

# A PLAN FOR STOCKPORT,

*by Stockport*

**ONE STOCKPORT LOCAL PLAN  
2021 TO 2038**



**STOCKPORT**  
METROPOLITAN BOROUGH COUNCIL

**ONESTOCKPORT**

# THE RIGHT PLAN FOR STOCKPORT, BY STOCKPORT

**Stockport’s withdrawal from the Greater Manchester Spatial Framework and the coming together of all our communities to respond to the Covid-19 crisis and to agree a set of shared priorities for our future, has provided a once in a generation opportunity for Stockport to develop its own Local Plan. Our new Local Plan will be the right plan for Stockport, by Stockport.**

The One Stockport Borough Plan was developed during a unique and pivotal period in history. We are in a ‘decisive decade’ for climate change and ecology, continue to face a global pandemic and are experiencing fundamental shifts in how digital technologies affect how people socialise, work and live – much of which has been supercharged over the past year.

Fully aligning to the new way ahead articulated in the One Stockport Borough Plan, this Local Plan is the new land use plan needed to deliver this vision for Stockport. It will play a vital role in ensuring that we have the right homes, the right infrastructure, and the right facilities to enable the whole of Stockport to thrive, alongside the mechanisms needed to protect the environment and places which make Stockport unique.

**Jargon Buster – Borough Plan**  
 The Borough Plan is a shared plan shaped by the people of Stockport and developed in partnership with organisations across the borough. It sets out a vision for Stockport for 2030 and is designed to offer an ambitious strategy to improve the lives of everyone who lives, or spends time, in Stockport.  
 To find out more, visit [www.onestockport.co.uk](http://www.onestockport.co.uk)

**ONE HEART  
 ONE HOME  
 ONE FUTURE**

**Under the One Heart, One Home, One Future framework, the Borough Plan clearly sets out a collective vision for Stockport in which:**

- The people of Stockport and the communities in which they live are at the heart of Stockport
- Stockport is a great place to live, where no one is left behind
- Stockport is growing, creating, and delivering a thriving future

The Plan will recognise what is truly important to the communities of Stockport. It will celebrate our connectivity, our vast and varied heritage, our people and our unique places. It will identify opportunities for delivering inclusive wealth across the Borough, and investment in infrastructure and community facilities for all residents, current and future.

The plan will enable the successful delivery of thriving places with affordable, zero carbon housing and a dynamic economy. It will celebrate our heritage, protect the environment and support social and community infrastructure – thereby maintaining Stockport as a place where people wish to live, work and play. It will be an all-age plan, with the health and well-being of our residents at its core.



# THE PLAN WILL RECOGNISE WHAT IS TRULY IMPORTANT TO THE COMMUNITIES OF STOCKPORT.



# ONE HEART, ONE HOME, ONE FUTURE

The Local Plan is a tangible step in delivering the vision for Stockport. It will draw across all elements of One Heart, One Home and One Future, to ensure that Stockport has the right land, the right homes and the right infrastructure in the right places, for current and future generations.

## ONE HEART



**At the heart of Stockport are its people and the communities in which they live.**

- 1 A caring and growing Stockport**  
Stockport is a great place to grow 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.**

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

## ONE FUTURE



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

- 1 An enterprising and thriving Stockport**  
A thriving economy which works for everyone
- 2 A skilled and confident Stockport**  
Everyone has the opportunities and skills to successfully achieve their ambitions
- 3 A radically digital Stockport**  
A digitally inclusive and dynamic borough

# SECURING STOCKPORT'S FUTURE

**Informed by a comprehensive, proportionate and up-to-date evidence base, the Local Plan will respond to the key challenges facing the Borough over the next 15 years, including the need to address the impacts of the Covid-19 crisis and the climate emergency.**

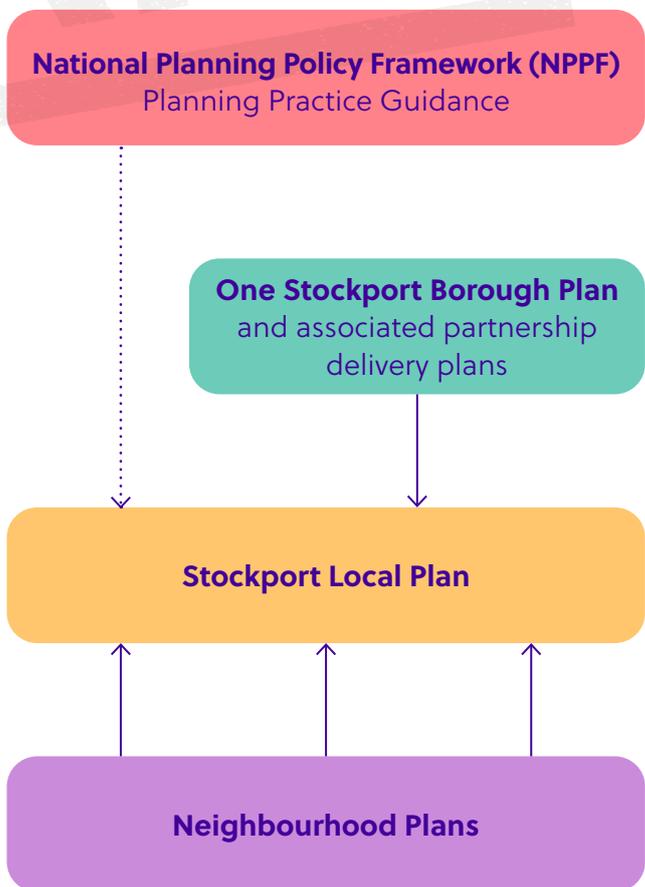
**Jargon Buster**  
**– National Planning Policy Framework (NPPF)**

The NPPF sets out the Government’s economic, environmental and social planning policies for England. The policies set out in this framework apply to the preparation of local and neighbourhood plans and to decisions on planning applications. The NPPF covers a wide range of topics including: housing, business, economic development, transport and the natural environment.

It will address the key issues and identify those places and sites where change and development can best be accommodated, whilst recognising that the Borough must also be protected from inappropriate types of development in the wrong areas.

Once finalised, the plan, comprising of a written statement and a policies map, will set out the approach and detailed policies for the whole Borough for the period up to 2038. As a strategic plan for Stockport it will be complemented by neighbourhood plans where these have been developed by communities across the Borough and which reflect the local character and needs of those areas.

The new Local Plan will be consistent with, and will need to be read alongside, the most recent national planning policy set out in the Government’s National Planning Policy Framework (NPPF), accompanying online Planning Practice Guidance and strategic plans for minerals and waste prepared at a Greater Manchester level. The plan will also need to be in compliance with wider legislation.



# DELIVERING THE VISION FOR STOCKPORT

This outline plan sets out the key areas which our new Local Plan will cover, reflecting what our communities have told us is most important to them.

Based on what our communities have told us, it articulates the overall principles we will seek to follow as we develop a draft Plan.

It also explains some of the challenges and compromises we need to work together to consider, and the areas of work we will need to undertake to develop our plan.

Weaving throughout the Plan will be a number of 'golden threads' that will underpin our approach:

- 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

**Jargon Buster – Brownfield**  
Brownfield land is land which has already got buildings or other development on it, or which may have had development on it in the past.

**THESE GOLDEN THREADS WILL UNDERPIN THE KEY ELEMENTS WHICH WILL FORM OUR PLAN AND INFORM OUR APPROACH TO OUR PLACES AND OUR NEIGHBOURHOODS**



# OUR PLACES AND OUR NEIGHBOURHOODS

**'Community' means different things to different people and Stockport is made of many vibrant and diverse communities, all with different strengths and needs both now and in the future. Our new Local Plan will have these communities at its core, ensuring that the uniqueness of different areas and neighbourhoods are recognised and supported.**

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, look in the opposite direction 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.

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.





# PROVIDING FOR OUR COMMUNITIES

Our local communities have been the lifeblood of Stockport as we have come through the Covid-19 crisis 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.

# OUR PLAN FOR STOCKPORT, BY STOCKPORT WILL:

-  Help provide the facilities needed to give all children in Stockport the best start in life.
-  Seek to manage development of child-care, education and other community facilities so they don't have an unacceptable impact on the amenity of residential areas.
-  Set out the mechanism through which new development will be expected to contribute towards the provision of pupil places.
-  Provide a flexible approach to the repurposing or redevelopment of Council-owned facilities.
-  Set the principles for when new health facilities might be required, for how the Council will consider the potential loss of such facilities and for how development will be expected to contribute towards the provision of increased health facility capacity.
-  Set out the mechanisms through which new development will be expected to contribute towards meeting the future recreational needs of the borough.
-  Ensure Stockport's unique culture is recognised and valued for the opportunities on offer. Cultural and historic assets will be protected to promote the sense of community, whilst providing places and spaces for people to engage.
-  Set out a supportive approach to development that enables all-age-living, in particular, ensuring that development contributes to enabling people of all ages to be healthy and active.
-  Set out a criteria-based approach for assessing future proposals for new cemetery or crematorium provision.

### Jargon Buster – Amenity

Amenity is a positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

Doing this will support or contribute to the following priorities and ambitions of the One Stockport Borough Plan:



#### A caring and growing Stockport

Stockport is a great place to grow where children have the best start in life



#### A strong and supportive Stockport

Confident and empowered communities working together to make a difference



#### A fair and inclusive Stockport

A borough for everyone - diversity and inclusion is celebrated and everyone has equality of opportunity



#### A skilled and confident Stockport

Everyone has the opportunities and skills to successfully achieve their ambitions



#### A radically digital Stockport

A digitally inclusive and dynamic borough

# OUR ENVIRONMENT

Stockport's environment is one of its defining features and what makes Stockport such a great place to live. Our communities tell us that protecting the local environment is important to them. The new Local Plan will provide 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.



# OUR PLAN FOR STOCKPORT, BY STOCKPORT WILL:

- Protect the best elements of Stockport’s character, identity and distinctiveness, requiring new developments to contribute positively to their surroundings.
- Set a high standard of design quality, ensuring development contributes positively to place making, climate change mitigation/adaptation, quality of life, health/wellbeing and social cohesion.
- Positively and proactively manage, preserve and enhance the borough’s heritage assets and their settings.
- Realise significant enhancement and protection from loss or damage of the natural environment across and beyond a network of blue and green infrastructure.
- Protect the Green Belt, maintaining its openness and seeking environmental improvement wherever development takes place within or near to it.
- Ensure the conservation and enhancement of landscape, townscape and scenic/visual quality.
- Seek to safeguard and enhance soil quality, for the benefit of agricultural and ecosystems.
- Safeguard and enhance our open spaces for the benefit of recreation, accessibility, visual amenity, and our resilience to climate change.
- Ensure that new development contributes to a safe, clean and well-maintained environment, protecting it for existing and future residents.

**Jargon Buster – Green Belt**  
 Green Belt is a formal designation which can be placed on land so it acts as a buffer between towns and between town and countryside. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.

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### A healthy and happy Stockport

People to live the best lives they can - happy, healthy and independently



### A flourishing and creative Stockport

Stockport’s neighbourhoods, local and district centres are exciting places to live, where people are active and celebrate culture



### A climate friendly Stockport

A climate friendly and sustainable Borough



### An enterprising and thriving Stockport

A thriving economy which works for all our residents

# OUR HOMES

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.



# OUR PLAN FOR STOCKPORT, BY STOCKPORT WILL:

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Set out how we will optimise our use of brownfield sites in meeting the borough's local housing need of 18,581 homes from 2021 to 2038 and also help to maintain a 5 year deliverable supply of housing, as required by the NPPF. *The exact number of new homes we need to build is still a work in progress and there is more work to do to identify where these new homes will go. Proposals will be ready to share with communities and stakeholders in the Autumn.*
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Take a sequential approach to identifying and allocating land for new housing, allocating land where it is most suitable for development and making sure we are using land efficiently whilst delivering quality homes. We will focus firstly on our Town and District centres and their immediate surroundings, then on other brownfield land, before looking at greenfield sites in the urban area and the Green Belt.
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Help to deliver a range of different types of home to meet the different needs of people, from individuals, to families to older people, having regard to the Council's Housing Strategy.
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Set targets for affordable housing provision on sites across the borough to make sure it meets the genuine need of the people of Stockport.
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Identify where and how we will provide for special housing needs, including older persons' accommodation; children's homes; specialist care accommodation; Gypsies, Travellers and Travelling Showpeople; self/custom-build housing; and Houses in Multiple Occupation.
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Seek to ensure that, where it is viable, the delivery of new housing helps support delivery of local infrastructure and services.

**Jargon Buster –  
Five Year Deliverable  
Supply of Housing**

The NPPF requires that local planning authorities identify a supply of specific, deliverable sites which can provide five years' worth of housing against their housing requirement.

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# OUR TOWN CENTRE

Stockport Town Centre is key to the success of the borough. With the Mayoral Development Corporation at its heart it has the potential to deliver significant levels of new housing in a sustainable location, close to transport links, jobs, shops and services. It can deliver the infrastructure required to meet the demands of the new urban community which will be created, making the Town Centre a healthy and attractive place where people want to live, work and play.



# OUR PLAN FOR STOCKPORT, BY STOCKPORT WILL:

- Support the delivery of quality new homes to make Stockport Town Centre a vibrant residential community in its own right.
- Identify the best areas for housing, setting out the scale of housing for the area and the types and tenure which should be delivered, including affordable housing.
- Help to deliver a variety of jobs, taking advantage of the locational benefits Stockport Town Centre enjoys and making sure our Town Centre is resilient to changing behaviours and ways of working, whilst also protecting our retail areas.
- Manage the relationship between living in the town centre and other uses, allowing people to live comfortably whilst encouraging businesses of all appropriate types to flourish in the town centre.
- Support and facilitate the delivery of appropriate infrastructure in the town centre to support housing and businesses - including the provision of education, health and leisure facilities, as well as the provision of open spaces and elements of green infrastructure, including finding opportunities to open-up the River Mersey.
- Protect and enhance the built heritage of the town centre, which helps to define its unique character, whilst also improving public access wherever possible.
- Set design principles for new build development that will be key to the delivery of an attractive and sustainable town centre. This includes not only the buildings themselves but also the spaces in between, ensuring safe and efficient connectivity within and across the Town Centre including the Mayoral Development Corporation area.
- Promote the Mayoral Development Corporate as key to the delivery of a sustainable town centre. This area will benefit from policies developed from the work already done on the Strategic Regeneration Framework.
- Ensure the delivery of appropriate transport infrastructure, making use of existing excellent connectivity and looking for innovative ways to provide the most sustainable means of travel into and around the town centre.

### Jargon Buster – Strategic Regeneration Framework

The Council has produced a Strategic Regeneration Framework for the Mayoral Development Corporation area which sets out an ambitious long term vision to show how up to 3,500 new homes and 1,000,000ft<sup>2</sup> new employment floorspace could be delivered across Town Centre West. To find out more, visit

[www.stockportmdc.co.uk/2020-strategic-regeneration-framework/](http://www.stockportmdc.co.uk/2020-strategic-regeneration-framework/)

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# SUPPORTING OUR BUSINESSES

Stockport benefits from being well-located, well-connected and from having a well-educated and skilled workforce. We already have many fantastic businesses operating and growing here. There are opportunities to deliver new jobs across Stockport but the infrastructure needs to be in place to ensure businesses of all kinds can start, grow and flourish.



# OUR PLAN FOR STOCKPORT, BY STOCKPORT WILL:

- Ensure that we are well placed to benefit from new and emerging sectors, such as within the green economy and creative industries, by making sure that the right kind of space is available for these industries.
- Identify the best areas for different kinds of business to develop, putting in place allocations and policies to protect and enhance those areas.
- Make sure the right technologies are available to businesses so that they are digitally connected and able to grow
- Emphasise the role of town and district centres in delivering a variety of jobs and services, including maintaining a retail function that acknowledges the changing nature of how retail is operating.
- Ensure flexibility so that our district and local centres can react and change to changing behaviours and trends, but still maintain their important economic and community role.
- Give our communities the skills required to access new and emerging employment opportunities.
- Set out a supportive approach to the local economy in our more rural areas which encourages opportunities for diversification.

**Jargon Buster – Green Economy**  
 The Green Economy includes jobs, businesses and services which contribute to preserving or restoring the environment. This could include activities relating to renewable energy generation, and jobs that help to protect ecosystems and biodiversity.

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# OUR INFRASTRUCTURE

Physical infrastructure, including digital, renewable and low carbon energy, utilities, and transport infrastructure, is vital in ensuring our communities are connected, we are climate friendly and our economy can thrive.



# OUR PLAN FOR STOCKPORT, BY STOCKPORT WILL:

- Set out an overarching approach to infrastructure provision and ensure that development contributes towards mitigating its immediate impacts and supports wider local infrastructure provision.
- Reflect the priorities set out in the Greater Manchester 2040 Transport Strategy; Stockport Local Implementation Plan; Greater Manchester 5 Year Environment Plan; and Stockport Climate Action Now strategy.
- Integrate land use and transport so that an attractive, robust, safe, and resilient sustainable transport network exists where we need it for both now and the future.
- Harness advances in technology to make travel easier, more responsive, and less damaging to the environment
- Strongly encourage cycling and walking and ensure they are seamlessly integrated with the wider public transport network.
- Ensure Stockport will be a place where everyone can choose how they travel and commute, with accessible links to public transport services and stops.
- Encourage opportunities to move goods and freight using low-emission or alternative technologies, to reduce congestion and improve road safety and efficiency.
- Protect land needed to deliver our key transport priorities.
- Set suitable standards for parking provision in new developments and ensure that new developments make suitable provision for drainage and waste-water management systems.
- Ensure that Stockport is a digital borough where no one is left behind or faces inequalities as a result of their digital situation
- Ensure that energy, heating and cooling needs achieve net zero carbon by 2038.
- Contribute to the move towards a circular economy through planning for the use of minerals and the sustainable management of waste.
- Set the framework for an annual Infrastructure Statement to share information on how money provided by developers is being used to improve infrastructure in Stockport.

### Jargon Buster – Circular Economy

A circular economy is one which tries to avoid waste and pollution by keeping materials in use, through sharing, leasing, reusing, repairing, refurbishing and recycling.

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## ONE STOCKPORT LOCAL PLAN

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