivity infrastructure deficiencies or barriers. Developers and providers are encouraged to improve the level of connectivity in the borough to make Stockport a viable destination for commercial enterprises in the future. The council will generally be supportive of proposals that improve digital infrastructure and access to business services / managed workspaces in town centre locations that may come forward.
- 538) Mobile telecommunications providers (also known ‘electronic communications code operators’) have certain permitted development rights as set out in Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Telecommunications development therefore falls into three categories, those which:
- a) require planning permission;
 - b) require the prior approval of the council; and
 - c) are permitted development.

¹¹²See www.digitalstockport.info/radically-digital-stockport/

539) As more types of works become allowed under permitted development, it is important that these are undertaken in line with relevant notifications and codes of practice, to ensure high quality outcomes for the people of Stockport. The electronic communications code (“the code”) is set out in Schedule 2 to the Telecommunications Act 1984 as amended by Schedule 3 to the Communications Act 2003 (“the Act”). The code is designed to facilitate the installation and maintenance of electronic communications networks. There are three main resources that provide additional regulations, restrictions, and guidance for code operators, each of these should be adhered to within Stockport:

- The Electronic Communications Code (Conditions and Restrictions) Regulations 2003¹¹³
- The “Cabinet Siting and Pole Siting Code of Practice”¹¹⁴
- The “Code of practice for wireless network development in England”¹¹⁵

540) Applications for major developments submitted must demonstrate how they will contribute towards a radically digital Stockport¹¹⁶, providing optimal levels of digital connectivity available at the time as part of the scheme; this should be set out in a statement accompanying the proposal.

541) Where a planning application is submitted for telecommunications development, the possibility of sharing facilities, such as masts, cabinet boxes and satellite dishes, and erecting antennae on existing buildings or other structures should be fully explored through information supporting the planning application at the time of validation. Planning applications should also be accompanied by a signed declaration that the equipment and installation has been designed to be in full compliance with the requirements of the radio frequency public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP).

INF 3: Flood risk

1. **Major development will be required to take an integrated, nature-based approach to protect the quantity and quality of water bodies and managing flood risk, by:**
 - a. **Returning rivers and water courses to a more natural state, where practicable, in line with the North West River Basin Management Plan;**

¹¹³ See www.legislation.gov.uk/ukxi/2003/2553/made

¹¹⁴ See www.gov.uk/government/publications/cabinet-siting-and-pole-siting-code-of-practice-issue-2-2016

¹¹⁵ See www.gov.uk/government/publications/code-of-practice-for-wireless-network-development-in-england

¹¹⁶ See www.digitalstockport.info/

- b. Working with natural processes and adopting a natural flood management approach to slow the speed of water drainage and intercept water pollutants;**
 - c. Locating and designing development so as to minimise the impacts of current and future flood risk, including retrofitting or relocating existing developments, infrastructure and places to increase resilience to flooding ensuring they are safe for their lifetime;**
 - d. Managing surface water runoff through sustainable drainage systems (SuDS), prioritising nature-based and above-ground green solutions and ensuring management as close to source as possible; and**
 - e. Adopting a phased approach to major development. Where parts of such sites are at risk from flooding, flood storage measures must be in place before the site is developed and a detailed surface water strategy to avoid piecemeal infrastructure provision must be provided.**
- 2. Applicants must assess flood risk from their development proposals, using the most up to date Strategic Flood Risk Assessment (SFRA) and any other available evidence to minimise risks of flooding by steering development to areas with the lowest risk of flooding.**
- 3. A Flood Risk Assessment (FRA), considering all potential sources of flooding and proportionate to the scale and vulnerability of the development, must be provided for all proposed developments in Flood Zones 2 and 3. Flood Risk Assessments must be prepared in full accordance with the Environment Agency's standing advice¹¹⁷). Additionally, an FRA will be required for proposed developments in Flood Zone 1 that are:**
 - a. over 0.5 hectares;**
 - b. at risk from other sources of flooding (as identified in Environment Agency and/or in the SFRA or in updated information provided by a flood risk management agency); or**
 - c. likely to increase the risk of flooding elsewhere.**
- 4. All Flood Risk Assessments must incorporate climate change allowances in accordance with the latest Environment Agency guidance. Developments with a design life exceeding 100 years should apply the upper-end allowance to ensure long-term resilience.**

¹¹⁷ See www.gov.uk/guidance/flood-risk-assessment-for-planning-applications

5. The council will permit development including change of use, where the applicant can demonstrate that satisfactory and sustainable measures will be implemented to overcome the impacts from flooding, where it would:
 - a. be at risk from flooding;
 - b. increase the risk of flooding elsewhere;
 - c. hinder future access to watercourses for maintenance purposes;
 - d. cause loss of the natural floodplain;
 - e. affect the integrity of existing flood defences; or
 - f. increase surface water run-off.
6. Development within areas at risk from flooding must include measures to ensure it is resilient in the event of flood events. Such measures are essential so as to reduce the likelihood that properties will be inundated by water in the event of a flood event. The development should include places of safety and access and egress above designed flood levels. Planning permission will be refused if a development is not demonstrably safe, resilient to flood risk and drained sustainably.
7. Applicants should consult with the water and sewerage undertaker to confirm the extent and nature of flood risk from sewers and reservoirs.
8. Development adjacent to Main Rivers must provide an undeveloped buffer zone of at least 8 metres (preferably 10 metres) from the top of the riverbank to allow for maintenance access, ecological protection, and flood risk management.
9. Where development affects fluvial floodplain storage, proposals must demonstrate level-for-level, volume-for-volume compensation within the 1 in 100-year flood extent (plus climate change allowance). This compensation should be delivered within the locality of the development to ensure it supports the flood risk management needs of the area in question.
10. A flood risk monitoring framework may be required to demonstrate long-term management and maintenance of measures. For developments subject to FRA, there must be a commitment to ensure occupants to sign up to flood warning services from the EA. Planning permission will be refused if a development is not demonstrably safe, resilient to flood risk and drained sustainably.

Explanation

- 542) The Flood and Water Management Act (2010) assigns capabilities for managing local sources of flooding from surface water, groundwater and small (“ordinary”) watercourses to Lead Local Flood Authorities. Stockport Council is its own Lead

Local Flood Authority (LLFA) and therefore covers the whole borough. Flood risk from main rivers such as the Mersey, Goyt and Tame are still under the management of the Environment Agency (EA).

- 543) Stockport is situated in the middle and lower catchments of the Rivers Tame and Goyt, which converge into the upper catchment of the River Mersey at Stockport Town Centre. Areas to the south and west of the borough are within the Micker Brook catchment which joins the River Mersey at Cheadle. Stockport is at risk from a variety of sources of flooding which are known to interact with each other. The main sources of flood risk include surface water, groundwater and fluvial flooding, the effects of which are expected to increase as a result of climate change.
- 544) The canal network can also contribute to flood risk, however this risk is generally low because of their regulated, manmade nature. The main source of flooding from canals results from a breach of raised canal embankments or collapse of a canal reach above culverted sections of a watercourse. Provisions to protect the structural integrity of the canal network are set out at Policy ENV 10. Canals can also be an important resource to aid flood management and drainage.
- 545) Stockport is located within a complex hydrological network that extends into surrounding districts and beyond. This means that the district cannot be viewed in isolation, as rainfall and activities in one place can have significant impacts on the water environment in other locations.
- 546) Climate change is expected to significantly increase peak river flows and surface water run-off as a result of more intense rain events, potentially placing many more properties at risk in the future unless flood defences, drainage and run-off management are improved. A coordinated catchment wide approach to all types of flood risk will be required to address these challenges and minimise potential harm to people and property, including actions outside of Stockport.
- 547) The Integrated Water Management Plan (IWMP) for Greater Manchester is a collaborative strategy developed by the Greater Manchester Combined Authority (GMCA), United Utilities, and the Environment Agency to manage the region's water resources holistically. It aims to maximise multifunctional blue-green infrastructure, restore natural function and water landscapes, protecting and valuing biodiversity and the water environment. The IWMP recognises that rainwater should be managed as a resource to be valued for the benefit of people and the environment through retaining it within the environment as close as possible to where it lands. Policies throughout the Local Plan, especially in the natural environment and climate resilient chapters, as well as our specific flood risk and drainage policies align with the aims of the IWMP and help to deliver against them through the planning process.
- 548) Where required, a site-specific flood risk assessment should be carried out by (or on behalf of) a developer to assess all types of flood risk to and from a development site. This should be carried out at the earliest possible stage in any proposal and should establish:

- a) whether the proposed development is likely to be affected by current or future flooding from any source;
- b) whether it will increase flood risk elsewhere;
- c) whether the measures proposed to deal with these effects and risks are appropriate;
- d) the evidence to apply the sequential test in relation to flood risk management (as set out in the NPPF and Planning Practice Guidance); and
- e) whether the development will be safe and pass the exception test, if applicable (as set out in the NPPF and Planning Practice Guidance).

549) A critical part of any FRA is modelling, applying, understanding the estimated depth of water in a flood event on site. We will therefore require schemes to:

- Include modelled flood depths for the site in the design flood plus an appropriate allowance for climate change. For fluvial flood risk, this is currently set at 41% (peak river flow allowance) for all but essential infrastructure in the Upper Mersey Catchment. A similar process should be followed for pluvial flood risks following Environment Agency advice.
- Clearly show those design flood depths on plan by plotting and annotating submitted elevations and sections with blue line(s). These lines should be supplemented by different coloured lines showing the freeboard allowances advocated by the Environment Agency. Submitted elevations and sections must accurately show surveyed ground levels (AOD) to ensure modelled flood depths are accurate. Ground floor plans should have the internal finished floor levels marked in different points across the plan area, together with a clear evacuation route being shown.

550) Doing this will ensure that buildings are designed to adequately manage and mitigate residual risks that arise by incorporating suitable evacuation and flood resilience/resistance measures into the design of the development. This also assists the local planning authority with an assessment of the adequacy of those measures. Examples of mitigation/management measures include specifying flood resilient building materials, raising electrical sockets and switches above the design flood levels and ensuring evacuation openings are at an appropriate height (consultants to elaborate). Further advice for development in Flood Zone 2 is available from the Environment Agency.

551) The threshold for undertaking a Flood Risk Assessment is contained in the latest Strategic Flood Risk Assessment. Stockport is identified as a critical drainage area and therefore may have local thresholds for Flood Risk Assessments.

552) Applicants should refer to the Environment Agency's Standing Advice in relation to flood resilience, particularly for development located within the town centre.

INF 4: Drainage

- 1. Development proposals are expected to incorporate:**
 - a. an integrated approach to the management of flood risk;**
 - b. a strategy for surface water, groundwater and foul drainage;**
 - c. management and maintenance plans incorporating any on-site and adjacent watercourses where riparian rights exist;**
 - d. flood resilient design that assesses and responds to the existing hydrological characteristics of a site; and**
 - e. -surface water drainage (SuDS) strategies for both minor and major schemes regardless of flood risk designation.**
- 2. Drainage strategies for development must strictly adhere to the approach of the drainage hierarchy:**

Priority 1: Collect for non-potable use – rainwater harvesting (e.g. toilet flushing, irrigation).

Priority 2: Control at source:

 - i. infiltration, green roofs, run-off to grass or verge, water butts, and permeable layers.**
 - ii. on site SuDS treatment with other sustainable drainage system techniques – collection for infiltration and detention.**
 - iii. Local SuDS treatment with other sustainable drainage system techniques – collection away from site.**
 - iv. Regional SuDS treatment with other sustainable drainage system techniques – collection in wetlands and balancing ponds.**

Priority 3: Discharge to watercourses – including canals, streams, ditches or existing swales.

Priority 4: Discharge to surface water sewers.

Priority 5: Discharge to combined sewers.
- 3. Solutions at lower levels of the hierarchy must only be considered when higher level solutions are demonstrably not possible or suitable. Where more than one**

final destination is utilised, each final destination's ability to accept run-off shall be maximised in order of priority.

- 4. Surface water should be managed as close to its source as possible. Landscape features should be used to manage, store, and slow the flow of water.**
- 5. Any rates of discharge shall be restricted to the run-off set out in the National Standards for SuDS 2025 (or any replacement standards). Clear evidence of existing operational connections from the site with associated calculations on rates of discharge will be required to demonstrate reduction in discharge rates. Without evidence, discharge at greenfield run-off rate will be required.**
- 6. Development should not result in the loss of open watercourses including ponds; and culverts which should be opened. The culverting of existing open watercourses will not be permitted without evidence of an overriding need to do so.**
- 7. SuDS should be designed to avoid adverse impacts on water quality and any possibility of discharging hazardous substances to or below ground. They should be integrated with green infrastructure to provide climate resilience, biodiversity and amenity benefits.**
- 8. Long-term maintenance arrangements for SuDS must be secured through planning conditions or legal agreements to ensure functionality for the lifetime of the development.**

Explanation

553) Stockport is one of the highest flood risk regions in the North West of England from surface water and sewer flooding and as such the entirety of the borough has been assessed to be a Critical Drainage Area. Stockport lies in a relatively low-lying area in three main flat valleys that has many associated watercourses with flood risk. It is a heavily and densely populated area with a significant level of infrastructure. Watercourses have traditionally been culverted so that land can have an alternative use. This creep effect has continued to bury assets and restricted natural surface water run-off causing higher ground water problems.

554) National policy relating to flood risk is set out in the NPPF. It requires Local Planning Authorities to adopt proactive strategies to mitigate and adapt to climate change, taking full account of the long-term implications for flood risk and water supply etc. It also states that policies should support future resilience of communities and infrastructure to climate change.

555) Under the Flood and Water Management Act (2010) we became a Lead Local Flood Authority (LLFA). We are responsible for managing local flood risk from surface water, ground water and ordinary watercourses in Stockport. One of the duties placed upon us is to assist in the management of local flood risks. The LLFA is to 'develop, maintain, apply and monitor a Local Flood Risk Management

Strategy (LFRMS)'. The LFRMS is intended to demonstrate our understanding and role in managing the flood risk within the borough of Stockport and its role in working with other key stakeholders and the local community.

- 556) Application of the hierarchy for managing surface water will be a key requirement of all new development to reduce flood risk and the impact on the environment. Clear evidence must be submitted to demonstrate why alternative preferable site options in the surface water hierarchy are not available. Foul and surface water drainage must be considered early in the design process. Sustainable drainage must be integrated with the landscaped environment and designed in accordance with the four pillars of sustainable drainage (water quantity, water quality, amenity and biodiversity). It should identify SuDS opportunities, including retrofit SuDS opportunities, such as green roofs, permeable surfacing; soakaways, filter drainage, swales, bioretention tree pits, rain gardens, basins, ponds reedbeds and wetlands. Any drainage should be designed in accordance with 'Ciria C753 The SuDS Manual', sewerage sector guidance, or any subsequent replacement guidance.
- 557) There could be potential for surface water drainage to the canals, subject to separate agreement of the Canal and River Trust (on a case-by-case basis).
- 558) The hydrological assessment of the site must consider site topography, naturally occurring flow paths, ephemeral watercourses and any low-lying areas where water naturally accumulates. Applicants need to consider exceedance/overland flow paths from existing and proposed drainage features and confirm ground levels, finished floor levels and drainage details, which are critical to ensure proposals are resilient to flood risk and climate change. Holistic site-wide drainage strategies for foul and surface water should ensure a co-ordinated approach to drainage between phases. Applicants should demonstrate interconnecting phases within larger sites and updated between each phase. Liaison with infrastructure providers is necessary.
- 559) In relation to new development, it is up to the Local Planning Authority (LPA) to determine whether the flood warning and evacuation plans, or equivalent procedures, are sufficient or not. Developments that include areas that are designed to flood (e.g. ground floor car parking and amenity areas) or have a residual risk associated with them, will need to provide appropriate flood warning and instructions so users and residents are safe in a flood. This will include both physical warning signs and written flood warning and evacuation plans. Those using the new development should be made aware of any evacuation plans.
- 560) A drainage assessment at the outset can determine:
1. If the site can be adequately developed
 2. Land-take required for the proposed drainage
 3. The impact of the development on the downstream catchment
 4. Scope for future development
 5. Sensitivity of the area
 6. Appropriate drainage to give the best possible environmental protection

- 561) A comprehensive guidance note on what is required in a drainage strategy can be provided by the Lead Local Flood Authority (LLFA).
- 562) Development must be in compliance with the current Stockport Local Flood Risk Management Strategy (LFRMS) and contribute positively toward delivering its aims and objectives.
- 563) For sites in reservoir flood locations, applications may be required to undertake an assessment in accordance with advice in the national planning practice guidance, and the assessment should be agreed with the reservoir owner and operator. For sewers, the consultation must confirm if there are any sewer surcharge levels at the point of connection that could influence site design, whether there is an incident of sewer flooding at, or in the vicinity of, the proposed development site; and if sewer modelling data indicates that existing sewers that pass through or near to the site present a modelling risk of sewer flooding. Applicants must not assume that changes in levels or that changes to the public sewer (including diversion) will be acceptable as such proposals could increase/displace flood risk.
- 564) Through the implementation of the Flood and Water Management Act 2010 SuDS are intended to be mandatory for most development throughout England and Wales – see paragraph 7 of Schedule 3.
- 565) The NPPF emphasises that plans should manage flood risk to people and property by safeguarding land from development that is required or likely to be required for current or future flood management. In terms of ‘making effective use of land’, the NPPF states that planning policies and decisions should recognise that some undeveloped land can perform many functions, such as for ‘flood risk mitigation’.
- 566) In areas with a high percentage of impermeable surfaces, the rain that might have soaked into the soil disappears rapidly into gullies and drains so that a short sharp downpour can cause serious flooding problems. Car parks, roads and roofs all serve to speed up the rate of rainfall run-off and increase the risk of flash flooding. Sustainable Drainage Systems (SuDS) should therefore be designed to manage surface water drainage in and around properties and other developments so that it mimics natural (from undeveloped land) run-off rates and thereby slows down or holds back water run-off.
- 567) All SuDS must follow the SuDS hierarchy, prioritising infiltration where feasible before discharge to watercourses or sewers. SuDS should deliver multiple benefits, including water quality improvement, biodiversity enhancement, and amenity value. Properly designed, in addition to helping to avoid flooding, SuDS can help to improve water quality and also improve local amenity, environmental quality and biodiversity, remove pollutants from surface water run-off, form part of green infrastructure networks and reduce the heat island effect. The best SuDS can offer a wide range of solutions, amenity and habitats that are perfect for water management. A well designed SuDS system will often incorporate rain gardens, green roofs, temporary wetlands and a range of other landscape features.
- 568) SuDS design quality will be expected to conform with the National Standards for SuDS 2025. All changes to scheme designs made during the planning process or

during construction that affect drainage should be referred to the LLFA for comment.

- 569) Primarily the landowner is responsible to maintain all parts of SuDS in which they implement. This, however, can be negotiated and passed on to; a maintenance company, the occupier(s) of the development, Stockport Council or potentially United Utilities. In any event appropriately worded conditions will be applied to a scheme for the management of surface water runoff. Management schemes must be submitted to the LPA and approved in writing which identifies appropriate site drainage and flood risk management measures, including SUDS, in order to manage surface water runoff as close to its source as possible in line with the policy's drainage hierarchy.

[NOTE: Policy INF 5 from the Regulation 18 Plan has been deleted and combined into an updated version of INF 4 Drainage.]

INF 6: Fresh water and wastewater infrastructure

- 1. For sites comprising over 150 dwellings or over 1,000 square metres gross floorspace, or where the scheme is proposed to be brought forward in phases, applicants will be required to demonstrate that there will be adequate water supply and wastewater infrastructure in place to service the development, and any proposed future phases of development.**

Explanation

- 570) The NPPF indicates that plans should take a proactive approach to mitigating and adapting to climate change, including taking into account the long-term implications for flood risk and water supply. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts. The council will support proposals that are designed to improve the resilience or capacity of water supply and wastewater treatment capacity provided that it can be demonstrated that there will be no significant adverse environmental impacts, and any other adverse impacts (including those on amenity) are minimised and mitigated to an acceptable level. Development is encouraged to minimise water use as far as practicable, and reduce the pressure on the combined sewer network, by incorporating appropriate water efficiency and water recycling measures, including rainwater harvesting and grey water recycling. On large sites it is important to ensure that the foul and surface water drainage proposals are part of a wider, holistic strategy which coordinates the approach to drainage between phases, between developers, landowners and over a number of years of construction.

INF 7: Integrated transport network

1. In achieving an integrated transport network, development will be required to be located and designed in accordance with the following transport hierarchy (listed in order of priority), to maximise the use of sustainable modes while ensuring safe and appropriate access for emergency vehicles at all times, and taking full account of the needs of all users and the function of the street:
 - a. Pedestrians
 - b. Cyclists
 - c. Public transport users
 - d. Commercial deliveries and specialist service vehicles (such as waste collection and taxis/private hire vehicles)
 - e. Other motor traffic
2. Planning applications for development that would generate significant amounts of movement, or have specific transport implications, will be expected to be supported by a proportionate Transport Assessment or Transport Statement, together with an appropriate Travel Plan or Travel Plan Statement, having regard to the scale, nature and transport impacts of the proposal and the need to promote sustainable travel.
3. Development should be phased to ensure sustainable transport infrastructure is delivered in step with growth.
4. New development must support the delivery of a sustainable and integrated transport network, including green transport corridors and contribute to meeting the borough's strategic transport needs
5. New development must be in locations which are, or can be made accessible by walking, cycling and public transport.
6. Development will be required to mitigate impacts by contributing to new and improved transport infrastructure and related services.
7. Development must ensure that users have access to electric vehicle charging infrastructure and must respond to new technological zero carbon advancements.
8. Transport-related development must incorporate Sustainable Drainage Systems (SuDS) designed in accordance with the SuDS hierarchy, prioritising infiltration before discharge to watercourses or sewers. SuDS must deliver multiple benefits, including water quality improvement, biodiversity enhancement, and amenity value, and be supported by long-term maintenance arrangements.

- 9. Transport infrastructure should integrate green corridors and tree planting to support climate resilience, improve air quality, and enhance biodiversity.**
 - 10. Construction Environmental Management Plans will be required for street and transport-related development to prevent pollution during works, including sediment control and spill prevention measures.**
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Explanation

- 571) A good transport system is crucial for the social and economic vitality of Stockport. This will also make a significant contribution to our response and resilience to the climate emergency. We expect journeys to be made safely, healthily, efficiently and, with predictable journey times.
- 572) The Greater Manchester Transport Strategy 2040¹¹⁸ sets an overarching vision for half of all daily trips in Greater Manchester to be made by public transport, cycling, and walking by 2040. The latest data from the TRADS database indicates that 60% of all trips that start in the borough are made by car or van, 9% by public transport, and 31% by active travel (with sustainable travel rates being 3% lower than the Greater Manchester average).
- 573) High quality, sustainable and integrated transport is needed to reduce the dependency on private car use. This will also support and increase sustainable movement across the borough. There are major non-motorised routes that are a backbone of active travel and leisure journeys in the borough such as the Trans Pennine Trail, National Cycle Network and other routes along canals and rivers. Green infrastructure and corridors can also play a role in providing valuable ecosystem services that assist in the management of, and adaption to climate change, for example in terms of carbon storage, drainage and water conservation and cooling urban heat islands. Advances in technology are also offering new ways to consider transport. There has also been a growing increase in the use of electric vehicles along with other developing technology such as hydrogen. Further to this, the development of on-demand transport (e.g. car clubs, scooter and bicycle hire, smart technology/ apps, and automated vehicles) and personal mobility/micro-mobility vehicles (e.g. scooters and skateboards) are changing how people choose to move around.
- 574) To harness the increasing range of sustainable modes of transport, the council will support the development of mobility hubs borough-wide and may require their provision in larger developments. Mobility hubs can vary in size and function, however, their primary purpose is to allow for the co-location of shared and active travel modes. Hubs can provide access to a range of transport infrastructure for onward travel. This can include cycle parking or hire, public transport stops/stations, car club cars, and electric vehicle charging points. Hubs could also

¹¹⁸ See <https://tfgm.com/2040-transport-strategy>

include storage, changing rooms, access to mobility scooter hire or charging, and delivery pickup lockers/counters.

- 575) The ways in which highways and parking facilities are designed and used will need to be adaptable. Accompanying facilities, such as electric vehicle charging infrastructure and other technology, will need to be incorporated. Different needs must also be addressed through new development. This should include those experiencing disability, older people, and families with young children.
- 576) The Greater Manchester Transport Strategy outlines how significant investment in sustainable modes of transport will be essential. It is supported by the related Our Five Year Transport Delivery Plan¹¹⁹ and the Stockport District Local Implementation Plans. These plans set out the immediate and longer-term programme for transport interventions needed to support sustainable growth.
- 577) Central government funding and support from developers will be essential for the delivery of some of these transport interventions. It is anticipated that new developments will also help generate the demand for transport services that will make new investments viable.
- 578) To strengthen and maintain the integrated transport network, it is essential that new infrastructure manages transport related impacts from construction phase through to operation. Where additional transport infrastructure, facilities, or services are required to ensure development is accessible and to mitigate the impact of a development, developers will be required to provide or fund these. Examples of infrastructure, services, and initiatives could include:
- a) Improvements to walking and cycling networks, including along canals, river valleys and in green spaces;
 - b) Off-site parking for cycles, scooters and/or disabled badge holders;
 - c) Electric vehicle charging infrastructure;
 - d) New and improved public transport infrastructure;
 - e) Junction and other highway improvements;
 - f) New or improved bus services;
 - g) Demand responsive transport services;
 - h) Car club vehicles;
 - i) Park and ride schemes;
 - j) Parking restrictions, residents parking zones or other appropriate schemes;
 - k) Travel plan initiatives and monitoring; and
 - l) Cycle hire facilities or other micro mobility solutions.

¹¹⁹ See <https://tfgm.com/our-five-year-transport-delivery-plan>

INF 8: Sustainable streets

- 1. In order to maximise the sustainability of our streets, development must, where relevant to the type and scale of development and its potential traffic impact:**
 - a. create welcoming areas that offer shelter and shade and provide frequent opportunities for people to rest, linger, socialise and play;**
 - b. develop spaces that promote sustainable modes of transport through giving more space to these modes and minimising barriers to their movement;**
 - c. provide more economically vibrant spaces including supporting proposals for street cafes and similar facilities on the public highway;**
 - d. create more pleasant spaces and address biodiversity net gain requirements by embedding green infrastructure, including native tree planting;**
 - e. mitigate the impacts of air and noise pollution and carbon emissions from road transport;**
 - f. mitigate the negative effects of climate change on the streetscape through SuDs and the use of planting that can cope with predicted weather patterns;**
 - g. ensure that streets and road layouts are safe for all users and are designed to help people feel safe enough to choose walking, wheeling, cycling or public transport;**
 - h. deliver lower speed schemes including 20 mph zones, limits, and quiet lanes to encourage walking, wheeling and cycling and improve road safety;**
 - i. maximise the efficient movement of all street users while managing the movement of goods and services in a way that minimises disruption;**
 - j. harness new mobility technologies that will contribute to the sustainability of streets and provide a better experience for users;**
 - k. ensure that streets include transport infrastructure, including bus stops and cycle parking; and**
 - l. mitigate for unacceptable severing of the ecological network and/or nature network by providing wildlife crossing structures such as**

wildlife tunnels, bridges, fencing, modified culverts and species-rich verges.

Explanation

- 579) Streets will be designed and managed to make a significant positive contribution to the surrounding area. They will also support high levels of walking, wheeling and public transport use. Targeted improvements to the highway network will be supported through studies and scheme development. They will be expected to support the development of the borough and reduce congestion. They will also complement the aim of securing a significant increase in the proportion of journeys made by walking, cycling, and public transport.
- 580) Central to this is enabling people to switch more of the short journeys – that are currently made by car – to walking, wheeling or cycling. We recognise that we need a people-centred approach to the decisions we make about how streets are designed and managed. This will be essential for delivering a high quality of life, meeting our climate action objectives and supporting social inclusion.
- 581) We want to ensure that developments create welcoming and attractive environments that encourage walking and cycling. Streets for All¹²⁰ is Greater Manchester's integrated approach to making decisions about all streets in the city region. It provides specific guidance for new developments and seeks to balance the complex demands of everyone who uses, lives, and works alongside our streets. It is accompanied by the Streets for All Design Check. This is a tool to help designers ensure scheme designs support the delivery of the Streets for All Strategy. Developments will also be required to provide safe access that is available for all types of vehicles that need to visit or service the site. To do this we will have regard to the Streets for All approach, the Manual for Streets (1 and 2), and any locally adopted design guidance.

INF 9: Walking, wheeling and cycling

- 1. Development must include measures to make walking, wheeling and cycling genuine options for the majority of journeys. Proposals will be refused if they do not:**
 - a. provide direct, safe and legible connections to existing and proposed walking, wheeling and cycling networks through appropriate on-site provision and off-site improvements;**
 - b. integrate fully with surrounding neighbourhoods, facilities and public transport services and provide links to new and existing off-road**

¹²⁰ See <https://tfgm.com/strategy/streets-for-all>

routes such as canals, river valleys, former railway lines and green spaces;

- c. ensure that provided routes meet relevant design and safety standards and are convenient to users, including consideration of:**
 - i. directness;**
 - ii. width;**
 - iii. gradient;**
 - iv. surface treatment;**
 - v. lighting;**
 - vi. accessibility;**
 - vii. navigability and legibility; and**
 - viii. integration with the street, public transport network, blue and green infrastructure and the wider public realm.**
- d. meet access and mobility needs including, and not limited to: space for mobility scooters, prams and buggies, age-friendly seating (with backs / armrests to facilitate easy sitting, resting and rising), and infrastructure to support blind and partially sighted people.**

2. New developments shall provide an appropriate level of cycle, mobility scooter and scooter parking in line with the council's parking standards. Development proposals will be expected to:

- a. provide facilities that are fit for purpose, well lit, secure and well-located (where it is not physically possible to provide suitable cycle parking within developments, the council will work with the developer to identify an appropriate alternative location for the required provision);**
- b. accommodate non-standard cycles, such as tandems, cargo bikes and tricycles;**
- c. ensure that the design of cycle parking accords with local and national design standards including Local Transport Note 1/20 and related guidance of successor documents;**
- d. provide associated facilities (e.g. showers, changing and drying facilities, lockers and e-bike charging facilities) are provided which must be fit for purpose, secure and well-located. Retrofitting cycle**

parking, showers/clothes drying and storage hubs in developments will be supported; and

- e. in the case of new residential development provide weatherproof and secure, dedicated cycle storage equivalent in the number of spaces to the anticipated population of the development.**

Explanation

- 582) There is great potential for increasing cycling, wheeling¹²¹ and walking in the borough. This will be fundamental in achieving Stockport's and Greater Manchester city region's overall transport vision.
- 583) The Stockport Walking and Cycling Plan¹²² and Stockport Active Communities Strategy¹²³, outline the benefits of walking and cycling. This includes increasing physical exercise and improving health and wellbeing. Increased walking and cycling can also support social inclusion and independence.
- 584) If walking, wheeling and cycling are to become the natural choice for shorter journeys, then a dramatic improvement in the quality and extent of our walking and cycling infrastructure will be required.
- 585) Central to this will be the delivery of the Greater Manchester Cycling and Walking Infrastructure Proposal (Bee Network) including the Stockport Walking and Cycling Plan. This is a vision for Greater Manchester to become the first city-region in the UK to have a fully joined up walking and cycling network. Future strategies and plans will also be kept under review. The Council recognises the important role that canals, river valleys and green spaces can play in providing opportunities for high-quality, off-road walking, wheeling and cycling routes.
- 586) New and improved walking and cycling routes will be needed. These routes should address any existing barriers to walking and cycling. High-quality walking and cycling infrastructure will also be vital in increasing the use of public transport. Therefore, routes will need to be integrated with the public transport network. Walking and cycling provision will need to meet the most up-to-date guidance to provide high-quality facilities for all.
- 587) Infrastructure must also account for adapted and non-standard cycles, such as tricycles, cargo bikes, and tandems. It will also be expected to be suitable for people using mobility aids and those with prams and pushchairs. Facilities must also provide infrastructure for micro-mobility vehicles, such as e-bikes and electric scooters.
- 588) The level of standard and non-standard cycle parking provided must be in line with the council's most recently adopted parking standards. Developers must

¹²¹ 'Wheeling' is the action of moving as a pedestrian using any kind of wheeled mobility aid, including wheelchairs, mobility scooters, walking frames, prams or buggies.

¹²² See www.stockport.gov.uk/our-plan-for-walking-and-cycling-in-stockport-2019-2029

¹²³ See www.stockport.gov.uk/showcase/stockport-moving-together

demonstrate that the level of parking will be appropriate and meet expected demand. This should have regard to factors such as the site's accessibility and Travel Plan targets. The council may make specific requirements for area-based development, such as the Town Centre West.

INF 10: Public transport

- 1. An increase in the use of public transport is vital in delivering a significant reduction in the carbon impact of travel. To support the delivery of an integrated public transport system, development proposals will, to an extent that is commensurate with the type, scale, location and transport impact of the development, be required to:**
 - a. provide high quality, accessible, walking and cycling links for access from proposed developments to public transport services;**
 - b. procure or subsidise new or amended public transport services and/or demand responsive services, where there would otherwise be inadequate public transport access, for an agreed period of time, after the development is occupied or until those services become self-sustaining;**
 - c. provide and/or improve bus routes and stops within or in the proximity of the development;**
 - d. be designed to support the effective operation of public transport to, from and within developments with access to good quality public transport service provision throughout the weekdays and at weekends i.e. an ambition for a 24-7 service provision;**
 - e. incorporate high quality public transport facilities from the start of design, to encourage public transport use including appropriate seating (including age-friendly seating), shelters, information and step free access;**
 - f. take into account the impact of proposals on existing public transport systems and include proposals to provide additional capacity to support increased future demand on those systems;**
 - g. support strategic public transport needs by providing or improving modal interchanges, such as park and ride facilities;**
 - h. provide improvements to the existing local highway infrastructure to accommodate and, where necessary, mitigate impacts of increased public transport provision;**

- i. **provide travel plans for the development which encourage the use of public transport supported by schemes to encourage this use;**
- j. **provide improved access to rapid transit routes including first/last mile solutions such as public bike or scooter hire and car club facilities, and**
- k. **provide additional and improved cycle parking and related facilities at public transport stations and interchanges.**

Explanation

- 589) The Greater Manchester Combined Authority have set out an ambitious programme of investment to improve and extend the reach of public transport. This is set out in the conurbation-wide Greater Manchester Transport Strategy 2040¹²⁴ and the related Our Five-Year Delivery Plan¹²⁵. This is supported by Stockport District Local Implementation Plans.
- 590) An increase in the use of public transport is vital in delivering a significant reduction in the carbon impact of travel. 1 in 5 households in Stockport do not own a car (Census data). Therefore, public transport provides an essential service for many residents to access jobs, schools, and other community facilities.
- 591) One of the main factors supporting growth in public transport services and usage is population density. The more people that live in an area the greater the potential for more frequent, affordable, and accessible public transport. Therefore, this Plan encourages regeneration and development that have the potential to increase the attraction, availability, and viability of public transport.
- 592) In order to facilitate a shift to public transport, it is important that the needs of older, younger and less mobile people are considered. This should be for both designing public transport infrastructure as well as routes to these facilities.
- 593) It will be vital to deliver and sustain a comprehensive and integrated public transport network. This network should enable people to change between different services and make a much wider range of trips than just those to and from Manchester City Centre. The public transport network also plays a vital role in tackling congestion and providing access to work, leisure, and other destinations. Public transport services should also support new demand responsive technologies and applications. These technologies allow for flexible transport which adapts to the demands of the user groups.
- 594) There is an ongoing programme of activity to secure Stockport as the Southern Gateway Hub for Greater Manchester. Through this, the council is committed to delivering Metrolink to the borough. This includes the 'Next Stop Stockport' programme to bring Metrolink to the town centre. It also includes modernising

¹²⁴ See <https://tfgm.com/2040-transport-strategy>

¹²⁵ See <https://tfgm.com/our-five-year-transport-delivery-plan>

Stockport Railway Station to improve customer experience and increase capacity capabilities.

- 595) Greater Manchester has a bus network delivered by a franchising model. Developers will be expected to take advantage of the potential timetable integration, trip interchange, and enhanced service patterns this will enable.
- 596) The complexity of the public transport network, coupled with the scale of investment needed and transition to bus franchising, means that work on delivering public transport that helps to deliver sustainable transport growth will be identified in the Infrastructure Delivery Plan, requiring new routes and services as part of the overall network, together with contributions to mitigate impacts of development in public transport terms set out in section 106 agreements and section 278 agreements.

INF 11: Freight and logistics

- 1. The council will support more efficient and sustainable movement of freight, including by:**
 - a. approving, subject to all other relevant local plan policies, the provision of area and local consolidated distribution centres and encouraging shared facilities to allow for consolidated deliveries and dispatches;**
 - b. promoting freight solutions that include zero and low-emission motor vehicles, cargo and e-cargo bikes as well as hubs, charging facilities and operations that support their use;**
 - c. protecting and improving existing rail-served sites and associated infrastructure and encouraging the delivery of new freight sites;**
 - d. requiring that new development makes appropriate provision for the movement and parking of freight vehicles (including charging facilities) wherever that development is likely to result in an increase in the number of freight movements. This should include overnight parking and rest areas, with appropriate facilities, where there is likely to be demand and where it can be accommodated without detriment to the amenity of residential dwellings or other sensitive uses, and where it can be accommodated without detriment to the operation of existing land uses within the local area; and**

- e. **ensuring that new development makes appropriate provision for deliveries, including cargo bike deliveries and servicing vehicles in terms of road layout, road safety, traffic congestion and environmental impacts.**
- 2. Proposals that include freight or logistics operations, or which are likely to generate increased freight/logistics traffic, will be required to:**
- a. **provide sustainable logistics plans and utilise sustainable modes of transport;**
 - b. **demonstrate that the site is close to the Strategic Road Network and/or rail freight opportunities, in the case of proposals likely to cause significant freight movements;**
 - c. **ensure that any increased risk to walking, wheeling and/or cycling road users arising from freight is mitigated by cycling/walking infrastructure and by council monitored travel plans (including cycle awareness training for drivers);**
 - d. **ensure that improvements are made to local walking and cycling infrastructure;**
 - e. **ensure that they do not cause impacts to residential amenity on approach routes to the proposed development; and**
 - f. **ensure that the layout of developments and facilities are provided within developments to cater for smaller scale deliveries (e.g. food and parcel deliveries).**

Explanation

597) Freight is essential for both our economy and productivity. It supports a broad range of sectors, including manufacturing, retail, and waste management. It is also an important sector in its own right. However, many logistics sites in the borough will be reliant on road-based freight, taking advantage of the strategic location within the national motorway network. This freight makes a large contribution to carbon emissions in the borough.

598) Logistics is also becoming even more important to everyday life. There has been an increase in demand due to high levels of internet shopping and demands for same-day or next-day deliveries. The growth in online retailing and 'just in time' approaches to manufacturing and other businesses is increasing the number of smaller scale deliveries. This is contributing to congestion and pollution, particularly in urban areas. The increase in fast food takeaways, restaurants, and other establishments that offer a delivery service is also adding to this pressure.

599) Higher population and employment densities in locations such as the town centre will exacerbate these pressures. It will therefore be important to manage such

deliveries in a way that minimises their adverse impacts. Solutions could include consolidated distribution centres and avoiding the need for repeat delivery attempts. The use of low- and zero-emission vehicles including electric vehicles, cargo bikes, and E-cargo bikes, will also be encouraged. Appropriate facilities also need to be provided to allow such deliveries to be made. This should include providing parking facilities for delivery vehicles and bikes (including cargo bikes) and the provision of storage lockers.

- 600) We recognise that road haulage is likely to remain the predominant mode for the movement of freight. However, planning applications will be expected to show that more sustainable non road-based options have been fully considered. Where road traffic is unavoidable, the use of residential and minor roads will be strongly resisted. It will not be desirable to allow proposals that could exacerbate any existing transport impacts or create unacceptable new impacts.
- 601) Where a high usage of bikes, cargo bikes and e-cargo bikes are likely to occur improvements to the wider cycling network may also be required to support this and mitigate conflict with other users of the cycling and walking facilities in the area.

INF 12: Public rights of way and strategic recreation routes

- 1. The council will safeguard and enhance the network of strategic recreation routes shown on the Policies Map. Development which would conflict with the strategic recreation value of these routes will not be permitted.**
- 2. Development will not be permitted where any route through it, whether definitive or established informal, will be lost, unless it is replaced by an alternative route. Alternative routes must be no less convenient (in terms of the destinations it serves, the distance that it covers and the quality of its surface), no less attractive (in terms of its outlook, the quality of its surface, maintenance, lighting and directness) and of equal or improved legal status.**
- 3. New rights of way must connect to the existing public rights of way network within development sites on key desire lines, through landscaped corridors/areas of open space. Routes must be safe, attractive and fit for purpose for both active travel and recreation.**

4. Where existing routes within or serving a development site are sub-standard, improvements must be carried out as part of development.

Explanation

602) The Stockport Rights of Way Improvement Plan¹²⁶ sets out the council's vision for the network. It is intended that the network will facilitate both recreational and utility travel for a range of users, including pedestrians, wheelers, cyclists and equestrians, both from within the borough and those passing through it. The council recognises the potential of its urban and rural rights of way for safer sustainable travel routes. The improvement and development of these routes are also seen as an important method of reducing congestion and pollution on Stockport's road network. A high quality network will also support the health and wellbeing of Stockport residents and give them greater access to the natural environment, linking with the wider green infrastructure network. This is complemented by the Greater Manchester Local Nature Recovery Strategy which can help deliver more pleasant spaces, address biodiversity net gain as well as support habitat connectivity as part of improving rights of way. The delivery of the network must consider the specific needs of the primary users of the route in its design.

603) Wherever possible Rights of Way should remain on their original route. Where this is not possible the route may be diverted. The closure of routes will only be accepted where a robust justification is provided to show that a diversion is not feasible. Additionally, the council will seek to take advantage of other opportunities that may arise to make additions to the network. Such opportunities may arise, for example, as a result of developer proposals, through the use of management agreements, or in response to suggestions by local communities. In such cases, the potential for any development of the network to be multi-purpose will be considered. There will be a particular emphasis on links between urban residential areas and the countryside. There will be a particular focus in the river valleys, links between countryside attractions, and between recognised trails. This will include the following strategic recreation routes:

- a) Trans-Pennine Trail
- b) Fred Perry Way
- c) Alan Newton Way
- d) Goyt Way and Etherow/Goyt Valley Way/Midshires Way
- e) Ladybrook Valley Way
- f) Middlewood Way
- g) Macclesfield Canal and Peak Forest Canal towpaths (forming part of the Cheshire Ring)
- h) Cown Edge Way
- i) The Halls Route

604) There are areas throughout the borough that have the potential for new recreation routes (such as disused railway lines). New routes will be expected to protect

¹²⁶ See www.stockport.gov.uk/rights-of-way-improvement-plan

sensitive habitats. They should also ensure that the interests of existing residents and occupiers of land are not prejudiced by excessive numbers of visitors, trespass, or vandalism. New or improved routes will also be expected to provide wayfinding signage.

- 605) The fact that a route is not included on the definitive Public Rights of Way map does not mean that it is not a Public Right of Way. Where there is uncertainty, developers will be required to provide evidence that no Public Right of Way exists. Where such evidence cannot be provided then they will be required to dedicate a Public Right of Way that is no less convenient or attractive to users than the existing route.

INF 13: The highway network

- 1. To ensure safe and efficient movement on the highway network, planning permission will only be granted for new development where it is demonstrated that:**
 - a. connectivity to the existing highway network will be safe and to an appropriate standard for the nature and level of traffic forecast to use it;**
 - b. where existing infrastructure is affected, replacement routes and infrastructure must be, at least, of equal status and comply with the council's design standards;**
 - c. the impacts of development on the transport network, in terms of safety, capacity, delays and congestion are adequately mitigated;**
 - d. the safety of all road users, and particularly those who choose to walk, wheel or cycle and those who are older, disabled or have an impairment, would be ensured;**
 - e. access via Public Rights of Way or Quiet Lanes will not result in a significant increase in vehicle movements or a conflict between different users of these routes or lanes and, when permitted, ensuring that the impact is adequately mitigated;**
 - f. any impacts on Quiet or Residential Streets does not alter their characteristics as a suitable street for non-motorised users; and**
 - g. where appropriate, proportionate Demolition and Construction Management Plans are provided, agreed and adhered to.**

2. **Planning applications for development that will incorporate a new highway or highways, or include proposals to alter an existing highway (e.g. the construction of a new junction or servicing layby or amendment of an existing junction) must be accompanied by a Stage 1 Road Safety Audit and Designer's Response to the Audit.**

Explanation

- 606) To ensure the safety of all users of the network, it is paramount that new developments do not adversely affect highway safety. Development that will have an adverse impact on the safety and/or capacity of the highway network, will only be permitted if mitigation measures are provided to sufficiently address impacts. Although the focus is on increasing walking, wheeling, cycling and public transport, the council recognises that there is a need to accommodate other forms of transport. It is acknowledged that there will remain demand for private vehicle use associated with most new development, especially in suburban, edge of town and similar locations. This demand must be properly assessed as part of planning application submissions. This should include their impact in terms of road safety, capacity, delays and congestion. Impacts will be expected to be fully mitigated without detriment to sustainable modes.
- 607) Detailed guidance on safety and capacity issues is set out by the Department for Transport. Guidance at the local level is set out in the council's Transport and Highways in Residential Areas SPD or any alternative guidance which may replace this document in the future.
- 608) Where a proposal could result in an increase in vehicle movements on the local highway network or could have significant or specific transport implications, planning applications should be accompanied by a Transport Assessment/Transport Statement and Travel Plan. These should assess the transport requirements and the impact of a development. Their form will be dependent on the scale and nature of the development and its location. The form and content of the Assessment / Statement must be agreed with the council prior to its production and take into account local and national guidance. Where there is a need to actively encourage/manage sustainable travel for a development, for example, for a larger development, a Travel Plan should be produced and implemented. The council will require management plans to mitigate construction logistics and environmental impacts.
- 609) Where there are major development proposals close to the council's boundary, we will ensure that the cross-border impacts are considered as part of the Transport Assessment. We will also liaise with the neighbouring transport authority and National Highways, as required.
- 610) For any new development, it is important to encourage sustainable travel options from day one of occupation before travel habits become established. Travel Plans can be origin-based (Residential Travel Plans) or destination-based (Workplace / Business/ School Travel Plans).

611) Flexible on-demand and shared services such as car clubs (including van provision), cargo bike and cycle hire, Local Link, and taxis, will have an important role to play in filling the gaps in public transport routes and services. Therefore, it will be important to design new developments to accommodate such measures.

INF 14: Access and servicing

- 1. Development and transport infrastructure schemes must provide safe and suitable access for all users by:**
 - a. providing access road, access drives, streets, paths and internal layouts that are designed in accordance with local and national design standards and guidance;**
 - b. ensuring that site accesses and junctions can operate safely, have suitable facilities for pedestrians, wheelers and cyclists and have adequate capacity for anticipated demand;**
 - c. ensuring that appropriate provision is made for deliveries, emergency services (including emergency vehicle access routes if required) and servicing developments (including requiring Servicing Management Plans for appropriate developments);**
 - d. integrating designated pick-up/drop-off points for taxis and other demand responsive transport services are provided, where appropriate, to meet the expected demand of developments and taking into account the potential increase in demand if car ownership falls; and**
 - e. managing the efficient and safe movement of vehicles by providing suitable turning and manoeuvring facilities.**

Explanation

612) To ensure the safety of all road users, it is essential that development in the borough can be suitably accessed. The internal layouts of a development should have a design which fits around the desired form of the overall layout and is not dominated by roads. They should also be safe and attractive for use by pedestrians, wheelers and cyclists.

613) It is also important that development proposals consider the servicing needs of the new development and applicants will be expected to provide details relating to the routes and facilities for service vehicles. Growth in online retailing has increased the number of small-scale deliveries in the borough, by a range of modes,

including cycling. It is important that developments are able to allow the efficient movement of these vehicles.

- 614) In recent years, there has been significant growth of online taxi companies and car clubs, which provide an alternative to private car usage and public transport. Therefore, facilities for these modes of transport should also be fully considered within developments.

INF 15: Vehicle parking and infrastructure

1. New developments shall provide an appropriate level of parking in line with the council's parking standards. Developments proposals will be expected to:
 - a. accommodate parking for a range of vehicle users, including occupiers and staff, visitors, disabled badge holders, powered two wheelers, cycles, scooters, dropping off and picking up, buses and coaches, goods and service vehicles, and car club vehicles;
 - b. accord with local and national design standards for parking and ensure that parking provision is well-integrated, safe, over-looked but unobtrusive, and contributes positively to the streetscene;
 - c. ensure that parking provision is flexible and can be adapted over time to reflect demand;
 - d. ensure that, variable message signs that display information of car parking availability are provided for public car parks, for developments that have customer/visitor car parks or for developments where customers/visitors will make use of public car parks;
 - e. physically or by means of legally enforceable waiting restrictions prevent the parking of vehicles on footways and cycle tracks;
 - f. require, provision to be made for occupiers or staff to have access to car club vehicles or pool cars/cycles. Where possible, car club vehicles and pool cars must be zero emission vehicles.
 - g. demonstrate, where on-street parking is proposed or is likely to occur as a result of a development, that it would not adversely affect highway safety, access, the capacity of the local highway network or local residential amenity; and
 - h. demonstrate that there would be no unmitigable detrimental impacts arising from the loss of parking facilities that result from development

proposals (notably in terms of its impact on on-street and off-street parking).

- 2. To promote the use of electric vehicle charging infrastructure and other zero emissions vehicle facilities the council will:**
- a. require all development that has on-site parking (and new and redeveloped fuel stations) to have electric vehicle charging points (including disabled access accessible charge points) which will meet expected demand and for infrastructure (e.g. electricity sub-stations, ducting and cable routes) to be installed to allow additional charging points to be provided in the future as demand increases;**
 - b. require developments without on-site parking to fund the provision of public charging facilities to meet expected demand and/or fund the provision of car club vehicles; and**
 - c. ensure that new developments are responsive to advancements in zero emissions vehicle technology and provide suitable and flexible infrastructure as demand grows.**

Explanation

615) The level of parking to be provided must be in line with the council's parking standards and developers must demonstrate that the level of parking will be appropriate. Developers must have regard to factors such as the site's accessibility, car ownership levels, the scale and type of the development, the availability of car club vehicles and the need to ensure spaces for charging electric vehicles. The council will set out new parking standards in separate guidance. This will include making sure there is adequate parking provision for disabled car drivers and passengers. Until such time as this is adopted, existing parking guidance will continue to apply to proposals. The council may make specific requirements for area-based development, such as Town Centre West.

616) Developers will need to demonstrate that developments will not result in on-street vehicle parking taking place that could adversely affect highway safety, access, the capacity of the local highway network or local residential amenity. Advice on how to review on-street parking is currently contained in the council's guidance document Parking Surveys for New Development. This may be included in updated guidance or an alternative planning document in the future. Where development proposals will result in the need to manage car parking on streets in the vicinity of a development site, developers will be required to fund, via the payment of a commuted sum, parking restrictions, a Controlled Parking Zone or a Resident Parking Scheme (or other relevant schemes), including the associated Traffic Regulation Order. Future permit costs will be agreed for a number of years. Physical measures may also be required to prevent parking on footways on streets within and around development.

- 617) For developments that have no on-site parking, the council will work with stakeholders to identify potential alternatives for meeting critical needs such as provision for disabled badge holders. This could include: contribution to a multimodal hub with disabled parking provision, an appropriate council owned car park or on-street location for the required provision for disabled badge holders. This may require the conversion of standard parking spaces to parking spaces for disabled badge holders. In such cases, a commuted sum will be payable to secure provision and compensate for loss of parking income.
- 618) The number of charging points to be provided and the technical requirements must be in line with the council's guidance 'Electric Vehicle Charging Guidance for Developers on the Requirements for Electric Vehicle Charging for New Development' or any updated guidance or alternative planning document which may replace this in the future.

INF 16: Safeguarding future transport infrastructure and routes

- 1. A transport plan is being developed for Stockport. This will identify key transport routes and schemes to support current and future development. The council will not permit development on land that would prevent delivery of those routes and schemes.**
- 2. During the lifespan of this plan other schemes may be identified including Metrolink, tram-train and bus rapid transit. If other schemes are identified and have received approval by the council, the land required to ensure the delivery of these schemes will also be kept safeguarded.**
- 3. Development resulting in the loss of existing sustainable transport infrastructure or harm to its operational integrity is not acceptable. In such circumstances planning permission will only be granted where provision of replacement infrastructure of equal or enhanced quality is made.**
- 4. Disused and underutilised fixed rail routes/alignments, and existing and new canal and riverside paths will be protected to create opportunities for active travel schemes. Future use of such routes/alignments for public transport infrastructure will also be acceptable so long as any existing active travel use is protected in accordance with clause 3 of this policy.**
- 5. Development must be designed to enable adjacent transport infrastructure to maintain existing and future transport operations, and for this infrastructure to**

be upgraded, as required, to improve access, highway safety and mitigate the impact of the development.

Explanation

- 619) The proposed levels of housing and employment growth across Stockport will result in an increasing number of trips being made by all transport modes to, from, and within the borough. In order to facilitate a significantly higher proportion of journeys to be made by sustainable modes of transport, new and existing sustainable transport infrastructure will be protected from future development. This includes infrastructure associated with walking, cycling, other physical modes of travel, micro-mobility and public transport.
- 620) Disused rail alignments represent an important strategic asset for the borough and offer potential opportunities for the delivery of new fixed-track links and/or pedestrian and cycle routes. Alongside other existing active travel corridors, these assets can contribute to the wider walking and cycling network. While this policy does not prevent development adjacent to such infrastructure, it seeks to ensure that new development does not compromise the continuity, functionality or efficiency of these routes. It is also important that development does not inhibit the potential for existing transport infrastructure to be upgraded. This could, for example, include setting new development back from the site boundary to enable the widening and improvement of an existing transport route, such as widening an existing narrow footway or providing segregated walking and cycling facilities
- 621) The development of new transport infrastructure will require land. It is the role of the Local Plan to ensure that the land the council is likely to require to enhance our transport network is safeguarded and protected from development until suitable transport improvements can be delivered in an appropriate and timely manner.
- 622) The Stockport District Local Implementation Plan sets out how the council will work towards our priorities including economic growth, improving the environment, and social inclusion by building on Stockport's planned and current transport projects, many of which are set out in the Greater Manchester Transport Strategy (GMTS) 2040 5-Year Delivery Plan (2021-2026) or future updates of this document.

INF 17: Metrolink

- 1. Where statutory processes identify land as being required to enable the development of Metrolink infrastructure within Stockport, no other development of that land will be permitted unless it is demonstrated that it would not cause any impediment (physical, financial or other) to the delivery of Metrolink.**

- 2. Where the construction of Metrolink infrastructure is permitted through statutory processes the council will seek to ensure that there is:**
- a. a requirement for the submission and approval of a design code (or similar) establishing guiding principles and rules for the development, ensuring a high-quality built environment that integrates well with its surroundings;**
 - b. a requirement for the submission and approval of assessment information relating to the environmental impacts of the infrastructure both in construction and operation. This should include the identification of mitigation measures and a scheme of monitoring as appropriate. It should cover potential impacts including but not limited to noise, vibration, dust and light pollution; and**
 - c. a requirement for the submission and approval of a scheme or schemes detailing how land required during but not after construction of the infrastructure will be restored.**
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Explanation

- 623) Greater Manchester Transport Strategy 2040 sets out, in policy 29, an intention to expand the coverage and capacity of the city-region's rapid transit network including Metrolink. This will deliver improved connectivity to employment and other opportunities within the city-region.
- 624) In June 2025 the Government announced that funding would be made available for investment in regional transport infrastructure, including delivery of Metrolink to Stockport.
- 625) There are a variety of possible statutory processes through which the necessary powers to construct Metrolink might be brought about. It is the council's desire to ensure that, whatever the process, this is enabled as swiftly as possible whilst ensuring the best possible outcomes in terms of the short, medium and long-term economic, social and environmental benefits that Metrolink will bring to Stockport.

5. Monitoring



- 626) The council is expected to assess the extent to which the policies in this local plan are being achieved. It does this through an annually published Authority's Monitoring Report (AMR). The AMR details information currently required by section 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012. The council's most recently published AMR can be viewed at www.stockport.gov.uk/authoritys-monitoring-report-amr.

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STOCKPORT
METROPOLITAN BOROUGH COUNCIL