

# Local Plan

Neighbourhood Forum briefing  
November 2025



# Purpose of session

- To outline what the Local Plan covers and how it is prepared
- To provide important context
- To outline details of the upcoming consultation and how people can get involved
- To outline what happens next, during and beyond the consultation



# What is a Local Plan?

- **Statutory Framework:** A Local Plan is a legal requirement under the Planning and Compulsory Purchase Act 2004, setting out the vision and policies for land use and development in the area.
- **Guides Decision-Making:** It provides the basis for determining planning applications, ensuring decisions are consistent and transparent.
- **Community and Stakeholder Input:** Developed through public consultation, it reflects local priorities and evidence while meeting national planning policy requirements.
- **Allocates Land:** Identifies where housing, employment, infrastructure, and green spaces will be located over a 15 (or more) year period.
- **Supports Sustainable Growth:** Balances economic development, environmental protection, and social needs to create resilient communities.



# Local Plan preparation process

- Local Development Scheme sets out our updated plan-making timetable. Key stages are:
  - Consultation on emerging draft Local Plan (regulation 18): November 6<sup>th</sup> – December 21<sup>st</sup> 2025
  - Consultation on publication version Local Plan (regulation 19): June – July 2026
  - Submission: November 2026
  - Examination in public: Spring 2027
  - Adoption: Winter 2027/2028
- Local Plan content shaped by cross-party Development Plan Working Party over a series of meetings.
- Decisions on consultation at regulation 18 are made by Cabinet, with scrutiny input
- Decision to submit the plan and, ultimately, to adopt it are made by full Council meeting



# Context

- Government have been clear that they want all councils to have an up-to-date Local Plan in place.
- Minister of State for Housing and Planning direction in place requiring Council to make progress on the plan, this includes updating the Local Development Scheme, undertaking consultation on this and the regulation 19 versions of the plan as well as submitting for Examination by 30<sup>th</sup> November 2026.
- Changes to National Planning Policy Framework (NPPF) and accompanying planning practice guidance over the last year have made a difference to some elements of what the plan has to cover and how it has to cover it – fundamentally it has changed how we have to consider the balance between meeting development needs and protecting the Green Belt.



# What the plan covers

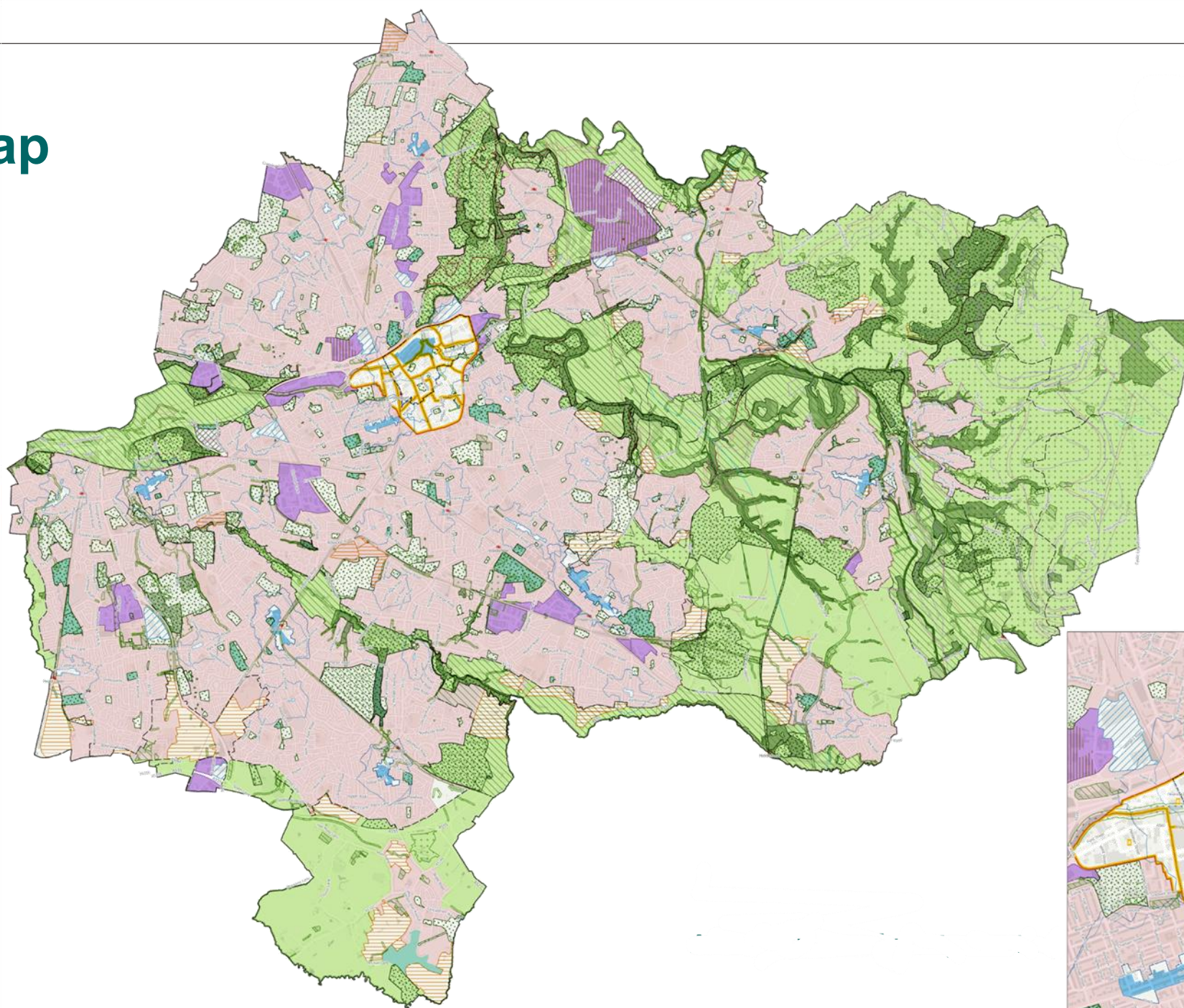
- Introduction and vision – including a profile of the borough and its different areas
- Strategy – our objectives for the plan and the overarching strategic policies designed to realise those objectives
- Development management policies to be used in the determination of planning applications, covering a range of different planning matters
- Total of 90 policies (4 strategic and 86 development management). Once plan is adopted these will replace saved policies of the UDP and Core Strategy, developed over a number of years with cross party input.





# Policies Map

## Draft updated Policies Map.



Greater Manchester Joint Waste Development Plan (2012)

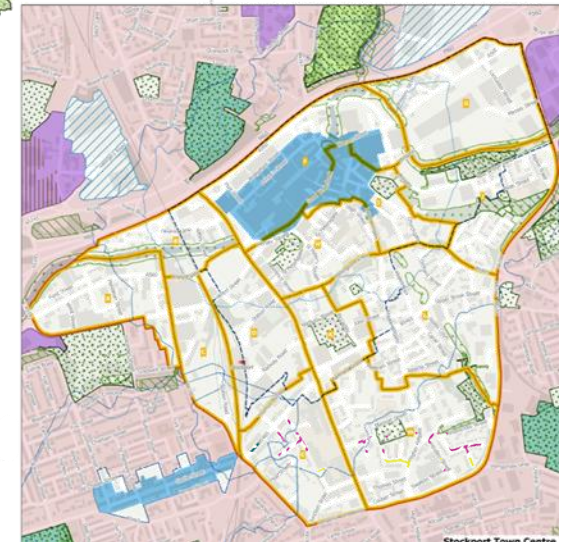
Greater Manchester Joint Minerals Development Plan (2013)

- Sand - Area of Search
- Sandstone - Area of Search
- Bricklay - Minerals Safeguarding Area
- Coal - Minerals Safeguarding Area
- Sand and Gravel - Minerals Safeguarding Area
- Sandstone - Minerals Safeguarding Area

Map produced by Business Intelligence

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Stockport Town Centre

# Strategic Policy 1

Sets the overall spatial strategy for the plan – i.e. the extent of development that is planned for and how and where it is planned to take place.



## Headlines:

- Development to be concentrated in the most sustainable locations, making the most efficient use of land possible. Focus on prioritising previously developed land in balance with meeting development needs.
- Facilitate equality and creation of age-friendly, healthy communities.
- Providing community, social and green infrastructure.
- Addressing the natural environment crises and ensuring biodiversity net gain opportunities are taken.
- Enabling new and existing communities to adapt to and become more resilient to the effects of climate change.
- Protecting the openness and permanence of the borough's Green Belt.
- Achieving a high quality of design, recognising Stockport's unique culture, places and spaces, including our historic environment and heritage assets.
- Providing at least 25,371 new homes, with a target of 50% affordable housing and 90% of those homes being on previously developed land where they are within existing built-up parts of the borough.
- Focusing on Stockport Town Centre as a location which is well-placed to provide the infrastructure required to meet the demands of new communities which will be created at an appropriate, optimised scale and density.
- Recognising the key role of the more than 30 other centres across the borough as focal points for local communities and in meeting our housing needs.



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# Strategic Policy 2

Sets out a more detailed strategy for our centres.

## *Headlines:*

- Transformational change in Stockport Town Centre – helping it become a high quality, higher density, thriving, highly accessible and sustainable destination in which to live, work and spend time.
- Recognising the role of all of our centres in providing opportunities for residential development at an appropriate, optimised density, helping to ensure their future viability whilst taking the needs of other uses and the individual character and distinctiveness of areas into account.
- Seeking a wide range of uses, helping our centres be safe and welcoming for all users, and to be attractive places in which people choose to spend time.
- Noting that the council will work with stakeholders to ensure our centres can play a role in delivering sustainable growth, acting as focal points for their communities and providing supporting services whilst delivering new jobs and homes.
- Recognising our district centres roles in meeting the everyday needs of residents for shops, other main town centre uses and facilities.
- Recognising the important role of the borough's local centres in providing local shops, leisure opportunities, food and drink uses, services and community facilities for the surrounding neighbourhoods. Setting out an emphasis on maintaining their strong convenience retail function.



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# Strategic Policy 3

Sets out our approach to sustainable development

## *Headlines:*

- Noting that there will be a positive approach reflective of the presumption in favour of sustainable development, in accordance with national policy.
- Setting out expectations that development must create age-friendly, healthy communities, make efficient use of land, take an appropriate approach in relation to flood risk, be in line with our 2038 carbon neutrality target, maximise biodiversity net gain and enhance economic prosperity for communities.
- Expecting development to ensure that Stockport continues to be a place where people of all ages and backgrounds are happy to live and thrive.



# Strategic Policy 4

Sets out expectations in relation to equality, impact and opportunity

## *Headlines:*

- Expecting development to contribute positively to:
  - Enabling access for all groups of society
  - Not adversely discriminating against people on account of protected characteristics
  - Providing opportunities for inclusive wealth and addressing issues of economic hardship, health inequalities and polarisation
  - Addressing the council's duties to eliminate unlawful discrimination, harassment and victimisation, advance equality of opportunity between different groups and foster good relations between different groups.



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# Development management policies

## Providing for our communities

Policies in this section (COM 1 to COM 8) focus on ensuring that development supports healthy, inclusive, and well-served communities by:

- Promoting access to health, education, and community facilities.
- Protecting and enhancing open spaces and recreational areas.
- Supporting the delivery of new community infrastructure where needed.
- Ensuring developments contribute to social cohesion and wellbeing across all age groups.

## Our environment

Policies in this section (ENV 1 to ENV 19) aim to protect and enhance Stockport's natural and built environment by:

- Safeguarding biodiversity, ecological networks, and designated nature sites.
- Promoting nature recovery and green infrastructure.
- Encouraging high-quality design that reflects local character.
- Managing environmental risks such as pollution, flooding, and land contamination.
- Supporting sustainable land use and protecting landscapes and soils.



# Development management policies (continued)

## Our climate resilient Stockport

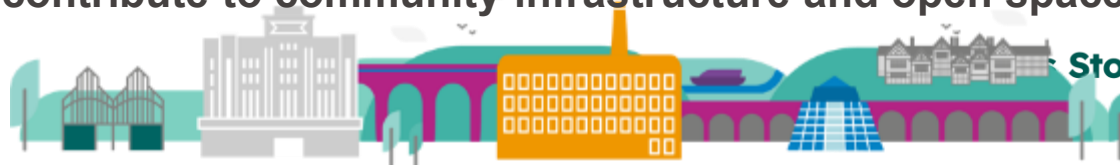
Policies in this section (CR 1 to CR 5) address climate change mitigation and adaptation by:

- Requiring developments to be net zero carbon by 2028 and carbon neutral by 2038.
- Promoting energy-efficient design, renewable energy generation, and heat networks.
- Supporting retrofitting of existing buildings and reuse of materials.
- Encouraging developments to incorporate green and blue infrastructure to manage overheating and flooding.

## Our homes

Policies in this section (HOM 1 to HOM 15) set out policies to deliver a diverse, inclusive, and sustainable housing supply by:

- Allocating sites for new residential communities (more on this below).
- Requiring a mix of housing types and tenures, including affordable and specialist housing.
- Supporting build-to-rent, self-build, and housing for older people.
- Protecting existing housing stock and managing conversions (e.g. HMOs).
- Ensuring new homes contribute to community infrastructure and open space provision.



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# Development management policies (continued)



## Our town centre

Policies in this section (STC 1 to STC 7) support the regeneration and transformation of Stockport Town Centre by:

- Encouraging mixed-use development, including housing, retail, leisure, and employment.
- Promoting appropriate high-density living in the Town Centre Living Area.
- Enhancing public realm, heritage assets, and connectivity.
- Supporting infrastructure to meet the needs of a growing town centre population.

## Supporting our business and centres

Policies in this section (BUS 1 to BUS 6 and CEN 1 to CEN 7) aim to strengthen Stockport's economy by:

- Protecting key employment sites and allocating sites for new employment development (more on this below).
- Supporting flexible workspaces and local employment initiatives.
- Managing development in district and local centres to maintain their vitality.
- Encouraging a diverse mix of uses, including retail, food, and evening economy.



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# Development management policies (continued)



## Our infrastructure

Policies in this section (INF 1 to INF 17) ensure that development is supported by appropriate infrastructure by:

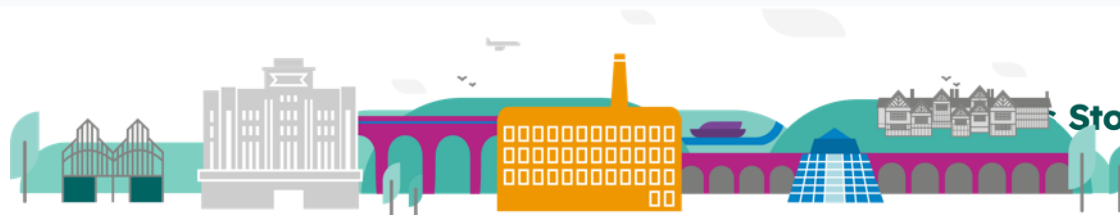
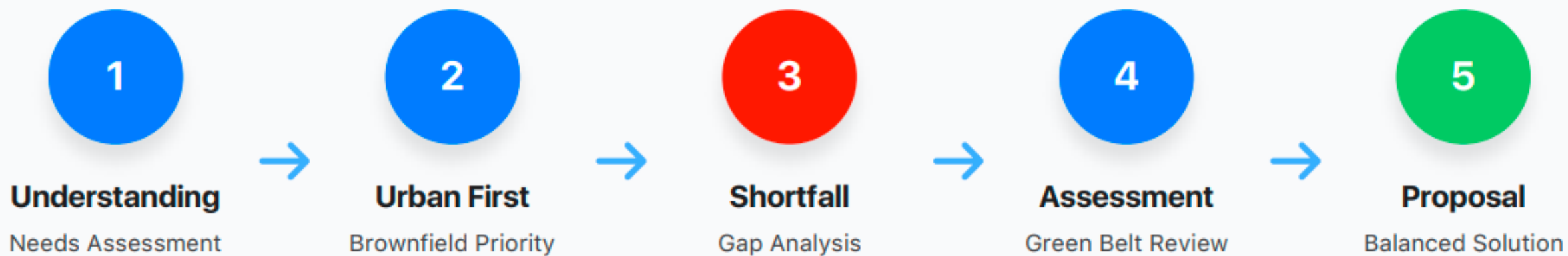
- Requiring developer contributions for (amongst other things) education, health, transport, and green space.
- Promoting digital connectivity and sustainable transport.
- Managing flood risk and drainage.
- Safeguarding future transport routes and infrastructure, including Metrolink.



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# Planning Process

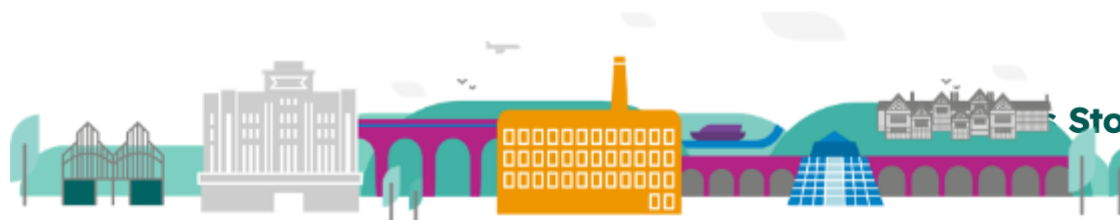
Five systematic steps to balanced development



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# Meeting need

- NPPF requires that plans should set a framework for meeting need over the plan period (paras 15 & 23).
- Para 61: The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.
- Para 62: To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance.
- Para 69: [Planning] authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need [...] can be met over the plan period.



# Housing numbers

- Local Housing Need: Annual figure based on standard method = 1,870 dwellings per annum
- Plan period 2025-2042 = 17 years
- Plan period need = 31,790
- Urban capacity c. 16,400
- Made up of c. 4,000 units with permission, c.1,000 'small sites allowance', c.6,900 for the town centre
- Town centre figure is based on 8,000 gross taking account of units already permissioned/built out



# Green Belt – What is it?

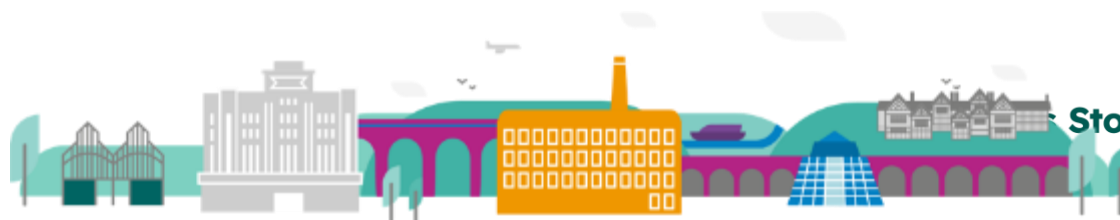
- A strategic planning tool designated through the local plan.
- Stockport's Green Belt hasn't changed in any meaningful way since first formally designated in 1983 - even in places where significant development has been allowed to take place.
- NPPF...
  - Paragraph 143 - Green Belt serves five purposes:
    - a) to check the unrestricted sprawl of large built-up areas;
    - b) to prevent neighbouring towns merging into one another;
    - c) to assist in safeguarding the countryside from encroachment;
    - d) to preserve the setting and special character of historic towns; and
    - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.





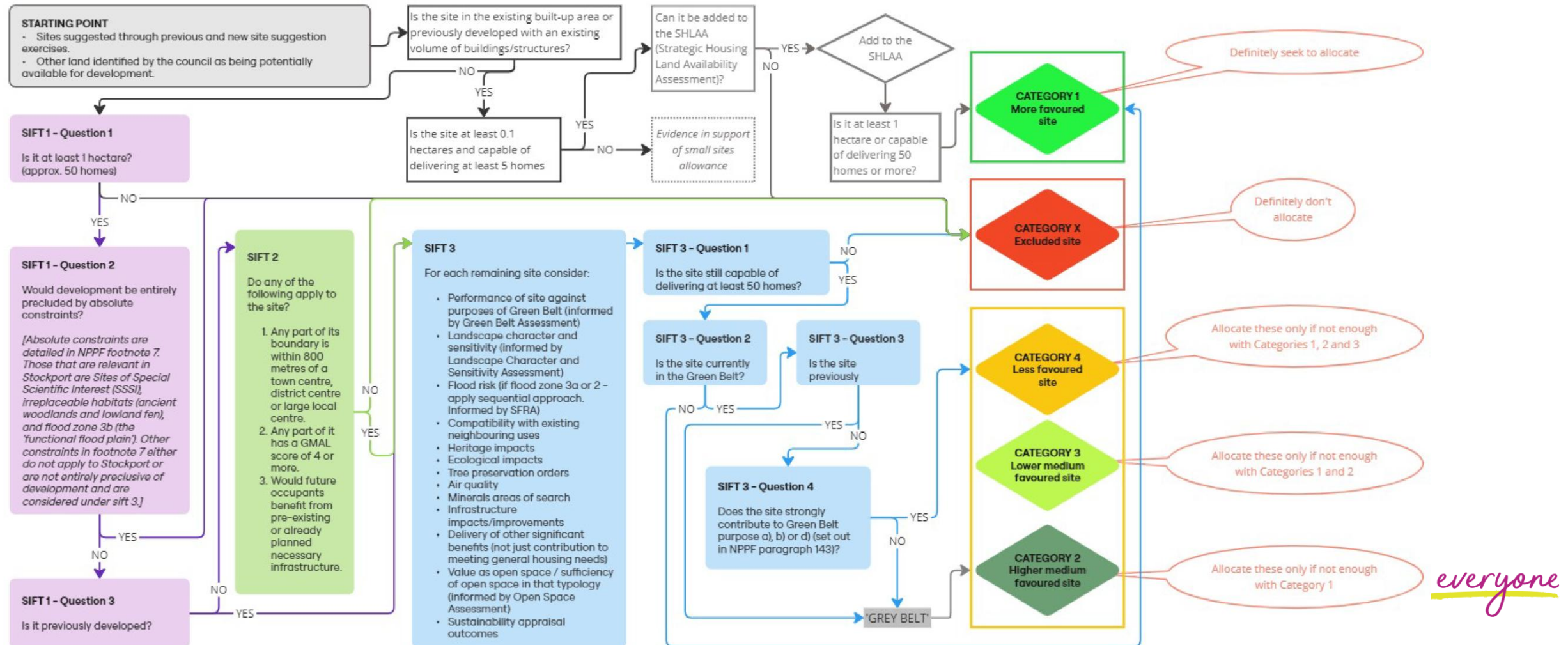
# Green Belt Assessment

- LUC have undertaken an up-to-date Green Belt assessment for the borough, based on the NPPF and updated guidance.
- This work forms part of the evidence base for the Local Plan.
- Work has identified land which meets definition of 'grey belt'.
- 46% of land in borough is in the Green Belt.
- Of this, around 30% of this is considered to be 'grey belt'.
- Not all grey belt land is necessarily developable.



# What have we done with this?

- Applied a more detailed methodology to all Green Belt sites whether or not on grey belt land



# Housing and employment allocations

- **Key focus remains on delivery of development within the urban area on brownfield land.**
- However, NPPF requires us to consider Green Belt where needs cannot otherwise be met – firstly using previously developed land, then ‘grey belt’ then other Green Belt.
- This has been necessary for both housing and employment needs – consequently:
  - 27 sites proposed for allocation for housing on land currently in the Green Belt
  - 2 sites proposed for allocation for employment on land currently in the Green Belt
- **Local Plan seeks to put in place requirements so that the impacts of this are mitigated and development is sustainable:**
  - NPPF ‘golden rules’ around affordable housing, necessary infrastructure and green space
  - Transport and accessibility key to the acceptability development proposals
  - Sites selected using a methodology that sought to identify the best possible options, and discount those where development would cause too much harm
- **The plan identifies land to deliver 25,371, which is 80% of local housing need when applying the national methodology.**

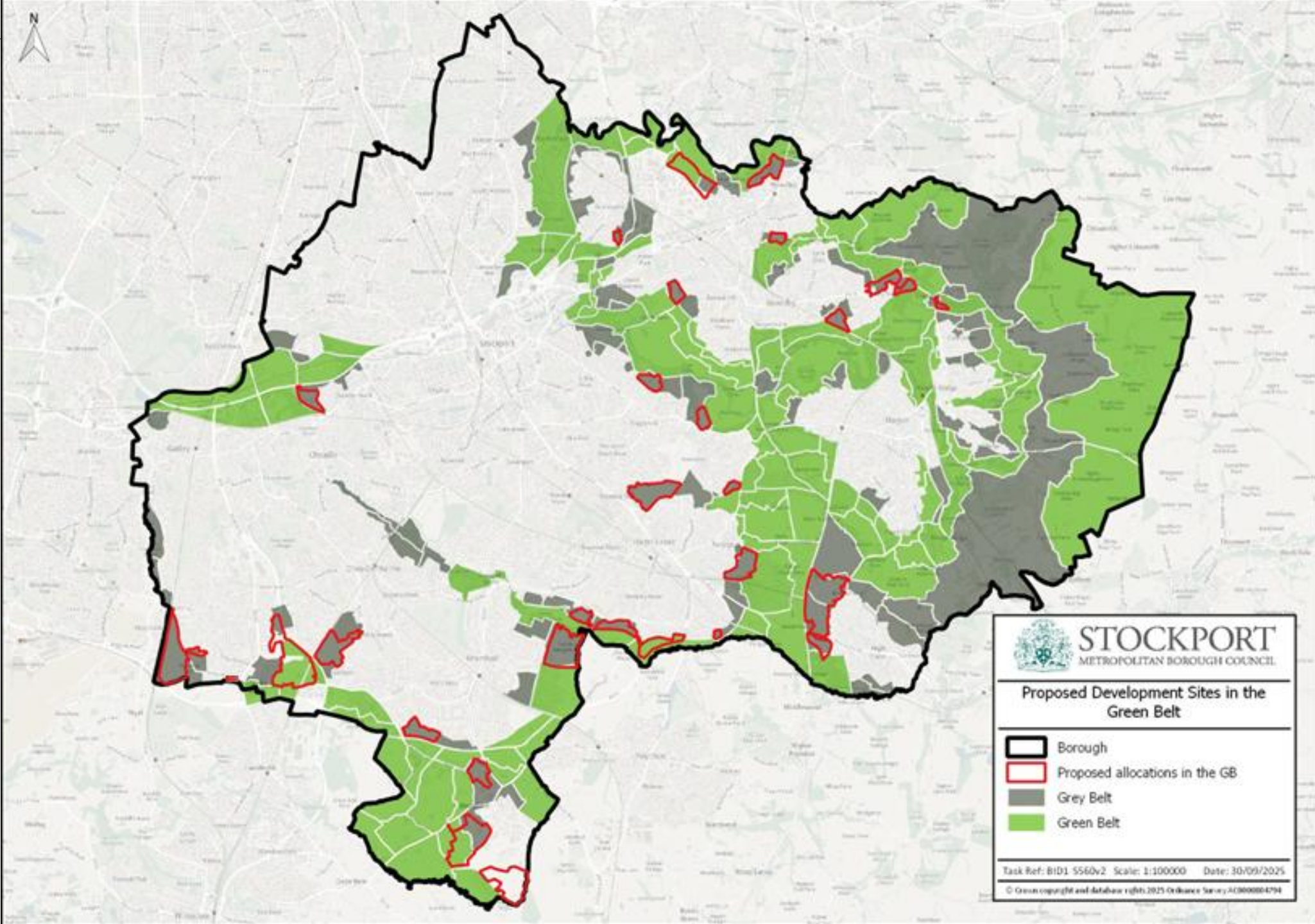


# Managing allocations

- The local plan can be used to apply policies to each of the allocations.
- The final version of the plan will include a detailed policy covering each allocation. These will address topics and outline the requirements most relevant to each site.
- However, the starting point for all sites will be that as a minimum the 'Golden Rules' as set out in para 156 of the NPPF will apply:
  - a. setting a minimum affordable housing provision – for Stockport this will be 50%
  - b. necessary improvements to local or national infrastructure; and
  - c. the provision of new, or improvements to existing, green spaces that are accessible to the public.





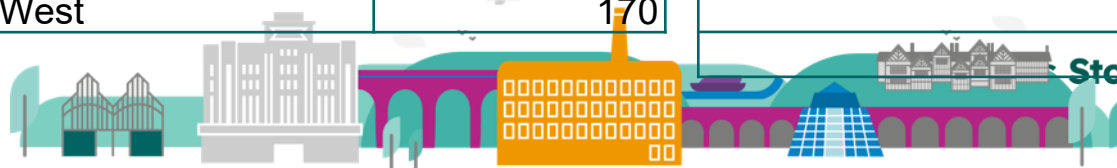


# Housing allocations

| Site Name                                               | Minimum no. dwellings |
|---------------------------------------------------------|-----------------------|
| <b>List 1: sites within the existing built-up area</b>  |                       |
| HOM 2.1 John Street, Hazel Grove                        | 109                   |
| HOM 2.2 Brookfield Business Park                        | 145                   |
| HOM 2.3 Land off Station Rd, Reddish                    | 180                   |
| HOM 2.4 Land at Chadwick Street, Marple                 | 174                   |
| HOM 2.5 Land at Houldsworth Golf Club                   | 122                   |
| HOM 2.6 Former Cheadle Brickworks                       | 300                   |
| HOM 2.7 Land off Midland Road                           | 220                   |
| HOM 2.8 Land off Adswood Road                           | 168                   |
| HOM 2.9 Cheadle Hulme Station                           | 125                   |
| HOM 2.10 Romiley Board Mill                             | 120                   |
| <b>List 1 total</b>                                     | <b>1,663</b>          |
| <b>List 2: sites outside the existing built-up area</b> |                       |
| a. Previously developed land                            |                       |
| HOM 2.12 Compstall Mills                                | 130                   |
| HOM 2.13 Former Offerton High School                    | 185                   |
| HOM 2.14 Woodford Garden Village Extension              | 545                   |
| b. Grey belt                                            |                       |
| HOM 2.15 Hall Moss Lane                                 | 400                   |
| HOM 2.16 High Lane                                      | 1,000                 |
| HOM 2.17 Hyde Bank Meadows                              | 250                   |
| HOM 2.18 Sandown Road                                   | 300                   |
| HOM 2.19 Jacksons Lane West                             | 170                   |

|                                                             |               |
|-------------------------------------------------------------|---------------|
| HOM 2.20 Jacksons Lane East                                 | 270           |
| HOM 2.21 Offerton Sand and Gravel                           | 150           |
| HOM 2.22 Cow Lane (to rear of Sainsburys, Hazel Grove)      | 500           |
| HOM 2.23 Brindale Road                                      | 100           |
| HOM 2.24 Gravel Bank Road and Unity Mill                    | 400           |
| HOM 2.25 Land at Cheadle Hulme School                       | 350           |
| HOM 2.26 Dairyground Farm                                   | 500           |
| HOM 2.27 Jenny Lane                                         | 190           |
| HOM 2.28 Mill Lane (Hazel Grove)                            | 50            |
| HOM 2.29 High Lane Farm (Woodley)                           | 185           |
| HOM 2.30 Sanderling Road                                    | 120           |
| 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                                       | 70            |
| c. Other                                                    |               |
| HOM 2.36 Heald Green East (part grey belt)                  | 900           |
| HOM 2.37 Norbury Hall / Land off Chester Road (Hazel Grove) | 300           |
| HOM 2.38 Chester Road (Woodford) (part grey belt)           | 550           |
| <b>List 2 total</b>                                         | <b>8,965</b>  |
| <b>OVERALL TOTAL</b>                                        | <b>10,628</b> |

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# Employment allocations

| Site Name                   | Minimum floorspace<br>(sqm) |
|-----------------------------|-----------------------------|
| BUS 3.1 Bredbury Gateway    | 75,000                      |
| BUS 3.2 Heathside Park Road | 32,000                      |



- **Bespoke Local Plan consultation platform**
- **Awareness raising events:**
  - **Consultation activities will be promoted and delivered through a range of public-facing events designed to encourage resident participation. These include:**
    - **December Area Committees** – Officers involved in preparing the Local Plan will attend these sessions, which will take place before the start of formal committee business. The aim is to inform attendees about the plan and encourage engagement in the consultation process. During the October round of ACs, chairs will raise awareness of the upcoming consultation.
    - **Town Centre Engagement** – Building on insights from the earlier Urban Design consultation, we will maintain a visible presence in the town centre to engage with residents in a highly accessible public space with strong footfall.
    - **Library Drop-in Events** – Officers will be available at selected libraries across the borough during the middle of the consultation period. These events will be publicised in advance and offer residents the opportunity to ask questions and receive guidance on the draft plan.
- **Access to the Local Plan documents online and at deposit locations**
- **Really important that people let us have their feedback in writing**
  - Section at the start of the Local Plan itself provides guidance on how to do that
  - Encourage use of the consultation platform as significantly more efficient to process people's comments that way – but comments will also be accepted by email or post.



# Events

| Dates                   | Town Centre (10.30am-4.30pm) |
|-------------------------|------------------------------|
| Tuesday 18th November   | Adlington Walkway            |
| Tuesday 25th November   | Adlington Walkway            |
| Wednesday 10th December | Stockroom                    |

| Dates                  | Libraries (10.30am-2.30pm except Edgeley) |
|------------------------|-------------------------------------------|
| Monday 17th November   | Bredbury Library                          |
| Thursday 20th November | Heatons Library                           |
| Monday 24th November   | Heald Green Library                       |
| Thursday 27th November | Bramhall Library                          |
| Friday 28th November   | High Lane Library                         |
| Monday 8th December    | Edgeley Library (12.30-4.30pm)            |
| Tuesday 9th December   | Hazel Grove Library                       |
| Friday 12th December   | Brinnington Library                       |

Drop-in sessions prior to each area committee meeting in December (3.30 to 5.30pm except Werneth 4-5.30pm (room availability) and Bramhall & CH South 4-6pm).

Please note that events are subject to change for reasons beyond the council's control so please check the website for latest details.

# What next?

- Website, including consultation portal, went live on 6<sup>th</sup> November - [www.stockport.gov.uk/localplan](http://www.stockport.gov.uk/localplan)
- All those on council's development plan database will be contacted directly.
- Wider comms to promote the consultation and encourage feedback – really important to get people to respond formally, ideally through the portal but otherwise by email or (if they really must!) post.
- The most helpful responses will say what they do or don't like about whichever bit of the plan they're talking about, why they do or don't like it and, ideally, what (if anything) they would do differently and why.
- Consultation will close at 11.59pm on 21<sup>st</sup> December.



# What next? (continued)

- Analysis of consultation responses will begin as soon as the first ones are received.
- Council will consider potential changes to the plan, in response to the comments that have been made and from any additional evidence received
- Further (or updated) evidence might be required to respond to issues raised by consultees.
- Other evidence already in-track to inform next stage – including
  - update of the open space assessment (albeit not expected to change a great deal)
  - Whole Plan Viability Assessment – because we have to be able to show that the plan, as a whole, is deliverable
- Redrafting of plan in time for the next stage, at Regulation 19. This version of the plan will require approval by full Council meeting to publish for consultation and then submit to the government (along with all the consultation responses that were received)
- Submission in accordance with timetable by end of November 2026
- Examination in public during 2027 and adoption late 2027 / early 2028 – but those timings are in the hands of the Planning Inspectorate

