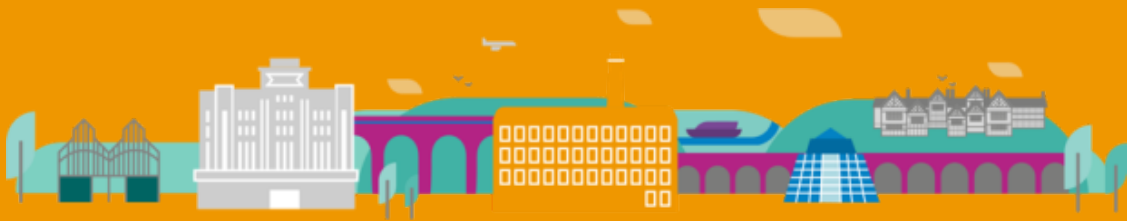




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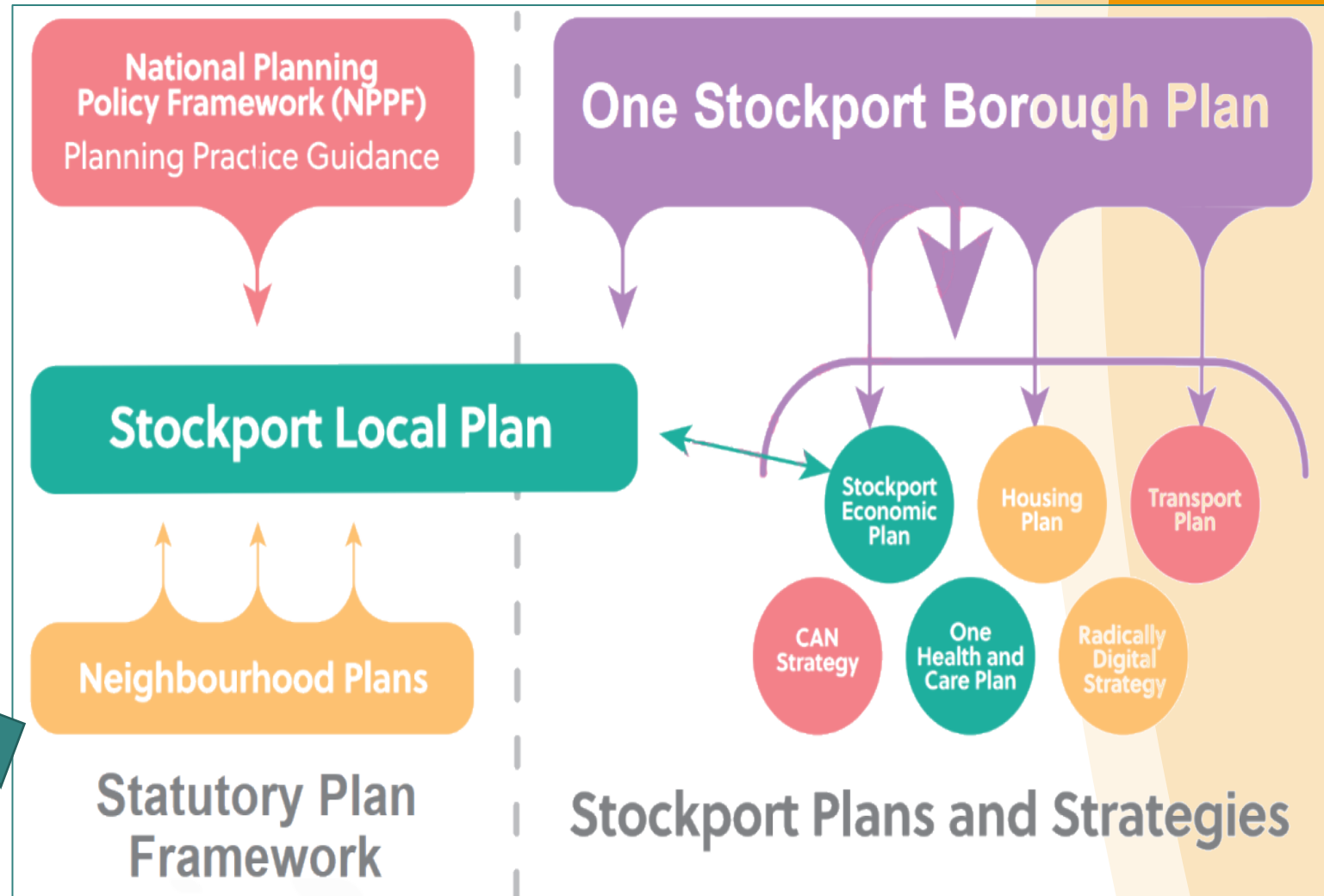
Planning Policy Autumn 2023: Current position, workstreams and timeline

Development Plan Working Party
August 2023



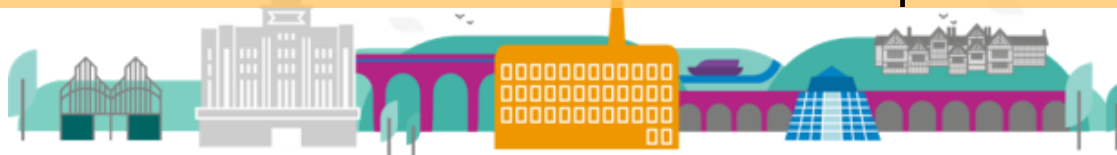
Local Plan: where are we up to? (1)

- Considerable work done to understand the issues the plan needs to address and the options for addressing them.
- c.85 policies prepared and run past the Development Plan Working Party – mostly in final draft form but with different possible approaches identified for how we might meet our housing and employment development needs.
- Policies aligned with national policy but designed to deliver the 'spatial' elements of wider council plans, strategies, objectives and aspirations.



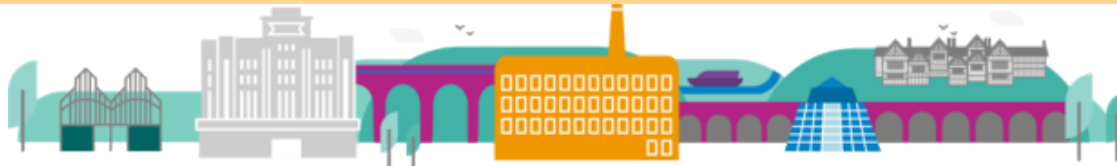
Local Plan: where are we up to? (2)

- Consultation on the draft plan was scheduled to start in January 2023 but...
- December 6th 2022 Ministerial Statement announced consultation on changes to the National Planning Policy Framework:
 - Many small changes largely covered by flexibility already worked into the draft Local Plan;
 - Fundamental change proposed in relation to the release of Green Belt to meet housing needs; and
 - Hints at further consultation on more changes to national policy in the near future (no specific date given at the time).
- Changes around housing and Green Belt of huge significance for how the Local Plan addresses these issues locally. Significant risk to the plan process if we get this wrong – so decision to defer consultation until we have more certainty.
- Government yet to publish any outcomes from their consultation so certainty still awaited – we know they're analysing in the region of 27k responses.
- Further consultations now received in relation to other potential changes.



Way forward

- We need to await revised NPPF before any formal consultation
- However.....huge amount of progress made on the local plan
 - Consideration of options to engage prior to advancement of plan
 - Update and increased visibility of our drive to ensure design quality.
 - Town Centre Residential Design Guide consultation
 - Emerging Urban Character, Density and Tall Buildings evidence to support the plan.
 - Direct engagement with local communities to help positively shape the future of their places.
- And.....updates in the meantime to other supplementary guidance – to update policy application – see following slides
- All of this work will put us in a position to progress quickly as soon as we have more clarity from Government.



Planning Policy Autumn 2023 workstreams: timeline

Planit-ID work on urban character, density and tall-buildings:

- Reprofiled programme:
 - First half of September - key stakeholder workshops.
 - Last week Oct / first three weeks of November (TBC) – wider public engagement.
 - December - project completion

Review of current planning policy suite:

- A key purpose is to strengthen, as much as possible, the council's position when determining planning applications.
- Initial Planning Policy team review, including view on NPPF-compliance completed.
- Further assessment in relation to the practical application of policies due for completion in early September
- Identify potential producing new/updated guidance in the form of Supplementary Planning Document(s).

Supplementary Planning Documents: see following slides.



Supplementary Planning Documents (SPDs) timeline

- SPDs provide guidance and advice on how existing policy will be implemented or might best be adhered to.
- SPDs can be used to help ensure we are using existing policy as effectively as possible in the period until a new Local Plan can be brought forward.
- Beginning consultation on a draft SPD is a decision for the Cabinet Member for Economy, Regeneration & Housing. Final approval of an SPD is a decision for the Cabinet.
- The council's adopted 'Statement of Community Involvement' expects a consultation period of 4 to 6 weeks on draft SPDs.
- Consultation on draft Education Contributions SPD scheduled to start in mid-September.
- Other SPDs being progressed for consultation later this autumn, subject to approval:
 - Affordable Housing (update)
 - Town Centre Residential Design Guide (new)
 - Open Space Provision and Commuted Sums (update)
 - Parking (new, but update of existing standards currently set out in the UDP Review appendix)
- Review of current planning policy suite may identify other areas where new or updated SPDs would be beneficial – depending on the extent of work required these may be progressed towards consultation early in 2024.



Supplementary Planning Documents (SPDs) consultation

Relevant regulations applied in context of the council's adopted [Statement of Community Involvement](#) expect:

- Minimum 4, maximum 6 weeks period of consultation (timeline proposes 6 weeks for each SPD).
- Consultation draft SPD (and SEA/HRA screening documents and EqIA) available online and at deposit locations (libraries etc.) Comments ideally via online portal but can also be made by email or post.
- Formal notice in local press (Manchester Evening News).
- Letter/email notifying those who've asked to be kept informed and statutory consultees.
- Report to area committees at start, or slightly preceding consultation, principally to raise public awareness of consultation rather than directly seeking member input.

