LOCAL DEVELOPMENT FRAMEWORK

ANNUAL MONITORING REPORT
(APRIL 2004 – MARCH 2005)

December 2005

Environment and Economy Directorate
EXECUTIVE SUMMARY

The Planning and Compulsory Purchase Act (2004) introduced the requirement for all local planning authorities to monitor planning policies to determine whether they are being effectively implemented. This is Stockport Metropolitan Borough Council’s first Annual Monitoring Report on planning policy. It covers the period from 1 April 2004 – 31 March 2005.

The report contains data on core indicators set out by the Office of the Deputy Prime Minister along with other, locally relevant indicators. Key areas of policy that are covered include; Economy and Services (including retail and industrial developments), Housing, Transport and Environment and Heritage (including policies on biodiversity, greenbelt and waste, minerals and energy).

The main findings of the report indicate that Stockport’s planning policies are, in most cases, achieving their objectives and also support the aims and objectives of wider Council Strategies. Good progress is also being made in the preparation of all key Local Development Framework Documents.

This Annual Monitoring Report is intended to act as a baseline and guide for future monitoring activities. The process of compiling this report identified some problems when gathering data; there are some gaps and inconsistencies in the way data has previously been recorded. This means that in several cases, this year’s figures cannot be directly compared with those from previous years. The report also contains recommendations as to how data collection and policy monitoring should be changed to be more comprehensive in future.
CONTENTS

| List of Tables                                      | v  |
| List of Figures                                    | vi |

1. Introduction                                             1  
2. Background Information                                   2  
- Putting Stockport in context                              2  
- Council aims and objectives                               3  
- Sustainable development                                   3  
3. Development Plan Production                               4  
- Plan documents specified within the LDS                   5  
- Other plan documents                                       9  
- Impact of new national and regional planning guidance      10  
- Implementation of Adopted UDP Policies                    10  
4. Monitoring of Policy Performance                         11  
5. Economy and services                                      12  
- Business development                                       12  
- Unemployment figures                                       15  
- Local services                                              17  
6. Housing                                                    22  
- Housing trajectory                                          23  
- Housing provision                                           24  
- Energy efficient design                                    29  
7. Environment and Heritage                                  30  
- Flood protection and water quality                         30  
- Biodiversity                                                31  
- Heritage conservation                                      33  
- Environmental protection and improvement                   35  
- Green belt and agriculture                                  36  
- Minerals, waste and energy                                  38  
- Leisure and open space                                     41  
8. Transport                                                  45  
9. Conclusions: Achieving Sustainable Outcomes               47  
Appendix 1: Impact of new regional and national planning regulations  50  
Appendix 2: List of saved policies not being implemented        53  

LIST OF TABLES
Table number | Title                                                                 | Page |
-------------|----------------------------------------------------------------------|------|
1.           | Amount of industrial/commercial land developed (ha) 1995-2004        | 13   |
2.           | Details of industrial/commercial developments Jan-Dec 2004          | 14   |
3.           | Industrial/commercial completions (2004) by committee area          | 14   |
4.           | Unemployment figures by ward (as at 31 March 2005)                   | 15   |
5.           | Change in unemployment figures in each ward (April – April 2004-05)  | 16   |
6.           | Retail and leisure completions over 500m² (2004/05)                 | 18   |
7.           | Average weekly pedestrian flows (Stockport town centre)             | 18   |
8.           | Average weekly pedestrian flows (Cheadle, Marple and Hazel Grove   | 19   |
              | district centres)                                                  |      |
9.           | No. Primary frontage vacancies in Stockport town centre and in       | 19   |
              | Cheadle, Marple and Hazel Grove district centres                     |      |
10.          | Total number of vacancies in Stockport town centre and in Cheadle,  | 19   |
              | Marple and Hazel Grove district centres                              |      |
11.          | Vacancies in primary/all frontages in all district centres as at 31 | 20   |
              | March 2005                                                          |      |
12.          | Retailer representation of major national multiples in town centre  | 20   |
              | and in Cheadle, Marple and Hazel Grove district centres              |      |
13.          | Retailer representation of major national multiples in district     | 21   |
              | centres as at 31 March 2005                                         |      |
14.          | Number (and type) of dwellings with planning permission granted and  | 24   |
              | outstanding (2004/05)                                                |      |
15.          | Percentage of new and converted dwellings completed on previously   | 25   |
              | developed land                                                      |      |
16.          | Density of new build dwellings (04/05)                              | 25   |
17.          | Number of dwellings completed per annum (and 5 year average)        | 26   |
18.          | Number of dwellings completed in each committee area (04/05)        | 27   |
19.          | Number of dwellings cleared per annum (and 5 year average)          | 27   |

**LIST OF TABLES (continued)**
20. Number of planning permissions for dwellings granted and outstanding (2004/05) 28
21. Number of new dwellings in town and district centres 28
22. BRE Certificates issued for each development type 29
23. Number and area of designated greenspace sites 32
24. List of conservation areas and size in kilometre² 34
25. Amount and type of waste recycled 39
26. Installations of renewable energy systems 40
27. Quality of Parks in Stockport 42
28. Parks Provision 43
29. Amenity Greenspace 43
30. Commuted sums paid (leisure provision) 44
31. Industrial and commercial developments complying with Council parking standards 45

LIST OF FIGURES

<table>
<thead>
<tr>
<th>FIGURE</th>
<th>TITLE</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Housing Trajectory</td>
<td>23</td>
</tr>
<tr>
<td>2.</td>
<td>Density of new build dwelling completions (dwellings per hectare)</td>
<td>26</td>
</tr>
</tbody>
</table>
1. INTRODUCTION

The Planning and Compulsory Purchase Act (2004) introduced the requirement for all local planning authorities to monitor planning policies to determine the extent to which they are being effectively implemented. It is now a statutory requirement for every local authority to produce an Annual Monitoring Report (AMR) and submit it to the Office of the Deputy Prime Minister (ODPM) by the end of each year. The AMR must also report on progress in preparing various planning policy documents.

In addition to the statutory requirement, Stockport MBC is committed locally to monitoring and the review of planning policies. The 2003 review of Stockport’s Unitary Development Plan (UDP) stated that: “it is important to test the effectiveness of the development plan policies with the passage of time and in the light of changing circumstances. This is achieved by regular monitoring, collecting and analysing information”.

ODPM monitoring guidance lists a number of core indicators that each Annual Monitoring Report should include. This report includes data for as many as these indicators as possible within the limits of the data currently available. We have also included data for a number of “local indicators” that tie into Stockport’s broader planning objectives and other key strategies. Please see individual chapters for more detailed information.

This is the first AMR that Stockport has produced and, as such, it does not contain a full data set in terms of what The Council intend to eventually monitor. Data for many of the core indicators has not previously been collected consistently, so in many cases it is not possible to compare data from different years. Some of the indicators that The Council intends to include in future have not previously been monitored, or data has not been gathered in the required form. It is intended that this report should act as a baseline and guide for monitoring activities in future years; highlighting problems with the existing monitoring system and identifying changes that need to be made to data collection and recording processes.

The AMR is intended to monitor the performance of policies that are saved in the Local Development Scheme (LDS). Stockport’s current adopted plan is the 1998 Unitary Development Plan. The UDP has been under review since 2000 and is currently (autumn 2005) in the final stages of modification. The new plan should be adopted by spring 2006. Some of the policies in the 1998 adopted plan have, in practical terms, been superseded during the review process. This report considers the performance of the Draft UDP Review policies and also describes the saved policies that are no longer being implemented.
2. BACKGROUND INFORMATION

PUTTING STOCKPORT IN CONTEXT

Stockport is one of the ten metropolitan districts in Greater Manchester. It lies in the south-eastern part of the conurbation at the junction of the Cheshire plain and the Pennine foothills. The borough is a mix of urban and rural settlements, with a population of approximately 282,200 (according to the Office of National Statistics 2004 mid-year population estimates). Around four fifths of the population live in the built up north west, bordering on Manchester and the remaining fifth of the population in the more rural east, where Stockport borders the High Peak district.

Environment

Stockport is a "green" borough. River valleys penetrate to the Town Centre in the urban north west, and the settlements in the east are separated by significant breaks of green land. Across Stockport, there are an estimated 1 million trees and green space cumulatively comprises about half of the borough’s area. The urban parts of the Borough comprise a mixture of industrial, commercial and residential buildings and subsequent suburban development which has grown up to form a series of townships around a number of long established centres, including Stockport town centre and district and local centres.

Economy and Wealth

Stockport has a diverse economy that has enjoyed high levels of growth relative to Greater Manchester, being attractive to technology and other growth sector businesses. It has mirrored structural changes in the national economy, most noticeably in the decline of manufacturing and the growth of the service sector. However, economic prosperity has not been enjoyed by all of Stockport’s residents and there are older areas of the Borough with declining traditional industries and high unemployment.

The Council has recently mapped deprivation indices across Stockport, showing that:

- There are pockets of deprivation in six of the eight committee areas
- The most deprived area committee is the Tame Valley area
- The Marple Committee Area and Bramhall Committee area have no areas with deprivation levels within the top 20% of all deprived areas in the country

Housing

There are approximately 125,000 dwellings in the Borough, high proportions of which are owner occupied. The housing market remains buoyant, with infill development and re-use of land predominating in new housing development. House prices are relatively high in the Borough and affordability, particularly for first time buyers and key workers, is an issue of increasing importance.

Demographic Information

According to the 2001 Census, 48% of Stockport’s population were male and 52% were female. Distribution across key age groups was in line with the rest of England and Wales, with 34% between 0-29 years of age. Latest estimates suggest approximately 4.4% of the Stockport Metropolitan Borough Council population are from a black minority ethnic background, principally of Asian origin (based the Council’s Local Labour Market Equalities Assessment, in 2005). In relation to regional and national comparisons, Stockport has a low ethnic minority population.

COUNCIL AIMS AND OBJECTIVES
The Council’s Mission Statement is to work towards making Stockport “cleaner, greener, safer, stronger”.

Our Community Strategy, published in 2003, is a working plan designed to shape Stockport over a ten-year period in accordance with this mission statement. The strategy sets out a vision for the borough, to be delivered through 5 challenges, which cover social, economic and environmental aspects of development; these are:

1. Putting people first  
2. Promoting a strong and responsible economy  
3. Creating safe and healthy communities  
4. Protecting and promoting our environment and heritage  
5. Developing learning communities  

The Community Strategy breaks each challenge down into a series of aspiration statements that set out where Stockport wants to be in the future. Each aspiration is then further broken down into one or more policy aims; key actions that need to be taken in order for this vision to be achieved.

Traditionally, planning policy has primarily been concerned with controlling development and shaping the built environment, and it is here where the clearest links between planning policy and the community strategy can be seen. However, effective land use planning can also influence less tangible factors and have a wider impact on society. For example, by encouraging regeneration of deprived areas and sustainability of new developments.

**Sustainable Development**

Sustainable Development has been defined as that “which meets the needs of the present without compromising the ability of future generations to meet their own needs. Sustainable development is a major challenge to society, and the planning system has an important role to play in promoting more sustainable land use patterns. There are limits to the extent to which the UDP alone can impact on the sustainability of the Borough. Its impact will be greatest where it complements other relevant policies and strategies.

The 1998 Adopted UDP and the first deposit of the new plan have both been subject to a Sustainability Appraisal. The appraisal of the adopted plan highlighted relevant issues and was used to inform the development of the Draft UDP Review.

The Planning and Compulsory Purchase Act (2004) introduced the requirement for all Local Development Documents to be subject to Strategic Sustainability Appraisal, including Strategic Environmental Assessment. The Council is currently in the process of revising the existing Sustainability Appraisal processes and drawing up an appraisal framework to satisfy the new requirements.
3. DEVELOPMENT PLAN PRODUCTION

The main focus of Council activity on development planning during 2004 and 2005 has been to complete the Review of the Stockport Unitary Development Plan (Draft UDP Review). The Draft UDP Review was at an advanced stage when the Planning and Compulsory Purchase Act came into force in September 2004. In line with Government advice the Council decided to complete the Draft UDP Review in order to provide an up to date policy framework for decision making on land use and control of development.

The statutory development plan for Stockport Borough currently comprises the adopted Stockport UDP (February 1998) and the Regional Spatial Strategy for the North West. In accordance with the provisions of the Planning and Compulsory Purchase Act 2004, the 1998 Adopted UDP retains its development plan status as a „saved“ plan until such time as the Draft UDP Review is adopted.

Progress on the Draft UDP Review

The Draft UDP Review has been the subject of the following preparation stages: -

- Issues Paper consultation (October 1999)
- First Deposit Draft consultation (March 2002)
- Revised Deposit Draft consultation (May 2003)
- Pre-Inquiry Changes consultation (January 2004)
- Public Inquiry (15 June – 19 October 2004)
- Inspector’s Report published (March 2005)
- Modifications published (15 June – 30 July 2005)

The remaining stages for the adoption of the Draft UDP Review, as published in the Council’s Local Development Scheme, were as follows: -

- Publication of Inspector’s report (March 2005)
- Consultation on proposed modifications (August/September 2005)
- Adoption (January 2006)

Consultation on modifications to the plan, resulting from the Council’s consideration of the Inspector’s recommendations in respect of objections, took place slightly earlier than the milestone in the LDS, in June/July 2005. The Council has considered the representations received on the modifications and, in light of these, considers it necessary to publish further modifications. Consultation on the further modifications will take place in January/February 2006. As a consequence the adoption of the Draft UDP Review is not expected until late spring 2006. Figure 2c of the Council’s LDS will be revised accordingly.

Local Development Framework

An important function of the Annual Monitoring Report is to consider whether:

a) The timetable and milestones for the preparation of documents set out in the Council’s Local Development Scheme, approved in March 2005, have been met, or
b) Progress is being made towards meeting them, or
c) Where they are not being met and not on track to being achieved, the reasons why, and proposed adjustments to the LDS.

The requirement for the LDS in 2004/5 was for local authorities to have submitted their first LDS to the Secretary of State for approval by 28 March 2005. The first Stockport Metropolitan Borough Council LDS was submitted on 24 March 2005 and was approved by the Secretary of State on 19 April 2005.
The UDP Review will provide an up to date policy framework. The Council is therefore initially concentrating on the local development documents in the LDF that provide additional guidance on particular areas of change in the Borough, or where detailed planning guidance is in need of updating.

The LDS sets out six local development documents (LDD) that the Council will at least commence production between 2005 and 2008. It is proposed to complete all of these documents within this period, with the exception of the Core Strategy. Three of the LDD are Supplementary Planning Documents (SPD), which provide additional guidance to the policies in the Draft UDP Review. As a result of the need to publish further modifications to the Draft UDP Review and the consequential postponement of its adoption date, the approval of the SPDs will be delayed until then.

**PLAN DOCUMENTS SPECIFIED WITHIN THE LDS**

This section provides information on the six LDDs specified in the LDS, including the milestones set down in the LDS and an explanation of progress.

**Statement of Community Involvement (SCI).**

This is a key document required to guide consultation on other LDF documents and is a Council priority.

**Role and Subject:** The Statement of Community Involvement (SCI) will set out the principles and procedures that the LPA will adopt when carrying out public, community and stakeholder consultation during the process of formulating Development Plan Documents, Supplementary Plan Documents and when processing planning applications for developments.

It will define how and when consultation will take place and the groups that should be involved in relation to the particular type of Local Development Documents being produced.

**Coverage:** The Borough of Stockport

**Status:** Local Development Document

**Conformity:** The SCI will conform to the statutory requirements in the Town and Country Planning (Local Development) (England) Regulations 2004. It will also have regard to the ODPM SCI guidance Community Involvement in Planning: The Government’s Objectives.

<table>
<thead>
<tr>
<th>Stage</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-submission consultation</td>
<td>March-June 2005</td>
</tr>
<tr>
<td>Public participation on draft</td>
<td>July-August 2005</td>
</tr>
<tr>
<td>Date of submission to</td>
<td>October 2005</td>
</tr>
<tr>
<td>Secretary of State</td>
<td></td>
</tr>
<tr>
<td>Pre-examination Meeting</td>
<td>December 2005</td>
</tr>
<tr>
<td>Examination</td>
<td>February 2006</td>
</tr>
<tr>
<td>Adoption</td>
<td>April 2006</td>
</tr>
</tbody>
</table>

**Progress:** Consultation on the draft SCI took place in August/September 2005 and it was submitted to the Secretary of State in November 2005, a few weeks later than programmed in the LDS. The consultation on the submitted draft SCI is currently taking place between 23 November 2005 and 3 January 2006. Adoption of the SCI is estimated to be on course for April 2006 as
specified in the LDS and the Council will work closely with the Planning Inspectorate to achieve this.

**Core Strategy**

**Role and Subject:** Sets out the key elements of the planning framework for the borough comprising spatial vision and strategic objectives, spatial strategy, core policies and monitoring and implementation framework.

**Coverage:** The Borough of Stockport

**Status:** Development Plan Document

**Conformity:** The Core Strategy will conform with the Regional Spatial Strategy and Stockport Community Strategy.

<table>
<thead>
<tr>
<th>Stage</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initiation and evidence gathering</td>
<td>October-December 2005</td>
</tr>
<tr>
<td>Pre-submission consultation</td>
<td>January-July 2006</td>
</tr>
<tr>
<td>Public participation on preferred options</td>
<td>November 2006 - January 2007</td>
</tr>
<tr>
<td>Date of submission to Secretary of State</td>
<td>July 2007</td>
</tr>
<tr>
<td>Pre-examination meeting</td>
<td>December 2007</td>
</tr>
<tr>
<td>Examination</td>
<td>February 2008</td>
</tr>
<tr>
<td>Adoption</td>
<td>September 2008</td>
</tr>
</tbody>
</table>

**Progress:** The Council has made good progress in building the evidence base for the Core Strategy and the other development plan documents in the LDF. These include:

<table>
<thead>
<tr>
<th>Publication date</th>
<th>Study</th>
</tr>
</thead>
<tbody>
<tr>
<td>March 2004</td>
<td>The Stockport Shopping Study</td>
</tr>
<tr>
<td>March 2005</td>
<td>Stockport Housing Study</td>
</tr>
<tr>
<td>August 2005</td>
<td>PPG 17 Sport, Recreation and Open Space Study</td>
</tr>
<tr>
<td>-in preparation</td>
<td>Urban Potential Study</td>
</tr>
<tr>
<td>-in preparation</td>
<td>Employment Land Study</td>
</tr>
</tbody>
</table>

As a consequence of the need to publish further modifications of the Draft UDP Review, it will be necessary to revise the Council’s LDS in respect of the timetable for the Core Strategy. Pre-submission consultation on the Core Strategy whilst consultation on the Draft UDP Review is underway would lead to public confusion. In addition the delay in the process of preparing the replacement Regional Spatial Strategy, which will provide the strategic context for the LDF, supports the postponement of public consultation on issues and options for the Core Strategy to a later date. This will now follow the adoption of the Draft UDP Review expected by June 2006, with consequential delays of up to six months on the timetable in the LDS.

**Proposals Map**

The proposals map will be a geographical expression of the policies and proposals in Development Plan Documents and Saved Policies on an Ordnance Survey Map covering the Borough of Stockport. It will be revised as each new DPD is adopted, starting with the Core Strategy.

**Sustainable Design and Construction SPD**
Role and Subject: To provide guidance on sustainable design and construction in support of the policies of the Draft UDP Review.

Coverage: The Borough of Stockport

Status: Supplementary Planning Document

Conformity: With existing RSS, the Draft UDP Review and the Community Strategy

<table>
<thead>
<tr>
<th>Stage</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production/evidence gathering</td>
<td>June 2004</td>
</tr>
<tr>
<td>Public consultation on draft SPD</td>
<td>April/May 2005</td>
</tr>
<tr>
<td>Consideration of representations and Finalise SPD</td>
<td>June-July 2005</td>
</tr>
<tr>
<td>Adoption</td>
<td>September 2005</td>
</tr>
</tbody>
</table>

Progress: This SPD was the subject of public consultation in August 2005. On 21 November 2005 the Council’s Executive considered the representations received and approved the SPD as an interim document.

The SPD seeks to promote sustainable methods of building and its context is principally related to the policies in the Draft UDP Review. Consequently its adoption as part of the LDF should await adoption and „saving“ of the Draft UDP Review, expected by June 2006. In the meantime the Council proposes to use the document informally to promote sustainable design and construction.

**Town Centre Masterplan SPD**

Role and subject: A comprehensive document, which sets out the vision and a robust masterplan approach to delivering a step change in quality, role and offer in Stockport Town Centre. The document will include a collection of key projects to realise the vision, together with key infrastructure requirements.

Coverage: Core Town Centre

Status: Supplementary Planning Document

Conformity: With Stockport Unitary Development Plan First Review, the Stockport Community Strategy and the Council’s Regeneration strategy for the Town Centre / M60 Gateway Area (“Gateway to the Future”).

<table>
<thead>
<tr>
<th>Stage</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Stakeholder &amp; Community Engagement: Preferred Options &amp; Proposals</td>
<td>November 2004 – February 2005</td>
</tr>
<tr>
<td>Preparation of draft SPD</td>
<td>March 2005 – September 2005</td>
</tr>
<tr>
<td>Public Consultation on Draft SPD</td>
<td>October / November 2005</td>
</tr>
<tr>
<td>Consideration of Representations and Finalise SPD</td>
<td>December 2005 to February 2006</td>
</tr>
</tbody>
</table>
Progress: Initial consultation on the Town Centre Masterplan took place between November 2004 and February 2005. This included preferred options and proposals. The LDS programmed consultation on the SPD to take place in October/November 2005. This could not take place, as a consequence of the further work needed to justify retail and leisure development policies and allocations in the Draft UDP Review and the resultant intention to publish further modifications to the latter in January 2006, which impacted significantly on the content of the SPD.

This consultation will now take place in January/February 2006 with adoption of the SPD programmed to coincide with the adoption of the Draft UDP Review by June 2006.

Transport and Highways in Residential Areas Design SPD

Role and Subject: To assist in the design and approval of new residential housing developments in Stockport.

Coverage: The Borough of Stockport.

Status: Supplementary Planning Document

Conformity: With existing RSS, the Draft UDP Review and the Community Strategy.

<table>
<thead>
<tr>
<th>Stage</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production/evidence gathering</td>
<td>October 2004 - May 2005</td>
</tr>
<tr>
<td>Public consultation on draft SPD</td>
<td>July-September 2005</td>
</tr>
<tr>
<td>Consideration of representations and Finalise SPD</td>
<td>October 2005 - January 2006</td>
</tr>
<tr>
<td>Adoption</td>
<td>February 2006</td>
</tr>
</tbody>
</table>

Progress: This SPD relates to policies in the Draft UDP Review more than in the Adopted UDP. The Council has therefore decided to delay its adoption to coincide with the adoption of the Draft UDP Review by June 2006. Consultation on the draft SDP will take place in February/March 2006. The LDS will be amended accordingly as soon as possible in 2006.

OTHER PLAN DOCUMENTS

Two DPDs that the Council intends to prepare jointly with the nine other local authorities in Greater Manchester are: -

- Joint Waste Development Plan Document
- Joint Minerals Development Plan Document

These documents did not form part of the Council's LDS. An update on these DPDs is given below.

Joint Waste Development Plan Document (DPD)
The ten authorities in Greater Manchester have agreed to produce a Joint Waste Development Plan Document, which will provide a sound and sustainable basis for the provision of waste management infrastructure. The document will deal with the future demands of the waste management industry and assist in delivering and reducing risks associated with the Greater Manchester’s and Wigan’s municipal waste management strategies.

Work is commencing on the development of this document, which will tie in with the core strategies of each of the 10 Greater Manchester Authorities Local Development Frameworks. Consultants have been commissioned to produce an initial strategy and project plan for the document, which was expected to be completed by the end of November 2005. In addition to this, a number of preliminary tasks will also need to be completed before formal preparation of the plan can commence. Amongst other things, these will include detailed governance arrangements, evidence gathering, the production of a consultation strategy, and detailed timetable.

**Joint Minerals Development Plan Document.**

The 10 Greater Manchester Authorities also have a requirement to include minerals policies and identify sites for aggregate extraction, processing and safeguarding within each of their LDF’s. It is intended that this will proceed in much the same way as the JWDPD and will be produced by GMGU, although agreement on developing this document is yet to be formalised.

*Please see page 38 for more information on Minerals and Waste.*
IMPACT OF NEW NATIONAL AND REGIONAL PLANNING GUIDANCE

The UDP process has, by and large, served to strengthen the Council's position in key policy areas and updated policies in line with changing regional and national guidance. The process of updating policies will be ongoing as new Planning Policy Statements (PPS’s) and other forms of planning guidance are introduced. Appendix 1 (p50) lists policies that will need to be reviewed in the light of new regional or national guidance introduced during the monitoring period.

IMPLEMENTATION OF ADOPTED UDP POLICIES.

This section covers the requirements of paragraphs 4 and 5 of Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004.

Stockport Council has not adopted any Development Plan Documents. Therefore, consideration of development plan policies that are not being implemented is limited to the Adopted Unitary Development Plan (February 1998)

Appendix 2 (page 53) lists the policies and allocations in the Adopted UDP that are not being implemented, including information on the following: why the Council is not implementing them; the steps (if any) that the Council intend to take to insure that the policy is implemented; and whether the Council intends to amend or replace the policy.

Many of the policies in the Adopted UDP have been updated and improved in the Draft UDP Review. It is expected that the Draft UDP Review will be adopted in 2006 and the next AMR will consider the policies therein in terms of the requirements of paragraphs 4 and 5 of Regulation 48 referred to above.
4. MONITORING OF POLICY PERFORMANCE

The following sections of the report (5 – 8) monitor the performance of Stockport's policies, in line with ODPM Core Indicators and local indicators.
5. ECONOMY AND SERVICES

Promoting a strong and responsible economy is one of the 5 challenges listed in Stockport’s community strategy. Stockport is one of the most prosperous boroughs in the North West and has a diverse economy, including above average representation of regional growth industries. However, there are also areas of disadvantage and deprivation and the Council aim to ensure all communities can share the borough’s wealth in future. Some of the economic aspirations stated in the community strategy are to strengthen and maintain a diverse economy; create a strong, distinctive and positive image as a major player in the region; have a higher quality town centre and district centres.

Planning policies aim to ensure that sufficient employment land is available and that new developments are directed to the most suitable sites in order to encourage regeneration of existing employment areas.

BUSINESS DEVELOPMENT

Relevant policies:

**E1 Overall supply of land for development**

Within the constraints set by green belt and other open land policies, the Council will ensure that development sites are available during the plan period to meet the requirements of local and incoming businesses and industries.

**E2 Location and design of employment uses**

The Council will direct new industrial and office development primarily to employment areas and identified development sites within the borough.

In considering proposals for development on these sites, the Council will apply the considerations set out in UDP transport policies in relation to the impact upon existing infrastructure and the accessibility of sites by sustainable modes of transport.

The design of new development will be required to be of a high standard and make provision for access for people with disabilities. It should also seek to minimise environmental impact.

**E3 Protection/regeneration of employment areas**

The Council will seek to retain and promote the use of the best existing employment land (defined as employment areas on the proposals map) for employment purposes and complementary uses.

Core indicators

- (1a) Amount of floorspace developed for employment by type
  Target: 6 ha per annum over a rolling 5 year period

- (1b) Amount of floorspace developed for employment by type, in employment or regeneration areas

- (1c) Amount of floorspace by employment type which is on previously Developed Land
  Target: 100%

(1d) Employment land available by type
Details of Industrial/Commercial Developments and land availability are collected annually by the Council for the Employment Land Review. The data contained in this report is data is for the period January – December 2004 and is the most recent available. We plan to adapt the collection period to reflect new regional data monitoring data collection periods and will be able to provide April – March data by 2007 (see Table 1, below).

The provision and development of employment land are subject to development of existing employment land and to fluctuations in the economy, an aspect that is largely beyond the Council’s control.

In order to provide a more accurate picture of the success of the policies in developing employment land, it is considered reasonable to adopt an approach which identifies development over a longer-term time period than one year and which instead examines the average over a relatively short-time period, in this case 5 years.

In the case of the provision of employment land, this is likely to decrease over the plan period as land is developed for employment purposes. This will need to be monitored, along with a variety of other variables, in order to make sure that through the LDF process the required amount and type of land can be made available for employment purposes to ensure that the growth of the economy is not unnecessarily constrained.

Table 1: Amount of industrial/commercial land developed (hectares) in Stockport 1995 - 2004.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>B1</td>
<td>0.46</td>
<td>0.42</td>
<td>1</td>
<td>3.59</td>
<td>3.22</td>
<td>1.49</td>
<td>1.44</td>
<td>3.26</td>
<td>3.26</td>
<td>1.53</td>
</tr>
<tr>
<td>B2/B8</td>
<td>0.36</td>
<td>6.59</td>
<td>7.04</td>
<td>5.41</td>
<td>5.75</td>
<td>3.16</td>
<td>2.47</td>
<td>2.84</td>
<td>2.84</td>
<td>5.54</td>
</tr>
<tr>
<td>TOTAL</td>
<td>0.82</td>
<td>7.01</td>
<td>8.04</td>
<td>9.00</td>
<td>8.97</td>
<td>4.65</td>
<td>3.91</td>
<td>6.10</td>
<td>6.10</td>
<td>8.34</td>
</tr>
</tbody>
</table>

This is an average of 5.82 ha per annum over the past 5 years (2000 – 2004) and an average of 6.3 ha per annum since 1995.

Completions for 2002 and 2003 were surveyed at the same time. The total area of the completions has been split equally between the two years. Please note that the figures in Table.1 refer to the amount of land developed in hectares and not the amount of floorspace. This is how industrial and commercial completions have previously been measured and how targets have been expressed.

More detail is available for employment completions in 2004 (see Tables 2 & 3, below) in these tables the figures are given in square meters and refer to internal floorspace measurements, as required by core indicator 1a.

Table 2: Details of industrial/commercial developments (UCO’s B1, B2 & B8) in Stockport (Jan – December 2004)
Floorspace developed (m²)

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>The total gross floorspace completed</td>
<td>49,320</td>
</tr>
<tr>
<td>The total gross floorspace that is on Previously Developed Land</td>
<td>47,546</td>
</tr>
<tr>
<td>The total amount of employment land in hectares available for industrial and commercial use as at 1 January 2005</td>
<td>86.61</td>
</tr>
<tr>
<td>The total amount of industrial/commercial floorspace lost to other uses (i.e. all other use classes)</td>
<td>2060.3</td>
</tr>
</tbody>
</table>

96.4% of land developed for employment use was located on previously developed land.

Industrial/commercial floorspace lost to other uses (indicators 1e & 1f) is not currently monitored. The figure provided is an approximation based on Change of Use planning applications granted within the monitoring period. This data obviously has an impact on the overall supply of employment land (policy E1) and it is intended to monitor applications for change of use more fully at the point of application in future years.

It is intended to monitor the amount of land developed in locally designated regeneration/development areas (indicator 1b) by assessing the location of all individual applications and completions in future years. However, this data is not available for inclusion in this year’s report.

Table 3: Industrial/Commercial completions in Each Committee Area (2004)

<table>
<thead>
<tr>
<th>Committee Area</th>
<th>No. B1/B2/B8 Completions</th>
<th>Area (Office) M²</th>
<th>Area (Industrial) M²</th>
<th>Total Area M²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tame Valley</td>
<td>12</td>
<td>1,389</td>
<td>20,668</td>
<td>22,057</td>
</tr>
<tr>
<td>Victoria</td>
<td>4</td>
<td>4672.85</td>
<td>5,121</td>
<td>9,794</td>
</tr>
<tr>
<td>Cheadle</td>
<td>3</td>
<td>8,355</td>
<td>583</td>
<td>8,938</td>
</tr>
<tr>
<td>Marple</td>
<td>3</td>
<td>376</td>
<td>1,836</td>
<td>2,212</td>
</tr>
<tr>
<td>Four Heatons</td>
<td>2</td>
<td>0</td>
<td>3,930</td>
<td>3,930</td>
</tr>
<tr>
<td>Werneth</td>
<td>2</td>
<td>853</td>
<td>528</td>
<td>1,381</td>
</tr>
<tr>
<td>Stepping Hill</td>
<td>1</td>
<td>0</td>
<td>1,008</td>
<td>1,008</td>
</tr>
<tr>
<td>Bramhall</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Stockport</td>
<td>27</td>
<td>15,645.9</td>
<td>33,674</td>
<td>49,320</td>
</tr>
</tbody>
</table>

Industrial/commercial development took place in all Committee Areas with the exception of Bramhall. The most development took place in Tame Valley and the least in Stepping Hill. In all Committee Areas (with the exception of Cheadle and Werneth) a greater amount of land was developed for industry than for offices. Across Stockport, 68% of completions were classified as industrial and 32% as office developments.

UNEMPLOYMENT FIGURES

Local indicator:

- Unemployment rate in borough & in wards with highest rates relative to borough average

Target: Reduce levels of unemployment in wards with the highest rates
A key aim stated in Stockport’s Community Strategy is to reduce unemployment in the more deprived areas of the borough.

Unemployment data is sent to Stockport MBC each Month by the Manchester Enterprises Research and Intelligence Team (MERIT) who adapt data gathered by the Office of National Statistics (ONS). The denominator used to calculate rates is derived from the 2001 Census (those that are economically active aged 16 to retirement).

See table 4, below)

Stockport has the lowest unemployment rate in Greater Manchester at 1.7%. The borough also had the largest annual decrease in unemployment in Greater Manchester – 14.3% for the period from March 2004 – March 2005. There is considerable variation in number and rate of unemployment throughout Stockport.

Table 4: Unemployment figures by ward – as at 31 March 2005

<table>
<thead>
<tr>
<th>WARD</th>
<th>Male</th>
<th>Female</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No.</td>
<td>Rate</td>
<td>No.</td>
</tr>
<tr>
<td>Bredbury</td>
<td>72</td>
<td>1.7</td>
<td>22</td>
</tr>
<tr>
<td><strong>Brinnington</strong></td>
<td><strong>259</strong></td>
<td><strong>11.6</strong></td>
<td><strong>50</strong></td>
</tr>
<tr>
<td>Cale Green</td>
<td>134</td>
<td>4.3</td>
<td>32</td>
</tr>
<tr>
<td>Cheadle</td>
<td>64</td>
<td>1.8</td>
<td>13</td>
</tr>
<tr>
<td>Cheadle Hulme North</td>
<td>73</td>
<td>1.9</td>
<td>15</td>
</tr>
<tr>
<td>Cheadle Hulme South</td>
<td>57</td>
<td>1.5</td>
<td>16</td>
</tr>
<tr>
<td>Davenport</td>
<td>83</td>
<td>2.7</td>
<td>25</td>
</tr>
<tr>
<td><strong>East Bramhall</strong></td>
<td><strong>46</strong></td>
<td><strong>1.1</strong></td>
<td><strong>10</strong></td>
</tr>
<tr>
<td>Edgeley</td>
<td>113</td>
<td>3.3</td>
<td>29</td>
</tr>
<tr>
<td>Great Moor</td>
<td>97</td>
<td>2.7</td>
<td>31</td>
</tr>
<tr>
<td>Hazel Grove</td>
<td>71</td>
<td>1.7</td>
<td>16</td>
</tr>
<tr>
<td>Heald Green</td>
<td>52</td>
<td>1.6</td>
<td>10</td>
</tr>
<tr>
<td>Heaton Mersey</td>
<td>84</td>
<td>1.9</td>
<td>29</td>
</tr>
<tr>
<td>Heaton Moor</td>
<td>61</td>
<td>1.7</td>
<td>27</td>
</tr>
<tr>
<td>Manor</td>
<td>78</td>
<td>2.3</td>
<td>25</td>
</tr>
<tr>
<td>North Marple</td>
<td>42</td>
<td>1.4</td>
<td>11</td>
</tr>
<tr>
<td>North Reddish</td>
<td>127</td>
<td>3.0</td>
<td>46</td>
</tr>
<tr>
<td>Romiley</td>
<td>94</td>
<td>2.8</td>
<td>24</td>
</tr>
<tr>
<td>South Marple</td>
<td>48</td>
<td>1.6</td>
<td>6</td>
</tr>
<tr>
<td><strong>South Reddish</strong></td>
<td><strong>192</strong></td>
<td><strong>5.4</strong></td>
<td><strong>63</strong></td>
</tr>
<tr>
<td>West Bramhall</td>
<td>29</td>
<td>0.8</td>
<td>24</td>
</tr>
<tr>
<td><strong>Stockport</strong></td>
<td><strong>1,876</strong></td>
<td><strong>2.5</strong></td>
<td><strong>524</strong></td>
</tr>
</tbody>
</table>

Brinnington has the highest unemployment rate at 7.9% compared to the Stockport average (1.7%). South Reddish is the ward with the next highest rate of unemployment at 3.9%. East and West Bramhall have the lowest levels of unemployment, at 0.7% and 0.8% respectively.

The data on the change in unemployment rates over the monitoring period was also obtained from MERIT from the April 2005 Quarterly Report. The figures in Table 5 (below) show that
unemployment declined in all wards in Stockport over the monitoring year, with the exception of Cheadle, where unemployment rates remained static, and Cheadle Hulme North, where figures were up by 4.1%. The largest decrease in unemployment was 29.2% in East Bramhall, which is the ward with the lowest unemployment rate.

In Brinnington, the ward with the highest levels of unemployment, there was a decline of 16.4% over the year. Unemployment in South Reddish also declined by 6.4%. Unemployment in both these wards remains high in comparison with the rest of the borough, but did decline over the monitoring period.

Table 5: Change in unemployment figures in each ward (April 2004 – April 2005)

<table>
<thead>
<tr>
<th>WARD</th>
<th>Male No.</th>
<th>Male %</th>
<th>Female No.</th>
<th>Female %</th>
<th>Total No.</th>
<th>Total %</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bredbury</td>
<td>79</td>
<td>1.9</td>
<td>12</td>
<td>0.3</td>
<td>91</td>
<td>1.2</td>
<td>-23.5</td>
</tr>
<tr>
<td>Brinnington</td>
<td>241</td>
<td>10.8</td>
<td>55</td>
<td>3.3</td>
<td>296</td>
<td>7.6</td>
<td>-16.4</td>
</tr>
<tr>
<td>Cale Green</td>
<td>130</td>
<td>4.2</td>
<td>34</td>
<td>1.3</td>
<td>164</td>
<td>2.8</td>
<td>-12.8</td>
</tr>
<tr>
<td>Cheadle</td>
<td>63</td>
<td>1.8</td>
<td>16</td>
<td>0.5</td>
<td>79</td>
<td>1.2</td>
<td>0.0</td>
</tr>
<tr>
<td>Cheadle Hulme North</td>
<td>79</td>
<td>2.0</td>
<td>22</td>
<td>0.7</td>
<td>101</td>
<td>1.4</td>
<td>4.1</td>
</tr>
<tr>
<td>Cheadle Hulme South</td>
<td>49</td>
<td>1.3</td>
<td>17</td>
<td>0.5</td>
<td>66</td>
<td>0.9</td>
<td>-22.4</td>
</tr>
<tr>
<td>Davenport</td>
<td>86</td>
<td>2.7</td>
<td>24</td>
<td>0.9</td>
<td>110</td>
<td>1.9</td>
<td>-6.0</td>
</tr>
<tr>
<td>East Bramhall</td>
<td>40</td>
<td>0.9</td>
<td>11</td>
<td>0.3</td>
<td>51</td>
<td>0.6</td>
<td>-29.2</td>
</tr>
<tr>
<td>Edgeley</td>
<td>125</td>
<td>3.7</td>
<td>29</td>
<td>1.0</td>
<td>154</td>
<td>2.5</td>
<td>-7.8</td>
</tr>
<tr>
<td>Great Moor</td>
<td>88</td>
<td>2.4</td>
<td>33</td>
<td>1.1</td>
<td>121</td>
<td>1.8</td>
<td>-2.4</td>
</tr>
<tr>
<td>Hazel Grove</td>
<td>78</td>
<td>1.8</td>
<td>19</td>
<td>0.5</td>
<td>97</td>
<td>1.2</td>
<td>-17.1</td>
</tr>
<tr>
<td>Heald Green</td>
<td>54</td>
<td>1.6</td>
<td>10</td>
<td>0.4</td>
<td>64</td>
<td>1.1</td>
<td>-14.7</td>
</tr>
<tr>
<td>Heaton Mersey</td>
<td>78</td>
<td>1.8</td>
<td>23</td>
<td>0.6</td>
<td>101</td>
<td>1.2</td>
<td>-25.7</td>
</tr>
<tr>
<td>Heaton Moor</td>
<td>74</td>
<td>2.1</td>
<td>25</td>
<td>0.9</td>
<td>99</td>
<td>1.6</td>
<td>-1.0</td>
</tr>
<tr>
<td>Manor</td>
<td>89</td>
<td>2.6</td>
<td>20</td>
<td>0.7</td>
<td>109</td>
<td>1.7</td>
<td>-6.0</td>
</tr>
<tr>
<td>North Marple</td>
<td>51</td>
<td>1.7</td>
<td>13</td>
<td>0.5</td>
<td>64</td>
<td>1.2</td>
<td>-3.0</td>
</tr>
<tr>
<td>North Reddish</td>
<td>132</td>
<td>3.1</td>
<td>43</td>
<td>1.2</td>
<td>175</td>
<td>2.2</td>
<td>-7.9</td>
</tr>
<tr>
<td>Romiley</td>
<td>89</td>
<td>2.7</td>
<td>23</td>
<td>0.8</td>
<td>112</td>
<td>1.8</td>
<td>-3.4</td>
</tr>
<tr>
<td>South Marple</td>
<td>40</td>
<td>1.3</td>
<td>7</td>
<td>0.3</td>
<td>47</td>
<td>0.8</td>
<td>-7.8</td>
</tr>
<tr>
<td>South Reddish</td>
<td>190</td>
<td>5.4</td>
<td>57</td>
<td>1.9</td>
<td>247</td>
<td>3.8</td>
<td>-6.4</td>
</tr>
<tr>
<td>West Bramhall</td>
<td>36</td>
<td>1.0</td>
<td>19</td>
<td>0.7</td>
<td>55</td>
<td>0.8</td>
<td>-8.3</td>
</tr>
<tr>
<td>Stockport</td>
<td>1,887</td>
<td>2.5</td>
<td>509</td>
<td>0.8</td>
<td>2,396</td>
<td>1.7</td>
<td>-10.6</td>
</tr>
</tbody>
</table>

NB: Please note that tables 4 & 5 list unemployment figures for old ward names/boundaries. This is how MERIT currently supplies the data. Investigations are underway to determine whether the data can be changed to reflect the new wards in future.
LOCAL SERVICES

One of the Council’s key aims is to „maintain and promote the borough’s distinct district centres“ and „to ensure Stockport’s Town Centre retains its position as a leading retail centre in the region“. These aims echo the UDP policies on retail and local services, which aim to concentrate development in Stockport’s existing town and district centres, and also to ensure that local services are accessible to all sections of the community.

Relevant policies:

<table>
<thead>
<tr>
<th>PSD1 Hierarchy of shopping centres</th>
</tr>
</thead>
<tbody>
<tr>
<td>New development should protect and promote a range of shops and shopping centres, which is convenient, appropriately located, and provides shoppers with a balanced level of provision.</td>
</tr>
<tr>
<td>The following hierarchy of existing centres will continue to be the main focus of new retail development and will be protected, maintained and enhanced in order to provide access to a wide range of shops and associated services for all sections of the community:</td>
</tr>
<tr>
<td>(i) The sub-regional centre (Stockport town centre);</td>
</tr>
<tr>
<td>(ii) Eight existing district centres (listed in policy psd2);</td>
</tr>
<tr>
<td>(iii) Twenty-five local centres (listed in policy psd3).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CORE INDICATORS</th>
</tr>
</thead>
<tbody>
<tr>
<td>- (4a) Amount of completed retail, office and leisure developments</td>
</tr>
<tr>
<td>- (4b)  Amount of retail, office and leisure developments completed in town centres.</td>
</tr>
<tr>
<td>- NB: Please note, to avoid double counting, details of office developments are included under business developments, and NOT in this section.</td>
</tr>
</tbody>
</table>

Table 6 (page 18) contains details of retail and leisure developments completed during the monitoring period. Please note that only sites over 500 M² are listed, as this data was initially compiled to meet the requirements of a regional monitoring exercise. The Council does not comprehensively monitor retail and leisure (A1/A2 & D2) completions and therefore the figures given are approximate and based on individual planning officers’ knowledge and information recorded in application files. Please note that the floorspace given is the gross figure.

For monitoring purposes in future years, it is intended to follow up planning applications for which completion has not been confirmed with visits to sites in order to determine whether consents have been implemented.
30% of leisure and retail Developments (over 500m²) completed in the monitoring period took place in Town or District centres. The Tesco store at Tiviot Way, Portwood, accounted wholly for the out-of-centre completions. The genesis of this development predated the planning policy context and priorities existing today.

**LOCAL INDICATORS**

Retail data for Stockport Town centre and Marple, Hazel Grove and Cheadle district centres is measured every two years as part of the Greater Manchester Shopping Centres Vitality and Viability study. The latest data is for 2003 and data from 2001 and 1997 is available for comparison for these areas only. The 2005 study was completed over summer 2005 and the data from this should be available for inclusion in next year’s annual monitoring report.

The Regeneration Section has provided data for the other district centres. This is the first time the data has been compiled and therefore data from previous years is not available for comparison. The Regeneration Section plan to build up a central database to monitor occupancy and vacancies, however, so comparable data should be readily available in future.

**Change in pedestrian flows from 2001 levels**

**Target:** No less

**Table 7: Average weekly pedestrian flows of top five sites in Stockport town centre**

<table>
<thead>
<tr>
<th>Average weekly flows</th>
<th>1997</th>
<th>2001</th>
<th>2003</th>
<th>Percentage Change</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>128,979</td>
<td>138,376</td>
<td>116,600</td>
<td>1997-2001: 7.3%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2001 - 2003: -15.7%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1997-2003: -9.6%</td>
</tr>
</tbody>
</table>

**Table 8: Average weekly pedestrian flows in Cheadle, Marple and Hazel Grove district centres**
<table>
<thead>
<tr>
<th>District Centre</th>
<th>Average weekly flows</th>
<th>Percentage Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cheadle</td>
<td>23,971</td>
<td>22,999</td>
</tr>
<tr>
<td>Marple</td>
<td>22,865</td>
<td>19,360</td>
</tr>
<tr>
<td>Hazel Grove</td>
<td>19,698</td>
<td>22,891</td>
</tr>
</tbody>
</table>

Pedestrian flow decreased in all areas surveyed between 2001 – 2003. The biggest decrease was in Hazel Grove’s district centre, where pedestrian flow decreased by 40.6%. The smallest decrease was in Marple district centre, where the decrease was only 0.6% between 2001-2003 and 15.8% between 1997-2003.

Number of vacant properties in Stockport town and district centres and vacancy rates as a percentage in a) primary shopping and b) all frontages in Stockport town centre and district centres.

**Target:** An overall reduction

<table>
<thead>
<tr>
<th>Location</th>
<th>1997</th>
<th>2001</th>
<th>2003</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>number</td>
<td>percentage</td>
<td>number</td>
</tr>
<tr>
<td>Town Centre</td>
<td>7</td>
<td>3.4</td>
<td>16</td>
</tr>
<tr>
<td>Cheadle</td>
<td>10</td>
<td>10.1</td>
<td>7</td>
</tr>
<tr>
<td>Marple</td>
<td>12</td>
<td>13.9</td>
<td>2</td>
</tr>
<tr>
<td>Hazel Grove</td>
<td>14</td>
<td>17.3</td>
<td>12</td>
</tr>
</tbody>
</table>

Primary frontage retail vacancies increased in Stockport town centre between 1997-2001 but decreased between 2001 – 2003. In all the district centres surveyed there was a decrease in vacancies between 1997-2001 followed by a more slight increase between 2001 – 2003. In Hazel Grove, primary frontage vacancies decreased throughout the monitoring period.

Table 10: Total shop vacancies in Stockport town centre and Cheadle, Hazel Grove and Marple district centres

<table>
<thead>
<tr>
<th>Location</th>
<th>1997</th>
<th>2001</th>
<th>2003</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>number</td>
<td>percentage</td>
<td>number</td>
</tr>
<tr>
<td>Town Centre</td>
<td>34</td>
<td>7.9</td>
<td>41</td>
</tr>
<tr>
<td>Cheadle</td>
<td>14</td>
<td>7.9</td>
<td>12</td>
</tr>
<tr>
<td>Marple</td>
<td>21</td>
<td>11.8</td>
<td>13</td>
</tr>
<tr>
<td>Hazel Grove</td>
<td>34</td>
<td>15.7</td>
<td>20</td>
</tr>
</tbody>
</table>

Overall, vacancies fell in the district centres throughout the monitoring period. However, the number of vacancies in the town centre increased both between 1997-2001 and 2001-2003.

Table 11: Number of vacancies in primary shopping and all frontages in District Centres as at 1 April 2005
Marple has the largest number of business premises and the lowest percentage of primary frontage vacancies (2.4%). Cheadle Hulme has the next lowest percentage of primary frontage vacancies (5.1%) Romiley (3.5%), Cheadle Hulme (5%) and Marple (5.4%) have the lowest percentage of all vacancies.

Edgeley has the highest number of primary frontage (15.2%) and all vacancies (28%) closely followed by Hazel Grove.

### Retailer representation of major national multiples

**Target:** No less

Table 12: Retailer representation of major national multiples in Stockport town centre and Cheadle, Marple and Hazel Grove District Centres

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Town Centre</td>
<td>108</td>
<td>160</td>
<td>162</td>
<td>48.1</td>
<td>1.3</td>
<td>50</td>
</tr>
<tr>
<td>Cheadle</td>
<td>11</td>
<td>29</td>
<td>28</td>
<td>163.6</td>
<td>-3.4</td>
<td>154.5</td>
</tr>
<tr>
<td>Marple</td>
<td>8</td>
<td>25</td>
<td>25</td>
<td>212.5</td>
<td>0</td>
<td>212.5</td>
</tr>
<tr>
<td>Hazel Grove</td>
<td>6</td>
<td>23</td>
<td>23</td>
<td>283.3</td>
<td>0</td>
<td>283.3</td>
</tr>
</tbody>
</table>

Retailer representation of major national multiples increased in the sites surveyed between 1997-2001. Levels then underwent a smaller increase in the town centre, stayed the same in Marple and Hazel Grove and slightly decreased in Cheadle between 2001-2003.

### Table 13: Retailer representation of major national multiples in all District Centres as at 1 April 2005

<table>
<thead>
<tr>
<th>District Centre</th>
<th>Number of major national multiples</th>
</tr>
</thead>
</table>

20
<table>
<thead>
<tr>
<th>Location</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bramhall</td>
<td>28</td>
</tr>
<tr>
<td>Cheadle</td>
<td>20</td>
</tr>
<tr>
<td>Cheadle Hulme</td>
<td>6</td>
</tr>
<tr>
<td>Edgeley</td>
<td>7</td>
</tr>
<tr>
<td>Hazel Grove</td>
<td>11</td>
</tr>
<tr>
<td>Marple</td>
<td>7</td>
</tr>
<tr>
<td>Reddish</td>
<td>2</td>
</tr>
<tr>
<td>Romiley</td>
<td>3</td>
</tr>
</tbody>
</table>

Table 13 (above) shows that Bramhall, Cheadle, Hazel Grove and Marple have the highest number of major national multiples. Reddish and Romiley have the least.
6. HOUSING

Stockport MBC’s main aspiration for housing, as set out in the Community Strategy, is for the borough to have a range of quality housing tenures that meet the aspirations of all communities in Stockport.

Relevant Policy:

Hp1 Housing Provision

Provision will be made for 220 dwellings net p.a. over the period 1st April 2002 until 30th March 2011 in accordance with regional planning guidance for the north west.

Because sufficient land exists in the borough in the form of urban area windfalls and limited brownfield allocations, the council will refuse applications for housing on land which involves greenfield sites, building on urban open space or land allocated for employment purposes.

The Council will monitor planning permissions for dwellings and phase development to ensure that provision is broadly in line with regional planning guidance requirements and a five-year supply is maintained.

HOUSING TRAJECTORY

Core indicators

- (2a) a Housing trajectory showing:
  (i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is longer.
  (ii) net additional dwellings for the current year.
  (iii) Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer.
  (iv) The annual net additional dwelling requirement; and
  (v) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to the previous years performance.

In March 2003 the Regional Spatial Strategy for the North West (RSS) was published which set Stockport’s annual average rate of housing provision net of clearance at 220, to be applied from April 2002. The RSS requirement is a significant reduction from the figure set by earlier strategic guidance incorporated into the Stockport UDP adopted in 1998. Since April 2002 the annual rate of provision has been exceeded twice in Stockport (in 2003/04 and 2004/05). The number of dwellings granted planning permission (or the housing supply) affects the annual rate of provision (or the number of housing completions). However, there
is a time lag so that, for example, a large number of permissions granted in a particular year will lead to a large number of completions a few years later.

Housing supply in 2000-2003 was much higher than the current RSS requirement. This has resulted in annual completion rates in 2003/04 and 2004/05 of more than 300. However, in 2003/04 and 2004/05 there has been a significant increase in the number of dwellings granted permission. At 1\textsuperscript{st} April 2005 the housing supply was twelve times the annual RSS requirement (i.e. 12 \times 220 = 2640 dwellings (net)).

Using the number of completions between April and September 2005 as a guide, the Council estimates that 410 dwellings (net) could be built in 2005/06. Similarly, using the number of consents in the first half of the 2005/06 financial year as a guide the Council estimate that there could be between 400 and 450 dwellings granted in the full financial year. Therefore, completions and new consents will roughly cancel each other out and the housing supply as at 1\textsuperscript{st} April 2006 is likely to be the same as a year earlier (i.e. 12 years supply in RSS terms). The Council estimates that as the housing supply situation will remain the same for the next two years, completions will also be about the same (410). However, the massive increase we saw in the housing supply in 2004/05 (over 1600 dwellings granted planning permission compared with 371 in 2001/02) could lead to housing completions peaking at 440 in 2007/08 and only reducing slightly the year after. The housing supply peaked at 1\textsuperscript{st} April 2005 and therefore completions are likely to peak a few years later.

A housing phasing policy was introduced in March 2005 that restricts housing development to that which will achieve regeneration benefit and is in an accessible location, in periods of oversupply. This is intended to restrict future growth in the housing supply so that it does not continue to rapidly increase in the way it has done over the past couple of years. It is expected that the phasing policy

---

**Figure 1. Housing Trajectory for Stockport** (Net figures – clearance of 40 dwellings per annum deducted.)
will lead to a gradual reduction in the housing supply. The Council considers it is still desirable to grant permission for housing in order to deliver essential regeneration. In view of this and the quantity of existing housing supply it is undesirable to manage future housing supply to achieve the requirement in current RSS over the period 2002-2011. The Council will address this matter in the preparation of its LDF in the light of the review of RSS. Hence the anticipated managed annual requirement shown in Figure 1 is not significantly less than the annual strategic allocation. As the housing supply falls, completions will also fall towards the end of the plan period (2011).

**HOUSING PROVISION**

Table 14: Number and type of dwellings with planning permissions granted and outstanding (2004/2005)

<table>
<thead>
<tr>
<th>New Developments on PDL</th>
<th>New Developments on Greenfield sites</th>
<th>Conversions</th>
<th>Change of use</th>
<th>Total for all Site Types</th>
</tr>
</thead>
<tbody>
<tr>
<td>On PDL</td>
<td>On Greenfield sites</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of dwellings with outstanding planning permissions (at 31 March 2005)</td>
<td>1842</td>
<td>45</td>
<td>119</td>
<td>746</td>
</tr>
<tr>
<td>No. of Dwellings granted planning permission during 2004/5</td>
<td>713</td>
<td>37</td>
<td>72</td>
<td>780</td>
</tr>
</tbody>
</table>

Table 14 (above) shows the majority (97.6%) of planning permissions granted for new build dwellings are located on previously developed land (PDL). Only 2.4% of dwellings with outstanding planning permissions and 5.1% (37 dwellings) of those granted planning permission during the monitoring period were located on green field sites.

100% of Planning permissions granted for change of use (to dwellings) granted during 2004/2005 were on PDL, compared to 95.8% of outstanding planning permissions.

These figures do not include 270 dwellings recorded as being under construction as at 31 March 2005. These have not been broken down according to type, but will be included in the next annual monitoring report.

- (2b) Percentage of new and converted dwellings on previously developed land

**Target:** 87%
The Regional Spatial Strategy for the North West sets Stockport a target of achieving at least 80% of new housing on previously developed land (PDL). The Council has set its Best Value Performance Indicator at 87% of new housing on PDL.

Table 15: Percentage of new and converted dwellings (completions) on previously developed land

<table>
<thead>
<tr>
<th>Year</th>
<th>% of new dwellings on PDL</th>
</tr>
</thead>
<tbody>
<tr>
<td>04/05</td>
<td>84</td>
</tr>
<tr>
<td>03/04</td>
<td>99</td>
</tr>
<tr>
<td>02/03</td>
<td>97</td>
</tr>
<tr>
<td>Average over past 3 years</td>
<td>92%</td>
</tr>
</tbody>
</table>

In 2004/05, 354 new dwellings (84%) were on PDL out of a total of 419. Therefore, the RSS target was met but not the Council's own target. However, 33 of the 65 new dwellings on greenfield land were actually completed in 2002. All 33 were on the same site in Cheadle and none were counted in the correct year. Over the past three years 846 new dwellings (92%) have been built on PDL, out of a total of 920. This exceeds both targets and the Council expects next year's completions to do the same. In 2005/06 the BVPI target is 89% and in 2006/07 it is 90%.

- (2c) Percentage of dwellings built at a density of:
  - Less than 30 dwellings/ha
  - 30-50 dwellings/ha
  - more than 50 dwellings/ha

Table 16: Density of New Build Dwellings (completed 1 April 2004 – 31 March 2005)

<table>
<thead>
<tr>
<th>DWELLINGS PER HECTARE</th>
<th>%</th>
<th>NUMBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 30</td>
<td>22</td>
<td>82</td>
</tr>
<tr>
<td>30 - 50</td>
<td>36</td>
<td>130</td>
</tr>
<tr>
<td>&gt; 50</td>
<td>42</td>
<td>155</td>
</tr>
</tbody>
</table>

Figure 2.
41 affordable dwellings were completed on 5 sites between 1 April 2004 and 31 March 2005. Although one planning application granted during the monitoring period was recorded as being subject to a section 106 agreement relating to affordable housing, the amount of the commuted sum had not yet been agreed. For monitoring purposes in future years we will ensure we are notified of commuted sum amounts when they are agreed.

Local indicators

- Number of dwellings constructed per annum – 5-year average

**Target:** 260 per annum

Table 17: Number of dwellings completed per annum (00/01–04/05) and 5yr average

<table>
<thead>
<tr>
<th>Year</th>
<th>Number of dwellings completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>04/ 05</td>
<td>419</td>
</tr>
<tr>
<td>03/ 04</td>
<td>348</td>
</tr>
<tr>
<td>02/ 03</td>
<td>153</td>
</tr>
<tr>
<td>01/ 02</td>
<td>331</td>
</tr>
<tr>
<td>00/01</td>
<td>277 (9 months)</td>
</tr>
<tr>
<td><strong>Average over past 5 years</strong></td>
<td><strong>324</strong></td>
</tr>
</tbody>
</table>

Table 18: Number of dwellings built in each committee area (2004/05)
<table>
<thead>
<tr>
<th>Committee Area</th>
<th>Number of dwellings completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marple</td>
<td>92</td>
</tr>
<tr>
<td>Bramhall</td>
<td>81</td>
</tr>
<tr>
<td>Cheadle</td>
<td>62</td>
</tr>
<tr>
<td>Werneth</td>
<td>54</td>
</tr>
<tr>
<td>Stepping Hill</td>
<td>51</td>
</tr>
<tr>
<td>Tame Valley</td>
<td>37</td>
</tr>
<tr>
<td>Four Heatons</td>
<td>23</td>
</tr>
<tr>
<td>Victoria</td>
<td>19</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>419</strong></td>
</tr>
</tbody>
</table>

Table 18 (above) shows that there is some variation in the number of dwellings completed across Stockport. Marple and Bramhall had the most new dwellings completed and the Four Heatons and Victoria (formerly Heath Bank) the least.

- Number of dwellings demolished per annum
  Target: 40

Table 19: Number of dwellings cleared per annum (00/01 – 04/05) and average over 5 years

<table>
<thead>
<tr>
<th>Year</th>
<th>Number of dwellings cleared</th>
</tr>
</thead>
<tbody>
<tr>
<td>04/ 05</td>
<td>14</td>
</tr>
<tr>
<td>03/ 04</td>
<td>15</td>
</tr>
<tr>
<td>02/ 03</td>
<td>137</td>
</tr>
<tr>
<td>01/ 02</td>
<td>35</td>
</tr>
<tr>
<td>00/ 01</td>
<td>8</td>
</tr>
<tr>
<td><strong>Average over past 5 years</strong></td>
<td><strong>42</strong></td>
</tr>
</tbody>
</table>

The figure given is not a target as such but rather an estimate of the number of dwellings demolished as part of regeneration initiatives and private sector redevelopment. In both the adopted and emerging UDPs the estimated number of dwellings demolished is 40 per annum. The Council based this figure on past trends and it was accepted by the Inspector at both the 1998 and 2004 Public Local Inquiries.

Table 20: Number of planning permissions for dwellings granted and outstanding (2004/2005)

<table>
<thead>
<tr>
<th>Number of Dwellings</th>
<th>a. The total number of dwellings with outstanding planning permissions at 31st March 2005</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>2784</strong></td>
</tr>
</tbody>
</table>
b. The total (gross) number of dwellings granted planning permissions between 1\textsuperscript{st} April 2004 and 31\textsuperscript{st} March 2005 & 1602

c. The total number of dwellings on allocated sites without planning permission in the UDP at 31\textsuperscript{st} March 2005 & 120

d. Estimated number of planning permissions likely to be granted over the next 5 years from 31\textsuperscript{st} March 2005 on windfall sites\textsuperscript{g} & 1300

- Percentage of dwellings granted planning permission/constructed on windfall & allocated sites

Windfall sites are the main source of planning applications for dwellings in Stockport. In 2004/05 1572 (98\%) dwellings granted planning permission were on windfall sites, compared to 30 (2\%) on allocated sites.

- Number of new dwellings in town and district centres granted PP and constructed during monitored year

Table 21: New dwellings in town and district centres

<table>
<thead>
<tr>
<th>CENTRE</th>
<th>PERMISSIONS GRANTED</th>
<th>COMPLETIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stockport Town Centre</td>
<td>155</td>
<td>28</td>
</tr>
<tr>
<td>Reddish</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Edgeley</td>
<td>14</td>
<td>0</td>
</tr>
<tr>
<td>Bramhall</td>
<td>44</td>
<td>7</td>
</tr>
<tr>
<td>Cheadle Hulme</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Cheadle</td>
<td>14</td>
<td>0</td>
</tr>
<tr>
<td>Hazel Grove</td>
<td>5</td>
<td>10</td>
</tr>
<tr>
<td>Marple</td>
<td>0</td>
<td>41</td>
</tr>
<tr>
<td>Romiley</td>
<td>5</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL (STOCKPORT)</strong></td>
<td><strong>240</strong></td>
<td><strong>86</strong></td>
</tr>
</tbody>
</table>

33.6\% of planning permissions granted and 20.5\% of dwellings completed during the monitoring period were located in Stockport town centre and district centres.

**ENERGY EFFICIENT DESIGN**

The Council have set out the aim is to tackle climate change and improve energy efficiency in the Community Strategy. Encouraging energy efficient development will play a part in achieving this aim by raising awareness among developers and those involved in building design.

**Relevant policy:**
Table 22 (below) contains figures obtained from BRE (the Government’s Building Research Establishment) for the number of BRE Certificates issued for the environmental award schemes for various development types.

<table>
<thead>
<tr>
<th>Certificate Issued</th>
<th>Number</th>
<th>No of units</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>BREEAM for Offices</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| EcoHomes                 | 2      | 6 (2 x 3 units) | 1 x „good“ rating  
|                          |        |              | 1 x „pass“ rating            |
| BREEAM – Retail          |        |              |                              |
| BREEAM – Industrial      |        |              |                              |
| BREEAM – Schools         |        |              |                              |
| Bespoke BREEAM           |        |              |                              |

BREEAM = BRE Environmental Assessment Method

BRE carried out two assessments in the Stockport area between April 2004 – March 2005. Both assessments were for EcoHomes, and both were granted certificates.

According to BRE, a further 42 Ecohomes (units) are planned for Stockport in the near future, this includes a development of 10 units in Cheadle Hulme that are currently under construction and scheduled for completion in May 2006.
7. ENVIRONMENT AND HERITAGE

The Community Strategy aspires toward a borough that is noted for its large number of trees and interconnected green spaces; where the diversity of nature is valued and protected and where waste and pollution are minimised.

Many of the planning policies in the UDP support this aspiration in one way or another, as can be seen in this section of the report.

FLOOD PROTECTION AND WATER QUALITY

Relevant Policy:

<table>
<thead>
<tr>
<th>EP 1.7 development and flood risk</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Council will not permit development, including the raising of land, where it would:</td>
</tr>
<tr>
<td>(i) be at risk from flooding;</td>
</tr>
<tr>
<td>(ii) increase the risk of flooding elsewhere</td>
</tr>
<tr>
<td>(iii) hinder future access to the watercourse for maintenance purposes</td>
</tr>
<tr>
<td>(iv) cause loss of the natural floodplain</td>
</tr>
<tr>
<td>(v) result in intensive culverting;</td>
</tr>
<tr>
<td>(vi) affect the integrity of existing flood defences</td>
</tr>
<tr>
<td>(vii) significantly increase surface water run-off</td>
</tr>
</tbody>
</table>

Unless the applicant can demonstrate that satisfactory and sustainable measures will be implemented to overcome the adverse side effects.

PPG25 “Development and Flood Risk” (July 2001) emphasises the relevance of the „precautionary principle“ in managing development and flood risk and introduces a sequential approach to allocating and permitting sites for development. Developments will only be permitted in areas with a „high“ risk of flooding if a particular location is essential or would form part of an areas which is already extensively developed with adequate flood defences.

Core Indicator

- (7) Number of planning applications granted permission contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

Council records show that The Environment Agency was consulted on 24 applications (all types of development) that were subsequently granted during the monitoring period. Unfortunately, the level of detail entered into the database does not reveal how many of these consultations were related to flood risk. For future monitoring purposes, we will ask to be notified of all Environment Agency consultations as they are carried out to enable full details to be provided in the next AMR.
BIODIVERSITY

A key aim of our borough’s Community Strategy is to maintain green spaces and protect nature and wildlife.

Relevant Policy:

### Ne1 Biodiversity and nature conservation

The Council will safeguard sites and areas of ecological and geological importance and will seek to safeguard and enhance the natural environment and biodiversity of the borough.

#### Ne1.1 sites of special nature conservation importance

Development which would destroy or adversely affect, directly or indirectly, the natural or wildlife value of a SSSI, NNR or LNR will not be permitted unless there is a justification for carrying out development in that particular area which overrides any harm to the substantial nature conservation value of these sites.

Development in or likely to affect SSSIs will be subject to special scrutiny in accordance with national policy to safeguard such sites.

In rare cases where development cannot be undertaken in alternative locations and is permitted in accordance with or as a rare exception to this policy, it should ensure the continuing viability of the habitat or wildlife interest of the site by adopting the following:

- Flexibility over the nature, scale, layout and density of development proposed;
- Measures which will remove or minimise damage to habitat and disturbance to wildlife;
- Appropriate provision for the future maintenance of the site.

The conduct of an Environmental Assessment may be required.

### Core indicator

- 8. Change in areas and populations of biodiversity importance, including:
  - (i) change in priority habitats and species (by type) and
  - (ii) Change in areas designated for their intrinsic environmental value including sites of international, regional, sub regional or local significance.

**Target:** That there should be no net loss of any sites of special conservation importance (SSSI/SBI/LNR) during the monitoring period.

Table 23 (p32) shows that there was no net (or actual) loss of any type of designated site during 2004/05. Whilst the number of SSSI’s in the borough has stayed the same, three additional LNR’s and one SBI were designated during the monitored period.

Stockport is currently only able to monitor changes to designated sites, which represent only a small proportion of the Borough’s natural resources. Greater Manchester Ecology Unit hope to be able to begin to monitor all important habitats and species in the borough (as required by core indicator 8 (i)), whether they are found in designated sites or not, but this data is not currently available.
Table 23: Number and area of designated green space sites in Stockport 2004/2005.

<table>
<thead>
<tr>
<th>SITE TYPE</th>
<th>No. OF SITES</th>
<th>NET GAIN/LOSS</th>
<th>TOTAL AREA (ha)</th>
<th>NET GAIN/LOSS (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>03 / 04</td>
<td>04 /05</td>
<td>03/04</td>
<td>04/05</td>
</tr>
<tr>
<td>SSSI¹</td>
<td>2</td>
<td>2</td>
<td>-</td>
<td>14.11</td>
</tr>
<tr>
<td>SBI²</td>
<td>63</td>
<td>64</td>
<td>+ 1</td>
<td>687.3</td>
</tr>
<tr>
<td>LNR³</td>
<td>3</td>
<td>6</td>
<td>+ 3</td>
<td>180.96</td>
</tr>
</tbody>
</table>

¹ Site of Special Scientific Interest, ² Site of Biological Interest, ³ Local Nature Reserve
HERITAGE CONSERVATION

Stockport has a rich cultural heritage and the Council intends to protect and ensure easy access to heritage sites and arts facilities throughout the borough.

Relevant policies:

Hc1 conservation areas

The Council will carry out works and control development within conservation areas in order to preserve or enhance the character or appearance of those areas.

Hc2 listed buildings

The Council will protect and, where appropriate, seek to enhance buildings of special architectural or historic interest and buildings of local interest, within their settings.

Local indicators:

- Number and area of conservation areas

Target: That there should be no decrease in the number and size of Conservation Areas over the monitoring period

Stockport has 29 Conservation Areas with a combined area of 5.33 kilometres² (see table 24, p34). This is a net increase of 4 areas from 2003/04. In addition, an existing Conservation Area was extended in 2004/05.

- Number of listed buildings/ancient monuments/buildings of local interest

Target: That there should be no decrease in the number of listed buildings, scheduled monuments or buildings of local interest over the monitoring period.

As at 31 March 2005, Stockport had 375 listed buildings, 131 locally listed buildings and 6 scheduled monuments. There has been no change in these figures over the monitoring period.
Table 24: List of Conservation Areas and size in Kilometre² as at 31 March 2005

<table>
<thead>
<tr>
<th>Conservation Area</th>
<th>Area (km²)</th>
<th>Conservation Area</th>
<th>Area (km²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gatley Green</td>
<td>0.13</td>
<td>Heaton Mersey</td>
<td>0.15</td>
</tr>
<tr>
<td>Hillgate</td>
<td>0.13</td>
<td>Cheadle Royal Hospital</td>
<td>0.18</td>
</tr>
<tr>
<td>Macclesfield Canal</td>
<td>0.12</td>
<td>Brooklyn Crescent, Cheadle</td>
<td>0.05</td>
</tr>
<tr>
<td>Houldsworth</td>
<td>0.16</td>
<td>Cheadle Village</td>
<td>0.12</td>
</tr>
<tr>
<td>Heaton Moor</td>
<td>0.48</td>
<td>Swann Lane/Hulme Hall Road/Hill Top</td>
<td>0.27</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Avenue</td>
<td></td>
</tr>
<tr>
<td>Brook Bottom - Joint designation with</td>
<td>0.34</td>
<td>Compstall</td>
<td>0.23</td>
</tr>
<tr>
<td>High Peak Bo</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Market/Underbanks</td>
<td>0.08</td>
<td>Marple Bridge</td>
<td>0.14</td>
</tr>
<tr>
<td>Town Hall</td>
<td>0.03</td>
<td>Church Lane, Romiley</td>
<td>0.04</td>
</tr>
<tr>
<td>St Peter's</td>
<td>0.08</td>
<td>Dodge Hill</td>
<td>0.04</td>
</tr>
<tr>
<td>Bramhall Park</td>
<td>0.66</td>
<td>The Crescent/Egerton Road, Davenport</td>
<td>0.07</td>
</tr>
<tr>
<td>Bramhall Lane South</td>
<td>0.26</td>
<td>Davenport Park</td>
<td>0.10</td>
</tr>
<tr>
<td>Station Road/Winnington Road</td>
<td>0.08</td>
<td>Barlow Fold, Romiley</td>
<td>0.00</td>
</tr>
<tr>
<td>Peak Forest Canal</td>
<td>0.24</td>
<td>Greave Fold, Romiley</td>
<td>0.02</td>
</tr>
<tr>
<td>Mill Brow</td>
<td>0.18</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mellor/Moor End</td>
<td>0.45</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mauldeth Road</td>
<td>0.52</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL AREA</strong></td>
<td><strong>5.33</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
ENVIRONMENTAL PROTECTION AND IMPROVEMENT

Another of the Council's objectives is to improve communities’ cleanliness and create pleasant neighbourhoods for people to live in. To this end, The Council aim to concentrate development on derelict and unused land, encourage the use of brownfield sites for developments whilst increasing the amount of urban green space and encouraging the regeneration of run down sites.

Relevant policy

<table>
<thead>
<tr>
<th>Ep1 environmental protection and improvement</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Council will seek to improve despoiled and unattractive areas, reduce pollution and promote development that is sensitive to environmental concerns. The Council will seek to provide a physically safe environment.</td>
</tr>
</tbody>
</table>

Core indicator

- Area of derelict/vacant/underused land brought into use

This data was obtained by analysing information from the National Land Use Database of Previously Developed Land (NLUD). It should be noted that NLUD only includes sites with an area of 0.25 hectares or over.

Number of NLUD sites that were redeveloped during the monitoring period = 8

Total area of NLUD sites redeveloped = 6.75 hectares
GREEN BELT AND AGRICULTURE

Stockport has a considerable amount of green belt and a key aspect of planning policy is ensuring this land is protected.

Relevant policy:

<table>
<thead>
<tr>
<th>Gba1 Green belt protection</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Council will safeguard the permanence and integrity of the Greater Manchester green belt within Stockport borough.</td>
</tr>
</tbody>
</table>

Local indicator

<table>
<thead>
<tr>
<th>- Number of consents for inappropriate development in the Green Belt</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target: No non-substantiated loss of Green Belt.</td>
</tr>
</tbody>
</table>

11 Applications (all types) were granted in Green Belt locations; details as follows:

MINOR APPLICATIONS

Application references: DC015617, DC015618, DC014519, DC015131, DC015324 all referred to the erection/retention of temporary buildings for teaching units at Cheadle Hulme School.

Application references: DC017180, DC016568, DC015423 refer to the erection of a second storey/classroom extension, the creation of an amenity and play area with fencing and the erection of flood lighting columns at Bramhall High School.

Application reference: DC016440 refers to the erection of a temporary building at Bridge Cottage.

All of the above developments were found to comply with policy GB1.2 CONTROL OF DEVELOPMENT IN GREEN BELT and policy GB1.4 GENERAL CRITERIA FOR DEVELOPMENT IN GREEN BELT.

Planning permission for the temporary buildings was granted on condition that the buildings would be removed by a set date and the site restored to its previous condition.

MAJOR APPLICATIONS

Application reference: DC015106 – change of use of Outwood House, Wilmslow Road, Stockport.

This application was for renewal of an existing planning permission (J71793) to convert and extend existing buildings on the site and change of use to a hotel. Under GBA policy, it is acceptable to allow conversion of an existing building as long as it does not materially increase impact on the Green Belt. The policy advocates strict control over extensions and use of surrounding land.

It was decided that special circumstances exist in this case that outweigh policy presumption against the development. This application was referred to the Secretary of State for a final decision, as it represents a departure from Stockport’s adopted plan.

This application was for a mixed-use development to include 76 residential units and two employment units together with associated open space.

This site is allocated as a Major Existing Developed Site (MEDS) in the UDP. This allows for some redevelopment, however previous applications for the site have been refused on the grounds of being inappropriate on grounds of the site’s location within Green Belt, as well as Special Landscape Area and River Valley.

This application was referred to the Secretary of State as it represents a departure from the adopted policy. It was decided that special circumstances exist in this case and that redevelopment would bring clear benefits to the area and prevent dereliction of the site. Residential development was considered to be the only economically viable option for the use of the site.
MINERALS, WASTE AND ENERGY

Relevant policies:

Mw1 mineral extraction

The Council will safeguard known mineral resources

Mw1.2 sustainable waste management

In assessing waste proposals under the terms of Policy MW1.1, including as regards the need for them, the Council will have regard to:

(i) The desirability, where reasonably practicable, of giving priority to firstly reduction, secondly re-use and thirdly recovery (including recycling) over disposal and the extent to which the proposal would reduce reliance on simple disposal without recovery;

(ii) The desirability of encouraging proposals which accord with the proximity principle and the extent to which the proposal accords with this principle;

(iii) The best practicable environmental option (BPEO) for the waste stream concerned.

Proposals that are in significant conflict with these principles of sustainable waste management will be refused.

Mw3.1 renewable energy

Proposals for renewable energy development will be permitted provided that:

(i) Access for construction traffic can be provided without danger to highway safety or significant damage to the environment.

(ii) there will be no significant detriment to areas of nature conservation, geological or archaeological interest;

(iii) there will be no unacceptable impact on Landscape Character Areas or visual amenity;

(iv) no significant harm will be caused to the amenities of neighbouring occupiers through noise emission, visual or other impact;

(v) no unacceptable electromagnetic disturbance will be caused to existing transmitting or receiving systems, or adequate measures will be taken to remedy or mitigate any such disturbance which may be caused;

(vi) there would be no detrimental impact on aircraft safety

(vii) no unacceptable damage will be caused to the appearance of an area by transmission lines between the development and their point of connection to the local electricity distribution network;

(viii) Realistic means are put forward for securing the removal of any plant, buildings or structures when they become redundant, and for satisfactory restoration of the site.

Core indicators

- (5a) Production of primary land won aggregates.
- (5b) Production of secondary/recycled aggregates
The Regional Aggregate Working Party (RAWP) for the North West provides data relating to both primary and secondary/recycled aggregates within its Annual Monitoring report. However, this information is not yet available for 2004 due to issues arising from the Freedom of Information Act and commercial sensitivity. In any case, the regional figure cannot be split down into sub-regional or individual authority figures and do not cover other materials such as construction and demolition waste. Discussion is currently taking place at a regional level to establish a method for the collection of information on construction and demolition waste aggregates for reporting in future annual monitoring reports.

(6a) Capacity for new waste management facilities by type
(6b) Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed

In relation to core indicator 6a, Greater Manchester Geology Unit is in the process of preparing a waste facility database that will include information on the capacity of waste management facilities by type. Unfortunately this will not be prepared in time to feed into the AMRs for this year. Once the database has been established we will be able to provide this information for future AMRs.

In relation to core indicator 6b, a total of 136,006 tonnes of waste was managed in Stockport for the period 1st April 2004 to 31st March 2005. Of this, there were 17,003 tonnes of non-household waste (12.5%) and 1565.78 tonnes of fridges/freezers and "in plant" recycled materials (1.15%).

The total amount of household waste produced was 117,437 tonnes (86.35%) of which 36236.08 tonnes (30.86%) were recycled.

Table 25: Amount and type of waste recycled

<table>
<thead>
<tr>
<th>Recycling Tonnages</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-materials Collection - Glass</td>
<td>3314.96</td>
</tr>
<tr>
<td>Multi-materials Collection - Paper</td>
<td>7012.18</td>
</tr>
<tr>
<td>Cardboard</td>
<td>300.01</td>
</tr>
<tr>
<td>Textiles</td>
<td>70.86</td>
</tr>
<tr>
<td>Plastic</td>
<td>112.38</td>
</tr>
<tr>
<td>Garden Waste</td>
<td>18815.78</td>
</tr>
<tr>
<td>Paper (Bring Sites, Civics and Schools &amp; Flats)</td>
<td>1794.42</td>
</tr>
<tr>
<td>Voluntary Groups (Paper &amp; Textiles)</td>
<td>967</td>
</tr>
<tr>
<td>Bring Sites Glass</td>
<td>1603.2</td>
</tr>
<tr>
<td>Bring Sites Cans</td>
<td>36.32</td>
</tr>
<tr>
<td>Yellow Pages</td>
<td>10.98</td>
</tr>
<tr>
<td>Glass - Igloos</td>
<td>12.04</td>
</tr>
<tr>
<td>Books - No figures</td>
<td>0</td>
</tr>
<tr>
<td>Multi-materials Collection - Cans</td>
<td>348.17</td>
</tr>
<tr>
<td>Leaves</td>
<td>272</td>
</tr>
<tr>
<td>Fridges/Freezers</td>
<td>133.78</td>
</tr>
<tr>
<td>In Plant Recycling</td>
<td>1432</td>
</tr>
<tr>
<td><strong>Total Recycling Tonnage</strong></td>
<td><strong>36236.08</strong></td>
</tr>
</tbody>
</table>

- (9) Renewable energy capacity installed by type

SMBC has a Home Energy Conservation Act (HECA) Officer who is charged with recording how much Renewable Energy is installed in the Borough. However, obtaining accurate and comparable data is problematic. We are informed of relevant planning applications, but these applications often
only reach the stage of pre-application discussions, and don’t actually result in a renewable energy system being installed.

Members of the public can also bypass the planning system and install renewable energy systems independently of the Council; for example by installing on roof mounted active solar systems. The Council has no way of tracking such installations unless they are brought to our attention.

Table 26 (below) contains details of installations of renewable energy systems during the monitoring period of which the Council are aware. Only technologies suitable to Stockport are included (deep geothermal, offshore wind, wave and tidal are omitted). Although the number of installations & technologies used is currently low, some of the technologies listed in the table are particularly likely to be introduced over the next few years. These include Wind (small and building mounted), ground source geothermal (very suitable for under floor heating of new developments) and Biomass – SMBC’s Parks & Recreation Service are currently looking into ways of using their woody wastes for energy generation.

The table also includes CHP (Combined Heat and Power). This is not necessarily a renewable energy (if you’re burning fossil fuels) but can still be defined as a “sustainable energy technology” as they use the heat produced as a by-product of generating electricity. CHP is particularly suitable to district heating schemes; the Council has used this technology previously and is investigating whether to re-install it in the near future.

Table 26: Installations of renewable energy systems

<table>
<thead>
<tr>
<th>Renewable Energy Technology</th>
<th>No. of installations 1/4/04 – 31/3/05</th>
<th>Capacity</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wind</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Solar – active/thermal</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Solar – photovoltaic</td>
<td>1</td>
<td>320 W_p</td>
<td>Four 80W_p panels installed in Reddish Vale Community Garden</td>
</tr>
<tr>
<td>Geothermal – ground source</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Biomass</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Hydroelectric</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>CHP – Renewable sources</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

Local indicators:

- Area of land of known mineral resources lost to development

All land of known mineral resources in Stockport is located in the Green Belt. None has been lost to development during the monitoring period.
LEISURE AND OPEN SPACE

Stockport's Green Space Strategy is to have sufficient parks, open spaces and sport and recreational facilities that contribute to a high quality of life throughout the borough.

Strategic Leisure Ltd consultants surveyed Stockport's open spaces in 2004 (the Open Space and Recreational Study was published in 2005). This data gives the most up to date picture of urban open space and leisure provision in Stockport. The data that follows is adapted from that included in the report. As different criteria were used for this survey than for those previously undertaken, it is not possible to compare the figures with those of previous years. The data that follows is provided for information and as a baseline only. However, planning officers knowledge suggests that there have been no significant losses of protected urban open space during the monitoring period.

Relevant policy:

### Uos1 Urban open space

The Council will safeguard the permanence and integrity of areas of strategic open space within the urban area and will protect and enhance areas of local open space that have existing and potential value for leisure use or as amenity space.

**Core Indicator:**

- (4c) Percentage of eligible open spaces managed to green flag award standard

Ensuring open spaces are maintained and problems such as antisocial behaviour are tackled is one of the Councils aims. Stockport has 1814.76 hectares of open space in total. This figure includes 23 local parks, 20 major urban parks and 2 country parks, in addition to a range of smaller open spaces and recreational grounds.

Currently 6 of Stockport’s parks have been awarded Green Flag status:

- Brinnington Park
- Bruntwood Park
- Cale Green Park
- Marple Memorial Park
- Vernon Park
- Etherow Country Park

The open space study inspected all formal parks and other open spaces and completed a quality assessment proforma. For parks this was based on key criteria encompassing aspects of the Green Flag programme, ILAM Parks Management guidance and the Tidy Britain scheme. Percentage scores were awarded for each park, which were then translated into a rating on the scale from very poor to excellent. The average scores are in table 27, p42).

Table 27: Quality of parks in Stockport
<table>
<thead>
<tr>
<th>Committee Area</th>
<th>Percentage range</th>
<th>Average quality rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bramhall</td>
<td>31-59</td>
<td>45% (Average)</td>
</tr>
<tr>
<td>Cheadle</td>
<td>28-83</td>
<td>52% (Good)</td>
</tr>
<tr>
<td>Four Heatons</td>
<td>40-64</td>
<td>50% (Good)</td>
</tr>
<tr>
<td>Marple</td>
<td>39-79</td>
<td>59% (Good)</td>
</tr>
<tr>
<td>Stepping Hill</td>
<td>42-60</td>
<td>52% (Good)</td>
</tr>
<tr>
<td>Tame Valley</td>
<td>26-77</td>
<td>56% (Good)</td>
</tr>
<tr>
<td>Victoria</td>
<td>20-85</td>
<td>48% (Good)</td>
</tr>
<tr>
<td>Werneth</td>
<td>35-50</td>
<td>43% (Average)</td>
</tr>
</tbody>
</table>

The study found parks in Stockport to be generally of high quality. Within the average scores, Tame Valley, Victoria and Cheadle all had parks that were rated as “excellent”, and the Four Heatons and Stepping Hill had parks that were rated as “very good”. None of the Committee Areas had parks rated of “very poor” quality, although Cheadle, Victoria and Tame Valley all had parks rated as “poor”.

Local Indicators:

- Change in the amount of recreational and amenity open space
  
  **Target:** No less recreational and amenity open space

- Change in area of protected urban open space
  
  **Target:** No Less protected urban open space

Table 28 (page 43) shows that the distribution of formal parks varies across Stockport, ranging from 10 parks in the Victoria area to 3 parks in the Bramhall and Werneth areas. In terms of total hectares of Formal Park provision, there is significant variance across the borough, with 12.8ha in the Four Heatons area, and over 100ha in the Marple area. Provision per head of population also varies significantly, varying from 4.33ha per 1,000 population in the Marple area to 0.12 ha per 1,000 population in the Werneth area.

There are 146 amenity green space sites within the Stockport Borough. Table 29 (p43) shows that number of sites and hectares of amenity open space vary across Stockport with Cheadle and Victoria containing the most amenity open space and Tame Valley and Marple containing the least.
Table 28: Parks Provision in Stockport

<table>
<thead>
<tr>
<th>Committee Area</th>
<th>Population</th>
<th>Number of Sites</th>
<th>Total Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Local</td>
<td>Major</td>
<td>Country</td>
</tr>
<tr>
<td>Bramhall Committee Area</td>
<td>38,766</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Cheadle Committee Area</td>
<td>39,521</td>
<td>5</td>
<td>2</td>
</tr>
<tr>
<td>Four Heatons Committee Area</td>
<td>27,495</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>Marple Committee Area</td>
<td>24,629</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Stepping Hill Committee Area</td>
<td>40,884</td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>Tame Valley Committee Area</td>
<td>43,043</td>
<td>2</td>
<td>4</td>
</tr>
<tr>
<td>Victoria Committee Area</td>
<td>42,023</td>
<td>4</td>
<td>6</td>
</tr>
<tr>
<td>Werneth Committee Area</td>
<td>28,167</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>284,528</strong></td>
<td>23</td>
<td>20</td>
</tr>
</tbody>
</table>

Table 29: Amenity Greenspace in Stockport

<table>
<thead>
<tr>
<th>Committee Area</th>
<th>Population</th>
<th>Number of Sites</th>
<th>Total Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bramhall Committee Area</td>
<td>38,766</td>
<td>19</td>
<td>27.18</td>
</tr>
<tr>
<td><strong>Chendale Committee Area</strong></td>
<td><strong>39,521</strong></td>
<td>19</td>
<td><strong>56.42</strong></td>
</tr>
<tr>
<td>Four Heatons Committee Area</td>
<td>27,495</td>
<td>12</td>
<td>18.37</td>
</tr>
<tr>
<td>Marple Committee Area</td>
<td>24,629</td>
<td>12</td>
<td>10.72</td>
</tr>
<tr>
<td>Stepping Hill Committee Area</td>
<td>40,884</td>
<td>21</td>
<td>23.36</td>
</tr>
<tr>
<td><strong>Tame Valley Committee Area</strong></td>
<td><strong>43,043</strong></td>
<td>19</td>
<td><strong>13.56</strong></td>
</tr>
<tr>
<td>Werneth Committee Area</td>
<td>28,167</td>
<td>19</td>
<td>24.52</td>
</tr>
<tr>
<td><strong>Victoria Committee Area</strong></td>
<td><strong>42,023</strong></td>
<td>25</td>
<td><strong>29.83</strong></td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>284,528</strong></td>
<td>146</td>
<td><strong>203.96</strong></td>
</tr>
</tbody>
</table>

- Amount of children’s play and casual recreational facility provided from new development.

**Targets:**
- (Formal) 1.7ha/1000 population
- (Children’s) 0.7ha/1000 population
There were 16 residential proposals that were of adequate size to require actual on site children's play provision. This is in the form of Local Areas for Play (LAPs). Most of these schemes, together with other residential proposals which have not been required to satisfy all their open space needs on site (because they are too small, etc) have met the requirement through the payment of commuted sums as follows;

Table 30: Commuted sum payments 2004/05

<table>
<thead>
<tr>
<th>Type of provision/maintenance</th>
<th>Amount of commuted sum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Formal (Sports pitches) Open space Provision</td>
<td>£36,746.00</td>
</tr>
<tr>
<td>Formal Maintenance</td>
<td>£53,270.00</td>
</tr>
<tr>
<td>Children's Provision</td>
<td>£196,776.00</td>
</tr>
<tr>
<td>Children's Maintenance</td>
<td>£120,496.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>£407,288.00</strong></td>
</tr>
</tbody>
</table>
8. TRANSPORT

We aspire to be a borough that has got to grips with our transport problems and aim to tackle traffic congestion by promoting sustainable and healthy ways to travel and work.

Relevant policy:

**Td1 Transport and development**

Development should be located, designed and laid out to minimise, so far as possible, its impact on traffic levels, and to enable access by non-car modes of transport. Developers should put forward measures to encourage trip making by sustainable modes of transport. Parking should be restricted especially at locations readily accessed by other modes, and measures devised to improve public transport to any sites or services inadequately served.

Development that will generate an increase in traffic should minimise its environmental impact and help to reduce the addition to congestion on the borough’s roads. Developers will be expected to mitigate the adverse impacts of traffic through measures to route traffic away from the most environmentally sensitive parts of the borough and unsuitable roads.

Development resulting in the relocation of services and facilities closer to existing residential areas will be permitted.

Where appropriate, the funding of or contributions to transport enhancements will be sought.

---

**Core indicators**

- (3a) Numbers of new, non-residential, developments complying with Council parking standards as set out in the UDP

<table>
<thead>
<tr>
<th>Development types (and UCO numbers)</th>
<th>Number of New Developments</th>
<th>Number of New Developments on sites complying with Parking Standards</th>
<th>Percentage of New Developments on sites complying with Parking Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>New industrial and commercial developments (UCOs B)</td>
<td>27</td>
<td>18</td>
<td>67%</td>
</tr>
</tbody>
</table>

This information is currently not available for other development types. The Council intend to ensure this is fully recorded in future and will be included in the next annual monitoring report. It should be noted that for 5 of the records, data for parking standards was not available.

- (3b) Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.
This information is not currently available but The Council hopes to be able to include it in the next annual monitoring report.

Local indicator:

- Percentage of development schemes requiring travel plans in which plans are secured

  Target: 100%

The Council imposes conditions on the approval of planning applications for commercial and employment developments above a particular floorspace threshold that require the completion, monitoring and annual updates of a Travel Plan. New and expanded school facilities also require a Travel Plan to be submitted.

These conditions have been imposed for the last three to four years; however, not all developments have yet been implemented and definitive number of plans secured can not be provided. All the developments that have been implemented so far have provided Plans (if only in draft format). The Council is seeking to improve monitoring of these conditions in order to provide accurate information for future reports.

Conditions have been imposed on approximately a dozen school sites. One School has not complied and the Council is currently considering its options with regards to this.
9. CONCLUSIONS: ACHIEVING SUSTAINABLE OUTCOMES

The information in this Annual Monitoring Report indicates that Stockport’s planning policies, as set out in the 1998 adopted UDP and, where effectively superseded, the current review are in large part, achieving their social, environmental and economic objectives. Planning policy also fits well with the Council’s core aims and objectives and supports the aims of other strategies for the Borough (such as the Community Strategy).

Progress is being made on the preparation of all key Local Development Framework (LDF) documents. This year, policy preparation has concentrated on the Draft UDP Review, as this will provide Stockport with an up to date policy framework. Adoption of the new UDP is expected by June 2006. Adoption of the Statement of Community Involvement (SCI) is expected by the Local Development Scheme target date of April 2006. The SPD specified in the LDS will be adopted upon adoption of the UDP Review.

As mentioned in the main body of the report, some issues arose when gathering data. For some of the core indicators the required data is not collected centrally or there were gaps and inconsistencies in database records.

In other cases, data recording and monitoring methods have altered due to changes in procedure, making past results incomparable. If historical data could not be obtained for comparison after reasonable efforts it was decided, having regard to the limited time available, not to continue trying to obtain it. In these cases, data included in this year’s report will continue to be monitored and will be available for comparison with this year’s baseline information in next year’s AMR.

Information has also been omitted where it would have been necessary to track down and analyse large quantities of individual planning records, or carry out numerous site visits, for example to find out if any additional retail and leisure sites had been completed. It is planned to carry out this analyses/site visits etc in order that data may be included in next year’s report.

Sustainability Appraisal of the UDP has demonstrated that its policies and proposals are able to deliver sustainable patterns of land use and sustainable development. This report has demonstrated that in the main these policies and proposals have been successfully implemented.

Some of the key findings from the report are detailed below, section by section.

Economy and Services

As detailed in the main body of the report (tables 1 & 2, p13-14) the Council is slightly below target for the amount of land developed for employment use. An average of 5.82 ha of land developed for employment use over the past 5 years, rather than the Council’s target of 6ha per annum. However, the least development took place in 2000 and 2001. The amount of land developed has increased annually since 2002 and rose to 8.34 hectares in 2004, which is above the Council’s target. 96.4% of land developed for employment use was located on previously developed land.

Stockport has the lowest level of unemployment in Greater Manchester. The Council has been successful in reducing unemployment across the borough as a whole, and in those wards with the highest unemployment levels (see pages 15 -16 for details).

Retail figures from the Greater Manchester Shopping Study (2003) showed that average pedestrian flows had decreased and the overall number of shop vacancies had increased in Stockport town centre and the three surveyed district centres in comparison with the figures from 2001. Retailer representations of major national multiples remained relatively static (see pages 17-21 for details). Data from the 2005 Shopping Study will be available for inclusion in next year’s AMR and should cast light on whether this is an ongoing trend. UDP policies direct retail and leisure development to the appropriate centres. All major schemes completed in 2004/5 were in-centre or on allocated sites. The Council’s Masterplan for the town centre and strategies for the
district centres aim to enhance the viability and vitality of centres. Monitoring will assist the Council and its partners in deciding whether additional or revised policy responses are required to achieve these directives.

It should be noted that these indicators are not solely dictated by planning policy, but are influenced by outside factors such as wider (regional and national) economic conditions, consumer confidence etc. These are, of course, largely beyond the Council’s control.

Housing

Stockport currently has an oversupply of housing, significantly in excess of the level of provision required by the Regional Spatial Strategy (see pages 24-27 for details). In response to this situation the Council approved an interim housing phasing policy in March 2005, which is contained in the Draft UDP Review. The policy was introduced in order to restrict future growth of housing supply, whilst still allowing essential regeneration to take place, so that the regional and sub-regional objectives for sustainable development are not prejudiced.

Over the past three years 92% of dwellings have been completed on previously developed land. This exceeds both the Council’s and the RSS targets and demonstrates economy in the use of land and buildings. Completions next year are also expected to do so.

The Council is committed to promoting sustainable design and construction of new developments. Table 22 (p29) shows that this policy, although not yet formally adopted, is beginning to take effect, with several ecohomes already built and more under construction.

Environment and Heritage

Council policy seeks to promote sustainable practice and policy to enhance biodiversity on public and private land throughout the Borough of Stockport. The Council’s targets have been met in relation to designated areas of environmental value. The area and number of SBI’s and LNR’s has increased in relation to 2003/2004 and no sites have been lost to development (see table 23, p32). It should be noted that there is currently no available information on non-designated sites.

The Council places a high degree of priority on the physical and environmental regeneration of key parts of the borough. Challenge 4 in Stockport’s Community Strategy is to protect and promote our environment and heritage, and a key aim is to protect our green spaces and ensure development is concentrated on previously developed and derelict land and also to recognise and preserve Stockport’s heritage and culture. In the period covered by this AMR 6.75 hectares of land classified as derelict/vacant or underused land was developed (p35) and the number and area of heritage conservation areas also increased (p33-34).

Due to changes in recording methods, no comparable data was available for open space/leisure provision. However, tables 27-29 (pages 42-43) show parks and open spaces to be of generally high quality although this varied, along with the amount of provision across the borough.

Transport

Close to 100% of development schemes requiring transport plans have plans secured (see page 45 for details). Table 31 (p45) shows that 67% of new industrial and commercial developments comply with Council parking standards. It should be noted that this is an area where information has not been recorded comprehensively in the past and there may be a margin of error in the figures. More comprehensive monitoring procedures will be introduced for future reports.

Local Development Scheme
The report has shown that the Council is making reasonable progress in the production of the Local Development Documents shown in the Local Development Scheme. The need to publish further modifications to the Draft UDP Review impacts upon not only its adoption date, but also the adoption date of the SPD which relate to it. The Local Development Scheme will therefore need to be modified in 2006 accordingly. It is expedient also to delay public consultation on the Core Strategy until adoption of the UDP Review in order not to compromise the latter or lead to public confusion over material upon which they are consulted.
IMPACT OF NEW NATIONAL AND REGIONAL PLANNING GUIDANCE

PPS1 Delivering Sustainable Development

The Draft UDP Review addresses much of the Sustainable Development requirements of this PPS. However, the Council will embrace this recent guidance fully in preparing the LDF.

PPS6 Planning for Town Centres

This introduces the requirement to adopt a managed and hierarchical approach to town centres, to safeguard their vitality and viability. It identifies five tests for town centre uses. The Adopted UDP and the Draft UDP Review adopt a hierarchical approach to town, district and local centres, managing development in a sustainable manner. Further modifications to the Draft UDP Review strengthen policies in this regard, particularly in respect of the five tests.

PPS7 Sustainable Development in Rural Areas

Policy GBA1.6 of the Review UDP has been modified to ensure that it is both in line with the up-to-date PPS7 and to cross-refer to it as appropriate.

PPS9 Biodiversity and geological conservation (and Circular 06/2005)

This requires policies to identify designated sites, make clear distinctions between the various types of site (national, local, etc.) and identify opportunities for habitat restoration/recreation. POLICY NE1.1 Sites of Special Nature Conservation Importance and NE1.2 Sites of Nature Conservation Importance as proposed to be modified in the Review UDP are in line with PPS 9. Policy NE1.5 Habitat Creation, Enhancement and Access sets out that only development that enhances Biodiversity and the nature conservation of the borough will be permitted.

PPS10 Planning for Sustainable Waste Management

The review UDP relies on criteria-based policies (in particular MW1.1). A joint Waste Development Plan Document is being developed at the Greater Manchester level and will be included within the Stockport Local Development Scheme at the earliest possible opportunity.

PPS12 Local Development Frameworks

The Council will have regard to these policies and associated guidance in preparing its Local Development Documents.

PPS22 - Renewable Energy
In the light of a recommendation of the UDP Inspector, policy MW3 Energy Efficiency was modified to give a stronger stance on the use of "non-fossil fuel sources of energy", a stance which is also promoted by PPS22. The renewable energy study which the Council is currently undertaking will inform further changes in line with PPS22 which will need to be addressed as part of the LDF.

**PPS23 - Planning and Pollution Control**

The revised deposit version of policy EP1.3 Control of Pollution was already largely in line with the precautionary principle approach set out by PPS23 and therefore no changes have been made as a result of it. Within the LDF it may be necessary to amend policies further to place a greater emphasis on pre-application discussions where development is proposed on land affected by contamination. However, this is not a significant priority.

**PPG3 Housing Update – Supporting the Delivery of New Housing**

This requires favourable consideration to be given to housing or mixed use developments on allocated industrial or commercial land if no longer needed for this purpose. Adopted policy UE3.1 and Draft UDP Review policy E3.1 protect employment areas. There is at present an over supply of housing land and not a surplus of employment land in Stockport.

This will be addressed in the LDF once a borough wide employment land review has been undertaken.

**PPG3 Housing Update – Planning for Sustainable Communities in Rural Areas**

States that planning authorities should include a rural exception site policy that enables the allocation or release of small sites for affordable housing.

None of Stockport's rural areas are far from the main urban areas and, therefore, in the Draft UDP Review there is a presumption against meeting rural housing need in the rural areas. This will be reviewed in the LDF once the RSS Review has set out how Stockport is expected to contribute to meeting identified rural affordable housing need.

**(Draft) MPS1 Planning and Minerals**

Review UDP policy MW1 already follows the broad approach set out in MPS1. The more detailed requirements are already included within the policy in line with the requirements of MPG6 which itself is more detailed than MPS1 in terms of aggregates provision.

**(Draft) MPS2 Controlling and Mitigating the Environmental Effects of Minerals Extraction in England**

MPS2 sets out in some detail the broad range of impacts that require consideration as part of any minerals extraction proposals. Review UDP policy MW1.1 ensures that appropriate assessment of these impacts is undertaken and that relevant mitigation measures are included within proposals where necessary.

**Circular 03/2005 Use Classes (amendment) order 2005**
This circular splits the A3 Food and Drink Use Class into A3 (Restaurants), A4 (Pubs and Bars) and A5 (Takeaways). The Council will consider the implications of this change when preparing the LDF.

Circular 05/2005 Planning Obligations

As much information as possible on planning obligations should be included in the Local Development Framework. The existing Development Plan includes long established policies covering development proposals requirements that satisfy; Open Space, Affordable Housing or Transport infrastructure through planning obligations. These will be taken forward in to the LDF.

The potential for further infrastructure requirements /impact mitigation in connection with development proposals being resolved through planning obligations will be considered as part of the LDF.
### LIST OF SAVED POLICIES NOT BEING IMPLEMENTED

<table>
<thead>
<tr>
<th>Policy</th>
<th>Why it is not being implemented</th>
<th>Steps to be taken to implement it</th>
<th>Whether the policy is to be amended/ replaced</th>
</tr>
</thead>
<tbody>
<tr>
<td>UH1 Housing Provision</td>
<td>Policy covered period 1986 to 2001; now out of date; replaced by Draft UDP Review Policy</td>
<td>None</td>
<td>Replaced by Draft UDP Review Policy HP1.</td>
</tr>
<tr>
<td>UH1.1 Housing Land Allocations</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>H6P Valley Road, Heaton Mersey</td>
<td>Ground stability problems discouraged implementation of consent - unsuitable for housing development.</td>
<td>None</td>
<td>Designated as Local Open Space in the Draft UDP Review.</td>
</tr>
<tr>
<td>H8P Ravenoak Road, Cheadle Hulme</td>
<td>Consent for housing not implemented and hotel/use retained.</td>
<td>None</td>
<td>Designated as lying within a Predominately Residential Area in the Draft UDP Review.</td>
</tr>
<tr>
<td>H20P Heathbank Road, Cheadle Hulme</td>
<td>Consent for housing not implemented and school use of site retained.</td>
<td>None</td>
<td>Designated as lying within a Predominately Residential Area in the Draft UDP Review.</td>
</tr>
<tr>
<td>US3 Larger Scale Retailing</td>
<td>Policy conflicts with PPS6</td>
<td>None</td>
<td>Replaced by Draft UDP Review Policies PSD1.1 and PSD1.3 as further modified</td>
</tr>
</tbody>
</table>
| **US3.1 Large Scale Retail Sites** | The following sites have not been justified in terms of PPS6 tests:  
1. Wilmslow Road/Etchells Road, Cheadle Hulme  
3. Stockport Road/Edgeley Road, Cheadle Heath  
4. Stockport Road West, Bredbury.  
5. Green Lane, Romiley.  
6. George's Road, Stockport  
8. Wood Street, Brinksway  
9. Manchester Road, Lancashire Hill  
10. Brewery Street/Water Street, Portwood. | None | Sites 1,3,9,10 are covered by a general criteria policy, PSD1.2 as further modified in the Draft UDP Review. Sites 4,5,6 and 8 have not been replaced in the Draft UDP Review. |
| **US3.2 Out Of Centre Retail Development** | Policy conflicts with PPS6 | None | Replaced by Draft UDP Review policies PSD1.1 and PSD1.3 as further modified. |
| **US4.2 New Shopping Development** | Policy conflicts with PPS6 in respect of edge of centre retail development. | None | Replaced by policies PSD1.1, PSD1.3 and TCG2.2 of the Draft UDP Review as further modified. |
| **UT1.4 Restraining congestion on Marple Road** | The policy has not been supported on appeal. | None | The Draft UDP Review has policies seeking multi-modal solutions to congestion on roads throughout the borough. |
| **UT1.5 Restraining Congestion on Bramhall Lane** | The policy has not been supported on appeal. | None | |
| **UT2.3 Railway Stations** | The proposed new walk-in stations in the policy at Cheadle Health/Roscoes roundabout and Siddington Avenue/Adswood Road are no longer part of the transport authorities’ plans. | None | No. |
| UT3.1 Central Zone Highway Schemes | The Churchgate Link is no longer proposed. An improvement to the Knightsbridge/Corporation Street junction is planned as part of the redevelopment process. | In conjunction with Town Centre Redevelopment | Policy TCG1.2 of the Draft UDP Review refers in general terms. |
| UT3.3 Parking in the Central Shopping Area | Policy relates to requirement to provide car parking in accordance with minimum standards. PPG13 now requires maximum standards for car parking. | None | Replaced by policy TCG1.3 of the Draft UDP Review. |
| UT4.1 Parking Provision in New Development Standards | Policy relates to minimum requirements to provide car parking. Now contrary to advice in PPG13 which seeks maximum standards for car parking. | None | Policy TD1.4 of the Draft UDP Review. |
| PGA1.7 Georges Rd | References in these policies to leisure and/or retailing, of whatever form, being permissible per se is at variance with advice in PPS6. Developers will need to satisfy the tests in PPS6 to justify retail development. | None | Policies PSD1.1 and PSD1.3 of the Draft UDP Review provide criteria against which any retail or leisure proposals will be assessed. |
| PGA1.8 Wood Street | | | |
| PGA1.10 Brighton Road/Travis Brow | | | |
| PGA1.14 Green Lane, Romiley | | | |