

# Marple Neighbourhood Plan



Regulation 14 Draft for Publication

November 2021

Prepared by Marple Neighbourhood Forum Management Committee

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## Introduction

Welcome to the Marple Neighbourhood Plan. This is the Draft Neighbourhood Plan (NP) and it is published for **7 weeks formal public consultation from Monday 22nd November 2021 until Friday 8 January 2022**.

The Plan has been prepared by the Marple Neighbourhood Forum (MNF) Management Committee. This is itself made up of local residents and the Plan is the result of a number of activities, including topic groups, focus groups, street stalls, attendance at community events and feedback on previous drafts posted on our web site.

Our NP aims to reflect the various priorities and concerns of Marple residents and those who work in the area

We need to know if the draft planning policies are suitable, or if there is anything important that we have missed. Overall, we want to guide new development in a positive way to ensure that changes are sensitive to Marple's attractive character and its setting whilst satisfying the wide and varied needs of our own community. The Plan is entirely related to Local Planning Policies which can best be expressed simply as "land use". It is not there to start or develop new schemes or community initiatives, but it provides the context in which they would take place.

## How to Comment

Public consultation is a very important part of preparing these Plans and this is a further opportunity to support, object to or comment on the emerging draft planning policies which will be used by Stockport MBC to help guide development in Marple up to 2035.

You can find out more and read the draft plan in the following ways:

- Download the document from the MNP website <http://ourmarpleplan.co.uk>
- Consult/borrow a hard copy of the document at Marple Library
- Attend one of the drop-in events listed below in Marple Library

We have comment forms which will be available in the library and can be left in the red post box there, just by the entrance to the upper floor. Comments can also be submitted on line via the website or at [info@ourmarpleplan.co.uk](mailto:info@ourmarpleplan.co.uk)

All responses will be considered very carefully by the Neighbourhood Plan Management Committee. They will be referred to in a separated annex and used to inform the final version of the Plan which will be submitted to SMBC later in 2022.

Thank you for your time and interest.

## Drop in events at Marple Library

The Plan will be available to consult and there will be members of the Marple Neighbourhood Forum Management Committee to explain any aspect of the Plan itself and the background to neighbourhood planning.

They will be on

Thursday 2<sup>nd</sup> December 7.00pm to 8.30 pm (access via the Library side door)

Tuesday 7<sup>th</sup> December 10.00am to 12 noon

Saturday 11<sup>th</sup> December 10.00am to 1.00pm

All sessions will be on the upper floor. There is lift access.

## All about Neighbourhood Plans

Neighbourhood Plans were created by the Localities Act, which was co-sponsored by our own local MP of the time Andrew Stunnell. The principle behind this is to change the balance of the planning system. Instead of developers deciding where they want to build and then seeking permission, meaning residents are faced with having to mount a challenge, it allows residents to decide where development can take place and gives the developers the task of any legal challenge. It reverses the roles and stops residents always being on the back foot.

Neighbourhood Plans are a relatively new type of planning policy document, prepared by Neighbourhood Forums or Parish Councils to guide new development within a defined local area. They are used alongside local authority and national planning policy documents, to help determine planning applications. NPs are powerful tools and present significant opportunities for local people to have a real say in how and where development should happen within their local area.

A NP can cover a range of planning related issues, or just have one single policy. NPs cannot, however, cover some strategic matters such as minerals and waste, highways and strategic infrastructure projects; these are dealt with either by the local authority (SMBC and in some cases the Greater Manchester Combined Authority) or Central Government. NDPs cannot be prepared in isolation and all NDP planning policies and proposals have to be underpinned by a clear and robust evidence base of local opinion and technical resources.

Overall the Plan has to meet a set of basic conditions set out in national guidance and these will be tested through an examination at the end of the process. The basic conditions include the requirement that NDPs have to be in general conformity with local strategic planning policies. The local strategic planning policies are set out in the Stockport adopted core strategy 2011<sup>1</sup>. Saved policies from the Stockport unitary development plan review 2006<sup>2</sup> may also apply but these are generally not strategic in nature. The NDP should also take into account the reasoning and evidence informing the emerging Local Plan process (see Planning Practice Guidance)<sup>3</sup> - in relation to MDP this includes the emerging new Stockport Local Plan<sup>4</sup>.

NPs are also required to have regard to national planning policy (National Planning Policy Framework NPPF 2019<sup>5</sup>, Planning Practice Guidance and other Ministerial statements and guidance).

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<sup>1</sup> <http://old.stockport.gov.uk/ldf/corestrategy/>

<sup>2</sup> <http://old.stockport.gov.uk/ldf/udp/>

<sup>3</sup> Planning Practice Guidance para 009 Reference ID: 41-009-20160211

<sup>4</sup> <https://old.stockport.gov.uk/what-is-the-stockport-local-plan>

<sup>5</sup> <https://www.gov.uk/guidance/national-planning-policy-policy-framework>

## The Marple Plan

The draft Neighbourhood Plan for Marple has been prepared by the Marple Neighbourhood Forum of local residents with the support and advice of officers from Stockport MBC and other stakeholder groups.

The Plan sets out draft local planning policies which will be used to help SMBC determine planning applications in the area up to 2038. These policies have been prepared taking into account the concerns and ideas of local residents, which have been put forward during numerous informal public consultation processes since 2016

### List of Plan Sections with Policies

|   | <u>Page Number</u> | <u>Number of Policies</u> |
|---|--------------------|---------------------------|
| <b>Town Centre</b>                          | <b>29</b>          | <b>3</b>                  |
| <b>Getting Around</b>                       | <b>38</b>          | <b>3</b>                  |
| <b>Housing</b>                              | <b>46</b>          | <b>3</b>                  |
| <b>Natural Capital &amp; Climate Change</b> | <b>51</b>          | <b>4</b>                  |
| <b>Community Space</b>                      | <b>59</b>          | <b>4</b>                  |
| <b>Heritage &amp; Tourism</b>               | <b>69</b>          | <b>3</b>                  |
| <b>Business &amp; Employment</b>            | <b>77</b>          | <b>2</b>                  |

## Next Steps

The NP would be a statutory planning document which would be used to determine all further planning applications made to the Council related to our area. It is required to go through a number of stages before it can be made (adopted) by Stockport MBC and used in this way.

Following this period of public consultation, it will be submitted to an independent examiner who will assess the Plan against the set of 'basic conditions' and then, subject to any recommended modifications by the examiner, the NP will be put to a local referendum. This will include all residents in the Plan area who are on the electoral register. Residents will be asked to vote "for" or "against" adoption of the plan. If there is a majority yes vote (50%+1) the plan will be made (adopted) by SMBC.

We hope to achieve all this and have a plan in place in 2022. We need your help and ideas to do this.