



LDF Allocations DPD (Marple) – Response to Sustainability Appraisal Screening Report

Sites

Site Reference: MAR/004

Site Address: British Waterways Yard, Church Street, Marple SK6 6BN

Site Area: 0.24 hectares **Grid Reference:** 396080

SMBC Assessment

Band A Employment

Band B Residential, Gypsy & Traveller, Retail, Leisure, Community & Education

Band C

Civic Society Comments

The site is an important heritage site within a conservation area, basically unchanged for 200 years and, whilst it is Previously Developed Land (PDL), it has never previously been developed for housing.

The society believes that the Heritage Landscape Characterisation (HLC) is wrong for this site. HLC includes R (Residential) but there are no houses on the site. The buildings identified as houses using aerial photography are various outbuildings and the Grade II listed warehouse.

The Stockport Core Strategy supports the maintenance of this site for its heritage and historical value which should be safeguarded for the future. Educational and recreational uses, as outlined in the 'Vision for Marple' would maximize the benefits to local people and visitors without damaging its heritage value (see ref. Core Strategy Heritage Conservation 3.300, 3.301 and 3.302)

The society would support the use of this site for leisure, recreation, community and education uses as outlined in the "Vision for Marple" and therefore "leisure, community and education" use should be moved from Band B to band A.

Some leisure uses, for example, cinemas, bingo halls, nightclubs, casinos would not be acceptable as they would be harmful to the heritage aspects of the site.

The Society would support employment providing that any employment use would not negatively impact on the heritage and historical importance of the site

Due to the sites important heritage and historical significance, the society does not support the use of this site for residential use and therefore “Residential” should be moved from Band B to Band C.

Houses or similar buildings on this site will lead to a loss of public amenity with the narrowing of the Green Chain at a key junction on the Cheshire Ring.

During the preparation of the ‘Vision for Marple’, Marple Civic Society considered several issues relating to Marple Wharf (British Waterways Yard). The following attached documents were prepared as part of this process:

- *The Vision for Marple*
- *Conservation and Heritage Report*
- *Open Space and Spacial Development Report*
- *Canoe Report*
- *Toll House Business Plan*
- *List of Supporters attending Launch of the ‘Vision for Marple’*

The attached document ‘Allocations DPD Response: Supplementary Evidence’ has been prepared as part of this consultation.

Additional Considerations:

There are two buildings at The British Waterways yard that the Civic Society would like to be considered as part of this Allocations DPD Consultation Process:

The Toll House and the Adjacent Cottage

Marple Wharf yard and the two buildings are included in ‘The Vision for Marple’ which lists various potential uses for their development as part as the overall ‘Vision’ plan in partnership with Stockport MBC. The possible uses include:

Visitors Centre – Museum – Café – Canal Education Centre – Canoe Centre and Storage – Canal Boating Facilities and Moorings – Mooring for New Horizons Charity Boat for People with Disabilities, Holiday Cottage Let.

Whilst some of these uses would normally be within the District Centre boundary, we consider these buildings to be suitable for the above range of uses, as part of a comprehensive plan, for the following reasons:

- *Marple Wharf is only a 5-10 minute walk from the District Centre*
- *The canals are an integral part of Marple’s history and heritage*
- *The two listed buildings (presently boarded up) would be put back into use to promote their heritage and place in Marple’s history*
- *The history of a heritage site is best told on the site/building (c/f the Stockport Story in Staircase House)*
- *The location of the site makes it ideal for outdoor activity, canal location for water sport, rich network of public Rights of Way radiate from this point, stopping point for canal boats.*

Site Reference: MAR/014

Site Address: Goyt Mill, Upper Hibbert Lane, Marple SK6 7HX

Site Area: 1.5 hectares **Grid Reference:** 395780

SMBC Assessment

Band A Employment
Band B Residential, Community & Education
Band C Gypsy & Traveller, Retail, Leisure

Civic Society Comments

The SMBC banding acceptable.

The Civic Society would like to see comprehensive mixed use redevelopment using a model similar to Houldsworth Mill.

Small scale retail and leisure (with restrictions – ie ancillary to other uses) is acceptable as part of a mixed use development. However, large scale retail is unacceptable because it is outside the District Centre retail zone and is therefore contrary to national planning policy and the adopted Stockport Core Strategy.

The building is “Locally Listed” and the only large mill building in the area so the heritage aspect should be respected and preserved within any development plan.

Site Reference: MAR/039

Site Address: Compstall Mills, Andrew Street, Compstall

Site Area: 1.52 hectares **Grid Reference:** 396506

SMBC Assessment

Band A
Band B Residential. Employment. Gypsy & traveller.
Band C Retail. Leisure. Community & education

Civic Society Comments

The SMBC banding is acceptable.

Site Reference: MAR/040

Site Address: Goyt Works, Station Road, Strines

Site Area: 5.62 hectares **Grid Reference:** 397499

SMBC Assessment

Band A Residential, Employment
Band B
Band C Gypsy & Traveller, Retail, Leisure, Community & Education

Civic Society Comments

The SMBC banding is acceptable

Site Reference: MAR/046

Site Address: Marple Hall School, Hilltop Drive, Marple

Site Area: 5.61 hectares **Grid Reference:** 394241

SMBC Assessment

Band A Community & Education

Band B Employment

Band C Residential, Gypsy & Traveller, Retail, Leisure

Civic Society Comments

The SMBC banding is acceptable but any redevelopment should maintain openness.

Site Reference: MAR/052

Site Address: Between Longhurst Lane, Mellor, Nr Stockport, SK6.59N

Site Area: 1.48 hectares **Grid Reference:** 397736

SMBC Assessment

Band A

Band B

Band C Residential. Employment. Retail. Leisure. Community & education. Gypsy & traveller.

Civic Society Comments

The SMBC banding is acceptable.

Site Reference: MAR/063

Site Address: Marple Garden Centre, Dooley Lane, SK6 7HE

Site Area: 2.87 hectares **Grid Reference:** 393742

SMBC Assessment

Band A

Band B Employment, Retail

Band C Residential, Gypsy & Traveller, Leisure, Community & Education

Civic Society Comments

The SMBC banding is acceptable.

The civic society would support the use of this site for allotment / community growing spaces development.

The civic society would not support development on this site for food retail or a supermarket because it would disrupt the viability and vitality of the Town Centre and cause unacceptable traffic problems.

The use of this site for retail/supermarket (especially food retail) is unacceptable due to the location outside the District Centre which is against national policy and the adopted Stockport Core Strategy.

Due to poor access development of this site should not be allowed to increase traffic flow in the area.

The continued use of this site for retail should be of a similar nature to the existing use without extension to the existing buildings.

Any development on this site should not be detrimental to the Green Belt.

This site is suitable for employment purpose providing there is no reduction to the green belt or increase in traffic flow.

Site Reference: MAR/085

Site Address: Compstall Mills Estate, SK6 5HN

Site Area: 1.52 hectares **Grid Reference:** 396505

SMBC Assessment

Band A Employment

Band B Residential

Band C Retail. Leisure. Community & education. Gypsy & traveller.

Civic Society Comments

The SMBC banding is acceptable.

The use of this site for retail/supermarket (especially food retail) is unacceptable due to the location outside the District Centre which is against national policy and the adopted Stockport Core Strategy.

The civic society would not support development on this site for food retail or a supermarket because it would disrupt the viability and vitality of the Town Centre and cause unacceptable traffic problems.

Small scale retail (with restrictions – ie ancillary to other uses) would be acceptable.

Site Reference: MAR/087

Site Address: Cheadle and Marple Sixth Form College, Hibbert Lane Campus, Hibbert Lane, Marple,

Stockport, SK6 7PA

Site Area: 3.47 hectares **Grid Reference:** 395663

SMBC Assessment

Band A Community & Education

Band B Residential, Gypsy & Traveller, Employment

Band C Retail, Leisure

Civic Society Comments

The SMBC banding is acceptable.

The land should be considered for Educational use first - education for 6th form students is very important to the Marple Community.

This site is suitable for Community purposes.

The civic society supports the existing Core Strategy policy for Green Space and wishes to see the green space on the site protected.

The use of this site for retail (especially food retail) is unacceptable due to the location outside the District Centre which is against national policy and the adopted Stockport Core Strategy.

A development on this site for food retail or a supermarket would disrupt the viability and vitality of the Town Centre and cause unacceptable traffic problems

This site would not be suitable for allocation as an employment zone as it has poor access to main roads, railway terminals or other freight infrastructure

Traffic problems would arise if this site is used for leisure and some types of employment use and therefore these uses should be restricted

Some leisure uses, for example, cinemas, bingo halls, nightclubs, casinos would not be acceptable due to the location outside the District Centre which is against national policy and the adopted Stockport Core Strategy. The site is in a residential area and any uses like these would be harmful to residential amenity, especially if they included additional uses like hot food takeaways

The need for additional social and/or affordable housing in Marple could be met using this site as an alternative to Educational use.

Whilst the civic society understands that a site needs to be allocated for Gypsy & Traveller use in Stockport, we do not think this is an appropriate site because it is within a large residential area.

Site Reference: MAR/088

Site Address: Cheadle and Marple Sixth Form College, Buxton Lane Campus, Buxton Lane, Marple, Stockport, SK6 7PA

Site Area: 2.75 hectares **Grid Reference:** 395663

SMBC Assessment

Band A	Community & Education
Band B	Residential, Gypsy & Traveller, Employment
Band C	Retail, Leisure

Civic Society Comments

The SMBC banding is acceptable

All comment as per MAR/087 above

Site Reference: MAR/090a

Site Address: Scotch Produce Centre, Andrew Lane, High Lane, Stockport, SK6 8HY - wider landholding

Site Area: 5.45 hectares **Grid Reference:** 395814

SMBC Assessment

Band A

Band B

Band C Residential, Gypsy & Traveller, Employment, Retail, Leisure, Community & Education

Civic Society Comments

The SMBC banding is acceptable

Site Reference: MAR/090b

Site Address: Scotch Produce Centre, Andrew Lane, High Lane, Stockport, SK6 8HY - built part of site

Site Area: 5.45 hectares **Grid Reference:** 395814

SMBC Assessment

Band A

Band B Employment

Band C Residential, Gypsy & Traveller, Retail, Leisure, Community & Education

Civic Society Comments

The SMBC banding is acceptable

Site Reference: MAR/092

Site Address: Land adjoining Windlehurst Road, High Lane, Stockport

Site Area: 5.51 hectares **Grid Reference:** 395263

SMBC Assessment

Band A

Band B

Band C Residential, Gypsy & Traveller, Employment, Retail, Leisure, Community & Education

Civic Society Comments

The SMBC banding is acceptable

Site Reference: MAR/114

Site Address: Marple Employment Area, Hibbert Lane, Marple

Site Area: 3.9 hectares **Grid Reference:** 395769

SMBC Assessment

Band A Employment

Band B Residential

Band C Retail, Leisure, Community and Education, Gypsy and Traveller

Civic Society Comments

The SMBC banding is acceptable

Site Reference: MAR/127

Site Address: Land at Shepley Lane, Marple

Site Area: 0.54 hectares **Grid Reference:** 395666

SMBC Assessment

Band A

Band B

Band C Residential. Retail. Leisure. Community & education. Gypsy & traveller.

Civic Society Comments

There is no mention of employment as a potential use which we consider would be acceptable as Band A

Otherwise the SMBC banding is acceptable.

Site Reference: MAR/129

Site Address: Marple Sorting Office and car park, Chapel Fields, Marple SK6 7BL

Site Area: 0.55 hectares **Grid Reference:** 395915

SMBC Assessment

Band A Retail, Leisure, Community & Education, Employment, Residential, Gypsy & Traveller

Band B

Band C

Civic Society Comments

If this site is to be considered for retail use the site boundary must be strictly observed and there are several considerations that would need to be mitigated. Therefore we believe that uses in Band A should be moved to Band B.

Considerations to be mitigated:

Any retail development should not extend beyond the site boundary of MAR/129

Scale is very important due to concerns regarding traffic flow and visual impact to nearby housing.

Concerns about public car parking spaces – Public parking in Marple District Centre is limited. Therefore, current public car parking must be retained, available at all times and extra spaces made available for any new retail use.

Whilst the civic society understands that a site needs to be allocated for Gypsy & Traveller use in Stockport, we do not think this is an appropriate site because of its central location within the town.

Site Reference: MAR/153
Site Address: Peacefield Primary School
Site Area: 0.43 hectares **Grid Reference:** 395195

SMBC Assessment

Band A Community & education. Residential. Gypsy & traveller.
Band B
Band C Employment. Retail. Leisure

Civic Society Comments

The SMBC banding is acceptable.

Site Reference: MAR/156
Site Address: The Dale Primary School
Site Area: 0.49 hectares **Grid Reference:** 394947

SMBC Assessment

Band A Community & Education
Band B Employment, Gypsy & Traveller, Residential
Band C Retail, Leisure

Civic Society Comments

The SMBC banding is acceptable.

Additional building for consideration

Hollins House – Grade II listed building in Marple Memorial Park

The civic Society would like Hollins House to be considered for alternative uses. At present the building is occupied by Stockport MBC Officers and Citizens Advice Bureau Officers but we understand that the building will soon become vacant. The building forms part of the 'Vision for Marple' and would enhance the local and visitor experience to Marple if the building was put to use as a 'Marple Arts Centre'. This would greatly enhance Marple as a tourist destination which is a key objective of the 'Vision for Marple'.