



# STOCKPORT

METROPOLITAN BOROUGH COUNCIL

## Authority's Monitoring Report (AMR)

For the period 1st April 2016 to 31st March 2017

**Stockport Metropolitan Borough Council**

**Local Development Framework**

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# Executive Summary

## Background

This annually produced Authority's Monitoring Report (AMR) collates information which allows assessment of the performance of planning policies over the period 1st April 2016 to 31st March 2017. This is the sixth monitoring report since the adoption of Stockport's Core Strategy, which replaced large parts of the Unitary Development Plan (UDP) from the start of April 2011.

This Executive Summary highlights the various elements of monitoring reporting on delivery of employment development, employment levels, retail & leisure development, housing provision and a range of environmental indicators around biodiversity, flood risk, low carbon development and Green Belt. In addition the report comments on minerals and waste related development, preservation of conservation and heritage assets as well as the overarching management and delivery of transport infrastructure.

[Conclusions](#) provides a more detailed overview. The [Introduction](#) lays out why monitoring is done and why it is useful. To provide context the [Background](#) section reminds readers of baseline data from development of the Core Strategy and the Sustainability Appraisal of the various elements of the Local Development Framework (LDF). The [Development Plan Document](#) section provides information on the progress of local plan documentation preparation. The section on [Monitoring of Policy Performance](#) contains detail on the monitoring of each policy topic section of the Core Strategy. Details of proposed [Future Monitoring & Reporting](#) are provided in the section so titled.

The Localism Act<sup>1</sup> includes a statutory requirement for every local authority to prepare an Authority's Monitoring Report covering no more than a 12 month period, monitoring the performance of local planning policy. The National Planning Policy Framework lays out broad guidelines for local planning authorities to prepare a Local Plan. Monitoring is essential in assessing whether existing planning policies are addressing what they are intended to address and to review the progress on the preparation of new planning documents.

Stockport's twelfth AMR covers the Reporting Year from 1st April 2016 to 31st March 2017, apart from Development Plan Production which provides information on the state of play as at March 2018. This report contains data on a range of indicators identified by the Council as outlined in relevant sections of the document. These indicators are intended to measure the effectiveness of the Council's planning policies in achieving sustainable development. This means meeting the development needs of the borough, safeguarding environmental assets, addressing social equity, ensuring accessibility and addressing climate change, whilst achieving a sustainable economy.

## Monitoring Headlines

Changes to Permitted Development legislation in recent years have affected the effectiveness of local planning policy to manage the delivery of new development and retain some much needed uses such as offices. In terms of delivering Sustainable Development, implementation of Stockport's Core Strategy remains reasonable with some minor concerns, due to lower levels of office delivery and out of centre or edge of centre delivery of retail and leisure development. There have been strong completions levels on housing, retail and B2 industrial / warehousing units.

The achievement of sustainable development is reasonably strong in the Borough, impacted on more by national and international policy changes than any specific failure of local policy. There are a variety of policy areas where national policy has impacted including but not limited to affordable housing, biodiversity, renewable energy,

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<sup>1</sup> [www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/5959/1896534.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/5959/1896534.pdf)

permitted development / prior approval related to office conversions to housing, out of centre retail areas, employment land, parking standards and travel planning. However up to date evidence such as the 2017 Open Space Study highlight the gaps in open space provision for many areas of the Borough, whilst access evidence shows some issues around accessibility of open spaces. There are gaps in monitoring for this period reflecting the pressure of both the Greater Manchester Spatial Framework workload alongside initial work on obtaining evidence and drafting policies for Stockport's Local Plan. Below are snapshots from the policy topic sections reported on in detail in Monitoring of Policy Performance in this document referring to achievements during the reporting period 1st April 2016 to 31st March 2017. For a more detailed summary read the Conclusions section.

### **Development Plan Document (DPD) Preparation**

The Duty to Co-operate requirements within the Localism Act (2011) are being addressed primarily through historic partnerships with neighbouring authorities. Stockport Council adopted its Core Strategy in 2011. Progressing other parts of the Local Plan, primarily the Allocations DPD, was delayed initially as a result of having to examine in greater detail the issue of provision of gypsy, traveller and travelling showpeople sites in the borough and subsequently to take account of work on the Greater Manchester Spatial Framework. On 1st December 2016 approval was obtained for preparation of a new Stockport Local Plan with an Issues Paper out to consultation in the summer of 2017. Work progresses on preparation of the Stockport Local Plan Draft Plan version. See the section on Development Plan Production for further detail of the situation to date.

### **Overarching Principles: Delivering Sustainable Development**

Childhood obesity remains at levels which continue to require consideration of how design can help prevent obesogenic environments<sup>2</sup>. Stockport Borough has some areas of deprivation which policies are targeted at addressing. Limited levels of renewable energy have come forward as part of planning permissions this reporting period, probably reflecting national reduction of financial incentives for low / zero carbon technologies. One Passivhaus residence and one Lifetime Homes scheme were granted permission during this reporting period. All major applications are consulted on with the Lead Local Flood Authority and they require schemes to address SUDS unless evidence of physical constraints exists.

### **Providing a Decent Home for Everyone**

There has been a considerable increase in housing delivery with 664 net completions in the reporting year with highest levels in Stepping Hill and Central areas. 109 affordable units were delivered which were predominantly 2 bed houses. The percentages of flats remains low at 27%. Density levels are good with 93% of relevant sites having more than 30 dwellings per hectare. 94% of housing was delivered on previously developed land. 302 units were granted planning permission in the town centre. There were more than 7,000 registrations on the housing register.

### **Access to Services**

Retail and leisure development have seen a major increase this year. 44.4% was in the town centre, however 45% of this development is out of centres for this reporting period. There has been an increase in vacancy rates for all areas this year, except Cheadle and Marple. Only Bramhall has gained a major national multiple this year, whilst three centres show losses and the rest remain the same. The Town and District Centres continue to report a reasonable level of retail in the main frontages. A number of school redevelopments have taken place during the reporting period. There continues to be a shortfall of four court sports halls. No new allotment sites were granted

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<sup>2</sup> An environment that tends to cause obesity whether through lack of encouragement of activity or access to healthy food options

planning permission. Due to site specific circumstances one hot food takeaway completed within 300m of Adswold Park. Two hotels were completed in the town centre and one completed at Bruntwood Hall.

### **Accommodating Economic Development**

In terms of floorspace there was half the level of office development this year compared to last year, while the levels of industrial and warehouse development are the highest since 2010. Of the total floorspace delivered, 1,185m<sup>2</sup> was delivered in the Town Centre. 66 new jobs were created from the new development in the employment areas of the Borough. The Council has identified 42.3 hectares of industrial use (B2/B8) and 22.4 hectares of office space for development. Stockport's rate of unemployment remains lower than the national average and the lowest in Greater Manchester, however deprived areas of the Borough retain higher levels of unemployment within the Borough.

### **Safeguarding and Improving the Environment**

No net loss of open space was recorded this reporting period. An Open Space Study was undertaken in 2017 to inform preparation of the new Local Plan. Four new housing developments have or will eventually result in children's new play facilities and £66K in commuted sums has been agreed from planning permissions granted in the reporting period. Open space / amenity sites in the Borough are being improved using commuted sum payments towards play space provision and maintenance. There were no inappropriate developments in the Green Belt. There was no loss of any designated environmental sites as a result of planning. No planning applications were determined contrary to advice from the Environment Agency, the Health & Safety Executive or Manchester Airport. A methodology for assessing any objections of the Council's Environmental Health Officers has yet to be established. Stockport retained its 37 Conservation Areas with no change in the number of Scheduled Monuments. There was a gain of two Listed Buildings with one Locally Listed Building upgraded. No new waste management sites were developed in the period. Data for 2015/16 recycling shows an increase in recycling rates. There were no losses of mineral resources in Stockport.

### **Transport**

New development provided full compliance with the Council's Parking Standards. Sustainable modes of transport shows variations on previous years that will be monitored for any indication of future policy implications. The percentage of development requiring travel plans that were secured was 100%. Transport accessibility levels have not been monitored again this year due to staff changes and issues with software – this will be addressed as capacity allows.

# Introduction

The Localism Act<sup>3</sup> includes a statutory requirement in Part 6, section 113 for every local authority to prepare an Authority's Monitoring Report (AMR) and publish the findings. The AMR should contain information such as progress on the implementation of the Local Development Scheme and the extent to which the policies set out in local development documents are being achieved. The period of reporting should be that which the authority considers appropriate in the interests of transparency and follow on continuously from earlier reporting timelines covering no more than 12 months.

This requirement amends The Planning and Compulsory Purchase Act (2004)<sup>4</sup> Section 35 which introduced the requirement for all local planning authorities to monitor existing and emerging planning policies to determine the extent to which they are being effectively implemented and report the findings to the Secretary of State annually. That Act also established the requirement for Local Planning Authorities to prepare a Local Plan - a suite of planning policy documents that sets out how the local area may change over the next 15 years.

The Government require submission of the Housing Flows Reconciliation<sup>5</sup> form to inform their national statistics on net additional housing. Furthermore the Greater Manchester Combined Authority also collate data from all ten GM authorities on housing and employment delivery.

In addition there is European legislation on planning document preparation and implementation which requires monitoring. In order to address compliance with the Strategic Environmental Assessment Directive of the European Union, "the following items [shall be] made available to those so informed: . . . and (c) the measures decided concerning monitoring" (Article 9(1)). "Member States shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects and to be able to undertake appropriate remedial action" (Article 10.1). An AMR process answers these requirements.

This edition of Stockport's AMR covers the Reporting Year 1st April 2016 to 31st March 2017, except for the section on Development Plan Production, which is detailed as at March 2018, when this document was finalised. This AMR is the sixth to report on the performance of Stockport's Core Strategy<sup>6</sup> adopted in March 2011. The AMR also reports on the Unitary Development Plan (UDP) Review 2006 saved policies which are retained until further LDF policy documents are adopted (see Core Strategy web pages: [www.stockport.gov.uk/corestrategy](http://www.stockport.gov.uk/corestrategy)).

The AMR reviews actual plan progress and compares these to the targets and milestones for local development documentation preparation as set out in the Local Development Scheme<sup>7</sup> (LDS) and, as such, assesses where the Council:

- meets the LDS targets and milestones, is on target to meet them, is falling behind schedule, or will not meet them;
- is falling behind schedule or has failed to meet a target or milestone and the reason for this;
- needs to update the LDS in light of policy updates and revised timetables

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<sup>3</sup> [www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/5959/1896534.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/5959/1896534.pdf)

<sup>4</sup> <http://webarchive.nationalarchives.gov.uk/+/http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyimplementation/reformplanningsystem/planningcompulsoryact/>

<sup>5</sup> <https://www.gov.uk/government/collections/net-supply-of-housing>

<sup>6</sup> [www.stockport.gov.uk/corestrategy](http://www.stockport.gov.uk/corestrategy)

<sup>7</sup> [www.stockport.gov.uk/lds](http://www.stockport.gov.uk/lds)

In addition to statutory requirements, Stockport MBC is committed locally to monitoring and the review of planning policies through testing the effectiveness of the development plan policies with the passage of time and in the light of changing circumstances. Stockport's adopted Core Strategy perpetuates that aim with clear identification of existing and planned monitoring activity, including through the collection and analysis of information. This aim extends to any other forthcoming Development Plan Documents.

For Stockport's twelfth AMR the list of policy performance indicators has been further revised, building on earlier monitoring experiences and needs, as well as reflecting data availability and the requirements of Core Strategy policy monitoring. A full list of indicators is available in the section on Monitoring of Policy Performance. The structure of the document is informed by guidance such as the Royal Town Planning Institute's 'Measuring the Outcomes of Spatial Planning in England (2008)'<sup>8</sup>.

All the documents that form part of Stockport's Local Plan underwent various forms of statutory and non-statutory appraisal including Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Habitats Regulations Assessment (HRA), Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA). The requirements of these appraisal processes necessitated the formulation of a baseline of data and the identification of potential significant effects that emerging planning policy might have. This work informs the AMR content and structure and the AMR findings provide evidence as to how planning policies are performing in terms of those identified potential significant effects.

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<sup>8</sup> [www.rtpi.org.uk/media/6009/Measuring-Outcome-Main-P4.pdf](http://www.rtpi.org.uk/media/6009/Measuring-Outcome-Main-P4.pdf)



## Background

Stockport's Core Strategy<sup>9</sup> contains a Spatial Portrait (Section 2.1 of the Core Strategy) which painted a picture of the Borough circa 2010. This provided a detailed baseline of information comprising of geographical, demographical, biological, archaeological and geological data. Population, transport routes, life expectancy, deprivation and housing information informed the Spatial Portrait, along with data on employment, commuting and skills. Service provision data including education, leisure and sports facilities levels, public rights of way and retail service provision were also included, as were data on heritage and environmental assets. Baseline information on issues such as congestion and carbon emissions were incorporated to inform policy and future monitoring.

The Spatial Portrait included a detailed description of the geography of Stockport broken down into Area Committees with an account of Stockport Town Centre. These sections included detailed maps of each of the major centres. The maps showed biological areas of protection and areas of Green Belt, together with Stockport's Heritage Conservation Areas.

Taking the Spatial Portrait detail into account the following issues informed the development of Stockport's Core Strategy prior to and during 2010:

- Pockets of deprivation versus areas of affluence, resulting in inequalities especially in health;
- High levels of domestic carbon emissions (2007), third behind Manchester and Wigan within the Greater Manchester area;
- The Town Centre is not fulfilling its role as the borough's principal focus of development. The Town Centre requires improvement across a range of uses in a coherent and comprehensive manner;
- Issues of cross linkages and opening up river frontage must be considered within the Town Centre;
- A need to safeguard and enhance the vitality and viability of the Town Centre, District and Local Centres;
- Ageing population – a third of houses in the borough house a pensioner;
- House prices are generally high and there is significant local need for affordable housing;
- Accessibility of some services, especially to the more deprived areas of the Borough;
- Quality of school buildings and issues of surplus provision;
- Quality of other community facilities including health care facilities;
- Employment sectors are predominantly in the highly skilled range with 9% of the workforce with no qualifications;
- Formal sports provision and accessibility needs improvement;
- Uneven distribution of greenspace;
- Traffic congestion in the more heavily populated areas and along major road routes, despite there being comparatively good public transport availability in many areas;
- Out-commuting levels are high and for every 6 who commute out 4 commute in; and
- Provision of cemeteries, in light of predicted need.

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<sup>9</sup> [www.stockport.gov.uk/corestrategy](http://www.stockport.gov.uk/corestrategy)

The Core Strategy's Sustainability Appraisal and other appraisal processes also highlighted the following issues which the Core Strategy needed to take account of in order to ensure mitigation of these issues as well as managed delivery of the spatial needs of the Borough:

- Ensure that planning policy contributes to a sustainable development approach in the Borough, particularly with regards to low carbon;
- Ensure that in relieving congestion, that management of emission levels are taken into account as well; and
- Ensure evidence bases from different sources inform spatial policy development including the needs of a range of minorities.

### **Significant Effects Indicators**

During development and appraisal of the Core Strategy, the issue of the gap between wealthy and deprived areas and the issues around climate change emerged for Stockport, with associated potential significant effects in terms of the impacts of emerging Planning Policy. This is reflected throughout the Core Strategy, including specifically the development of the policies in the Overarching Principles around inequalities and climate change. The AMR will continue to use the findings of the policy development and appraisal work to inform indicators for monitoring of these policies against the baseline established in the Core Strategy's Spatial Portrait.

# Development Plan Production

## National Planning Policy Framework (NPPF) 2012

The NPPF<sup>10</sup> sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local plans reflecting the needs and priorities of their communities. NPPF states that local plans must be prepared with the objective of contributing to the achievement of sustainable development.

For the purposes of decision taking, the policies in the local plan should not be considered out of date simply because they were adopted prior to publication of the NPPF. However the policies contained in the NPPF are material considerations which local planning authorities should take into account from the day of its publication. NPPF must also be taken into account in the preparation of plans. Plans may need to be revised to take into account the policies in NPPF, either through partial review or by preparing a new plan. Due weight should be given to relevant policies in existing plans according to their degree of consistency with NPPF (the closer the policies in the plan to the policies in NPPF, the greater the weight that may be given).

Stockport's Core Strategy was formally adopted in March 2011 prior to the changes in the national planning policy regime. However the NPPF requires that local plans must be prepared with the objective of contributing to the achievement of sustainable development. The documents comprising Stockport's local development plan have been and are being prepared with that principle as the overarching aim. In addition, to ensure conformity of Stockport's Core Strategy with the more recent NPPF, the Planning Advisory Service's Compatibility Self-Assessment Checklist for Local Plans and the NPPF has been undertaken<sup>11</sup>. Its findings show that Stockport's Core Strategy is in conformity with NPPF with no significant differences identified, except for those policy areas which the Core Strategy does not deal with in detail,.

Stockport has a Core Strategy which has been found sound, having regard to evidence and comments submitted during the statutory process. The Council engaged in a wide ranging and extensive consultation exercise for the Core Strategy and continues to do so with regards to additional documents in the Local Plan, as exemplified by the consultation on the Stockport Local Plan.

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<sup>10</sup> [www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

<sup>11</sup> [www.stockport.gov.uk/2013/2994/developmentcontrol/planningpolicy/LDF/csnppf](http://www.stockport.gov.uk/2013/2994/developmentcontrol/planningpolicy/LDF/csnppf)

Figure 1 Stockport Spatial Portrait

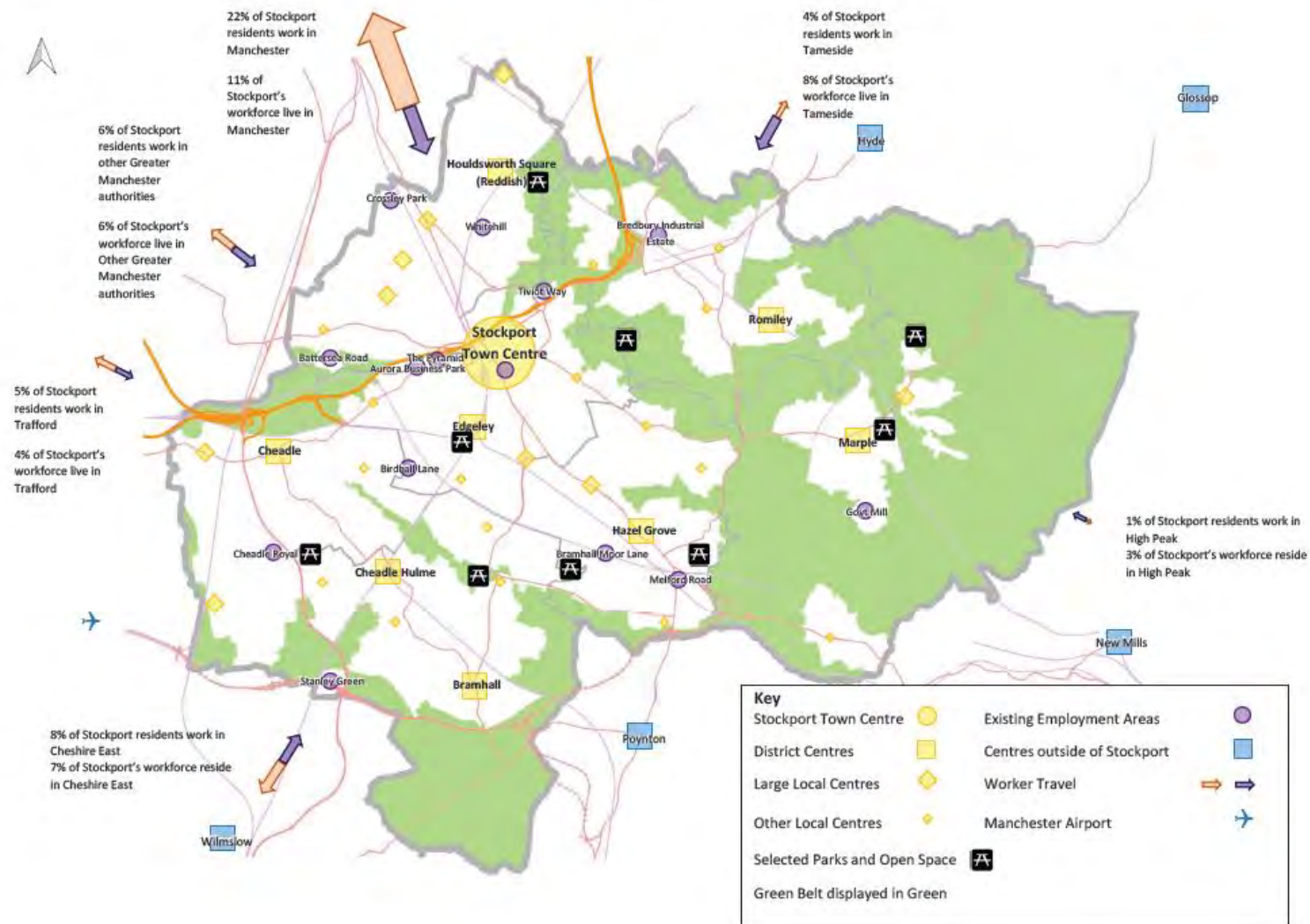


Figure 1 Stockport Spatial Portrait

## Duty to Co-operate

According to the NPPF public bodies have a duty to co-operate across administrative boundaries, particularly on planning issues which relate to strategic priorities such as housing and employment need, retail and leisure provision, infrastructure, community provision including health and local facilities, climate change as well as conservation of the natural and historic environment, including landscape. Figure 1 above shows the location of Stockport and some of the surrounding areas with which the Council liaises.

Stockport Council works closely with the statutory consultees including the Environment Agency, Natural England and Historic England, with records of their input in terms of consultation on policy development. Work is ongoing for the inclusion of the Local Economic Partnership for Greater Manchester in local plans across the conurbation. Local Nature Partnerships are established and are being approached for their involvement in plan making. Stockport's Health & Wellbeing Board is established and a Health & Wellbeing Strategy exists to inform proposed approaches building on existing partnership working. Lead officers for Health & Wellbeing have a history in Stockport of involvement in planning policy development and implementation, most notably the Director of Public Health.

Stockport lies within the North West region of England and has a history of working with other local authorities in this region, for example to inform the preparation of the North West of England Regional Spatial Strategy, the North West Regional Economic Strategy and the North West Regional Housing and Transport strategies, now revoked. Stockport also borders the East Midlands region and has always been consulted on any regional or relevant local strategies from this area.

The Greater Manchester Combined Authority (GMCA<sup>12</sup> - of which Stockport Council is part) decided in 2014 to begin work on a joint strategic planning document for the conurbation. This is now being progressed as a joint development plan document which will form part of each district's statutory development plan. The Greater Manchester Spatial Framework (GMSF)<sup>13</sup> will set out strategic matters which fall under the Duty to Co-operate including green infrastructure, housing, employment and Green Belt.

The GMCA has a history of working together to establish evidence that informs planning policy development across the region and in local areas. Below is a list of publications and evidence resources established to inform Stockport's Core Strategy and wider Local Development Framework that were produced at a GM level:

- Greater Manchester (GM) Joint Waste Development Plan Document (GMJWDPPD)
- GM Joint Minerals Development Plan Document (GMJMDDPD)
- GM Strategic Housing Land Availability Assessment
- GM Strategic Housing Market
- GM Employment Land Position Statement
- GM Forecasting Model
- GM Gypsy and Traveller Accommodation and Service Delivery Needs
- Manchester Independent Economic Review
- GM Historic Environment Record

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<sup>12</sup> <https://www.greatermanchester-ca.gov.uk/about>

<sup>13</sup> <https://www.greatermanchester-ca.gov.uk/GMSF>

- GM Biodiversity Action Plan
- GM Level 1 Strategic Flood Risk Assessment
- GM Decentralised Energy Study

This evidence resource is being updated and furthered to support preparation of the GMSF and the full list can be viewed here: [http://gmsf-consult.objective.co.uk/portal/2016consultation/supp\\_docs?pointId=1481036187147](http://gmsf-consult.objective.co.uk/portal/2016consultation/supp_docs?pointId=1481036187147)

In addition Stockport is bordered by Cheshire East, Derbyshire and the Peak District National Park as well as High Peak local authorities. Further evidence of joint cooperative working with these agencies is as follows:

- South East Manchester Multi Modal Strategy and its ongoing refresh
- Woodford Aerodrome Opportunity Site Supplementary Planning Document

There was a particular emphasis during the reporting period and continuing on since, on seeking to work with and hold an ongoing dialogue with Cheshire East and High Peak Councils as they prepare their own local plans. A meeting was also undertaken with the Peak District National Park (PDNP) to discuss relevant areas of policy for both their and Stockport documents.

- Cheshire East's Local Plan Strategy - adopted on 27th July 2017
- High Peak's Local Plan - adopted on 14th April 2016
- PDNP National Park Management Plan Consultation June - July 2017

Other considerations include 'journey to work' areas such as Sheffield, Cheshire, Merseyside and Derbyshire. There are particularly notable cross-boundary interactions in relation to waste management, dealt with on a GM basis, with waste arising from GM (particularly specialist waste streams such as low grade nuclear waste) being shipped to a variety of locations outside of the conurbation (for example Stockport's low grade nuclear waste is shipped to Northamptonshire for storage) and facilities in GM handling waste from other districts (such as, for example Kirklees in West Yorkshire). This serves to show the potential extent of the Duty to Co-operate implications.

In line with government guidance further work is ongoing to establish, maintain and enhance more formal links regarding Duty to Co-operate. This will be reported on in subsequent AMRs.

## Local Development Framework

An important function of the Authority's 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 (LDS) 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.

In line with most local planning authorities the Council has found it difficult to predict the length of time needed to prepare the local development documents in the Local Plan not least because of the changing national policy position. Set out below is the progress made on the Development Plan Documents (DPD) and Supplementary Planning Documents (SPD) updated from that as detailed in the previous AMR and the 2015 LDS<sup>14</sup>.

The Council resolved on 1st December 2016 to undertake a review of the Borough's development plan. The LDS will be updated to reflect this subject to decision making at a GMSF level. Meanwhile the Council's interim July 2017 version can be downloaded from this web page: <https://www.stockport.gov.uk/what-is-the-stockport-local-plan>

## Statement of Community Involvement (SCI)

The 2015 edition<sup>15</sup> of the SCI is a revision of the previous edition of the SCI adopted by the Council in 2010 and needed to reflect changes to legislative and regulatory requirements as well as changes to the Council's own systems and resources. Table 1 details the consultations undertaken since 2006 (most recent first) and lists the number of comments made, reflecting the level of input via public consultation processes.

*Table 1 Consultations Undertaken since 2006 - Number of Comments Received*

| Title of consultation             | Dates                                  | Consultation Methods  | No of Representations Made  |
|-----------------------------------|--|---|---|
| Stockport Local Plan Issues Paper | 28th July to 8th October 2017          | Use of Council's online planning consultation platform to enable online commenting; hard copy documents available at planning offices and local libraries; notification by letter or email sent to all contacts on Development Plan Consultation Database; public exhibition by use of a pop up shop within Merseyway shopping centre; area based community and business Workshops; presentation to community groups where requested to attend; daily notifications on Council's website and social media accounts; events advertised within local press; featured within the Stockport Review publication sent to all households within the borough. | Online 664; 258 people at area workshops with 927 'post it' comments made |
| Greater Manchester Spatial        | 31st October 2016 to 16th January 2017 | Use of Greater Manchester Combined Authority (GMCA) online planning consultation platform to enable online commenting; hard copy documents available at planning offices and local libraries; notification by letter or email sent to all contacts on Development Plan Consultation Database; 16 pull   | Total for GM only available: around 27,000 responses                      |

<sup>14</sup> <http://www.stockport.gov.uk/services/environment/planningbuilding/planningpolicy/ldf/lds>

<sup>15</sup> <http://www.stockport.gov.uk/services/environment/planningbuilding/planningpolicy/ldf/sci>

| <b>Title of consultation</b>   | <b>Dates</b>  | <b>Consultation Methods</b>   | <b>No of Representations Made</b> |
|--|---|---|-----------------------------------|
| Framework  |   | out banners printed and distributed to all libraries; 100 x A4 posters sent to distribution list including all libraries, Adult Education Centres, CAB, community centres, heritage sites, housing offices, Stockport Council receptions, Life Leisure, Sure Start Children's Centres and Stockport Local Direct Centres.   |                                   |
| Greater Manchester Spatial Framework   | 9th November 2015 to 11th January 2016                          | Use of GMCA online planning consultation platform to enable online commenting; hard copy documents available at planning offices and local libraries; notification by letter or email sent to all contacts on Development Plan Consultation Database; public exhibitions undertaken; notifications on Council's website and in local press  | 745 total                         |
| Statement of Community Involvement 2015 Revision   | 10th August 2015 to 21st September 2015                         | Use of Council's online planning consultation platform to enable online commenting; hard copy documents available at planning offices and local libraries; notification by letter or email sent to all contacts on Development Plan Consultation Database; public exhibitions undertaken; notifications on Council's website and in local press   | 20                                |
| Woodford Aerodrome Opportunity Site SPD  | 3rd September 2012 to 15th October 2012                         | Use of Council's online planning consultation platform to enable online commenting; Hard copy documents available at Planning Offices and Local Libraries; notification by letter or email sent to all contacts on Development Plan Consultation Database; two Public Exhibitions were undertaken and a Design Workshop held over 5 days in Woodford (w/c 13th June 2011); notifications on Council's website and in local Press including the Woodford Review newsletter and Stockport Express | 735                               |
| LDF Enforcement DPD Preferred Options  | 25th June 2012 to 6th August 2012                               | Use of Council's online planning consultation platform to enable online commenting; hard copy documents available at planning offices and local libraries; notification by letter or email sent to all contacts on Development Plan Consultation Database; public exhibitions undertaken; notifications on Council's website and in local press   | 14                                |
| Local Development Scheme 2012 Revision   | 3 <sup>rd</sup> April 2012 to 15 <sup>th</sup> May 2012         | As above  | 0                                 |
| Local Employment and Training Benefits SPD   | 9 <sup>th</sup> January 2012 to 20 <sup>th</sup> February 2012  | As above  | 0                                 |
| LDF Site Allocations DPD Issues & Options / Call for Sites / Sustainability Appraisal Scoping Report | 17 <sup>th</sup> October 2011 to 28 <sup>th</sup> November 2011 | As above  | 863                               |



| <b>Title of consultation</b>   | <b>Dates</b>   | <b>Consultation Methods</b>   | <b>No of Representations Made</b> |
|--|--|---|-----------------------------------|
| Extensions and Alterations to Dwellings SPD                          | 19 <sup>th</sup> July 2010 to 27 <sup>th</sup> August 2010                 | As above  | 22                                |
| Sustainable Design & Construction SPD                                | 19 <sup>th</sup> July 2010 to 27 <sup>th</sup> August 2010                 | As above  | 32                                |
| LDF Core Strategy DPD Submissions Stage                              | 7th June 2010 to 19th July 2010  | As above  | 172                               |
| LDF Core Strategy DPD Preferred Options                              | 14th October 2009 to 25th November 2009                                    | Use of Council's online planning consultation platform to enable online commenting; hard copy documents available at planning offices and local libraries; notification by letter or email sent to all contacts on Development Plan Consultation Database; public exhibitions undertaken; notifications on Council's website and in local press | 727                               |
| LDF Core Strategy DPD Key Stakeholder Consultation on Draft Policies | Monday 8 <sup>th</sup> March 2010 to Wednesday 24 <sup>th</sup> March 2010 | As above  | 74                                |
| Statement of Community Involvement 2010                              | 17th February 2010 to 4th May 2010   | As above  | 32                                |
| Town Centre Housing SPD  | 11 <sup>th</sup> January 2008 to 15 <sup>th</sup> February 2008            | As above  | 22                                |
| LDF Core Strategy DPD Issues & Options                               | 26th September 2007 to 5th November 2007                                   | As above  | 196                               |
| Sustainable Transport SPD  | 12th September 2007 to 12th October 2007                                   | As above  | 77                                |
| Design of Residential Development                                    | 12th September 2007 to 12th October 2007                                   | As above  | 41                                |

**Table 1 Consultations Undertaken since 2006 - Number of Comments Received**

It should be noted that the above table shows the number of representations counted as made (i.e. total number of comments made). This may not always reflect the ability of agencies and individuals to find time and capacity to comment but is an indication of the Council's efforts to consult with statutory and non-statutory bodies.

The SCI has been under review since its first adoption in 2006 and will remain under review in the future. The continuing aim is to learn from experience and find ways to improve upon the arrangements. The AMR is used to feedback and monitor the consultation process and the success of the SCI. As part of this, the Council evaluates the consultations undertaken in terms of resources used and response rates. The Council assesses the effectiveness of the various community involvement techniques used in order to review the appropriateness of the methods and procedures used. If any amendments are required to take account of significant changes in whom and how the Council should be consulting, then the SCI will be revised under the procedures used in the preparation of earlier SCI and as required by any changes to national legislation. In preparing a new local plan for the Borough the Council is revisiting the SCI.

### **Unitary Development Plan & Saved Policies**

Unitary Development Plan (UDP) Review policies have been saved until they are replaced by LDF policies and proposals. As stated in the NPPF Annex 1 Paras 214 and 215, the policies in the local plan should not be considered out of date simply because they were adopted prior to publication of the NPPF. Due weight should be given to relevant policies in existing plans according to their degree of consistency with NPPF (the closer the policies in the plan to the policies in NPPF, the greater the weight that may be given).

UDP Review Part 1 policies were replaced by the Core Strategy DPD as this is a key element of the local spatial plan which was adopted in 2011. The exceptions are policies TCG1, TCG3 and TCG4, which relate to defined areas on the Proposals Map and are thus retained as saved UDP Review policies<sup>16</sup> until they are superseded by new plan policies.

UDP Review Part 2 policies relating to waste are replaced by the adopted Greater Manchester Joint Waste DPD (GMJWDPD) whilst some other of these policies are replaced by the Development Management Policies in Stockport's adopted Core Strategy. Those which relate to specific sites or areas however will be progressively replaced by other Local Plan documents. UDP Review policies MW2, MW1.1, MW1.2 and MW1.5 relating to waste have been superseded by the Core Strategy and relate to policies in the GMJWDPD. MW1.3 (Mineral and Waste Sites: Schemes of Working, Restoration and Aftercare) is superseded in part by the GMJWDPD and is fully superseded by the Greater Manchester Joint Minerals DPD adopted in April 2013.

All other saved UDP Review Part 2 policies not superseded by the Core Strategy, GMJWDPD or GMJMDPD will be superseded in due course by new plan policies.

## **Development Plan Documents (DPDs)**

The Council has adopted the following DPDs within the timescale of the LDS:

- Core Strategy DPD: the Council adopted the Core Strategy in March 2011.
- Greater Manchester Joint Waste DPD: was adopted in April 2012 by all ten Greater Manchester districts, including Stockport.
- Greater Manchester Joint Minerals DPD: was adopted in April 2013 by all ten Greater Manchester districts, including Stockport.

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<sup>16</sup> [www.stockport.gov.uk/corestrategy](http://www.stockport.gov.uk/corestrategy) - see related documents for policies which still apply

## Local Development Scheme (LDS)

The Council resolved on 1st December 2016 to prepare a new local plan for the Borough. This will replace the Stockport Core Strategy and remaining saved UDP Review policies and will sit alongside the Greater Manchester Spatial Framework<sup>17</sup> and other joint Greater Manchester documents to form the development plan for Stockport. A new revision of the LDS will be published in 2018 setting out the timetable for this: [www.stockport.gov.uk/services/environment/planningbuilding/planningpolicy/ldf/lds](http://www.stockport.gov.uk/services/environment/planningbuilding/planningpolicy/ldf/lds)

## Proposals Map

With the adoption of the Core Strategy revision of the Proposals Map was not necessary. A number of amendments to the Proposals Map were approved with the adoption of the GMJWDPD and GMJMDDPD. Through the preparation of the Stockport Local Plan a new map will be developed and adopted.

A full timetable scheduling the proposed Local Plan documents can be seen below.

## Core Strategy DPD

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 <sup>18</sup> conforms with the Stockport's Sustainable Community Strategy and the National Planning Policy Framework (NPPF). |
| Progress: The Council adopted the Core Strategy in 2011.  |

## Allocations DPD & Enforcement DPD

The Council resolved on 1st December 2016 to prepare a new local plan for the Borough. This decision means that the Council will no longer be progressing separate Allocations and Enforcement DPDs.

## Greater Manchester Joint Waste DPD

Role and Subject: The JWDPD<sup>19</sup>:

1. Sets out the vision and spatial objectives relating to waste for the Greater Manchester area;
2. Provides the main policies and broad framework for implementation and monitoring in the Authorities' Monitoring Reports (AMRs);

<sup>17</sup> [www.agma.gov.uk/what\\_we\\_do/planning\\_housing\\_commission/greater-manchester-spatial-framework/index.html](http://www.agma.gov.uk/what_we_do/planning_housing_commission/greater-manchester-spatial-framework/index.html)

<sup>18</sup> [www.stockport.gov.uk/corestrategy](http://www.stockport.gov.uk/corestrategy)

<sup>19</sup> [www.gmwastedpd.co.uk](http://www.gmwastedpd.co.uk)

3. Details how the Planning Authorities meet their contribution to delivering the identified needs of the region for all waste streams, within acceptable social, economic and environmental parameters;
4. Sets out how waste management is considered alongside other spatial concerns, recognising the positive contribution waste management makes to the development of sustainable communities;
5. Plans for the provision of new capacity based on clear policy objectives, robust analysis of available data and information and an appraisal of options; and
6. Sets out broad and detailed criteria based policies for the plan area.

|   |
|---|
| Coverage: Bolton Metropolitan Borough Council, Bury Metropolitan Borough Council, Manchester City Council, Oldham Metropolitan Borough Council, Rochdale Metropolitan Borough Council, Salford City Council, Stockport Metropolitan Borough Council, Tameside Metropolitan Borough Council, Trafford Metropolitan Borough Council and Wigan Metropolitan Borough Council. |
|---|

|   |
|---|
| Status: Joint Development Plan Document |
|---|

|  |
|--|
| Conformity: The JWDPD is in conformity with European legislation, National Planning Guidance and each of the planning authorities' Core Strategy Development Plan Documents. The JWDPD has regard to the Sustainable Community Strategies of the ten Greater Manchester authorities. |
|--|

|                               |
|-------------------------------|
| Progress: Adopted April 2012. |
|-------------------------------|

## Greater Manchester Joint Minerals DPD

Role and Subject: The GM Joint Minerals DPD<sup>20</sup>:

1. Sets out the strategic aims and objectives relating to minerals for the Greater Manchester area;
2. Develops the main policies and broad framework for implementation and monitoring;
3. Details how the Planning Authorities will meet their contribution to delivering the identified needs of the region for all minerals, within acceptable social, economic and environmental parameters;
4. Sets out how minerals will be considered alongside other spatial concerns, recognising the importance of the prudent use of minerals in preserving natural resources;
5. Safeguards existing rail head, wharfage and other storage and handling facilities and identify future sites to accommodate such facilities;
6. Safeguards rail and water-served sites for concrete batching, coated materials and the reprocessing of recycled and secondary materials into aggregate and, where appropriate, identify future sites for these uses;
7. Indicates areas where future working might be sustainable;
8. Identifies Mineral Safeguarding Areas (MSAs);
9. Includes a key diagram detailing sites identified within the plan area and a set of 10 inset maps, one for each district, to be included within their individual proposals maps; and
10. Sets out detailed criteria based and site specific policies for the plan area.

<sup>20</sup> [www.gmmineralsplan.co.uk/index.html](http://www.gmmineralsplan.co.uk/index.html)

|   |
|---|
| Coverage: Bolton Metropolitan Borough Council, Bury Metropolitan Borough Council, Manchester City Council, Oldham Metropolitan Borough Council, Rochdale Metropolitan Borough Council, Salford City Council, Stockport Metropolitan Borough Council, Tameside Metropolitan Borough Council, Trafford Metropolitan Borough Council and Wigan Metropolitan Borough Council. |
| Status: Joint Development Plan Document   |
| Conformity: The JMDPD is in conformity with European legislation, National Planning Guidance and each of the planning authority's Core Strategy Development Plan Documents. The JMDPD also has regard to the Sustainable Community Strategies of the ten Greater Manchester authorities.  |
| Progress: Adopted April 2013.   |

## Neighbourhood Planning

Under the Localism Act 2011 communities can now choose to prepare a Neighbourhood Plan setting out a vision for their local area and general planning policies to guide development in their neighbourhood. Neighbourhood Plans are not compulsory but in areas where they are prepared they will sit alongside the borough-wide Local Plan and be used in the determination of planning applications. Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan, adding to them in terms of detail.

Woodford Neighbourhood Plan: a Neighbourhood Forum and Neighbourhood Area have been designated for Woodford. The Plan was due to start its pre-submission consultation in Spring 2018. The subsequent Inquiry Referendum and approval of the Neighbourhood Plan is anticipated to be completed by the end of Winter 2019. Further details will be provided in successive AMRs including monitoring of any subsequently adopted policies, where appropriate.

Marple Neighbourhood Plan: a Neighbourhood Forum and Neighbourhood Area have been designated for Marple. Work is beginning on the preparation of a Neighbourhood Plan. Further details will be provided in successive AMRs including monitoring of any subsequently adopted policies.

High Lane Neighbourhood Plan: a Neighbourhood Forum and Neighbourhood Area have been designated for High Lane. Work is beginning on the preparation of a Neighbourhood Plan. Further details will be provided in successive AMRs including monitoring of any subsequently adopted policies.

Further information is available on the Council's website<sup>21</sup>.

## Supplementary Planning Documents

No Supplementary Planning Documents were developed or delivered during the reporting period.

<sup>21</sup> [www.stockport.gov.uk/neighbourhoodplans](http://www.stockport.gov.uk/neighbourhoodplans)

# Monitoring of Policy Performance

This section of the AMR is structured to reflect the content of Section 3.3 in Stockport's Core Strategy<sup>22</sup> which details the planning policies and how they will be monitored. Each of the following subsections contain detailed assessments of the relevant indicators proposed for each policy topic, including where relevant, past data that provides appropriate comparative material.

Many of the indicators are derived from earlier AMRs with some indicators changing to reflect newer policies in the Core Strategy which have evolved from the UDP. Some indicators used in earlier AMRs and cited in the Core Strategy have been removed due to the cessation of the collecting of data nationally. Where possible and practicable new sources of data have been included to replace proposed indicators.

Below is a full list of the indicators expanded on in subsequent subsections, including any changes to or removals of indicators for this 2016/17 edition of the AMR – control and click the titles to access the relevant sections of the AMR:

## Overarching Principles

- Life Expectancy
- Healthy Life Expectancy
- Healthy Weight Factors
- Indices of Multiple Deprivation
- Borough Carbon Emissions in Kt of CO2 per annum
- Carbon Reductions from Existing Dwelling House Extension Applications
- Carbon reductions from new development
- Renewable Energy & Heat Generation
- Incorporation of SUDS on New and Redevelopment Schemes
- Number of planning permissions granted contrary to the Environment Agency on flooding and water quality grounds
- Number of registrations against recognised Environmental Building and/or Design Standards (e.g. BREEAM; Code for Sustainable Homes, CEEQUAL)
- Stockport's Sustainability Checklist (New Indicator from 2014/15)

## Providing a Decent Home for Everyone

- Plan Period & Housing Targets (includes Housing Trajectory)
- Net additional dwellings in previous years
- Net additional dwellings for the reporting year
- Net additional dwellings in future years
- Managed delivery target (this includes local data on completions by committee area and type)

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<sup>22</sup> [www.stockport.gov.uk/corestrategy](http://www.stockport.gov.uk/corestrategy)

- New and converted dwellings on previously developed land
- Gypsy & Traveller net additional pitches
- Gross Affordable Housing Completions (broken down by type)
- Housing Quality - Building for Life Assessments
- Percentage of dwellings built at a density of: <30 dwellings/ha; 30-50 dwellings/ha; >50 dwellings/ha<sup>23</sup>
- Number of dwellings demolished per annum
- Five year deliverable supply assessment
- Previously Developed Land (PDL) Trajectory
- Number of new dwellings in Stockport Town Centre granted planning permission and constructed during the monitoring year
- Annual Housing completions including tenure (market and affordable), type, size, location and percentage on previously developed land
- Annual housing supply including tenure and type
- Accessibility Scoring for Residential Permissions & Completions (New Indicator for 2013/14 onwards)
- Monitoring the number of households on the housing waiting list
- Carrying out regular housing needs studies

#### [Access to Services](#)

- Amount of completed retail and leisure development for the Borough
- Amount of completed retail and leisure development for the Town Centre
- Amount of completed retail and leisure development for the District Centres
- Amount of completed retail and leisure development for the Local Centres
- Number of vacant properties in Stockport Town and District Centres and vacancy rates as a percentage in primary shopping and all frontages
- Retailer representation of major national multiples - Target: no less
- Proportion of A1 use in Primary Frontages in Stockport's Town Centre's Core Retail Area (CRA) and at District Centres (DCs)
- Diversity of economic development in secondary frontages in Town Centre CRA and DCs
- Footfall at primary and secondary frontages of the CRA in Town Centre and DCs
- Amount of A2, A3, A4 and D2 use floor space developed annually in Town Centre, DCs and local centres. Amount of comparison retail
- floorspace developed annually in the Town Centre CRA and amount of A1 use developed annually in the DC and local centres
- Proportion of vacant street level property and the length of time properties have been vacant in the CRA of Town Centre and local centres annually
- Size (gross floorspace) of individual new A1 units in CRA of Town Centre, DCs and local centres
- Perception of safety and occurrence of crime in Town Centre
- State of the environmental quality of Town Centre and DCs

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<sup>23</sup> policies encourage efficient use of land and the need to minimise number of dwellings built at a density of <30 dwellings per hectare

- Modernisation and improvement in the quality of health and education facilities
- Provision of a comprehensive and efficient library service
- Number and quality of indoor sports halls
- Level of new and temporary allotments and plots
- Access to fresh food in areas of deprivation
- Proximity of new hot food takeaways and fast food restaurants to schools and parks
- Vitality and viability of the District Centres and local centres measured approximately every five years in Stockport's retail capacity study, focusing on convenience goods
- Number of hotel bed spaces in the Town Centre
- Number of new C1 use bed spaces in the Borough at Romiley District Centre, Marple District Centre and Marple Bridge Local Centre
- Supply of land for cemetery provision

#### Accommodating Economic Development

- Total amount of additional floorspace by type
- Total amount of employment floorspace on previously developed land by type
- Employment land available by type
- Total amount of floorspace for Town Centre uses
- Annual survey of planning permissions for B1 uses granted and implemented in the Town Centre and assessment of the number of jobs created by those developments
- Annual survey of planning permissions for B1 uses granted and implemented in the District Centres and assessment of the number of jobs created by those developments
- Annual survey of planning permissions for B1 uses granted and implemented in these employment areas and assessment of the number of jobs created by those developments
- Annual survey of planning permissions for B1 uses granted and implemented in these rural areas and assessment of the number of jobs created by those developments
- Monitor numbers of places or funding provided for training through this policy and the numbers obtaining new jobs and being promoted within the company as a result.
- Monitor losses of employment units, floor area and land area to non-employment uses
- Unemployment rate in borough and highest ward rates relative to Borough average - Target: reduce levels of unemployment in wards with highest rates



## Safeguarding and Improving the Environment

- Natural England's Accessible Natural Green Space Standard – ANGst
- Percentage of eligible open spaces managed to Green Flag award standard (Discontinued in 2010/11 due to staff / budget changes)
- Change in amount of recreational and amenity open space – Target: no less
- Change in area of protected urban open space – Target: no less
- Amount of children's play and casual recreational facility provided from new development – Targets: Formal 1.7ha/1000 population; Children's 0.7 ha / 1000 population
- Adult participation in sport
- Children and young people's participation in high-quality PE and sport
- Number of consents for inappropriate development in the Green Belt
- Changes in areas of biodiversity importance
- Number of developments where permission has been granted contrary to the advice of Environmental Health Offices with regards to air quality & noise pollution
- Percentage of applications requiring consultation with the Health & Safety Executive which are determined in line with their consultation response
- Percentage of applications requiring consultation with Manchester Airport, Manchester Radar or Woodford Aerodrome which are determined in line with their consultation response
- Number and Size of Conservation Areas
- Number of listed buildings / ancient scheduled monuments / buildings of local interest
- Capacity of new waste management facilities by waste planning authority
- Targets for Policies 1 to 12 in the GMJWDPD & Scenario 2 of the Waste Needs Assessment
- Amount of municipal waste arising and managed by management type by Waste Planning Authority
- Production of primary land won aggregates by mineral planning authority
- Production of secondary and recycled aggregates by mineral planning authority
- Reporting on Policies 1 to 13 in the GMJMDDPD (New Indicator for 2013/14 onwards)
- Area of land of known mineral resources lost to development

## Transport

- Numbers of new, non-residential, developments complying with Council parking standards as set out in the LDF
- Modal Share of public transport, walking, cycling and car modes
- 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
- Percentage of development schemes requiring travel plans in which plans are secured (through a Section 106 agreement) - Target: 100%
- No incidences of loss of land on disused rail alignments that can be potentially re-used for transport uses

### Stockport Town Centre Strategic Location

A number of indicators from the above policy topic sections inform the performance of policies with regards to the Town Centre. This section of the AMR summarises the findings and provides an overview of the issues and achievements within the Town Centre.

### Woodford Aerodrome Opportunity Site

Stockport Council adopted a Supplementary Planning Document (SPD) for this opportunity site on 14th January 2013. The SPD determines how any planning applications should come forward. Applications for the site have been determined and an update on the indicators proposed and the information gathered to date is provided in this AMR in the relevant section on Woodford.

## Overarching Principles

The policies in the Overarching Principles section of the Core Strategy reflect the two major issues identified through the sustainability appraisal process of developing the Core Strategy. These two issues are: the disparity between wealthier and more deprived areas of the Borough; and carbon emissions from buildings and transport.

The policies promote development that provides sustainable communities. This means that development should ensure that wherever feasible and viable, it delivers prosperity for all but in particular for the more economically deprived areas of the Borough. In addition any new development should contribute to tackling health inequalities, again in particular relation to access to the full range of services for those more deprived areas, including but not limited to health facilities, education, employment, green and open space (especially children's play facilities), retail provision including affordable healthy food options. New development should also safeguard from crime and improve perceptions of crime, including fostering trust within local communities.

All of these aspects contribute to creating new sustainable communities as well as enhancing existing ones. Reduced economic disparity has been proven to provide community stability.

A healthy life expectancy has not kept pace with that of life expectancy (see indicators below for definitions) and the difference is widening for both men and women, resulting in an increasing proportion of dependent older people requiring services and care. Changes in demographic trends in both genders bring about a key shift in the way older people are living in communities. Stockport has a growing older population and the Core Strategy policies take account of this. Implementation of policies needs to take this factor into consideration.

It is important that in creating more socially inclusive, sustainable communities that the link between affluent households and excessive carbon emissions is broken. Development of a low carbon economy is key to the long term sustainability of the borough as a whole. A local low carbon economy offers improved investment and employment opportunities for local businesses whilst delivering low carbon development which provides buildings with lower running costs, whilst tackling the impacts of climate change, including increases in severe weather events such as flooding, high winds and extreme seasonal hot and cold periods within seasons.

### Relevant Policies

The following policies are monitored within this section of the 2016/17 AMR;

- Core Policy CS1 Overarching Principles: Sustainable Development - Addressing Inequalities and Climate Change (page 43)
- Development Management Policy SD-1 Creating Sustainable Communities (page 44)
- Development Management Policy SD-2 Making Improvements to Existing Dwellings (page 45)
- Development Management Policy SD-3 Delivering the Energy Opportunities Plan - New Development (page 46)
- Development Management Policy SD-4 District Heating (Network Development Areas) (page 50)
- Development Management Policy SD-5 Community Owned Energy (page 52)
- Development Management Policy SD-6 Adapting to the Impacts of Climate Change (page 54)

## Indicators

- Life Expectancy
- Healthy Life Expectancy
- Healthy Weight Factors
- Indices of Multiple Deprivation
- Borough Carbon Emissions in Kt of CO2 per annum
- Carbon Reductions from Existing Dwelling House Extension Applications
- Carbon reductions from new development
- Renewable Energy & Heat Generation
- Incorporation of SUDS on New and Redevelopment Schemes
- Number of planning permissions granted contrary to the Environment Agency on flooding and water quality grounds
- Number of registrations against recognised Environmental Building and/or Design Standards (e.g. BREEAM; Code for Sustainable Homes, CEEQUAL)
- Stockport's Sustainability Checklist (New from 2014/15)

### *Life Expectancy / Healthy Life Expectancy*

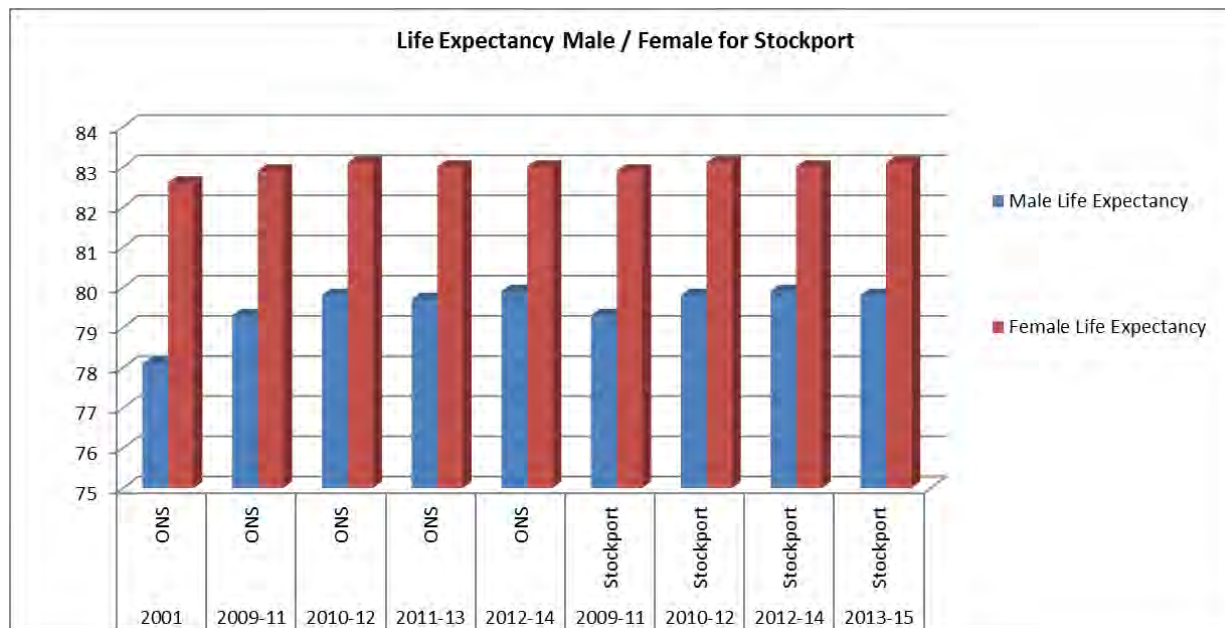


Figure 2 Life Expectancy Male / Female for Stockport

The data in Figure 2 above is split between those years available for local Stockport data and those years where ONS data is available. Both Male and Female Life Expectancy levels remain around the same levels year on year, with Male Life Expectancy lower than Female. The ONS have moved away from using the Census data to using a sample survey, to assist in the calculation of Healthy Life Expectancy. This has the benefit of being more up to date and produced on an annual basis but the disadvantage of being less robust and more volatile.

Stockport's Director of Public Health has noted in his annual reports that *'a healthy life expectancy has not kept pace with that of life expectancy and the difference is widening for both men and women, resulting in an increasing proportion of dependent older people requiring services and care'*.

The Health Impact Assessment of Stockport's Core Strategy stated that with regards to older people, the issue of a 'healthy life expectancy' is one that needs to be considered within planning policy, in terms of the most feasible areas where policy can be designed to enable this, including housing and access to services in particular. It is key to addressing the issue of accessibility, both with regards to equitable communities and an ageing society, but also regarding the significant borough wide health agendas of obesity, smoking, alcohol and sexual health.

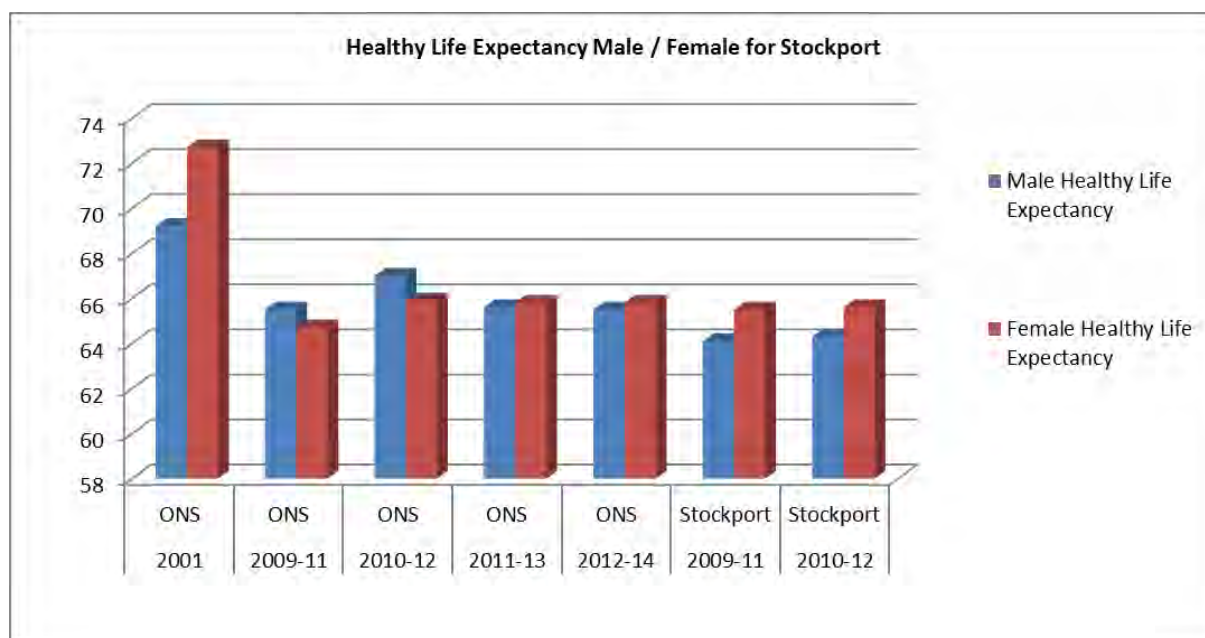


Figure 3 Healthy Life Expectancy for Male / Female for Stockport

Stockport Council's Public Health Teams are in the process of analysing this year on year change. Note that the national data uses a sample survey to estimate the proportion of life spent in good health, whereas local estimates use the Census. Both sources show life expectancies that are comparable, the ONS Healthy Life Expectancy is higher than the local estimate for males as it was in the previous period. The ONS Healthy Life Expectancy estimates show large (although not necessarily statistically

significant) changes year on year, unsurprisingly given the sample sizes involved. However, it can be concluded that based on these outputs, around 13-15 years of life are spent in poor health for men, and around 17-18 years of life are spent in poor health for women in the Borough.

In addition, there is local data at ward level for 2014-16 which clearly shows the disparity between wards in the Borough whereby the need to address inequalities, whether economic or health, is clear.

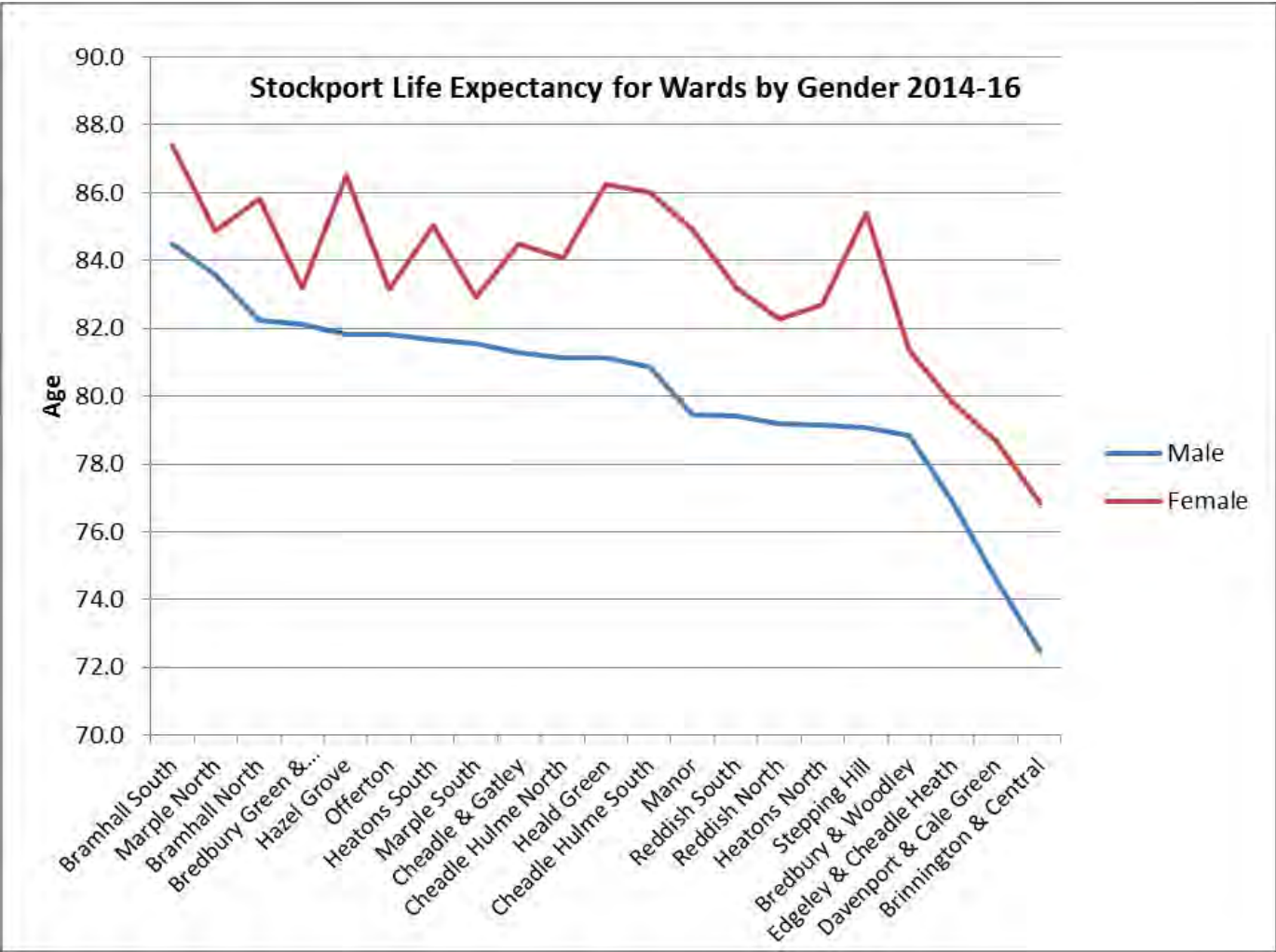


Figure 4 Stockport Life Expectancy for Wards by Gender 2014-2016

In the face of an increasingly ageing population this clearly remains an issue that requires monitoring, although the exact nature of the impact of spatial planning on life expectancy and healthy life expectancy is not yet fully understood. However, there are various studies which acknowledge that planning can affect health<sup>24</sup>. Stockport's Sustainable Community Strategy 2020 emphasises the disparity, particularly in health, between more and less deprived areas, citing a 12 year difference in male life expectancy (10 years for women) between Brinnington (the lowest) and Bramhall (the highest), for example. The Strategy also raises the issue of poorer mental health in the deprived areas, emphasising the need to prioritise the deprived neighbourhoods for action.

### Healthy Weight Factors

Healthy weight is an issue that has risen up local authority and other stakeholder's agenda in recent years. Obesogenic environments are ones which fail to encourage healthy and sustainable transport options, and include buildings and public realm which discourage activity and do not facilitate activity during the working day. Children's obesity levels continue to be monitored locally. Figure 5 below shows that Stockport's figures for obese children reached a peak in 2011/12.

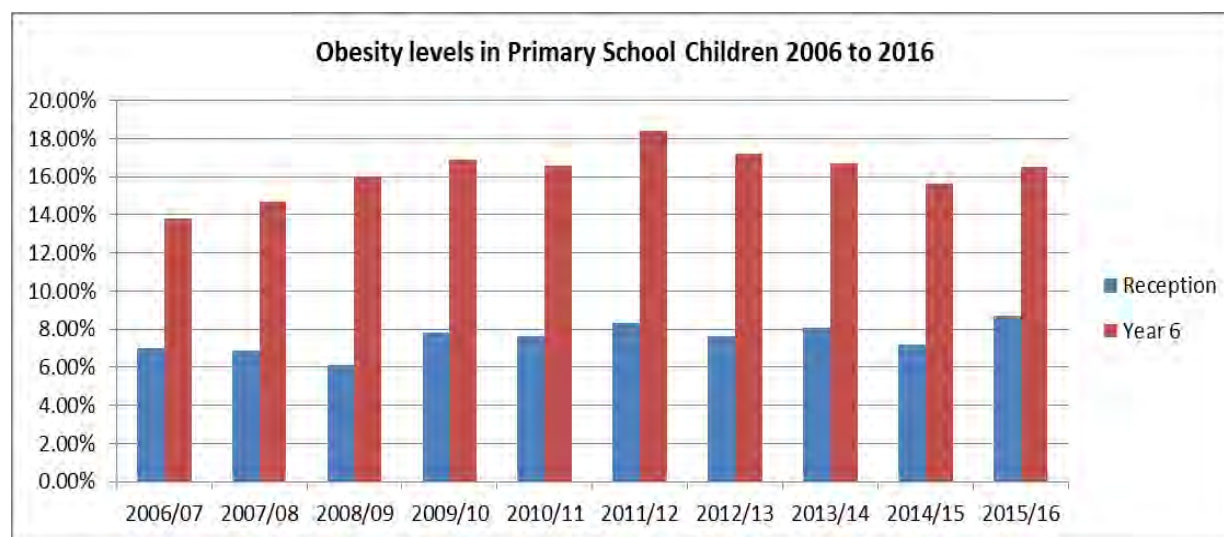


Figure 5 Obesity levels in Primary School Children 2006 to 2016

The most recent figures show an increase on the last year's figures. Overall recent figures indicate that Year 6 levels are slowly reducing as a result of planned actions by local public health teams and the Reception year shows a trend of decreasing but this will require monitoring in light of this year's increase. However, levels have not fallen so far that the issue can be said to have been addressed and, indeed, even if obesity<sup>25</sup> were to be eliminated the issue of children being overweight may remain with the associated impacts on other aspects of public health. It remains critical that planning policies which support development of environments that encourage activity and access to healthy food choices are fully implemented.

<sup>24</sup> [www.spahg.org.uk](http://www.spahg.org.uk)

<sup>25</sup> <http://www.nhs.uk/conditions/obesity/Pages/Introduction.aspx>



This highlights the urgent need for improvement in access to and availability of sports and play facilities and venues where children can get active. In addition, access to schools via safe sustainable transport modes (including active travel choices) is key to contributing to healthy weight in childhood, emphasising the importance of green infrastructure. See the sections on [Safeguarding and Improving the Environment](#) and [Transport](#) for monitoring data on play facility provision and accessibility.

In 2014/15 Stockport Council informed the Town & Country Planning Association's (TCPA) work on the Public Health in Planning Good Practice Guide commissioned by the London Borough of Merton and this work has helped to inform Stockport's own work on tackling healthy weight in design. During 2013/14 Stockport Council co-sponsored the work of the TCPA on Phase 3 of their Reuniting Health with Planning project which specifically tackled healthy weight environments by planning and design<sup>26</sup>. This work enabled further streamlining of the already effective work that Stockport's Planning, Transport and Public Health Teams have undertaken historically. Most importantly the Planning and Public Health teams continue to work together to improve the skills of public health professionals to comment on planning applications in terms of issues of health.

### *Indices of Multiple Deprivation*

In 2015 the latest Indices of Multiple Deprivation show that Stockport's ranking is 178 out of 326, dropping 11 places from the 2010 ranking of 167<sup>27</sup>. According to assessment of deprived areas in Stockport's Joint Strategic Needs Assessment<sup>28</sup>, the Borough contains more small areas amongst the most deprived 1% than the average for England. In addition there is a roughly average proportion of small areas amongst the most deprived 5% and 10%, with considerably less than average amongst the most deprived 20%.

Stockport Housing Needs Assessment 2015<sup>29</sup> shows how house prices have changed over the period 2000 to 2014. Between 2001 and 2010 median prices in Stockport were consistently lower than those for the North West region, which tracked lower than for England as a whole. In 2011 there was a sharp rise with prices in Stockport rising above the regional median price. Overall median prices have more than doubled in price in recent years, from £73,000 in 2000 to £170,750 in 2014.

### *Borough Carbon Emissions in KT of CO<sub>2</sub> per annum*

Table 2 below shows carbon dioxide emissions across the ten local authorities that make up Greater Manchester. Stockport has the third highest population figures after Manchester and Wigan in Greater Manchester. Carbon dioxide emission figures for Stockport show it ranks fourth out of Greater Manchester authorities in terms of total kilo tonnes of CO<sub>2</sub> emitted and joint second with Bolton for per capita emissions (4.1t). This 4.1 tonnes per capita figure shows a slight improvement over the previous period's 4.7 tonnes. Other Boroughs in GM show marked reductions on previous years' reporting but there are no detailed explanations alongside the Government data as to why.

The domestic sector emissions for Stockport rank third after Manchester and Wigan in terms of emissions of CO<sub>2</sub> with 515 kilo tonnes emitted in 2015 (524.8 kt in 2014) from this sector. Stockport ranks fifth within Greater Manchester for industrial emissions and 4th for road transport emissions<sup>30</sup>. Stockport's Housing Strategy Team work to

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<sup>26</sup> [www.tcpa.org.uk/pages/planning-out-obesity-2014.html](http://www.tcpa.org.uk/pages/planning-out-obesity-2014.html)

<sup>27</sup> [www.gov.uk/government/statistics/english-indices-of-deprivation-2015](http://www.gov.uk/government/statistics/english-indices-of-deprivation-2015)

<sup>28</sup> [www.stockportjsna.org.uk/](http://www.stockportjsna.org.uk/)

<sup>29</sup> [www.stockport.gov.uk/2013/2998/43251/stockporthna2015](http://www.stockport.gov.uk/2013/2998/43251/stockporthna2015)

<sup>30</sup> Government Carbon Emissions Data: [www.gov.uk/government/collections/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics](http://www.gov.uk/government/collections/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics)



promote improvements to the existing housing stock in terms of energy demand minimisation alongside the current housing policy that aims to reduce carbon through householder applications.

*Table 2 Government Data on GM Carbon Dioxide emissions in Kt of CO2 for 2015*

| GM Local Authority | Industry & Commercial | Domestic     | Road Transport | Total         | Population (mid year estimate) | Per capita emissions (t) |
|--------------------|-----------------------|--------------|----------------|---------------|--------------------------------|--------------------------|
| Trafford           | 654.0                 | 404.9        | 260.1          | 1319.0        | 233300                         | 5.7                      |
| Bolton             | 339.1                 | 463.1        | 353.3          | 1155.5        | 281600                         | 4.1                      |
| <b>Stockport</b>   | <b>334.2</b>          | <b>515.0</b> | <b>320.4</b>   | <b>1169.7</b> | <b>288700</b>                  | <b>4.1</b>               |
| Manchester         | 925.9                 | 693.2        | 524.3          | 2143.5        | 530300                         | 4.0                      |
| Bury               | 209.5                 | 324.7        | 212.5          | 746.8         | 187900                         | 4.0                      |
| Wigan              | 414.0                 | 535.6        | 328.4          | 1277.9        | 322000                         | 4.0                      |
| Salford            | 307.7                 | 377.6        | 287.1          | 972.3         | 245600                         | 4.0                      |
| Rochdale           | 280.2                 | 345.3        | 204.1          | 829.7         | 214200                         | 3.9                      |
| Tameside           | 259.8                 | 362.4        | 183.2          | 805.3         | 221700                         | 3.6                      |
| Oldham             | 254.0                 | 356.8        | 201.6          | 812.3         | 230800                         | 3.5                      |

New development in the Borough has the potential to contribute to management of carbon emissions, through delivery of sustainably accessible sites to sustainable design requirements, facilitating low carbon buildings as outlined further in this section.

The Council's Sustainable Design & Construction Supplementary Planning Document<sup>31</sup> together with its associated sustainability checklist, was revised and adopted in 2012 with the intention of providing greater support to developers to engender more sustainable development in the Borough. There is further detail in this section on development which achieves particular environmental standards such as BREEAM.

### *Carbon Reductions from Existing Dwelling House Extension Applications*

In recognition of the importance of improving the energy performance of Stockport's existing building stock, the Core Strategy Development Management Policy SD2 Making Improvements to Existing Dwellings<sup>32</sup> requires applicants, where possible and practical, to undertake reasonable improvements to the energy performance of the existing dwelling. This is in addition to the requirements under Part L of the Building Regulations (which apply to new buildings or the extensions) for which planning permission is sought. Applicants are asked to complete a checklist (see C.2 Energy Efficiency Checklist in the Core Strategy - page 164) and guidance is provided to assist

<sup>31</sup> [www.stockport.gov.uk/planningsustainabledevelopment](http://www.stockport.gov.uk/planningsustainabledevelopment)

<sup>32</sup> [www.stockport.gov.uk/2013/2994/developmentcontrol/planningpolicy/LDF/ldfcorestrategydpd](http://www.stockport.gov.uk/2013/2994/developmentcontrol/planningpolicy/LDF/ldfcorestrategydpd) - see Page 45

with this. Improvements include (but are not restricted to): loft and cavity wall insulation, draught-proofing, improved heating controls and replacement boilers. The total cost of the measures should be no more than 10% of the build cost and payback in less than 7 years.

In the reporting period 2016/17 there were 40% of applications that required a checklist that had a checklist present (2015/16 = 40.9%; 2014/15 = 73%; 2013/14 = 82%; 2012/13 = 80%; 2011/12 = 86.6%). In the meantime, work is ongoing to assess the missing percentages to ascertain why a checklist may not be present. This could be for a variety of reasons, ranging from administrative (e.g. the checklist has not been uploaded to the planning system) to planning (e.g. circumstances unique to the application may have resulted in a decision not to require a checklist).

Of the 40% submitted for this reporting period 31% of those (33% in 2015/16, 20% in 2014/15, 11% in 2013/14; 20% in 2012/13; 14.4% in 2011/12) had some quality issues whereby some data was not provided. The recent increases in poor quality could be a result of staff and system changes whereby new staff are not fully aware of requirements. These issues continue to be addressed through advice and support for planning and other relevant officers to ensure that checklists are completed appropriately.

The measures required by this policy produce an estimated maximum additional saving of 463 metric tonnes of carbon per year for Stockport Borough for the reporting period (2015/16 = 365; 2014/15 = 528; 2013/14 = 503; 2012/13 = 403; 2011/12 = 562). These figures are based on the Checklists obtained and could be higher if the policy requirements were fully addressed or checklists uploaded to enable accurate monitoring.

It should be noted that a proportion of these measures were being undertaken anyway, without the encouragement of the Checklist. A range of Energy Saving Trust<sup>33</sup> indications of annual carbon savings for each measure for an average 3 bedroom dwelling were used to calculate the approximate savings generated by the measures. Several of the measures have a range of potential saving which translates into a minimum potential total saving of 125 tonnes of carbon for 2016/17. In addition there is no data to allow for the translation of draught proofing or energy efficient lighting so these measures are not included in the calculation.

The Checklist has also provided information on stock that already has measures in place. These include 273 cavity wall insulations, 318 loft insulations, 48 floor insulations, 339 had adequate boilers, 324 have already had heating control upgrades, 67 already had hot water tank improvements, 172 have existing draught proofing and 202 applicants stated that energy efficient light bulbs were already installed. In some instances measures cannot physically be implemented due to a variety of reasons including solid walls, converted loft space, inaccessible floors, combination boilers or non-traditional heating systems.

### *Carbon Reductions from New Development*

Core Strategy Policy SD3 Energy Opportunities Plan - New Development requires the preparation of energy statements for all new development, regardless of size or scale. In addition carbon reduction targets outlined in the policy and guidance should be applied for those developments of more than 10 dwellings. The target for non-residential development of a minimum 30% reduction over 2006 Part L for development of more than 1,000m<sup>2</sup> no longer applies since the Building Regulations Part L now exceed this. Stockport Council provides guidance on the appropriate content and structure, including sample Energy Statements.

Of 172 cases that required an energy statement, 110 submitted one (63% up on the previous period's 43%). 30 of these were not fully compliant with the policy requirements (27%). In the 30 cases where the policy targets applied 19 of them had appropriately applied the targets in a submitted energy statement (63%). 61 of the

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<sup>33</sup> <http://www.energysavingtrust.org.uk/>

applications that should have had an energy statement did not provide them either because they chose not to or because one was not requested by the case officer. Only 1 of the applications could not be checked due to changes in the Council's planning software system changes and there is no energy statement present on the online planning database.

Of the 110 energy statements submitted 106 clearly stated a low carbon design approach (96%), 86 showed carbon savings figures (95%), 86 (78%) provided technical feasibility assessment of low and zero carbon (LZC) technologies and 80 (78%) showed consideration of the costs of LZCs. This considerable improvement in the quality of energy statements reflects recent changes in the process and the number of requests made to the Policy Team to assess energy statements.

A total estimate of 156 tonnes per year of carbon will be saved over and above the Part L Building Regulation requirements. There were no dwellings designed to Code for Sustainable Homes or the new Home Quality Mark<sup>34</sup> during the reporting period. One Passivhaus<sup>35</sup> house design was granted planning permission.

The Council provides free to download sample energy statements, a Low Carbon Design Guidance document and expert officer time to support applicants dealing with the considerations of low carbon design as well as low / zero carbon technologies.

### *Renewable Energy & Heat Generation*

Planning policies have supported the installation of a variety of renewable energy technologies around the Borough in recent years. However, in 2016/17 there were limited installations of renewable energy technologies with solar PV suggested on a hand full of applications. Six new dwellings built by Stockport Homes at Blackstone Road will host solar PV saving around 6 tonnes carbon / annum.

In addition, data is available from Ofgem regarding installed renewable energy from the Feed in Tariff scheme<sup>36</sup> and according to their data for April 2016 to March 2017 there were 353 applications for FIT in Stockport resulting in an installed capacity of 1,307kw of energy. Stockport's planning policies will have contributed to this installed capacity, either through requiring consideration of renewable energy options or through creating a supportive planning environment for renewable energy installations.

Table 3 below shows previous years' reporting of newly installed or granted renewable energy capacity in the Borough.

*Table 3 Renewable Energy Generation in Stockport*

| Monitoring Year | Site Description   | Generation Type | Generation Capacity / Carbon Saved |
|-----------------|--|-----------------|------------------------------------|
| 2015/16         | Stockport Exchange office development has a green roof and solar PV array with air source heat pump; hotel has air source heat pump. | Solar PV / ASHP | Not Known                          |
|                 | Stockport Homes installed a further 228 solar PV systems on their stock.   | Solar PV        | 242.25 tonnes of carbon per annum  |

<sup>34</sup> [www.homequalitymark.com/](http://www.homequalitymark.com/)

<sup>35</sup> A [Passivhaus](#) is a building in which thermal comfort can be achieved solely by post-heating or post-cooling the fresh air flow required for a good indoor air quality, without the need for additional recirculation of air

<sup>36</sup> [www.ofgem.gov.uk/environmental-programmes/fit/contacts-guidance-and-resources/public-reports-and-data-fit/installation-reports](http://www.ofgem.gov.uk/environmental-programmes/fit/contacts-guidance-and-resources/public-reports-and-data-fit/installation-reports)

| Monitoring Year | Site Description  | Generation Type                                | Generation Capacity / Carbon Saved     |
|-----------------|---|--|--|
|                 | 300kw heat biomass boiler in Stopford House at Stockport Council                              | Biomass  | 300 kwh                                |
| 2014/15         | Cheadle Hulme School; Queens Road Primary School; Arden Primary School; Greave Primary School | Solar PV                                       | 42,200 kw total                        |
|                 | British Gas   | Solar PV                                       | 198 kw                                 |
|                 | Stockport Homes Hollow End tower  | Biomass  | 1440 tonnes / year                     |
| 2013/14         | Stringer's Weir, Stockport (Operational in 2017)  | Hydro Scheme                                   | 70 kwp                                 |
|                 | Our Lady's Parish Centre, Flint Street  | Biomass boiler and storage                     | 95 kwh                                 |
|                 | Brinnington Tower Blocks / Beaver & Voewood Tower Blocks                                      | Two biomass district heating networks          | 3569 tonnes of carbon / year           |
|                 | Land at Kings Reach, Yew Street   | Air Source Heat Pump                           | Not stated                             |
|                 | British Gas, Carrington Road  | Solar PV                                       | 90 kwp / annual carbon saving 36,630kg |
| 2012/13         | Rose Hill Primary School  | GSHP / Solar Hot Water                         | Not known                              |
|                 | Stockport Homes: Mottram Street; Hollywood Towers; Heaton Towers                              | Three biomass heating networks                 | 50,000 tonnes / annum                  |
| 2011/12         | The Heatons Sports Club   | Solar photovoltaic                             | 1.4 tonnes / annum                     |
|                 | Hollands Mill   | Solar photovoltaic                             | 0.4 tonnes / annum                     |
|                 | Unit 28 Demmings Industrial estate, Cheadle   | Solar photovoltaic                             | 18.7 tonnes / annum                    |
|                 | Dialstone Lane Methodist Church   | Solar photovoltaic                             | 1.88 tonnes / annum                    |
|                 | Watchgate, Hazel Grove  | Solar photovoltaic                             | 11.3 tonnes / annum                    |
|                 | Grove Lane Baptist Church, Cheadle Hulme  | Solar photovoltaic                             | 1.2 tonnes / annum                     |
|                 | Chetham House, Cheadle Heath  | Solar photovoltaic                             | 12.2 tonnes / annum                    |
|                 | Armitt House, Cheadle Hulme   | Solar photovoltaic                             | 4.5 tonnes / annum                     |
|                 | Equity Housing Head Office (Cheadle Hulme)  | Solar photovoltaic                             | 2 tonnes / annum                       |
|                 | Stockport Homes domestic Stock  | Solar photovoltaic on appropriate roofs        | 220 tonnes / annum                     |
| 2010/11         | Stockport Homes, Lancashire Hill  | Biomass Boiler / Mini district heating network | 75% reduction in carbon emissions      |
| 2009/10         | Viridor Waste Management Facility, Bredbury   | Anaerobic Digestion                            | Heat used to re-heat onsite buildings  |
|                 | Otterspool Weir (in operation)  | Hydro Scheme                                   | 50 kwp                                 |
|                 | Farm in Mellor  | Micro Wind Turbine (9m mast)                   | 5 kwp                                  |

| Monitoring Year | Site Description  | Generation Type         | Generation Capacity / Carbon Saved |
|-----------------|-------------------|-------------------------|------------------------------------|
| 2007/08         | Stockport Academy | Ground Source Heat Pump | 60,000kg / annum                   |

**Table 3 Renewable Energy Generation in Stockport**

In addition, data from the Greater Manchester Energy Saving Trust Advice Centre stated that 136 of Stockport respondents to their Home Energy Check survey in 2008 responded that they had a solar hot water system installed on a domestic property.

### *Incorporation of Sustainable Drainage (SuDS) on New and Redevelopment Schemes*

Stockport's Core Strategy states that 'A target of 100% of new developments or redevelopment schemes, where it is technically feasible, incorporating SuDS type systems to the required standard will be set and reported on in the AMR.' The Core Strategy also cited the indicator below regarding development built to environmental design standards such as BREEAM which includes elements of considerations of SuDS.

All major applications are consulted on with the Lead Local Flood Authority and they require schemes to address SuDS unless evidence of physical constraints exists. Further information on more detailed SUDS monitoring work needs to be achieved post-planning software changes.

Of the 179 applications assessed 42 stated on the application form that SuDS would be provided (including soakaways) for the development and of those, 14 also ticked 'mains sewer'. It is also reported that 128 applications indicated 'mains sewer' as the only option for dealing with run off. There were 3 applications where documents were not available or had no response on the surface water disposal element of the application form. It should be noted that monitoring a tick box on the Application Form does not provide in-depth assessment of the design and impact of sustainable drainage system and the Council will be seeking additional information resources to inform monitoring of SuDS.

Monitoring links to Stockport's planning application electronic system are being examined to improve monitoring of the implementation of this policy. Future proposed changes in registration of paperwork will ensure that this policy has a higher profile in terms of implementation. In addition, Stockport's Sustainable Design & Construction SPD<sup>37</sup> has a 'Water' topic section which provides guidance on what SUDS are and provides links to resources such as CIRIA where an online network is provided for SuDS development and training.

### *No of planning permissions granted contrary to the Environment Agency on flooding and water quality grounds*

There were four cases that the Environment Agency objected to on flood risk issues where in two of the cases the objection has since been withdrawn due to improvements in design. The other two cases are pending improvements to the design as advised by the Environment Agency. There were no objections on water quality grounds.

<sup>37</sup> [www.stockport.gov.uk/planningsustainabledevelopment](http://www.stockport.gov.uk/planningsustainabledevelopment)

Table 4 Planning Permissions considered by the Environment Agency

| Case Reference & Address                                   | Status                  |
|--|-------------------------|
| DC060231 - Land rear of Athlone Avenue                     | Revised FRA resubmitted |
| DC061730 - Water Street                                    | Revised FRA requested   |
| DC062287 - 1 Hillcrest Road, Bramhall                      | Revised FRA resubmitted |
| DC063049 - Land within and north of Woodbank Memorial Park | Revised FRA requested   |

Therefore no cases have been granted contrary to the advice of the Environment Agency.

### *Number of registrations against a recognised Environmental Building and / or Design Standard*

Table 5 shows detail of the recent achievements in the Borough with regards to environmental design standards including BREEAM for non-domestic development and Code for Sustainable Homes.

As a result of the 2014 Housing Standards Review the Government removed the Code for Sustainable Homes as a requirement for relevant housing developments. BRE, who were the originators of the Code prior to Government ownership, have developed the Home Quality Mark which aims to transform the way consumers choose their homes and rental properties: <https://www.bre.co.uk/housing-standards-review>.

The Council will continue to promote sustainable and/or environmental design standards and to monitor their use where able.

Table 5 Buildings delivered to design standards in Stockport

| Year    | Summary of Design Standards Achieved  |
|---------|---|
| 2016/17 | There was one PassivHaus <sup>38</sup> development granted planning permission and one Lifetime Homes <sup>39</sup> granted permission during this reporting period.  |
| 2015/16 | Mossbank Homes were awaiting the results of a SHIFT <sup>40</sup> assessment which is designed to inform overall carbon savings opportunities on their stock (Carbon Reduction Options for Housing Managers).   |
| 2014/15 | Stockport Homes delivered 95 dwellings at Code for Sustainable Homes Level 3.<br>Mossbank Homes delivered 14 dwellings to Code for Sustainable Homes Level 3 and the Building for Life Standard. Use of solar pv on this development will result in around 14 tonnes / annum carbon savings.<br>There was one further Code for Sustainable Homes Level 3 and four Level 4 private dwellings granted planning permission during the monitoring period.<br>Stockport Exchange office development designed to BREEAM standard. |

<sup>38</sup> [www.passivhaus.org.uk/](http://www.passivhaus.org.uk/)

<sup>39</sup> [www.lifetimehomes.org.uk/scheme](http://www.lifetimehomes.org.uk/scheme)

<sup>40</sup> [www.sustainablehomes.co.uk/shift/what-is-shift/assessment](http://www.sustainablehomes.co.uk/shift/what-is-shift/assessment)

| Year    | Summary of Design Standards Achieved   |
|---------|--|
| 2013/14 | <p>The A6 MARR Relief Road<sup>41</sup> scheme was granted planning permission - this has been designed to CEEQUAL<sup>42</sup> standard which is the civil engineering equivalent standard to BREEAM.</p> <p>According to data from the Department for Communities and Local Government<sup>43</sup>, there were 246 registrations in Stockport for Design Stage Code for Sustainable Homes and 196 certified at Post Construction Stage as at March 2014.</p> <p>Stockport Homes delivered Code for Sustainable Homes Level 3<sup>44</sup> dwellings to the following developments: 8 dwellings at Willow Avenue, 17 dwellings at Peacefield, 6 dwellings at Sandringham Road and 18 at Essex Road. Equity Housing delivered 17 units to Code Level 3 at the former Cherry Tree Pub in Romiley.</p> <p>One PassivHaus dwelling was granted planning permission. One Code for Sustainable Homes Level 5 application for a single dwelling was granted planning permission.</p>  |
| 2012/13 | <p>According to data from the Department for Communities and Local Government, there were 144 registrations in Stockport for Design Stage Code for Sustainable Homes and 121 certified at Post Construction Stage as at March 2013.</p> <p>Data from social housing providers shows that in total 25 Code Level 4 houses were delivered and 46 Code Level 3.</p>   |
| 2011/12 | <p>According to data from the Department for Communities and Local Government, there were 137 registrations in Stockport for Design Stage Code for Sustainable Homes and 73 certified at Post Construction Stage as at March 2012.</p> <p>Equity Housing delivered 51 apartments at Royal Oak Brewery which were Code Level 3 and 28 apartments at Church Lane which were Code Level 4.</p>  |
| 2010/11 | <p>Stockport Homes delivered 8 Code for Sustainable Homes Level 3 properties at Blackberry Lane and 22 Code for Sustainable Homes Level 4 properties (Mendip Close, Marhill Close and Bideford Road) during the monitoring period.</p> <p>Stockport Council's own office redevelopment was completed in the monitoring period achieving BREEAM Excellent.</p> <p>Mossbank Homes delivered 74 apartments in a refurbishment scheme to Ecohomes Very Good standard.</p> <p>Planning permission was granted on the following two sites in the monitoring period. A low carbon PassivHaus re-development of a house in Woodford which results in a super air-tight property which minimises energy demand. Another replacement dwelling in the green belt which received planning permission was built to Code for Sustainable Homes requirements.</p> <p>Rose Hill Primary School redevelopment included aims for BREEAM Very Good and incorporated a green roof, cycle parking and showers, as well as low carbon design techniques with a ground source heat pump and solar thermal hot water systems (completed 2012).</p> |
| 2009/10 | The BAM Building offices on the A6 achieved BREEAM Excellent on completion.  |
| 2008/09 | Stockport College redevelopment was granted planning permission aiming for BREEAM Very Good (Excellent where viable).  |
| 2007/08 | No registrations of environmental standards were noted for this period.  |

**Table 5 Buildings delivered to design standards in Stockport**

It should be noted that historically there were three registrations of Ecohomes in the borough prior to establishment of the Code for Sustainable Homes:

<sup>41</sup> [www.semmms.info/](http://www.semmms.info/)

<sup>42</sup> [www.ceequal.co.uk](http://www.ceequal.co.uk)

<sup>43</sup> <https://www.gov.uk/government/collections/code-for-sustainable-homes-statistics#2014>

<sup>44</sup> it should be noted that Code Level 3 energy requirements at this point in time were below the Building Regulations Part L requirements for 2013

Table 6 EcoHomes Certificate Registrations in Stockport

| Type of BREEAM Assessment | Score           | Year of Registration |
|---------------------------|-----------------|----------------------|
| EcoHomes                  | 41.3 Pass       | 2003                 |
| EcoHomes                  | 37.26 Pass      | 2005                 |
| EcoHomes                  | 58.83 very good | 2006                 |

Restrictions on data access prevent the clarification of the exact nature of the technologies used (although one was delivered by Stockport Homes in partnership with the Council and other stakeholders).

### *Stockport's Sustainability Checklist (New indicator from 2014/15)*

The Sustainability Checklist is included as a local requirement in the Council's Validation Checklist for planning applications and is a requirement on all 'major' applications<sup>45</sup>. Previous AMRs have not included data on this planning tool but it has been researched and backdated information has been included. This data is considered useful to help inform the Council's efforts to achieve sustainable development in the Borough.

There have been three versions of the Sustainability Checklist<sup>46</sup> over recent years, with updates happening to reflect changes to the Sustainable Design & Construction Supplementary Planning Document that informs the Checklist questions. Broadly, the Checklist asks applicants to consider various opportunities to ensure that their planned development is as sustainable as possible and to report this by completing the Checklist. Scoring fits broadly into the following scheme: Gold score is the most sustainable; Silver achieves a good score with some room for improvement; Bronze score reflects efforts to improve on basic design. The Checklist is designed to be flexible to enable planning applicants to apply it to the most easily adaptable elements of their design and development, supported by the information in the Sustainable Design & Construction SPD.

In the reporting period 2016/17 there were 26 major applications granted which should have had a Sustainability Checklist submitted as part of the application. 8 did submit them (34%) with one of those an out-of-date version of the Checklist. Of the remaining 7 there were 6 that scored silver and 1 scored bronze.

In the previous reported monitoring period (2015/16) there were 11 applications that should have included Stockport's Sustainability Checklist in their application paperwork. Only four of those applications were found to have submitted a checklist. Of those, 3 scored Silver with one scoring Gold which relates to the application for Abingdon Primary School. Ten checklists were located on the planning application data storage system for the years 2009 to March 2015 out of the 121 applications classed as majors. Of the ten checklists located, two score Gold, seven score Silver and one scored Bronze.

<sup>45</sup> [www.stockport.gov.uk/2013/2994/developmentcontrol/31015/ExplanatoryNotesForValidationChecklist](http://www.stockport.gov.uk/2013/2994/developmentcontrol/31015/ExplanatoryNotesForValidationChecklist) - see the Explanatory Notes for details of what major applications consist of

<sup>46</sup> [www.stockport.gov.uk/2013/2994/developmentcontrol/planningpolicy/LDF/SPD/susdesandcons3sustainabilitychecklist](http://www.stockport.gov.uk/2013/2994/developmentcontrol/planningpolicy/LDF/SPD/susdesandcons3sustainabilitychecklist)



Early efforts to assess the submission of sustainability checklists involved researching online and Access based databases for planning documentation on all applications classed as 'major' since 2009. Further work is being undertaken to review use of the Checklist and establish a more accurate account of checklist submission and findings will be reported in subsequent AMRs.

## Providing a Decent Home for Everyone

The Council's main aspiration for housing was set out in Stockport's Sustainable Community Strategy 2020 and was reflected in the adopted Core Strategy. The aim was to tackle the challenges of housing affordability and availability including social housing needs. Amongst other issues, this involves addressing competing land demands for housing, economic development and green space. Other challenges include to provide housing that delivers reduced carbon emissions through energy efficient design and use of sustainable technologies. Location of housing relative to employment, services and retail facilities is key to achieving a sustainable Stockport.

Stockport's housing targets are outlined in the adopted Core Strategy and these were set during the work undertaken to inform the now revoked Regional Spatial Strategy for the North West (RSS). Relevant Policy.

The following policies are reported on in this section of the 2016/17 AMR:

- Core Policy CS2 Housing Provision (Page 59)
- Core Policy CS3 Mix of Housing (Page 61)
- Core Policy CS4 Distribution of Housing (Page 62)
- Development Management Policy H-1 Design of Residential Development (Page 64)
- Development Management Policy H-2 Housing Phasing (Page 64)
- Development Management Policy H-3 Affordable Housing (Page 67)

For clarification, Core Policy CS2 Housing Provision says that 7,200 additional homes will be provided over the 15 year period from 2011 to 2026. CS2 also states that 'The focus will be on providing new housing through the effective and efficient use of land within accessible urban areas.' The housing targets for the next 5 years, as set out in Core Strategy Policy CS2 are as follows: 495 new homes p.a. between 2016 and 2021. This amounts to 2,475 new homes between 2016 and 2021. Additional information in relation to the overall housing requirement and 5 year land supply position is set out in more detail in this section.

### Indicators

The following indicators are reported on in this section for the 2016/17 Reporting Year.

Plan Period & Housing Targets (includes Housing Trajectory)

- Net additional dwellings in previous years
- Net additional dwellings for the reporting year
- Net additional dwellings in future years
- Managed delivery target (this includes local data on completions by committee area and type)

- New and converted dwellings on previously developed land
- Gypsy & Traveller net additional pitches
- Gross Affordable Housing Completions (broken down by type)
- Housing Quality - Building for Life Assessments
- Percentage of dwellings built at a density of: <30 dwellings/ha; 30-50 dwellings/ha; >50 dwellings/ha<sup>47</sup>
- Number of dwellings demolished per annum
- Five year deliverable supply assessment
- Previously Developed Land (PDL) Trajectory
- Number of new dwellings in Stockport Town Centre granted planning permission and constructed during the monitoring year
- Annual Housing completions including tenure (market and affordable), type, size, location and percentage on previously developed land
- Annual housing supply including tenure and type
- Accessibility Scoring for Residential Permissions & Completions
- Monitoring the number of households on the housing waiting list
- Carrying out regular housing needs studies

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<sup>47</sup> policies encourage efficient use of land and the need to minimise number of dwellings built at a density of <30 dwellings per hectare

*Plan Period & Housing Targets (includes Housing Trajectory); Net additional dwellings in future years; Managed delivery targets (this includes local data on completions by committee area and type); Five year deliverable supply assessment*

The Core Strategy says that the supply of housing will be monitored and managed to ensure provision is in line with the above targets and a 5 year deliverable<sup>48</sup> supply is maintained. According to the National Planning Policy Framework (NPPF) to be considered deliverable, sites should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. The NPPF also requires Local Authorities to identify and maintain at least a 5 year supply.

Stockport's Core Strategy covers the period from 2011 to 2026 and states that during these 15 years an additional 7,200 new homes will be provided. The housing targets for the next 5 years of the plan period are as follows:

#### **Stockport's 5 year housing land supply assessment 2017-22**

The National Planning Policy Framework (NPPF) states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies Local Authorities to identify and maintain at least a 5 year deliverable supply<sup>49</sup>.

Stockport's Core Strategy covers the period from 2011 to 2026 and states that during these 15 years an additional 7,200 new homes will be provided. The housing targets for the next 5 years of the plan period are as follows:

- 495 new homes p.a. between 2017 and 2022

2,475 new homes are therefore required for a 5 year supply against the Core Strategy base figure.

In addition taking a backlog of 558 units into account and applying a 20% buffer due to under-delivery, **this sets a 5 year target of 3,640.**

There are 3,136 gross dwellings on sites under construction and 1,353 dwellings on sites with permission that have not yet started. Of that total (4,489) 107 dwellings will be lost through construction, making the net figure 4,382. Of that total number of dwellings, 1,533 units across both 'Undeveloped Sites' and 'Sites Under Construction' are not considered to be deliverable within 5 years.

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<sup>48</sup> 5 year Deliverable Housing Supply Assessment: <http://old.stockport.gov.uk/ldf>

<sup>49</sup> Paragraph 73 of National Planning Policy Framework, July 2018

**Therefore, there are currently 2,849 dwellings in the deliverable supply. This equates to 3.9 year supply against the Core Strategy target and amended for backlog and buffer allowance.**

The number of dwellings in the deliverable supply has increased from 2,562 last year to 2,849 this year. There may be some degree of certainty over sites to be delivered in the medium term with medium to large scale sites at Woodford Aerodrome, Brinnington and Barnes Hospital due to deliver significant numbers in future years.

Given the continued undersupply the Council is working with developers to identify and bring forward sites that the market is capable of delivering in the short to medium term. This has already increased the supply position from last year and is expected to continue to do so.

There were 664 net completions this year (693 gross), a significant increase on last year's figures. This figure is above the Core Strategy target but in the context of a number of years of undersupply and subsequent backlog the projected completions in Figure 6 Housing Trajectory for years 2017-22 are based on the current deliverable supply alongside the expected additional supply.

When adopted, Core Strategy Policy H-2 Housing Phasing expected sites for houses and flats to achieve scores of at least 50 and 60 respectively when assessed against the Council's accessibility model. In order to comply with NPPF and top up the supply, these scores were lowered through Development Management to 45 and 55 because there was not a 5 year supply when the Core Strategy was adopted. Whilst there remains less than a 5 year supply the accessibility scores for new houses and flats are set at 34 and 45 respectively. This is proposed to remain the same given that the score for housing now means that the vast majority of urban land in Stockport is acceptable for housing development, subject to assessment against other relevant policies. In addition, the accessibility score is one of the means by which Core Strategy policy helps to achieve the overall objective of sustainable development. A further reduction in either score would reduce the ability of the Council to achieve that end.

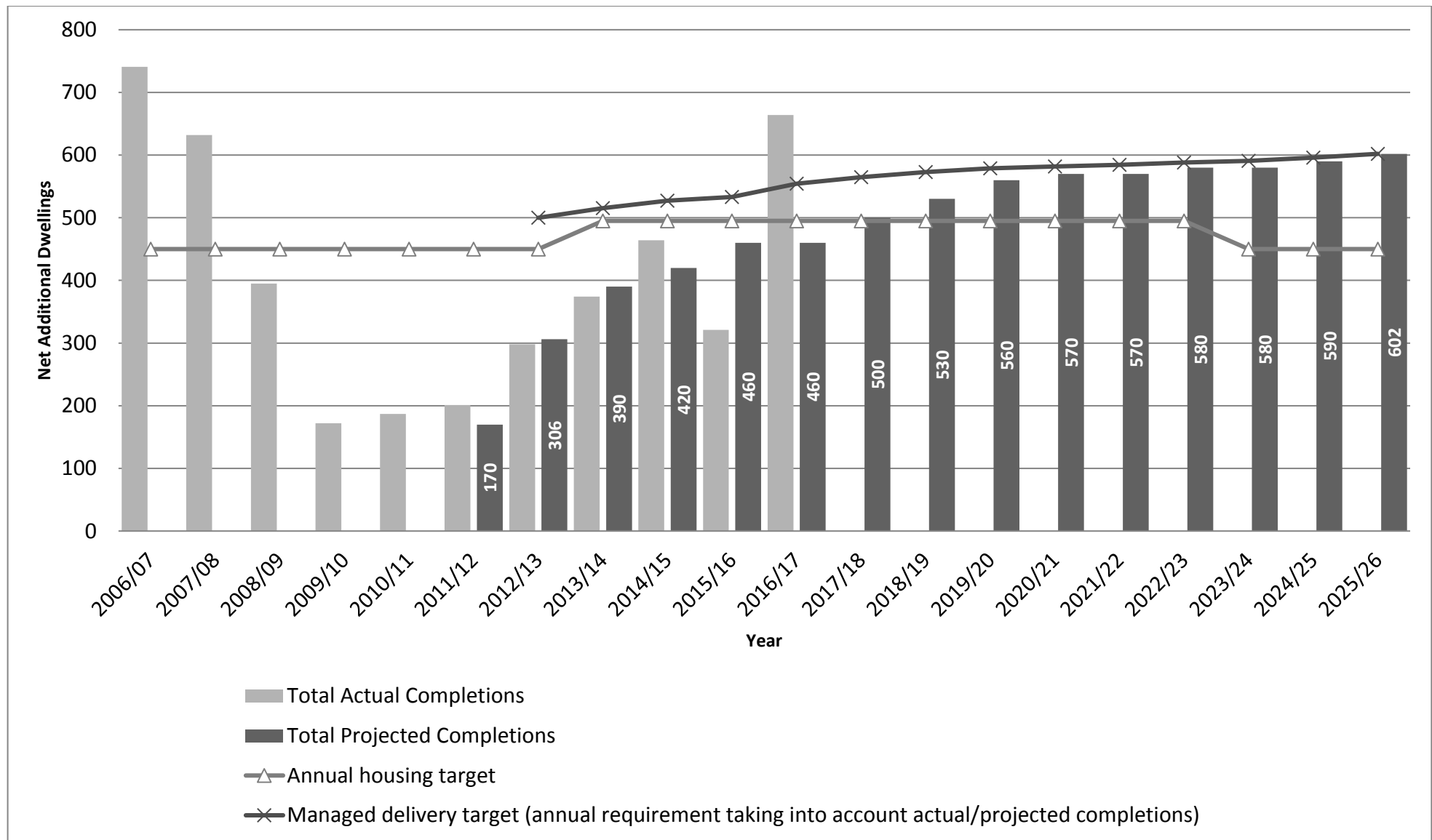


Figure 6 Housing Trajectory

*Net additional dwellings in previous years; Net additional dwellings for the reporting year; Gypsy & Traveller Additional Pitches; Housing Quality - Building for Life Assessments; Number of dwellings demolished per annum*

There were 693 gross completions and 29 losses in 2016/17, giving a net figure of 664 additional dwellings for the year. Not all of the sites for this reporting period were on windfall sites<sup>50</sup> with 3 non-windfall sites totalling 82 units.

*Table 7 Number of dwellings completed per annum*

| <b>Year</b>           | <b>Number of Gross Completions</b> | <b>Dwellings Lost</b> | <b>Number of Net Completions</b> |
|-----------------------|------------------------------------|-----------------------|----------------------------------|
| 2012/13               | 314                                | 16                    | 298                              |
| 2013/14               | 393                                | 19                    | 374                              |
| 2014/15               | 543                                | 79                    | 464                              |
| 2015/16               | 338                                | 17                    | 321                              |
| 2016/17               | 693                                | 29                    | 664                              |
| Total                 | 2281                               | 160                   | 2121                             |
| <b>5 year Average</b> | <b>456</b>                         | <b>32</b>             | <b>424</b>                       |

There were completions of over 50 units this year with developments of 108 further units at MAN Diesel and 75 at Archer House, John Street (Brinnington Ward). In addition the former Barnes Hospital, former Cherry Tree Hospital, former Heaton Moor Campus and former Bridgehall Sidings sites all delivered units with more in development on these sites. No additional Gypsy and Traveller pitches were delivered in the reporting period and no Building for Life Assessments have been identified.

*Gross Affordable Housing Completions (broken down by type)*

Of the total completions in 2016/17, 27% were flats and 73% were houses. This is the second year which represents a lower proportion of flatted development than seen in recent years, where figures a few percentage points around 50% have been recorded. 77% of flats were one bedroom with 21% two bedrooms. Only around 6% of flats were affordable units (11% in the previous year) made up of six 1-bed and six 2-bed properties. For houses, similar to the previous year the mix was more skewed towards larger properties, with 2-bed units making up around 13% of the houses, 3-bed properties contributing around 53% and 4-bed houses at around 34%. Of the 506 dwellings delivered as houses around 19% were affordable. None of the 172 4-bed units were affordable but of the 2-bed units 23 (35.7%) out of 65 houses were affordable and for 3-bed houses the figure was 53% of 269 total properties of that type.

<sup>50</sup> A site not specifically allocated for housing but which has become available for development.

Table 8 Number of Gross Completions and Affordable Completions by Type

| Dwelling Type / Size | No of Gross Completions | % of Total | Number of Affordable Completions | % of Total   | % of Type  |
|----------------------|-------------------------|------------|----------------------------------|--------------|------------|
| Flat – 1 bed         | 145                     | 20.92      | 6                                | 5.5          | 4.14       |
| Flat – 2 bed         | 40                      | 5.77       | 6                                | 5.5          | 15.0       |
| Flat – 3 bed         | 1                       | 0.14       | 0                                | 0            | 0          |
| Flat – 4 bed         | 1                       | 0.14       | 0                                | 0            | 0          |
| House – 1 bed        | 0                       | 0          | 0                                | 0            | 0          |
| House – 2 bed        | 65                      | 9.38       | 39                               | 35.78        | 60.0       |
| House – 3 bed        | 269                     | 38.82      | 58                               | 53.21        | 21.56      |
| House – 4+ bed       | 172                     | 24.82      | 0                                | 0            | 0          |
| <b>Total</b>         | <b>693</b>              | <b>100</b> | <b>109</b>                       | <b>15.73</b> | <b>100</b> |

109 of the 693 completions were affordable dwellings (15.73%) with around 89% of those being houses. Over half of all the affordable dwellings were 3-bed houses. Table 9 below shows that over a third of all dwellings delivered in this reporting period were in Stepping Hill. However this Committee Area has seen low delivery in recent years which means that this is redressed somewhat. Central saw the next highest levels of completions, reflecting an increase in development in and around the town centre. Werneth area has the lowest levels of development in this reporting period, which is to be expected given the relative lack of suitable housing sites in this area.

Table 9 Number of Net Completions & Percentage Totals by Committee Area for the last 3 years

| Committee Area | 2014/15         |            | 2015/16         |            | 2016/17         |            |
|----------------|-----------------|------------|-----------------|------------|-----------------|------------|
|                | Net Completions | % of Total | Net Completions | % of Total | Net Completions | % of Total |
| Bramhall       | 32              | 6.90       | 57              | 17.76      | 74              | 11.14      |
| Central        | 165             | 35.56      | 16              | 4.98       | 149             | 22.44      |

| Committee Area    | 2014/15         |            | 2015/16         |            | 2016/17         |            |
|-------------------|-----------------|------------|-----------------|------------|-----------------|------------|
|                   | Net Completions | % of Total | Net Completions | % of Total | Net Completions | % of Total |
| Cheadle           | 60              | 12.93      | 13              | 4.05       | 75              | 11.3       |
| Heatons & Reddish | 133             | 28.66      | 71              | 22.12      | 75              | 11.3       |
| Marple            | 33              | 7.11       | 9               | 2.80       | 41              | 6.17       |
| Stepping Hill     | 19              | 4.09       | 135             | 42.06      | 245             | 36.9       |
| Werneth           | 22              | 4.74       | 20              | 6.23       | 5               | 0.75       |
| <b>Totals</b>     | <b>464</b>      | <b>100</b> | <b>321</b>      | <b>100</b> | <b>664</b>      | <b>100</b> |

Table 10 below shows the net number of affordable dwellings completed in each Committee Area for the previous three years and shows the percentage of total affordable dwellings delivered.

*Table 10 Net Affordable Completions & Percentage Total by Committee Area last 3 years*

| Committee Area    | 2014/15              |                     | 2015/16              |                     | 2016/17              |                     |
|-------------------|----------------------|---------------------|----------------------|---------------------|----------------------|---------------------|
|                   | Affordable Dwellings | % Total Affordables | Affordable Dwellings | % Total Affordables | Affordable Dwellings | % Total Affordables |
| Bramhall          | 15                   | 6.85                | 0                    | 0                   | 19                   | 17.43               |
| Central           | 71                   | 32.42               | 0                    | 0                   | 2                    | 1.83                |
| Cheadle           | 33                   | 15.07               | 0                    | 0                   | 16                   | 14.68               |
| Heatons & Reddish | 95                   | 43.38               | 17                   | 30.36               | 17                   | 15.60               |
| Marple            | 0                    | 0                   | 0                    | 0                   | 2                    | 1.83                |
| Stepping Hill     | 2                    | 0.91                | 29                   | 51.79               | 53                   | 48.62               |
| Werneth           | 3                    | 1.37                | 10                   | 17.86               | 0                    | 0                   |
| <b>Totals</b>     | <b>219</b>           | <b>100</b>          | <b>56</b>            | <b>100</b>          | <b>109</b>           | <b>100</b>          |



### *Percentage of dwellings built at a density of: <30 dwellings/ha; 30-50 dwellings/ha; >50 dwellings/ha*

Considering schemes of 5 or more dwellings, two sites saw completions at a density of less than 30 dwellings per hectare (dph): 5 dwellings on a site in Valley Road in the Heaton; 38 Dwellings at Woodford Aerodrome. 377 units were delivered at 30-50dph over thirteen sites. 29% of the remaining completions on schemes of 5 or more units were in excess of 50dph, with all of the developments flats except for 19 houses on a development at Chapel Street in Hazel Grove and 5 houses at Church Street, Marple.

*Table 11 Density of New Housing Developments*

| Density (Dwellings per hectare)                     | Number of Completions | Percentage |
|---|-----------------------|------------|
| Gross completions at a density of < 30 dph          | 43                    | 7.23       |
| Gross completions at a density of between 30-50 dph | 377                   | 63.36      |
| Gross completions at a density of > 50 dph          | 175                   | 29.41      |
| <b>Total</b>  | <b>595</b>            | <b>100</b> |

### *New and converted dwellings on previously developed land; Previously Developed Land (PDL) Trajectory*

In June 2010 the Government changed the definition of Previously Developed Land (PDL) in Planning Policy Statement 3 Housing (PPS3)(50) by excluding private residential gardens from the definition. This definition is continued in the NPPF, although case law has established that this is only the case within the urban area; perhaps perversely residential curtilage within the Green Belt is considered to be previously developed.

However, the percentage of housing completions in Stockport on PDL has been consistently high for many years and this is set to continue for at least the next the five years, despite the change made.

The figure for this year of 94% is higher than it has been in a number of recent years which is indicative of the Council's efforts to direct development to brownfield sites and to protect, where possible, greenfield land.

The PDL Trajectory up to 2018/9 shown in Table 12 'Previously-developed land trajectory' is based on specific sites in the five year deliverable supply.

*Table 12 Previously Developed Land Trajectory*

| Year    | % Completions on PDL | PDL Definition |
|---------|----------------------|----------------|
| 2006/07 | 98                   | PPS3 2006      |
| 2007/08 | 96                   | PPS3 2006      |
| 2008/09 | 98                   | PPS3 2006      |

| Year           | % Completions on PDL | PDL Definition   |
|----------------|----------------------|------------------|
| 2009/10        | 99 / 96              | PPS3 2006 / 2010 |
| 2010/11        | 93                   | PPS3 2010        |
| 2011/12        | 99.5                 | PPS3 2010        |
| 2012/13        | 97.4                 | NPPF             |
| 2013/14        | 90.6                 | NPPF             |
| 2014/15        | 95.8                 | NPPF             |
| 2015/16        | 84.0                 | NPPF             |
| <b>2016/17</b> | 94                   | NPPF             |
| 2017/18        | 90                   | NPPF             |

### *Number of new dwellings in Stockport Town Centre granted planning permission and constructed during monitoring year*

Permissions were granted for development of 302 units in the Town Centre in 2016/17 and 75 new 1 bed apartments were completed at Archer House, John Street, none of which were affordable dwellings. These figures are an improvement on the previous year's low figures and reflect work to address this issue. The relative under-provision of units in the centre has been noted and is in the process of being addressed. The Town Centre remains an important element of housing delivery in Stockport and significant work is being undertaken to bring forward sites that can deliver large numbers of units in the short to medium term.

### *Accessibility Scoring for Residential Permissions & Completions - New Indicator from 2013/14*

As a result of the continued position of under supply the Council has been applying Core Strategy Policy H2 Housing Phasing to applications for residential development. In order to assess the scale and trends in respect of accessibility the Council has commenced monitoring the accessibility scores for each permission granted as well as site completed. The current minimum scoring threshold is 34 for houses and 45 for flats. In addition the previous years' data back to the date of Core Strategy adoption is available in the tables below

Table 13 provides a breakdown of the average score for permissions for each Committee Area and for the Borough as a whole since monitoring of this element began. It also shows the number of sites where permission has been granted where a site score fell below the minimum threshold. It should be noted that in both cases this does not necessarily mean that the site fails to accord with policy, as it may meet other criteria within Policy H2, e.g. re-use of a Listed Building.

Due to the pressures of the Greater Manchester Spatial Framework preparation and the critical work to develop the new Stockport Local Plan some monitoring work has not been completed for this reporting period. This includes the accessibility scoring for permissions and completions. This data will be updated in subsequent AMRs as time allows.

Table 13 Accessibility Scores for Residential *Permissions*

| Yrs     | Criteria                              | B&CHN | Central | Cheadle | H&R  | Marple | Stepping H | Werneth | Total |
|---------|---------------------------------------|-------|---------|---------|------|--------|------------|---------|-------|
| 2011-12 | Number of Sites                       | 3     | 8       | 7       | 8    | 5      | 3          | 5       | 39    |
|         | Average Accessibility Score           | 44.3  | 81.4    | 61.3    | 74   | 35     | 52.3       | 57.2    | 62.1  |
|         | Number of Sites below Threshold Score | 2     | 0       | 0       | 0    | 5      | 2          | 0       | 9     |
| 2012-13 | Number of Sites                       | 16    | 10      | 10      | 9    | 9      | 10         | 9       | 73    |
|         | Average Accessibility Score           | 49.1  | 73.3    | 49.9    | 70   | 36.8   | 59.6       | 50.2    | 55.2  |
|         | Number of Sites below Threshold Score | 0     | 0       | 0       | 0    | 5      | 1          | 0       | 6     |
| 2013-14 | Number of Sites                       | 6     | 16      | 10      | 22   | 13     | 9          | 12      | 88    |
|         | Average Accessibility Score           | 55.8  | 72.6    | 58.5    | 69.3 | 39.4   | 58.7       | 52.5    | 60.0  |
|         | Number of Sites below Threshold Score | 0     | 0       | 0       | 0    | 3      | 0          | 0       | 3     |
| 2014-15 | Number of Sites                       | 13    | 24      | 10      | 13   | 8      | 9          | 5       | 82    |
|         | Average Accessibility Score           | 46.5  | 73.5    | 59.9    | 68.6 | 38.0   | 58.3       | 46.6    | 60.0  |
|         | Number of Sites below Threshold Score | 3     | 0       | 0       | 0    | 4      | 0          | 1       | 8     |
| 2015-16 | Number of Sites                       | 19    | 23      | 9       | 16   | 9      | 5          | 8       | 89    |
|         | Average Accessibility Score           | 47.6  | 75.2    | 62.4    | 70.4 | 30.1   | 62.2       | 53.5    | ??    |
|         | Number of Sites below Threshold Score | 2     | 0       | 0       | 0    | 5      | 0          | 0       | 7     |
| 2016-17 | Number of Sites                       |       |         |         |      |        |            |         |       |
|         | Average Accessibility Score           |       |         |         |      |        |            |         |       |
|         | Number of Sites below Threshold Score |       |         |         |      |        |            |         |       |

Table 14 below shows the accessibility scoring data for completed dwellings between 2011 and 2017.

| Yrs     | Criteria                              | B&CHN | Central | Cheadle | H&R  | Marple | Stepping H | Werneth | Total |
|---------|---------------------------------------|-------|---------|---------|------|--------|------------|---------|-------|
| 2011-12 | Number of Sites                       | 2     | 7       | 4       | 4    | 9      | 4          | 2       | 32    |
|         | Average Accessibility Score           | 38.0  | 81.3    | 55.8    | 69.0 | 31.9   | 64.3       | 50.5    | 55.9  |
|         | Number of Sites below Threshold Score | 2     | 0       | 1       | 0    | 9      | 1          | 2       | 15    |
| 2012-13 | Number of Sites                       | 9     | 17      | 21      | 13   | 13     | 6          | 7       | 86    |
|         | Average Accessibility Score           | 41.7  | 73.5    | 61.6    | 67.7 | 37.8   | 59.5       | 51.6    | 58.2  |
|         | Number of Sites below Threshold Score | 1     | 0       | 0       | 0    | 0      | 0          | 0       | 1     |
| 2013-14 | Number of Sites                       | 9     | 14      | 9       | 8    | 10     | 4          | 7       | 61    |
|         | Average Accessibility Score           | 45.4  | 77.4    | 54.4    | 70.6 | 40.2   | 63.5       | 48.7    | 58.1  |
|         | Number of Sites below Threshold Score | 0     | 0       | 0       | 0    | 0      | 0          | 0       | 0     |
| 2014-15 | Number of Sites                       | 9     | 23      | 12      | 10   | 6      | 7          | 10      | 77    |
|         | Average Accessibility Score           | 50.2  | 73.5    | 60.9    | 66.6 | 36.2   | 57.9       | 51.4    | 60.3  |
|         | Number of Sites below Threshold Score | 0     | 0       | 0       | 0    | 2      | 0          | 0       | 2     |
| 2015-16 | Number of Sites                       | 12    | 12      | 2       | 13   | 10     | 4          | 9       | 62    |
|         | Average Accessibility Score           | 50.4  | 77.7    | 64.5    | 70.4 | 34.3   | 55.0       | 52.0    |       |
|         | Number of Sites below Threshold Score | 0     | 0       | 0       | 0    | 6      | 0          | 0       | 6     |
| 2016-17 | Number of Sites                       |       |         |         |      |        |            |         |       |
|         | Average Accessibility Score           |       |         |         |      |        |            |         |       |
|         | Number of Sites below Threshold Score |       |         |         |      |        |            |         |       |

Table 14 Accessibility Scores for Residential Completions

### *Monitoring the number of households on the housing register*

As at 14th December 2017 Stockport had 7,081 registrations on the housing register with the actual count changing on a daily basis. This is similar to the previous two years.

### *Carrying out regular housing needs studies*

In 2015 Stockport Council carried out a survey to look at the current and future housing needs of all local people. This survey split the Borough down into housing market areas and looked at people's incomes, their housing aspirations and needs and their plans for moving home or staying put.

The extent of need for affordable accommodation in the Borough continues to be high with the delivery of smaller one and two bed properties, as well as larger family accommodation recommended. The majority of housing need is for smaller properties, but there is such a shortage of affordable family accommodation in the Borough that turnover is very low. There continues to be a particular need for supported and specialist accommodation. Improving choices for older people in the Borough and those with physical disabilities is increasingly important.

This year's delivery of 109 affordable dwellings contributes to address the identified need and is the third highest figure for affordable housing completions in the last eight years. The delivery of 269 three bedroom dwellings (58 of which are Affordable dwellings - see Table 8 (Number of Gross Completions and Affordable Completions by type) and 172 four bedroom dwellings should also assist with addressing the shortage of family dwellings in the Borough. It is anticipated that this situation will improve for 2017/18, with Stockport Homes developing a site on Charles Street which should contribute 113 affordable dwellings alone.

Housing Needs Assessments are undertaken on a regular basis and the current edition is available on the Council's website<sup>51</sup>.

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<sup>51</sup> [www.stockport.gov.uk/services/housing/housingdocuments/housingstrategies/housingneedsassessment](http://www.stockport.gov.uk/services/housing/housingdocuments/housingstrategies/housingneedsassessment)

## Access to Services

Stockport has 8 District Centres, 9 Large Local Centres and 16 Other Local Centres, each with their own identity. Stockport's Sustainable Community Strategy for 2020 indicated District Centres are at the heart of our communities providing accessible facilities, whilst our Town Centre is a regional hub, an asset for retail, business and leisure opportunities. It went on to say that Stockport should have a vibrant Town Centre complemented by individual District Centres which are well used by residents and well served by retail, leisure and cultural facilities.

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 are in line with the Local Plan policies on retail and local services which aim to concentrate development in Stockport's existing town and other centres, and also to ensure that local services are accessible to all sections of the community.

The Core Strategy states that the Core Retail Area (CRA) of the Town Centre (shown as the Central Shopping Area on the Proposals Map) is sequentially preferable for the purpose of A1 use (shops) and non-A1 main town centre uses (cafes, restaurants, drinking establishments, leisure development, hotels and cultural facilities) as well as A2 use (financial and professional services). It continues that the Secondary Retail Area of the Town Centre is sequentially the most preferred area after the Core Retail Area for the purpose of A1 use and its boundary will be defined in the Allocations DPD. The boundary of the Core Retail Area will be defined in the Allocations DPD, taking into account national policy considerations and the role and function of the Core Retail Area described in the Core Strategy.

The sustainability appraisal of the Core Strategy reflected the benefits of these approaches in terms of accessibility of all service types, with one area of concern around the eastern parts of the borough, which the Rural Proofing exercise identified as areas for consideration. The Core Strategy's Accessibility Assessment reinforces this concern and monitoring of service provision as well as housing will continue to inform future policy development. Transport indicators assess the accessibility of services from new housing via public transport, walking and cycling to inform policies on public transport and other sustainable travel modes.

### Relevant Policies

The following policies are reported on in this Section of the 2016/17 AMR;

- Core Policy CS5 Access to Services (Page 74)
- Core Policy CS6 Safeguarding and Strengthening the Service Centre Hierarchy (Page 76)
- Development Management Policy AS-1 The Vitality and Viability of Stockport's Service Centres (Page 77)
- Development Management Policy AS-2 Improving Indoor Sports, Community and Education Facilities and their Accessibility (Page 81)
- Development Management Policy AS-3 Main Town Centre Uses, Hot Food Takeaways and Prison Development Outside Existing Centres (Page 85)
- Development Management Policy AS-4 Visitor Accommodation and Other Tourism Development (Page 87)
- Development Management Policy AS-5 Cemeteries (Page 89)

## Indicators

The following indicators are reported on in this section for the 2016/17 Reporting Year:

- Amount of completed retail and leisure development for the Borough
- Amount of completed retail and leisure development for the Town Centre
- Amount of completed retail and leisure development for the District Centres
- Amount of completed retail and leisure development for the Local Centres
- Number of vacant properties in Stockport Town and District Centres and vacancy rates as a percentage in primary shopping and all frontages
- Proportion of A1 use in Primary Frontages in Stockport's Town Centre's Core Retail Area (CRA) and at District Centres (DCs).
- Diversity of economic development in secondary frontages in Town Centre CRA and DCs
- Proportion of vacant street level property and the length of time properties have been vacant in the CRA of Town Centre and local centres annually.
- Retailer representation of major national multiples - Target: no less
- Amount of A2, A3, A4 and D2 use floor space developed annually in Town Centre, DCs and local centres. Amount of comparison retail floorspace developed annually in the Town Centre CRA and amount of A1 use developed annually in the DC and local centres.
- Size (gross floorspace) of individual new A1 units in CRA of Town Centre, DCs and local centres.
- Perception of safety and occurrence of crime in Town Centre
- Modernisation and improvement in the quality of health and education facilities
- Provision of a comprehensive and efficient library service
- Number and quality of indoor sports halls
- Level of new and temporary allotments and plots
- Access to fresh food in areas of deprivation
- Proximity of new hot food take aways and fast food restaurants to schools and parks
- Number of hotel bed spaces in the Town Centre
- Number of new C1 use bed spaces in the Borough at Romiley District Centre, Marple District Centre and Marple Bridge Local Centre
- Supply of land for cemetery provision
- Footfall at primary and secondary frontages of the CRA in Town Centre and DCs
- State of the environmental quality of Town Centre and DCs
- Vitality and viability of the DC and local centres measured approximately every five years in Stockport's retail capacity study, focusing on convenience goods
- Access to services and facilities by public transport, walking and cycling<sup>52</sup>

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<sup>52</sup> It should be noted that since the Core Strategy was published that the National Indicator Suite has been removed with some indicators being retained by government depending on their perceived usefulness. However 'Access to services and facilities by public transport, walking and cycling' is not one of the retained indicators and therefore will not be reported on in this

Future Stockport Shopping and Leisure Studies will report on the above indicators relating to footfall, vacancy duration, centre vitality and viability and on the state of the environmental quality of the town centre and the District Centres.

## Outputs & Findings

### *Amount of completed retail and leisure development for the borough, the Town Centre, the District Centres and the Local Centres*

Table 15 below shows the data for indicators concerning completed retail and leisure development for the whole Borough, the Town Centre, the District Centres and the Local Centres over the last seven years.

Figures for the reporting period show a considerable increase in the amount of new retail and leisure development in the Borough for this reporting period over the previous year and the highest level of delivery since Core Strategy adoption in 2011. The majority of development for retail and leisure comes from C1 (Hotels), D2 (Assembly & Leisure) uses and A3 (Cafes and Restaurants) for this period.

*Table 15 Amount of (net) completed retail and leisure development by floor area (m<sup>2</sup>)*

| Stockport        | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|------------------|---------|---------|---------|---------|---------|---------|---------|
| Borough (Total)  | 6379    | 5453    | 17930   | 7567    | 4791    | 6352    | 19493   |
| Town Centre      | 411     | 185     | 4443    | 489     | 480     | 690     | 8662    |
| District Centres | 907     | 1150    | 487     | 1211    | 116     | 994     | 1537    |
| Local Centres    | 607     | 1044    | 483     | 1864    | -92     | 1028    | 495     |

Two large hotel sites (C1) were completed in the reporting period within the Town Centre at Grand Central (4,500m<sup>2</sup>) and a change of use at Regent House (2972m<sup>2</sup>) from B1 to C1 use. There were also D2 (Leisure Uses) gained at Unit 8 Bramhall Centre (473m<sup>2</sup>) and at 21 St Petersgate (160.0m<sup>2</sup>). Several A3 (Restaurants and Cafes) completed in the town and district centres with Regent House ground floor café (168m<sup>2</sup>) and a new cafe at Stockport Exhchange (217m<sup>2</sup>) amongst the larger sites in the town centre. In the District Centres several cafes completed, the largest being Brezzo Lounge which opened in Cheadle (297m<sup>2</sup>).

Outside the Borough's centres, there was a total of 8799.9m<sup>2</sup> of development. Some of the larger leisure (D2) uses completed out of centre in this reporting period were at Unit 2 Pepper Road, Hazel Grove (3600m<sup>2</sup>) and at Unit 4e Crossley Park, Heaton Moor (722m<sup>2</sup>) with Cheadle & Marple Sixth Form College new sports hall also completing

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section. The Transport section of the AMR publishes data on the accessibility of several types of services and facilities however and should be read in conjunction with the rest of the AMR sections to ensure an overview of the performance of policy in terms of accessibility.



(680m<sup>2</sup>). Bruntwood Hall Hotel (C1) also completed (1739m<sup>2</sup>). Retail (A1) development has mainly occurred out of centre and included 234.3m<sup>2</sup> at the former Hygarth House ground floor and a replacement Filling Station at Church Road, Cheadle Hulme (315m<sup>2</sup>).

It should also be noted that the Redrock development opened in November 2017 and this will result in major amounts of D2 and A3 use in the Town Centre being reported in subsequent AMRs.

*Number of vacant properties in Stockport Town and District Centres and vacancy rates as a percentage in primary shopping and all frontages; Proportion of vacant street level property and the length of time properties have been vacant in the Core Retail Area of Town Centre and Local Centres annually; Proportion of A1 use in Primary Frontages in Stockport's Town Centre's Core Retail Area and at District Centres; Diversity of economic development in secondary frontages in Town Centre Core Retail Area and District Centres*

In terms of whether or not Street Level Vacancies in Town, District and Local Centres reduced, the findings are as follows, taking into account that the UK economy has only recently recovered from a recession.

As at Summer 2017 there were 104 vacancies in the Core Retail Area of Stockport Town Centre meaning that 22.3% of ground floor units were vacant. There has been an increase in the number of vacant units in Stockport Town Centre from 123 in September 2013 to 132 in October 2017. This is a 26.5% vacancy rate in Stockport Town Centre compared to the UK average of 12.1% vacancy rate. Moreover the amount of vacant floorspace has increased substantially from 17,530m<sup>2</sup> to 26,520m<sup>2</sup> over the same periods. The Stockport Town Centre floorspace vacancy rate of 18.9% is significantly above the UK average of 10.8%.

The vacancies in the TCG2.1 Central Shopping Area of Stockport Town Centre as at August 2017 are concentrated at the Underbanks (12.5% of those vacancies), Merseyway Shopping Centre (9.6% of those vacancies), Lower Hillgate (also 8.7% of those vacancies) and Prince's Street (14.4% of those vacancies). A report of the Corporate Director for Place Management and Regeneration, titled 'Stockport Town Centre Occupancy' was submitted to the Central Stockport Area Committee<sup>53</sup>. The report updated the Area Committee on occupancy levels, vacancies and lettings in the town centre and the strategy to improve occupancy.

As at August 2017 on average 78.2% of the length of the Town Centre's Primary Shopping Frontage was in A1 use. There are 24 Primary Frontage blocks in the Town Centre of which 11 blocks have less than 80% of their frontage length in A1 use.

For secondary frontages in terms of non-A1 use in 2017, the figures are 67.7% of the Core Retail Area in the Town Centre, an average 66.3% of District Centre secondary frontages and an average 66.3% for Large Local Centres. A community use opened in the Secondary Shopping Frontage of the Town Centre. Shopmobility Stockport's Owl House accessible community café opened in August 2016. Owl House Café is working with Disability Stockport to offer extra space for their new Wellbeing Centre.

The following three tables show the total number of ground floor level (GFL) units in the relevant centres, how many of those units are vacant and the percentage of vacancies of ground floor units.

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<sup>53</sup> (Item 8) on 10th November 2016, details of which are available via: <http://democracy.stockport.gov.uk/ielIssueDetails.aspx?IId=56938&Opt=3>

The tables also show the percentage of Primary Frontage in A1 use (shops) as well as showing the percentage of the secondary frontage in uses other than A1 (except for Other Local Centres). In addition, data is included in the tables for long term vacancies. This data informs the vitality and viability of retail and other services in the various centre hierarchies.

A1 uses are those uses classed for Shops including shops, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, domestic hire shops, dry cleaners, funeral directors and internet cafés. The aim of the policy is to achieve a range of non-A1 main Town Centre uses, including public & community uses in Secondary Frontages to support the vitality and viability of the centres.

*Table 16 Average percentage vacancies / Averages for Frontages / Long Term Vacancies in District Centres 2016/17*

| Name of centre       | Total number of GFL units in the centre | Number of GFL vacancies | % vacancies | % Primary frontage length in A1 use  | % Secondary Frontage in non-A1 use | Number of Primary Frontage units at GFL in District Centres | Number of vacancies at GFL in the Primary Frontage | % of vacancies in the Primary Frontage at GFL | vacant for 2 years minimum | % of length of Other Main Shopping Frontage in A1 use                             | Number of national multiples* in the centre at GFL (as at 2017) |
|----------------------|---|-------------------------|-------------|--|------------------------------------|---|--|---|----------------------------|---|---|
| <b>Bramhall</b>      | 150                                     | 10                      | 6.7         | Block A: 68.0%;<br>Block B: 57.9%;<br>Mean average: 63.0%                    | 62.7                               | 65  | 2  | 3.1   | 3                          | Block 1 - 76.0%;<br>Block 2 - 35.9%;<br>mean average is 56.0%                     | 42  |
| <b>Cheadle</b>       | 194                                     | 11                      | 5.7         | Block A: 61.5%;<br>Block B: 45.4%;<br>Block C: 31.2%;<br>Mean Average: 46.0% | 64.7                               | 94  | 10   | 10.6  | 3                          | Block 1 - 49.4%;<br>Block 2 - 53.8%;<br>mean average is 51.6%                     | 49  |
| <b>Cheadle Hulme</b> | 126                                     | 17                      | 13.5        | 59.7   | 76.2                               | 36  | 5  | 13.9  | 4                          | No OMSF allocated in this centre  | 19  |
| <b>Edgeley</b>       | 150                                     | 12                      | 8.0         | 79.7   | 53.7                               | 71  | 4  | 5.6   | 7                          | Block 1 - 64.2%;<br>Block 2 - 16.4%;<br>Block 3 - 60.0%;<br>mean average is 46.9% | 22  |

| Name of centre                      | Total number of GFL units in the centre | Number of GFL vacancies | % vacancies | % Primary frontage length in A1 use                       | % Secondary Frontage in non-A1 use | Number of Primary Frontage units at GFL in District Centres | Number of vacancies at GFL in the Primary Frontage | % of vacancies in the Primary Frontage at GFL | vacant for 2 years minimum | % of length of Other Main Shopping Frontage in A1 use       | Number of national multiples* in the centre at GFL (as at 2017) |
|-------------------------------------|---|-------------------------|-------------|---|------------------------------------|---|--|---|----------------------------|---|---|
| <b>Hazel Grove</b>                  | 239                                     | 29                      | 12.1        | Block A: 69.6%;<br>Block B: 60.8%;<br>mean average: 65.2% | 63.4                               | 80  | 10   | 12.5  | 15                         | Block 1- 25.2%<br>Block 2 - 57.4%;<br>mean average is 41.3% | 28  |
| <b>Houldsworth Square (Reddish)</b> | 85                                      | 14                      | 16.5        | 78.5  | 57.9                               | 31  | 8  | 25.8  | 4                          | No OMSF allocated in this centre                            | 12  |
| <b>Marple</b>                       | 250                                     | 10                      | 4.0         | Block A: 84.6%,<br>Block B: 72.4%,<br>mean average: 78.5% | 80.1                               | 83  | 3  | 3.6   | 9                          | 66.2  | 36  |
| <b>Romiley</b>                      | 122                                     | 9                       | 7.4         | 71.9  | 71.9                               | 35  | 3  | 8.6   | 4                          | Block 1: 57.3%, Block 2: 76.7%; mean average is 67%.        | 9   |
| <b>District Centre Average</b>      | <b>165</b>                              | <b>14</b>               | <b>9.2</b>  | <b>67.8</b>   | <b>66.3</b>                        | <b>62</b>   | <b>5.6</b>   | <b>10.5</b>                                   | <b>6</b>                   | <b>54.8%</b>  | <b>27</b>   |

**Table 16: Average percentage vacancies / Averages for Frontages / Long Term Vacancies in District Centres 2016/17**

Table 17 Average percentage vacancies / Averages for Frontages / Long Term Vacancies in Large Local Centres 2016/17

| Name of centre               | Total number of GFL units in the centre | Number of GFL vacancies | % vacancies | % Primary frontage length in A1 use | % Secondary Frontage in non-A1 use | vacant for 2 years minimum |
|------------------------------|---|-------------------------|-------------|-------------------------------------|------------------------------------|----------------------------|
| Davenport                    | 39                                      | 4                       | 10.3        | 85.0                                | 44.1                               | 3                          |
| Gatley                       | 96                                      | 12                      | 12.5        | 58.5                                | 56.5                               | 7                          |
| Great Moor                   | 99                                      | 5                       | 5.1         | 74.3                                | 68.3                               | 4                          |
| Heald Green                  | 45                                      | 1                       | 2.2         | 69.9                                | 84.3                               | 0                          |
| Heaton Chapel                | 85                                      | 8                       | 9.4         | 61.2                                | 51.3                               | 4                          |
| Marple Bridge                | 42                                      | 0                       | 0           | 68.3                                | 79.8                               | 0                          |
| Moor Top, Heaton Moor        | 57                                      | 3                       | 5.3         | 66.5                                | 68.1                               | 1                          |
| North Reddish                | 29                                      | 3                       | 10.3        | 47.9                                | 80.4                               | 1                          |
| Shaw Road / Heaton Moor Road | 57                                      | 4                       | 7.0         | 64.0                                | 63.6                               | 1                          |
| Large Local Centre Average   | 61                                      | 4                       | 6.9         | 66.2                                | 66.3                               | 2.3                        |

Table 17: Average percentage vacancies / Averages for Frontages / Long Term Vacancies in Large Local Centres 2016/17

Table 18 Average percentage vacancies / Averages for Frontages / Long Term Vacancies in Other Local Centres 2016/17

| Name of centre                   | Total number of GFL units in the centre | Number of GFL vacancies | % vacancies | % Primary frontage length in A1 use | vacant for 2 years minimum |
|----------------------------------|---|-------------------------|-------------|-------------------------------------|----------------------------|
| Adswood                          | 6                                       | 0                       | 0           | 33.1                                | 0                          |
| Berrycroft Lane, Higher Bredbury | 19                                      | 1                       | 5.3         | 63.6                                | 1                          |
| Brinnington (Berwick Parade)     | 12                                      | 4                       | 33.3        | 39.9                                | 4                          |
| Cheadle Heath                    | 28                                      | 4                       | 14.3        | 58.1                                | 3                          |
| Councillor Lane                  | 13                                      | 1                       | 7.7         | 75.2                                | 1                          |
| Fir Road                         | 18                                      | 1                       | 5.6         | 53.4                                | 0                          |
| Fiveways Parade                  | 22                                      | 1                       | 4.5         | 36.8                                | 1                          |
| Hall Street, Offerton            | 18                                      | 0                       | 0           | 51.3                                | 0                          |

| Name of centre             | Total number of GFL units in the centre | Number of GFL vacancies | % vacancies | % Primary frontage length in A1 use | vacant for 2 years minimum |
|----------------------------|---|-------------------------|-------------|-------------------------------------|----------------------------|
| Heaton Mersey              | 22                                      | 1                       | 4.5         | 29.5                                | 1                          |
| High Lane                  | 16                                      | 0                       | 0           | 35.1                                | 0                          |
| North Park Road            | 4                                       | 0                       | 0           | 100                                 | 0                          |
| Offerton                   | 11                                      | 0                       | 0           | 66.6                                | 0                          |
| Offerton Green             | 6                                       | 0                       | 0           | 85                                  | 0                          |
| Smithy Green               | 17                                      | 1                       | 5.9         | 56.4                                | 1                          |
| Turves Road                | 29                                      | 2                       | 6.9         | 71.9                                | 1                          |
| Woodley                    | 24                                      | 3                       | 12.5        | 61.2                                | 2                          |
| Other Local Centre Average | 16.6                                    | 1                       | 6.3         | 57.3                                | 0.9                        |

**Table 18: Average percentage vacancies / Averages for Frontages / Long Term Vacancies in Other Local Centres 2016/17**

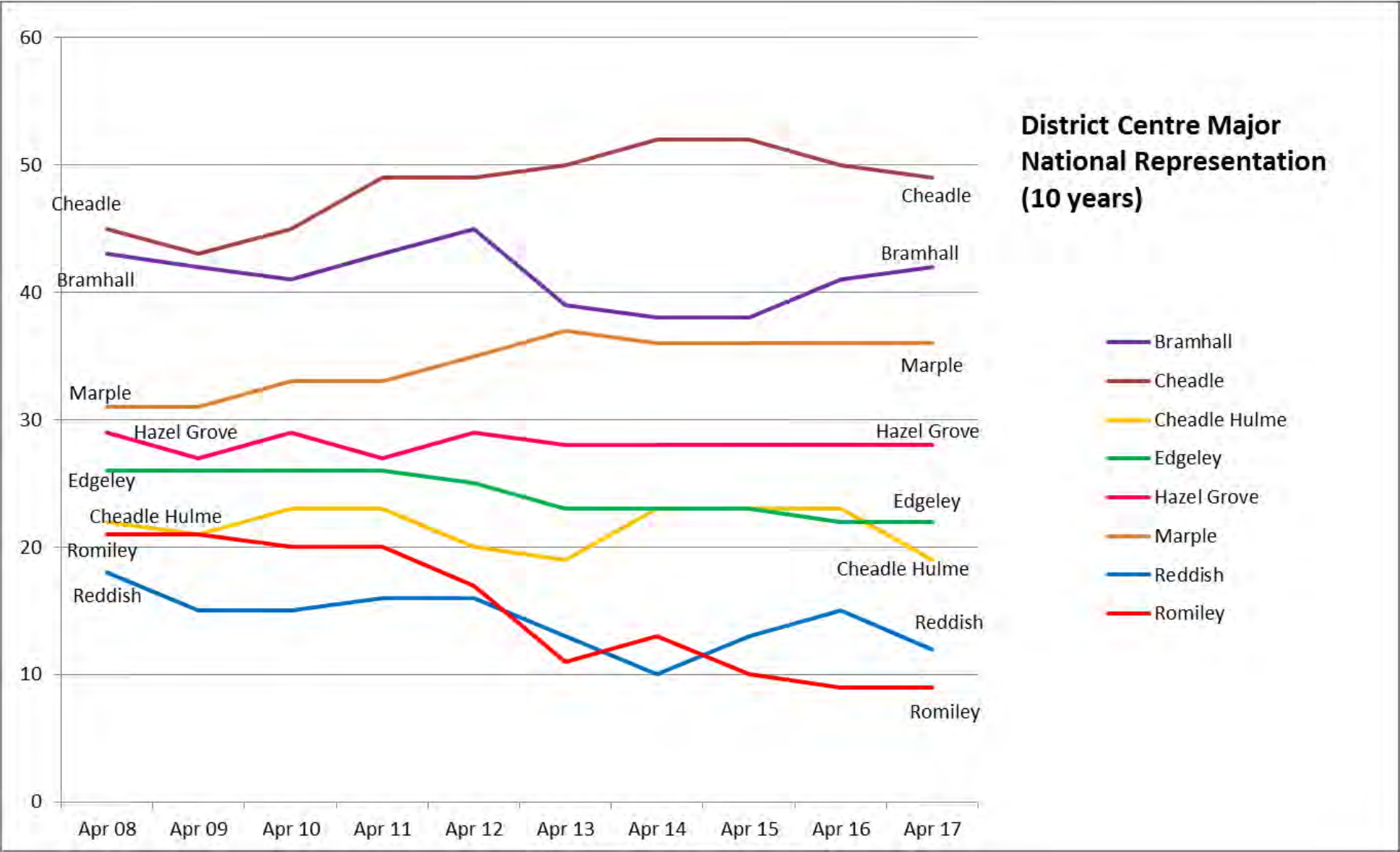


Figure 7 District Centre Major National Representation (10 years)

The graph above demonstrates the retailer representation of major national multiples in the district centres and compares the current figures with previous years. Bramhall is the only centre to see an increase while Cheadle, Cheadle Hulme and Reddish have experienced decreases (Cheadle Hulme and Reddish having seen the largest losses as a result of the rationalisation programmes of major banks branch closures). The other centres have remained static.

In August 2017 there were 148 multiple operators in Stockport Town Centre. BHS, Benson for Beds, Next Clearance, Perfect Home and Farmfoods are recent closures of multiples in the town centre, which vacated during this reporting period. Multiples Zizzi, Pizza Express and The Light Cinema are located at Redrock which opened in November 2017. Loungers, The Gym, Mangobean and Gourmet Burger Kitchen will open in the first quarter of 2018.

A Sainsbury's Local store opened at Stockport Exchange in January 2017, however this is outside the Central Shopping Area of the Town Centre. No retail units of 465-930m<sup>2</sup> were completed in the town centre during this reporting period.

### *Size (gross floorspace) of individual new A1 units in Core Retail Area of Town Centre, District Centres and Local Centres*

This array of indicators report on the performance of Development Management Policy AS-1 The Vitality and Viability of Stockport's Service Centres using the following data. As in the previous reporting period no in-centre retail units were developed exceeding the scale guidelines of AS-1.

As in the previous monitoring periods, no new A1 units were delivered in the Town Centre. There is a shortage of medium sized retail units in the range of 465-930m<sup>2</sup> in the Town Centre's Core Retail Area. The two medium sized retail units proposed at Redrock will be replaced by a D2 use gym (due to open in March 2018), and an A3 use cafe / restaurant Loungers opening in January 2018. The remaining units not yet pre-let are below the medium size range.

The graphs below show A1 uses within Frontages and the percentage length of secondary Frontages in non A1 use within all centres.

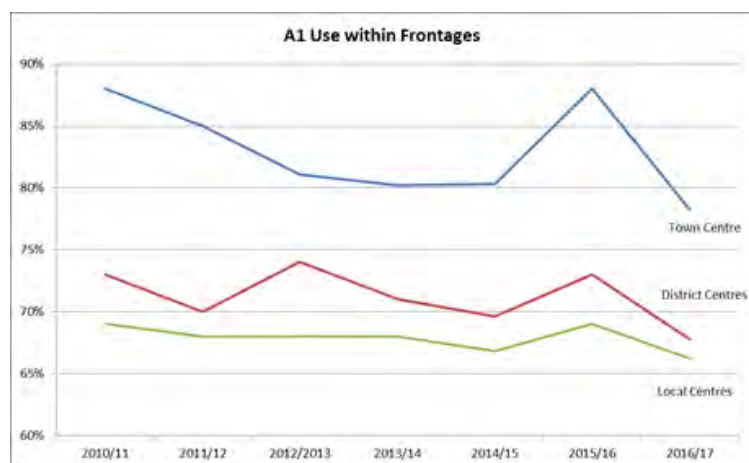


Figure 8 A1 Uses within Frontages

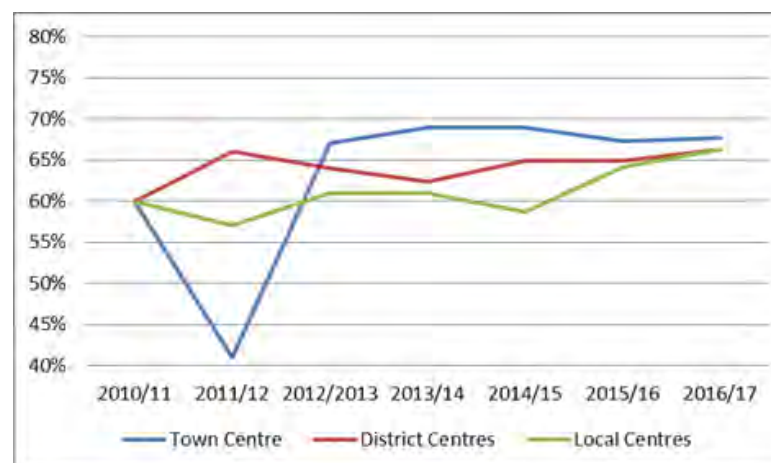


Figure 9 Percentage Length of Secondary Non A1

### *Amount of A2, A3, A4 and D2 use floor space developed annually in Town Centre, District Centres and local centres*

There are a range of A2, A3, A4 and A5 uses in the Town Centre Secondary Shopping Frontage as well as a clinic, a wellbeing centre, advice centres, the Plaza theatre, a museum (Stockport Air Raid Shelter), nail salons, a casino, an amusement arcade, a children's craft café and party venue and a hearing assessment unit (Boots Hearing Centre).

This is considered to be an adequate range of non-A1 use but the range of cafés, restaurants and bars would benefit from improvement to diversify the evening economy and provide a better range of complementary facilities for shoppers and to help to improve the performance of the Town Centre as a whole. The Redrock development should help to address this issue with regard to café and restaurant provision in the town centre and contribute to the evening economy of the town centre. The cinema at Redrock is already contributing to the evening economy in the town centre.

*Table 19 Amount of A2, A3, A4 and D2 use floor space developed annually in Town Centre (m<sup>2</sup>)*

| Use Class   | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---|---------|---------|---------|---------|---------|---------|---------|
| A2 Financial and professional services - banks, building societies, estate and employment agencies, professional and financial services and betting offices   | 145     | 100     | 757.5   | 115     | 312.2   | 0       | 0       |
| A3 Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafés   | 257.1   | 0       | 436.4   | 374     | 0       | 334.3   | 475     |
| A4 Drinking establishments - Public houses, wine bars or other drinking establishments (but not nightclubs)   | 9       | 0       | 0       | 0       | 0       | 165.1   | 155.1   |
| D2 Assembly and leisure - cinemas, music and concert halls, bingo and dance halls (but not nightclubs), swimming baths, skating rinks, gymnasiums or sport arenas (except for motor sports, or where firearms are used) | 0       | 0       | 2651    | 0       | 87.3    | 0       | 160.9   |

Table 19 above shows the amount of floor space developed annually for these uses in the Town Centre. It is the Gross figure for these uses not including losses for change of use.

No A2 use was completed in the town centre this reporting period. A3 uses completed at the new Travelodge (formerly Regent House) and at Stockport Exchange where a cafe opened in summer 2017. The Cafe Place opened at Princes Street and McDonalds on the A6 extended their premises. There was a loss of A3 to Samz Beauty store on Princes Street. The Petersgate Tap wine bar (A4 use) completed in September 2016.

In the District Centres there was no A2 development. However, A3 development in District Centres totalled 627.5m<sup>2</sup> with Brezzo completing in Cheadle, two cafes completing in Bramhall and a cafe / music studio completing in Marple. In terms of A4 use 2 sites completed in Bramhall (Blancs de Blanc wine bar and The Mounting Stone) with one in Romiley (Jakes Ale House). A D2 use gym was completed in Bramhall.



### *Perception of safety and occurrence of crime in Town Centre*

The Community Safety Team at Stockport Council and Greater Manchester Police are not in a position to provide data at this time. Together with a range of partners Stockport Council have established the Safer Stockport Town Centre Group. Their aim is to improve security and safety and work to prevent and address anti-social behaviour in and around the town centre. An audit of anti social behaviour has been carried out resulting in preparation of an action plan of measures. Last monitoring period's data stated there were 1,363 total incidents of crime reported as having occurred in Stockport Town Centre<sup>54</sup>, which was a marginal rise on the previous monitoring period (1,347).

The Stockport Shopping Study 2014<sup>55</sup> was partly based on the results of a household telephone survey of residents that was undertaken<sup>56</sup> in February / March 2014. Further information on perceptions of safety are recorded in the telephone survey of 2,000 households undertaken in February 2014. The survey found that 19% of households throughout the overall catchment area had visited Stockport Town Centre in the evening in the last 12 months. Of these, 94% said they felt safe, with the main reasons for this perception being the well-lit nature of the centre, its busy-ness and the fact that 40% of those who had visited the centre in the evening had never seen anything to make them feel unsafe. For the minority of respondents who said they felt unsafe in Stockport in the evening (just 6% of those who do visit in the evenings), the main reasons were reported to be 'the quietness of the centre', 'the lack of street lighting' and 'anti-social/drunken behaviour'.

The Access to Services policies of the Core Strategy (Policies CS5, CS6 and AS-1) encourage the development and enhancement of leisure facilities including bar, café-bar, restaurant, health and fitness as well as cinema provision in the town centre. These are facilities that often open during the evening, thereby helping people to feel safer in Stockport Town Centre at that time of the day. The delivery of Redrock should assist in this regard, which includes a cinema and restaurants which opened in 2017 with further restaurants and a gym to open in 2018.

### *Modernisation and improvement in the quality of health and education facilities.*

Core Strategy Policy AS-2 Improving Indoor Sports, Community and Education Facilities and their Accessibility requires that 'Health facilities [be] developed and improved so that 98% of residents are within 1.5km and 74% are within 1km of a health and well being centre.' At December 2012, 98.30% of Stockport residents live within 1.5 km of a health centre, and 88.60% live within 1.0 km of a health centre, based on GP registered population figures. The Public Health Team's population snapshot for August 2017 shows 97.8% of people live within 1.5 km of a health and well being centre, and 83.6% live within 1 km.

A new £20 million medical and surgical centre was officially opened at Stepping Hill Hospital in October 2016. It was under construction during the previous monitoring period. Further details are at: [www.stockport.nhs.uk/news/3474/official-opening-of-new-%C2%A320m-medical-and-surgical-centre--at-stepping-hill-hospital](http://www.stockport.nhs.uk/news/3474/official-opening-of-new-%C2%A320m-medical-and-surgical-centre--at-stepping-hill-hospital)

During the 2016/17 monitoring year, a number of projects to modernise, improve or expand school buildings have been completed, including re-developments which have taken place as part of primary and special school expansion plans. Expansion projects across 5 schools were completed in the 2016/17 year totalling approximately £8

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<sup>54</sup> Source: Community Safety Officer, Stockport Council

<sup>55</sup> undertaken by Hollisvincent

<sup>56</sup> by the market research company NEMS

million and providing nearly 500 additional school places. In addition, two primary schools and one secondary school decanted into new buildings delivered under the Priority Schools Building Programme. A number of other projects which were underway in the 2016/17 year will be completed in the 2017/18 year.

In terms of the repairs and maintenance programme, 14 school schemes were completed in 2016/17 with schools benefiting from roof, boiler, rewire and modernisation works with investment of approximately £1.3 million. Overall, the backlog of repairs and maintenance works has decreased to approximately £52 million due to additional school re-builds and further Academy conversions meaning their removal from the condition listing. Due to the nature of the rolling programme of works, while some schools benefit from improvements, others may also deteriorate. It is anticipated, however, that there will be a further reduction in the next monitoring year with further re-builds and Academy conversions in the pipeline.

In addition, following an announcement by the Cabinet at its meeting in October 2017, a £25m capital programme will be developed to continue to address capacity and condition issues across the schools estate.

### *Provision of a comprehensive and efficient library service*

Core Strategy Policy AS-2 states 'Libraries are a statutory service, and the Council will maintain a network of facilities sufficient to provide a 'comprehensive and efficient' public library service to the borough population in accordance with the spirit of the Public Libraries and Museums Act 1964'. There have been no changes to service provision during the 2016/17 reporting period so this requirement continues to be met.

### *Number and quality of indoor sports halls*

A target attached to Core Strategy Policy AS-2 states that the plan should 'Aspire to achieve quality indoor sports hall provision [...] as a minimum seek no overall reduction in the number or quality of indoor sports halls in the borough'. It is suggested in the Core Strategy that this is best monitored by future studies that examine such matters. External consultants 'FMG consulting' and 'naa' have provided Stockport Council with an Indoor Leisure Assessment dated March 2017. The Indoor Leisure Assessment provides a supply and demand analysis for sports halls, swimming pools and health and fitness facilities in Stockport.

During the reporting period Stockport Health and Fitness Centre opened at St Petersgate, Anytime Fitness gym opened at the Bramhall Centre and SA Gymnastics opened at Heaton Moor. Jump Heaven (Trampoline Park with Ninja Warrior, Total Wipeout and Parkour courses) opened at Pepper Road in Hazel Grove.

### *Level of new and temporary allotments and plots*

No additional allotment acreage was provided this reporting period.

Feeding Stockport<sup>57</sup> co-ordinated by the Kindling Trust is a combined programme to make Stockport a Sustainable Food City. The project centres around working towards a more fair, economically, environmentally and healthy food system. This continues to look towards growing Stockport's fledgling sustainable food sectors, utilising Stockport's assets such as its greenspace, the community, local enterprises and businesses with the backing of numerous partners including the Council and social housing providers. The scheme involves consideration of some existing and potential allotment quality and provision as well as community growing in other formats.

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<sup>57</sup> <http://sustainablefoodcities.org/findacity/cityinformation/userid/40>

### *Access to fresh food in areas of deprivation*

This indicator is usually reported on via an Access to Food Retail graph in the Transport section of the AMR. However, for technical reasons related to capturing this information there has been no assessment of accessibility for this reporting period.

A Sainsburys Local opened at Stockport Exchange. A convenience store is proposed at Offerton Community Centre and in Brinnington a convenience store was granted planning permission in November 2017. There were no new convenience stores delivered in the centres during the reporting period and several losses from A1 to other uses. It should be noted that changes of use to A1 are Permitted Development and therefore would not always be recorded as part of the completions monitoring data, although they would be identified through the centre vacancy surveys.

### *Proximity of new hot food take-aways and fast food restaurants to schools and parks*

It is considered that Core Strategy Policy AS-3 has helped to promote healthy food choices during 2016/17. Only a single hot-food takeaway was completed within 300m of a park or school in this period, where site specific circumstances meant the proposal complied with the policy.

In Autumn 2016, Public Health England released new data<sup>58</sup> regarding fast food outlet density across local authorities in England. The results show Stockport has 337 fast food outlets, equating to 117.5 outlets per 100,000 population or 1 outlet per 851 people. The results across local authorities in England range from 24 to 199 per 100,000 population, with a nationwide average of 88/100,000.

Public Health England (PHE) has produced a map<sup>59</sup> displaying the density of fast food outlets across local authorities in England. The map and chart illustrate the data and examine the association between density of fast food outlets and deprivation. They show the more deprivation there is in an area, the higher the number of fast food outlets (which often provide energy-dense, nutrient poor foods which consequently lead to an increased risk of developing non-communicable diseases). The PHE data indicates that the wards in Stockport with the highest count of fast food outlets are Brinnington & Central (43), Edgeley & Cheadle Health (29) and Hazel Grove (28).

### *Number of hotel bed spaces in the Town Centre; Number of new C1 use bed spaces in the Borough at Romiley District Centre, Marple District Centre and Marple Bridge Local Centre*

Policy AS-4 'Visitor Accommodation and Other Tourism Development' encourages the development of hotels in the Town Centre and M60 Gateway to promote use of the Town Centre for conferencing and as overspill accommodation for Manchester City Centre. In addition the policy encourages small scale visitor accommodation in Marple and Romiley District Centres as well as Marple Bridge Local Centre, reflecting their proximity to existing tourist attractions. At the time of the adoption of the Core Strategy there was one hotel in the Town Centre which is the 46 bedroom Premier Travel Inn at Churchgate. There were no hotels or bed & breakfasts at that time in either Marple or Romiley District Centres or in Marple Bridge Local Centre.

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<sup>58</sup> PHE Obesity and the environment: Density of fast food outlets, Gateway No. 2016237

<sup>59</sup> [www.noo.org.uk/visualisation](http://www.noo.org.uk/visualisation)

Two town centre hotels were delivered during this reporting period. This includes the new build 115 bed hotel on the Stockport Exchange site and an 86 bed change of use for Travelodge at Regent House. Oddfellows at Bruntwood Hall, Cheadle is outside the town centre and has provided 22 bedrooms which will help to address Stockport's need for hotel bed spaces. The seven room hotel above Wetherspoons at St Petersgate has not yet been implemented.

### *Supply of land for cemetery provision*

Sufficient burial space has been available for the reporting period 1st April 2016 to 31st March 2017. Water logging issues at Highfield will be addressed through drainage provision and appropriate infrastructure resulting in several years of additional plot provision. Stockport's four cemeteries can be managed in line with Government policy to ensure sufficient provision over coming years.

### *Footfall at primary and secondary frontages of the Core Retail Area in the Town Centre and in the District Centres; State of the environmental quality of Town Centre and District Centres; Vitality and viability of the District Centre and Local Centres measured approximately every five years in Stockport's Retail Capacity Study, focusing on convenience goods*

With regards to the total footfall at Merseyway, the percentage change in numbers of visitors between 2017 and 2016 was down by 3%. There was a -0.4% change between the period 2nd January 2017 to 2nd April 2017. A CBRE / Barker Proudlove brochure for Merseyway published in January 2017 indicated that annual footfall in the shopping centre was approximately 10 million visitors<sup>60</sup>.

Performance against these indicators will continue to be monitored in future Stockport Shopping and Leisure Studies. The most recent data on these indicators is available in the Stockport Shopping Update 2014 undertaken for the Council by HollisVincent. A further study is anticipated to take place in the 2017/18 monitoring year.

Javelin Group's Venue Score data (June 2015) as reported in the draft GMSF Town Centre Topic Paper October 2016<sup>61</sup> ranks it second (below Bury Town Centre) out of the eight main principle Greater Manchester town centres in its 2014 rank. Of these centres only Bury Town Centre, with a 2014 venue-score of 196, scores higher than Stockport Town Centre which scores 191. Stockport Town Centre has improved in overall rankings from 96 in 2010 and 103 in 2013 to 94 in 2014. Experian's May 2013 Retail Scape Report places Stockport as seventh in the north west regional retail hierarchy, with the ranking based on an estimated comparison goods spend (55th in national ranking).

It is anticipated that the Redrock and Stockport Exchange developments will further enhance the vitality and viability of the Town Centre and its performance. The Town Centre public realm has been enhanced by Redrock via street planting, new public squares and furniture. The Stockport Exchange scheme involves public realm improvements, including a pedestrian plaza of approximately 2,250m<sup>2</sup>, lawned terrace, feature seating and other outdoor space including tree planting.

In terms of the District Centres, the Shopping Study Update 2014 found Bramhall and Marple are very healthy, Cheadle, Cheadle Hulme and Romiley are healthy, Hazel Grove is experiencing some difficulties while both Edgeley and Reddish are experiencing substantial difficulties. The Shopping Study Update 2014 included a survey by NEMS market research in April 2014 of 1,282 pedestrians in Stockport's eight District Centres, with a minimum of 150 respondents in each centre. The District Centres were

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<sup>60</sup> [http://www.barkerproudlove.co.uk/downloads/shoppingcentre/53/170116075659/CBRE\\_Merseyway\\_Bro\\_\(2\).pdf](http://www.barkerproudlove.co.uk/downloads/shoppingcentre/53/170116075659/CBRE_Merseyway_Bro_(2).pdf)

<sup>61</sup> GMSF consultation Table 2, page 12 - <http://gmsf-consult.objective.co.uk/portal>

ranked against each other, assessed against five environmental quality and personal safety factors. The overall ranking for these factors was Marple in first place followed in order by Bramhall, Romiley, Cheadle Hulme, Hazel Grove, Cheadle, Reddish and Edgeley.

## Accommodating Economic Development

Stockport's Sustainable Community Strategy 2020 stated that a thriving Stockport should have:

- A competitive economy with a diverse and expanding business base which attracts high earning sectors and supports high employment across sectors and skills levels
- A vibrant town centre complemented by individual district centres which are well used by residents and well served by retail, leisure and cultural facilities.
- An educated population benefiting from high quality educational facilities
- An enterprising culture with a high level of innovative business start-ups and social enterprises by local people and partners.

Stockport's existing adopted Local Development Framework policies include economic planning policies which aim to ensure that sufficient employment land is available and that new developments are directed to the most appropriate sites in order to encourage regeneration of existing employment areas, particularly through making work accessible and especially using sustainable transport modes.

New employment sites are also being designed, where feasible and viable, to deliver the most carbon efficient business facilities. Though completed in previous AMR periods, the BAM office building and the Council's own Fred Perry House in central Stockport were designed and delivered as BREEAM standard buildings, both achieving the 'Excellent' level. The recent office development at Stockport Exchange also achieved BREEAM at the Very Good standard with a green roof and solar PV.

### Relevant Policies

The following policies are monitored in this section of the 2016/17 AMR:

- Core Policy CS7 Accommodating Economic Development (Page 94)
- Development Management Policy AED-1 Employment Development in the Town Centre and M60 Gateway (Page 96)
- Development Management Policy AED-2 Employment Development in District Centres (Page 97)
- Development Management Policy AED-3 Employment Development in Employment Areas (Page 97)
- Development Management Policy AED-4 Employment Development in Rural Areas (page 98)
- Development Management Policy AED-5 Education, Skills and Training Provision (Page 99)
- Development Management Policy AED-6 Employment Sites Outside Protected Employment Areas (Page 99)

### Indicators

The following indicators are reported on in this section for the 2016/17 Reporting Year:

- Total amount of additional floorspace by type
- Total amount of employment floorspace on previously developed land by type
- Employment land available by type
- Total amount of floorspace for Town Centre uses

- Annual survey of planning permissions for B1 uses granted and implemented in the town centre and assessment of the number of jobs created by those developments
- Annual survey of planning permissions for B1 uses granted and implemented in the district centres and assessment of the number of jobs created by those developments
- Annual survey of planning permissions for B1 uses granted and implemented in employment areas and assessment of the number of jobs created by those developments
- Annual survey of planning permissions for B1 uses granted and implemented in rural areas and assessment of the number of jobs created by those developments
- Monitor numbers of places or funding provided for training through policy AED-5 and the numbers obtaining new jobs and being promoted within the company as a result.
- Monitor losses of employment units, floor area and land area to non-employment uses
- Unemployment rate in borough and highest ward rates relative to borough average - Target: reduce levels of unemployment in wards with highest rates

Data in the 'Transport' section of the AMR reports on the accessibility of employment sites via sustainable transport modes from new housing development in the Borough.

## Outputs & Findings

*Total amount of additional floorspace by type; Total amount of employment floorspace on previously developed land by type; Employment land available by type; Total amount of floorspace for Town Centre uses; Monitor losses of employment units, floor area and land area to non-employment uses*

Details of industrial and commercial land availability continue to be collated annually by the Council in the Employment Land Availability Schedule. This schedule records new planning permissions, completions and employment land available in the Borough on allocated sites, as set out in the Local Plan.

Traditionally, Stockport has recorded the amount of employment land available or completed in hectares and this information is reflected in the graph in Figure 10. This record reflects the whole area of all sites where development has taken place, shown in hectares. However, for clarification data is also shown (where available) in m<sup>2</sup> in Table 20 for completions in Stockport Borough. The m<sup>2</sup> figures reflect the floorspace of buildings developed and not the whole area of each site.

The average amount of employment land developed since 2007/8 stands at 3.27 hectares per annum. As can be seen in Figure 10 a total 11.2 hectares was developed in Stockport during the reported reporting period 2016/17. In order to consider future trends, the Council completed the Employment Land Review (ELR) in June 2015 covering the period up to 2031. Initial findings suggested a slight shortfall in land for office provision to 2031. An update of the ELR has been undertaken to inform preparation of the Stockport Local Plan. This was completed in early 2018 and amongst other things assesses the impact of Brexit on employment land requirements in Stockport.

However, the planning permission granted for offices at Stockport Exchange in July 2014, which was granted too late to be included in the 2015 ELR, helps to address immediate need. For industrial and warehousing uses there is likely to be a shortfall in land supply after 2020. This aspect needs to be carefully monitored given the pent up demand for such uses identified in the ELR. To help address this issue the Council has developed the former Gorsey Bank site (now Aurora Business Park) for predominantly industrial and warehousing uses, with the site nearly complete in March 2017.

For 2016/17 there were sixteen B1 and B2/8 completions compared to twenty one for the previous year. Completion area totals in hectares show an increase from 8.58 ha in the previous monitoring year to 11.12 ha for the current period, mainly in B2/B8 uses.

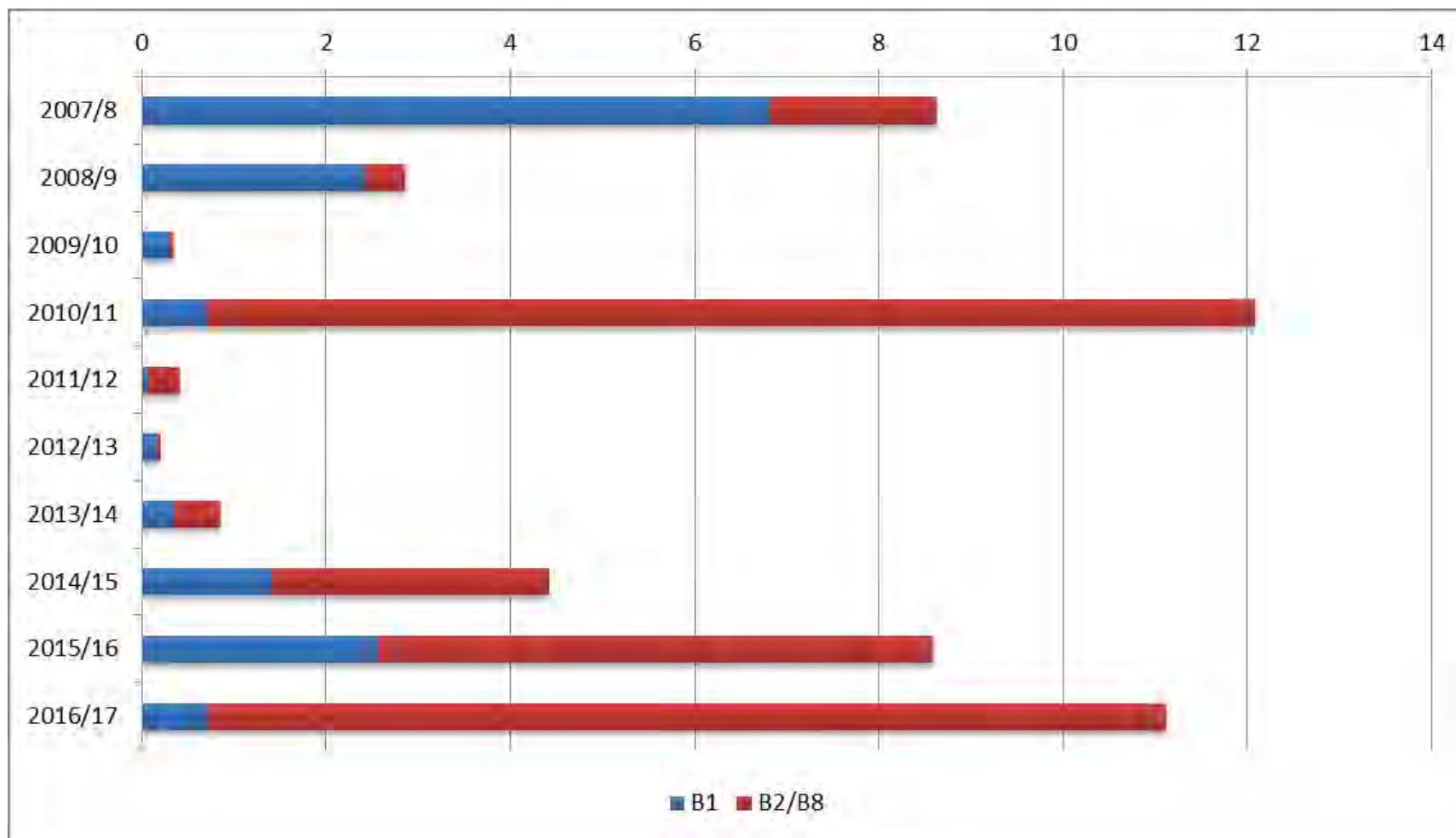


Figure 10 Industrial & Commercial Floorspace (ha) 2007/8 to 2016/17

The amount of floorspace relative to the total amount of the employment land developed is shown in Table 20 below.



Table 20 Amount of Industrial/Commercial floorspace developed in Stockport 2007/08 - 2016/17 (m<sup>2</sup>)

| Year: | 2007/8 | 2008/9 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | Average |
|-------|--------|--------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| B1    | 24461  | 9923   | 6938    | 5662    | 55      | 1635    | 3382    | 1272    | 5090    | 2970    | 6139    |
| B2/B8 | 4624   | 2667   | 441     | 28654   | 3418    | 408     | 1728    | 15597   | 14971   | 8923    | 8143    |
| Total | 29085  | 12590  | 7379    | 34316   | 3473    | 2043    | 5110    | 16869   | 20061   | 11893   | 14282   |

B1 (office) development for this monitoring period shows a decrease on the previous year in terms of floorspace (m<sup>2</sup>). Primarily this was the result of changes of use from B1 to a number of other uses, mainly housing in central Stockport and two nurseries in Cheadle. In addition there was a substantial loss resulting from change of use from office to hotel use at Regent House in the town centre.

There was a decrease on the previous year in terms of total floorspace for B2/B8. The largest area of development for this use class was at Castlehill Industrial Park where there was a change of use to include B2 uses.

Table 21 Industrial and Commercial Completions in each Committee Area (2016/17)

| Committee Area                 | No B1, B2 and B8 Completions | Area B1 (m <sup>2</sup> ) | Area B2 and B8 (m <sup>2</sup> ) | Total Area (m <sup>2</sup> ) |
|--------------------------------|------------------------------|---------------------------|----------------------------------|------------------------------|
| Bramhall & Cheadle Hulme South | 1                            | 680                       | 0                                | 680                          |
| Stockport Central              | 6                            | 2100                      | 14211                            | 16311                        |
| Cheadle                        | 0                            | 0                         | 0                                | 0                            |
| Heatons & Reddish              | 4                            | 0                         | 58887                            | 58887                        |
| Marple                         | 0                            | 0                         | 0                                | 0                            |
| Stepping Hill                  | 2                            | 2822                      | 0                                | 2822                         |
| Werneth                        | 3                            | 1454                      | 31000                            | 32454                        |
| <b>Stockport Totals</b>        | <b>16</b>                    | <b>7056</b>               | <b>104098</b>                    | <b>111154</b>                |
| 2015/16                        | 21                           | 25522                     | 60300                            | 85822                        |

The total amount of additional employment land delivered in 2016/17 was 111,154m<sup>2</sup>, of which 1,185m<sup>2</sup> was in the Town Centre at Wellington House on Wellington Road South.

Losses of B1, B2 and B8 uses to other employment uses have declined since the recent high levels of 2014-15. The largest loss in floorspace has been a change from offices to residences at Archer House on John Street in the town centre under Prior Approval Processes (3,974 m<sup>2</sup>). Losses reflect, in part, the more flexible approach undertaken to employment creation in new development in the Core Strategy, beyond the traditional B1, B2 and B8 employment uses and the introduction of the Prior Approval Process which allows change of use from other to residential without the need for planning permission. This flexibility is reinforced in the National Planning Policy Framework.

However, the losses of offices through Prior Approval in town and district centres that are in the pipeline are of concern. The revision of the ELR in 2018 will examine the implications of such losses in terms of employment land in centres. As well as concerns about losing employment in the Borough, there are associated concerns around increased journeys adding to congestion, out commuting levels on the rise and other associated issues such as the lack of affordable housing and open space provision via Prior Approval conversion of offices.

*Table 22 Industrial and Commercial Developments (Use Class Orders B1, B2 and B8) in Stockport*

| <b>Industrial &amp; commercial Development</b>   | <b>2015/16</b>      | <b>2016/17</b>      |
|--|---------------------|---------------------|
| Total floorspace completed (Gross) that is on Previously Developed Land                            | 20061 (100%)        | 11893 (100%)        |
| Total Amount of Employment Land available for Office, Industrial & Warehouse Use:                  |                     |                     |
| Office (B1)  | 21.97               | 22.54               |
| Industrial (B2/B8)   | 31.66               | 42.3                |
| Total  | 53.63               | 64.84               |
| Total amount of industrial / commercial floorspace lost to other uses (i.e. all other use classes) | 14604m <sup>2</sup> | 17026m <sup>2</sup> |

*Annual survey of planning permissions for B1 uses granted and implemented in the town centre, district centres, employment areas and rural areas and assessment of the number of jobs created by those developments*

One permission was granted and implemented for B1 uses in the town centre in the year 2016/17.

No permissions granted and implemented for B1 uses in the district centres in the year 2016/17.

Four permissions granted and implemented for B1 uses in employment areas in the year 2016/17 and an approximate 66 jobs created based on pro rata floor space.

No permissions were granted and implemented for B1 uses in rural areas in the year 2016/17.

The Council expects that most new employment developments will still occur in the Town and District Centres and in Employment Areas.

*Monitor numbers of places or funding provided for training through this policy and the numbers obtaining new jobs and being promoted within the company as a result.*

The Local Employment and Training Benefits Supplementary Planning Document (SPD)<sup>62</sup> relates to Core Strategy Policy AED5 and was adopted in July 2012. There have been no employment generating developments, including for B1, B2 or B8 developments, which have given rise to the need to implement the policy. Subsequent AMRs will record the results of education / skills training.

*Unemployment rate in borough & highest ward rates relative to borough average - Target: Reduce levels of unemployment in wards with the highest rates*

The unemployment data below is compiled from NOMIS statistics provided by the Office of National Statistics (ONS). The data is based upon the economically active population aged 16 years to retirement and has historically reflected the data around Job Seekers Allowance (JSA) claimants. 2017 is the first year when Universal Credit information is also available to report.

The 16.9 percent change in unemployment for Stockport was the highest in Greater Manchester, marginally higher than Manchester (16.4%) and higher than the North West figure of 15.3%. However, Stockport's unemployment figures for March 2017 are the lowest levels of unemployment in the City Region, probably reflecting the higher skills levels in Stockport. Stockport's rate of unemployment for March 2016 (0.9%) is lower than the national, regional and city region rates.

The graphs below Table 23 clearly show that the more deprived areas of the Borough remain considerably higher areas of unemployment. The first graph is a record of previous monitoring of the Job Seekers Allowance levels in March of the Monitoring Period. The second graph details the Universal Credit claimant levels and clearly shows a continuing disparity between wealthiest and poorest wards.

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<sup>62</sup> <http://stockport-consult.objective.co.uk/portal/pp/letb/letb?tab=files>

Table 23 Greater Manchester: JSA Claimant Count March 2017 (annual change)

|                    | Number       |              |                | Rate (%)   |            |
|--------------------|--------------|--------------|----------------|------------|------------|
|                    | Mar-16       | Mar-17       |                | Mar-16     | Mar-17     |
| Bolton             | 2,968        | 2,874        | -3.20%         | 1.7        | 1.6        |
| Bury               | 1,676        | 1,451        | -13.40%        | 1.4        | 1.2        |
| Manchester         | 6,634        | 5,549        | -16.40%        | 1.8        | 1.5        |
| Oldham             | 2,518        | 2,124        | -15.60%        | 1.8        | 1.5        |
| Rochdale           | 2,184        | 2,159        | -1.10%         | 1.6        | 1.6        |
| Salford            | 2,897        | 2,596        | -10.40%        | 1.8        | 1.6        |
| <b>Stockport</b>   | <b>1,933</b> | <b>1,607</b> | <b>-16.90%</b> | <b>1.1</b> | <b>0.9</b> |
| Tameside           | 1,948        | 1,672        | -14.20%        | 1.4        | 1.2        |
| Trafford           | 1,401        | 1,185        | -15.40%        | 1          | 0.8        |
| Wigan              | 2,781        | 2,664        | -4.20%         | 1.4        | 1.3        |
| Greater Manchester | 26,940       | 23,881       | -11.40%        | 1.5        | 1.4        |
| North West         | 60,035       | 50,848       | -15.30%        | 1.3        | 1.1        |
| United Kingdom     | 647,066      | 523,190      | -19.10%        | 1.6        | 1.3        |

**Benefits Claimants by ward for April in each year shown**  
**PLEASE NOTE: data for up to and including 2016 shows only JSA claimants**  
**2017 shows Universal Credit Claimants**

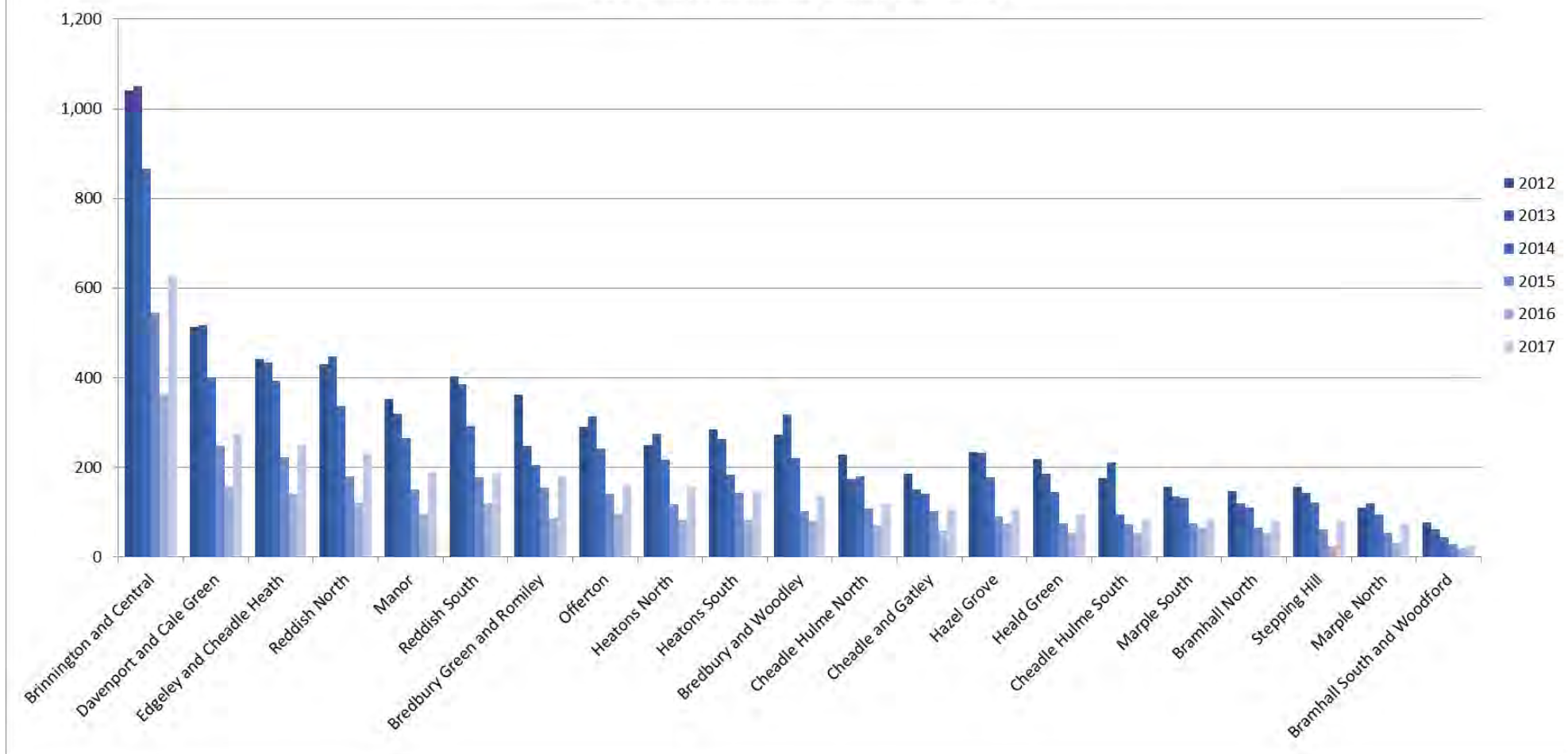


Figure 11 JSA Claimants by Ward March 2012 - March 2016

Universal Credit Claimants March 2017

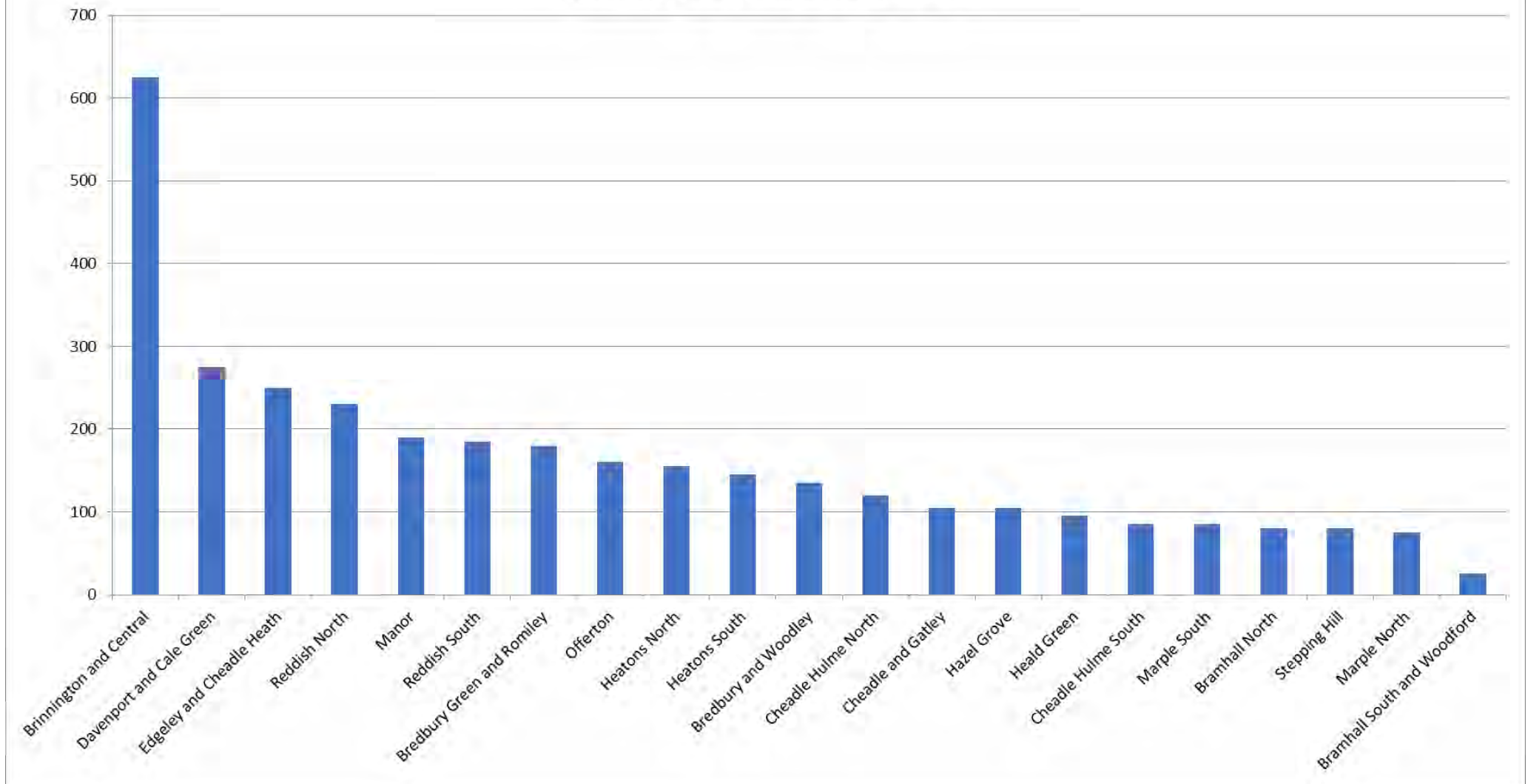


Figure 12 Universal Credit Claimants by Ward March 2017

## Safeguarding and Improving the Environment

This section of the AMR monitors the performance of those policies in the Safeguarding & Improving the Environment element of Stockport's adopted Core Strategy as well as the relevant saved Unitary Development Plan (UDP) policies<sup>63</sup>, Greater Manchester Joint Waste Development Plan Document (GMJWDPD) and the Greater Manchester Joint Minerals Development Plan Document (GMJMDDPD). This results in the following areas of policy being monitored in this section:

- Green Infrastructure (including Open Space, Green Belt & Landscape Character Areas)
- Biodiversity
- Environmental Protection
- Conservation & Heritage
- Waste & Minerals

It should be noted that flood risk protection policies are reported on in the 'Overarching Principles' section of the AMR including assessment of delivery of sustainable drainage requirements.

Stockport contains a range of physical environmental assets, which can collectively be referred to as Green Infrastructure (GI), which provide multiple social, economic and environmental benefits. The Core Strategy recognises the cross cutting function that GI has and the benefits of integrating GI with social and economic priorities, which will help contribute to the development of sustainable communities.

A plan showing the general extent of Green Infrastructure is shown in the Core Strategy. Stockport's Open Space and Recreational Study in 2005 provided data concerning urban open space and leisure provision in Stockport, informing the development plan policies. This has been updated in 2017 with relevant elements included in the monitoring report.

Strategic and Local Open Space are an integral part of Stockport's Green Infrastructure. As much as possible of new open space should be within or adjacent to the new development that it serves and play provision should incorporate facilities based on the hierarchy set out in the Core Strategy. However, provision of some or all of the recreational open space off site or through contributions to improve and/or expand an existing facility or create a new one are permitted/required as determined in the LDF.

A variety of natural features and ecosystems are considered to be important for their contribution to enhancing and protecting the biological diversity of the Borough. Where Green Infrastructure has linear elements and are continuous they can be stepping stones for a variety of species, contributing towards a Borough-wide network of natural greenspace. Their role is crucial in providing essential habitat for Biodiversity Action Plan species, their migration and dispersal and, also, the contribution they make towards protection against pollution, flooding, climate change and other environmental change. In addition, these sites contribute to providing clean air and water for human benefit, as well as making the Borough an attractive place to visit and do business.

Stockport has a rich cultural heritage and the Council works to protect and ensure easy access for all to its many heritage and cultural sites throughout the Borough. Stockport's Sustainable Community Strategy 2020 stated 'the Borough has a proven track record in conserving its built heritage and preserving its open space to support

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<sup>63</sup> [www.stockport.gov.uk/2013/2994/developmentcontrol/planningpolicy/UDP/savedpol5](http://www.stockport.gov.uk/2013/2994/developmentcontrol/planningpolicy/UDP/savedpol5)

ambitions for local regeneration and tourism'. Stockport's Conservation & Heritage Strategy highlights the important role that heritage assets have to play in shaping our future. More detail on the specific activities of managing the historic environment, outside the planning policy role reported here, can be found on Stockport Council's website: [www.stockport.gov.uk/historicareas](http://www.stockport.gov.uk/historicareas).

Environmental protection requires the planning system to play an important role in determining the location of potentially polluting development as well as controlling other development in proximity to any sources of pollution. Policy is therefore concerned with the pollution effects of development or the use of land. In assessing development proposals regard is given to available scientific evidence and the advice of relevant pollution control authorities and Environmental Health officers is sought. Where required to safeguard planning interests which lie outside the scope of the relevant pollution control authority, planning conditions or obligations to control pollution aspects of development are used. Examples may include restrictions on the hours of operation and measures to attenuate noise levels or to ensure the proper restoration of contaminated sites.

Greater Manchester's Joint Waste DPD was adopted in April 2012 and determines where waste management facilities will be sited within Greater Manchester. The 10 Greater Manchester Authorities have a requirement to include waste management policies and identify sites for waste management within each of their LDFs.

The Council will promote and encourage the sustainable and efficient use of minerals and alternatives to their use, ensuring an adequate and steady supply of minerals for the economy and society by working with other Greater Manchester authorities, through the adopted Greater Manchester Joint Minerals Development Plan Document, to: Define and safeguard Minerals Safeguarding Areas; Ensure the maintenance of an appropriate landbank of non-energy minerals; and Identify specific sites, preferred areas and/or areas of search which are adequate to meet the sub-region's apportionment of aggregates (set out in the former Regional Spatial Strategy).

#### **Relevant Policies**

- Core Policy CS8 Safeguarding and Improving the Environment (Page 102)
- Development Management Policy SIE-1 Quality Places (Page 106)
- Development Management Policy SIE-2 Provision of Recreation and Amenity Open Space in New Developments (Page 107)
- Development Management Policy SIE-3 Protecting, Safeguarding and Enhancing the Environment (Page 113)
- Development Management Policy SIE-4 Hazardous Installations (Page 123)
- Development Management Policy SIE-5 Aviation Facilities, Telecommunications and other Broadcast Infrastructure (Page 124)
- Saved UDP Policy UOS 1.2 Protection of Strategic Open Space
- Saved UDP Policy UOS 1.3 Protection of Local Open Space
- Saved UDP Policy NE3.1 Protection and Enhancement of Green Chains

In addition, this section of the AMR includes reported minerals and waste information provided by the Greater Manchester Minerals and Waste Planning Unit on policies in the adopted Greater Manchester Joint Waste(63) and Minerals(64) Development Plan Documents.



## Indicators

### Green Infrastructure

- Natural England's Accessible Natural Green Space Standard - ANGST
- Change in amount of recreational and amenity open space – Target: no less
- Change in area of protected urban open space – Target: no less
- Amount of children's play and casual recreational facility provided from new development – Targets: Formal 1.7ha/1,000 population; Children's 0.7 ha / 1,000 population
- Adult participation in sport
- Children and young people's participation in high-quality PE and sport
- Number of consents for inappropriate development in the Green Belt

### Biodiversity

- Changes in areas of biodiversity importance

### Environmental Protection

- Number of developments where permission has been granted contrary to the advice of Environmental Health Offices with regards to air quality & noise pollution
- Percentage of applications requiring consultation with the Health & Safety Executive which are determined in line with their consultation response
- Percentage of applications requiring consultation with Manchester Airport, Manchester Radar or Woodford Aerodrome which are determined in line with their consultation response

### Conservation & Heritage

- Number and Size of Conservation Areas
- Number of listed buildings / ancient scheduled monuments / buildings of local interest

### Waste & Minerals

- Capacity of new waste management facilities by waste planning authority
- Amount of municipal waste arising and managed by management type by Waste Planning Authority
- Targets for Policies 1 to 12 in the GMJWDPD & Scenario 2 of the Waste Needs Assessment
- Production of primary land won aggregates by mineral planning authority (GMJMDDPD)
- Production of secondary and recycled aggregates by mineral planning authority (GMJMDDPD)
- Reporting on Policies 1 to 13 in the GMJMDDPD
- Area of land of known mineral resources lost to development

## Outputs & Findings

### *Natural England's Accessible Natural Green Space Standard - ANGSt*

Access to open and green space enhances health as well as biodiversity and these spaces provide adaptation to the impacts of climate change, helping to reduce the Urban Heat Island effect and holding rainwater in natural systems, especially controlling flooding from rapid rain water accumulation in the built environment. Natural England's Accessible Natural Green Space Standard or ANGSt recommends that everyone, wherever they live, should have accessible natural greenspace.

They recommend that people living in towns and cities should have:

- An accessible natural greenspace of at least two hectares in size, no more than 300 metres (5 minutes walk) from home.
- At least one accessible 20 hectare site within two kilometres of home.
- One accessible 100 hectare site within five kilometres of home.
- One accessible 500 hectare site within ten kilometres of home.
- One hectare of statutory Local Nature Reserves per thousand population.

Stockport Council has undertaken two ANGSt assessments the most recent being in 2017 with the one prior to that in 2011. Both are shown below for comparison:

ANGSt results for 2017:

- 12% of households within Stockport have access to a site of at least 2 hectares within 300 metres
- 84% of households within Stockport have access to a site of at least 20 hectares within 2 kilometres
- 70% of households within Stockport have access to a site of at least 100 hectares within 5 kilometres
- 68% of households within Stockport have access to a site of at least 500 hectares within 10 kilometres
- 7% of households within Stockport have all of their ANGSt requirements met (i.e. households within all four benchmark catchments)
- 95.3% of households within Stockport have at least one of their ANGSt requirements met (this is based on the 10km catchment for Lyme Park – located outside of local authority boundary)
- 5% of households within Stockport have none of their ANGSt requirements being met (i.e. households not covered by any ANGSt benchmark)

ANGSt results for 2011:

- 27% of households within Stockport have access to a site of at least 2 hectares within 300 metres
- 95% of households within Stockport have access to a site of at least 20 hectares within 2 kilometres
- 71% of households within Stockport have access to a site of at least 100 hectares within 5 kilometres
- 0% of households within Stockport have access to a site of at least 500 hectares within 10 kilometres
- 0% of households within Stockport have all of their ANGSt requirements met
- 1% of households within Stockport have none of their ANGSt requirements met

The differences in results between the two years reflect different assessment processes used. There is obviously room for further improvement, reflecting the lack of open space availability in most parts of the Borough. Core Strategy policies promote the consideration and inclusion of open and green space provision in new development wherever feasible, although financial viability considerations will continue to place pressure on development coming forward and this is one critical community infrastructure consideration of many. However, given the wide range of benefits (including economic) that accrue from delivery of this type of community facility, it is highly desirable that such provision is achieved.

*Change in amount of recreational and amenity open space – Target: no less; Change in area of protected urban open space – Target: no less*

There was no net loss of local open space during the 2016/17 reporting period. Future reporting will capture that there were two planning applications approved after the 2016/17 monitoring period which involve losses to local open space, but construction had not started at the time of reporting. The details of these are set out below and these proposals will be formally reported in the next reporting period.

The proposal for demolition of the existing public house and construction of 10 dwellings with associated car parking and landscaping at the site of the Royal Oak pub on Commercial Road Hazel Grove<sup>64</sup> involves a net loss of 1378m<sup>2</sup>, taking into account a newly marked area of Local Open Space along the frontage to the site. A section 106 was signed to ensure enhancement to the facilities at the nearby Torkington Park. The proposal for a residential/community building at St Bernadette's RC Church, Brinnington<sup>65</sup> will involve the loss of 200m<sup>2</sup> of Local Open Space, although not designated according to the UDP proposals map. The improvements to the existing open space will however be enhanced, thereby improving the visual amenity value of the land.

In 2017 Stockport Council undertook an Open Space assessment. The purpose is to provide an evaluation of the quantity, quality and accessibility of open space provision in the Borough; to identify shortfalls in provision and recommend standards and effective mechanisms in order that appropriate provision is secured to meet future needs.

The role of open space in the borough takes various forms and for the purposes of the assessment was broken down into the typologies below:

- Parks and gardens;
- Natural and semi natural green space;
- Green corridors;
- Amenity green space;
- Allotments and community gardens;
- Children's play space (this provides a summary of the review of council owned/managed play space);
- Churchyards and cemeteries;
- Civic spaces;
- Outdoor sports Tennis, Bowls, Golf and Athletics

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<sup>64</sup> planning reference DC062666

<sup>65</sup> planning reference DC060782

An audit was undertaken of all of the above types of open space.

*Table 24 Open Space Recommended Quantity Standards*

| <b>Typology</b>                         | <b>Current Provision (ha)</b> | <b>Recommended Quantity Standard<br/>(ha per 1000 population)</b> | <b>National Quantity Guideline<br/>(ha per 1000 population)</b> |
|---|-------------------------------|---|---|
| Parks and Gardens                       | 1.01                          | 1.01  | 0.8   |
| Natural and Semi-natural Greenspace     | 1.64                          | 1.8   | 1.8   |
| Amenity Greenspace                      | 0.86                          | 0.86  | 0.6   |
| Allotment                               | 0.13                          | 0.25  | 0.25  |
| Provision for children and young people | 0.04                          | 0.25  | 0.25  |

Playing pitches for football and hockey etc. have not been assessed as part of this study. This is because Sport England advise that these should be assessed as part of a Playing Pitch Strategy (PPS). A PPS was undertaken in 2012/13, and a summary has been provided as part of the Open Space Assessment. That PPS is however out of date according to Sport England's guidance. An up-to-date Playing Pitch Strategy has recently been commissioned and will report during 2018.

*Table 25 Current provision of open space types by Committee Area*

| <b>Committee Area</b>          | <b>Parks &amp; Gardens (Ha)</b> | <b>Natural &amp; Semi-natural<br/>(Ha / 1000 pop)</b> | <b>Amenity Greenspace<br/>(Ha / 1000 pop)</b> | <b>Allotments (Ha)</b> |
|--------------------------------|---------------------------------|---|---|------------------------|
| Bramhall & Cheadle Hulme South | 0.70                            | 0.79  | 0.83  | 0.08                   |
| Central                        | 1.87                            | 0.31  | 0.88  | 0.13                   |
| Cheadle                        | 1.64                            | 0.76  | 1.31  | 0.12                   |
| Heatons & Reddish              | 0.33                            | 3.20  | 0.87  | 0.21                   |
| Marple                         | 1.79                            | 4.70  | 0.53  | 0.09                   |
| Stepping Hill                  | 0.52                            | 0.64  | 0.42  | 0.15                   |
| Werneth                        | 0.04                            | 2.22  | 1.14  | 0.11                   |

Quantity standards were used to identify areas of shortfalls and help with setting requirements for future developments. Guidance on quantity levels is published by Fields In Trust.

The guidance provides standards for three types of open space provision: parks and gardens, amenity greenspace and natural & semi-natural greenspace. The National Society of Allotment and Leisure Gardeners offers guidance on allotments. Quantitative shortfalls have been identified across all of the analysis areas in Stockport, in terms

of both the quantity and accessibility of open space. The following standards are recommended for addressing the deficiencies in open space across the borough. Table 24 illustrates the recommended standards against the national guideline and current standards.

Table 25 provides a summary of current provision against the recommended Stockport quantity standard for the seven committee areas. For clarification, this is the recorded provision at the time the audit was undertaken (Summer 2016). The figures for standards of provision will be updated annually as part of the Annual Monitoring Report. Figure 12 shows the status and deficits for each type of open space in each Committee Area against the national Recommended Quantity Standards.

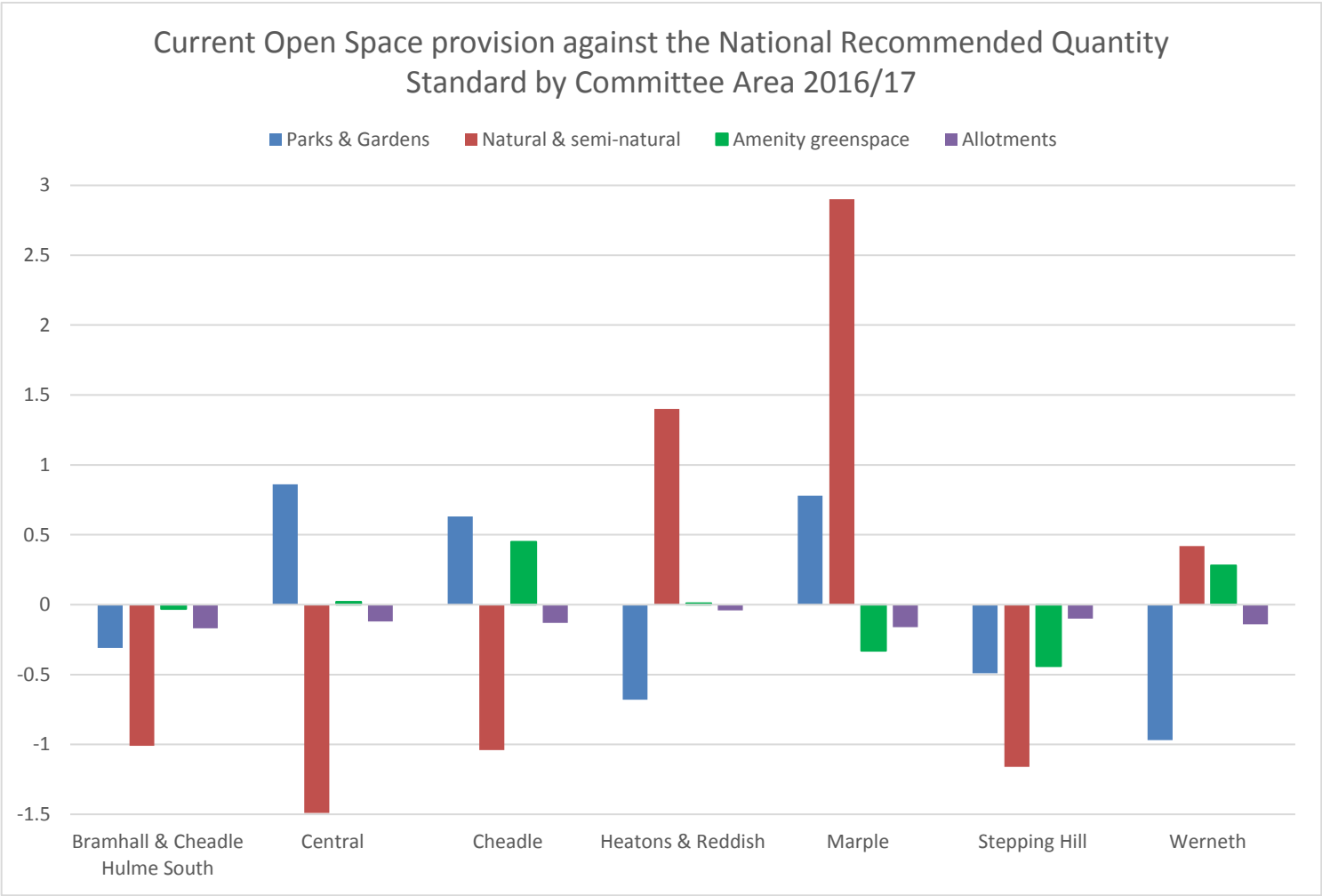


Figure 13 Committee Area Status Against Recommended Quantity Standards

*Amount of children's play and casual recreational facility provided by new development – Targets: Formal 1.7ha/1,000 population; Children's 0.7 ha / 1,000 population*

In terms of the amount of children's play and casual recreational facility provided from new development – Targets: Formal 1.7ha/1,000 population; Children's 0.7 ha / 1,000 population; these targets are being met in various forms. Where the open space requirement cannot be met on individual sites, contributions are made through the payment of commuted sums.

During this reporting period there have been eleven developments granted planning permission that are of appropriate size to have triggered the threshold for on-site play provision, four out of these sites will be providing on site play provision with the remainder paying a commuted sum which will be spent on nearby play facilities. Twelve residential schemes, which are due to provide on-site facilities are undergoing construction this monitoring year.

One site has appropriately delivered policy requirements on children's play provision (Parklands Phase 5 Bradshaw Hall Three Acres Lane), this site provides a Local Equipped Area of Play (LEAP) and a Local Area of Play (LAP).

The following sites are almost completed and their required play provision will be investigated to monitor delivery:

- Man Diesel site at Mirlees, Hazel Grove has open space marked on the site with the play provision to come forward as part of the wider development comprising of one LEAP and three LAPs
- Buckingham Road (Heaton Moor Campus) (4 LAPs)
- Former Barnes Hospital, Cheadle (1 LEAP 1 AWP)
- Europa Way, Land off Europa Way Bridgehall Adswood (1 LEAP, 3 LAPs)
- Dialstone Centre, Lisburne Lane (2 LAPs and general open space)
- Blackberry Lane, Brinnington (1 LAP and area of Open Space)

Open space commuted sums are also collected from other residential developments towards the provision and maintenance of formal and casual open space facilities within the Borough, in accordance with the requirements of the Core Strategy Policy SIE-2.

The total amount of commuted sums spent on children's and formal recreation facilities in 2016/17 was £234,901.49 which was spent on the following facilities: Various Football Pitches; Alexandra Skate Park (design and build); Heathbank (play area improvements); South Park Phase 1 (play Improvements); Bramhall (play Improvements); Bridgehall (Ludus Leisure Unit over carpet); Hawk Green (slide replacement); Romiley Recreation Ground (play area improvements); Walnutt Tree (log edge repair); Bruntwood Park (repair to spinner); Various (decking board); Bruntwood Park (accessible unit repair); Mottram Street Piazza (new play area); South Reddish (carpet overlay); Various (IAE repair kit); Various (10 Toddler cradle seats); Walnutt Tree (log edge repair); Half Moon Lane (toddler swing repair spares); High Lane (two hydraulic gates); South Park Skate Area (landscape); Mill Brow (TF1 Trim Trail); Bruntwood Park (No Mow Repair); Various (Cantilever Swing Spares); Walnutt Tree (wetpour repair); Moat Walk (play area improvements); Alexandra Park (Carpet Overlay roundabout); Gotherage (repair spares); Alexandra Skate Park (rubber bonded mulch, signs, landscape prep, Bitmac surface); Various (Zip wire repairs); Various (Swing Seats); Moat Walk (equipment spares).

The Community Infrastructure Levy (CIL) is a tool for local authorities in England and Wales to help deliver infrastructure to support the development of the area. Where adopted this will largely replace Section 106 in delivering strategic infrastructure and developers will pay a rate per square metre of net additional floor space. CIL Regulations 2010 (as amended) now have implications in terms of how Section 106 funds are used for funding open space provision associated with development proposals. From 6th April 2015 the Authority has no longer been able to collect funds in respect of a specific 'infrastructure project' or a 'type of infrastructure' through any Section 106 agreement if five or more obligations for that project of type of infrastructure have already been entered into since 6th April 2010. Owing to the pooling restrictions Section 106 agreements are now much more specific in terms of describing what the monies are being spent on; for example the specific types of infrastructure within the play areas are being referenced as opposed to being more general and referring to just the play area. This approach will help ensure the longevity of funding from commuted sums for children's and formal recreational facilities.

The total amount of commuted sums received from planning applications for 2016/17 is £66,009.66. The spend during that period, which includes use of banked monies from previous year's income, is split as follows:

- Children's provision £46,318.25; Children's maintenance £23,613.27
- Formal provision £127,409.32; Formal maintenance £129,324.58

The funds are being allocated to these parks; Rose Vale Play Area, Thorn Grove Play Area, Marple Memorial Park, Woodbank Park, Gatley Recreation Ground, Goyt Valley Road Play Area, Thornfield Park, Heaton Moor Park, Woodbank Park and Shaw Heath Park.

The Council has eight years from date of payment to spend any commuted sums that are received with any subsequent improvements recorded will inform subsequent AMRs.

### *Adult participation in sport*

The following data is available from the Sport England website<sup>66</sup> for Stockport Borough:

*Table 26 Percentage Aged 16+ in Stockport Participating in All Sports 3 or more times / week*

| 2005/06 | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2015/16 |
|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 15.0    | 16.6    | 15.1    | 19.7    | 19.6    | 23.3    | 16.6    | 21.4    | 16.8    | 19.3    |

A strong increase in this percentage is deemed to be desirable to reflect improvement and could be used as an indicator of accessible sports facilities, although the survey response rates need to be taken into account, as well as the performance of behavioural change programs. This information could indicate that more research is needed into potential reasons for non-use, i.e. to what degree does it reflect either inaccessible sites or behavioural change issues?

<sup>66</sup> <http://activepeople.sportengland.org/>

The original National Indicator 57 'Children and young people's participation in high-quality PE and sport' showed figures for Stockport as below:

- 05/06 - 60%
- 06/07 - 67%
- 07/08 - 75%
- 08/09 - 79%
- 09/10 - 86%

It should be noted that no specific guidance on a measuring method for five hours of quality sport (as originally required by the NI) was available. Therefore a type of floor target was used to measure the percentage of 5-16 year olds participating in at least 2 hours a week of high quality PE and sport at school during curriculum time. This national indicator is no longer collected. Stockport Council are continuing to examine other ways of obtaining data on this indicator or similar.

### *Number of consents for inappropriate development in the Green Belt*

There have been no inappropriate developments granted planning permission in the Borough's Green Belt during this reporting period except in situations where 'very special circumstances' are demonstrated to clearly outweigh the potential harm by reason of inappropriateness and any other harm. There has been no loss of Green Belt in terms of overall area or benefit, in so far as no development has been allowed which has resulted in land no longer fulfilling the Green Belt purposes.

### *Changes in areas of biodiversity importance*

The following three designations exist in the Borough and are measured as part of the monitoring of Stockport's biodiversity:

- Sites of Biological Importance (SBI)<sup>67</sup>
- Sites of Special Scientific Interest (SSSI)<sup>68</sup>
- Local Nature Reserves (LNR)<sup>69</sup>

Stockport has no European designations within its boundaries, but several sites lie within a 15 km radius, further information on these sites can be found in the Habitats Regulations Assessment on the Core Strategy<sup>70</sup>. There has been no recent update on SBI data so the most recent set of data is retained for information (see Table 27 below). During the review period of 2015 there were minimal changes in SBI areas, not as a result of planning activity. Recorded gains and losses below can be due to rationalisation of site boundaries using orthorectified (removal of distortions) aerial photographs and improved calculation tools such as Geographical Information Systems, which enables clearer boundary definition.

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<sup>67</sup> [www.wildaboutmanchester.info/www/index.php/sites-of-biological-importance](http://www.wildaboutmanchester.info/www/index.php/sites-of-biological-importance)

<sup>68</sup> <https://www.gov.uk/protected-or-designated-areas>

<sup>69</sup> <https://data.gov.uk/dataset/local-nature-reserves5>

<sup>70</sup> <http://www.stockport.gov.uk/corestrategy>



Table 27 Sites of Biological Importance in Stockport (Source: GMEU)

| SITES OF BIOLOGICAL IMPORTANCE IN STOCKPORT 2015 REVIEW |                                 |       |       | Net Change 2015– 2016 |      |
|---|---------------------------------|-------|-------|-----------------------|------|
|   | 1984                            | 2015  | 2016  | No.                   | %    |
| TOTAL NUMBER OF SBIS                                    | 29                              | 66    | 66    | -                     | -    |
| TOTAL AREA OF SBIS                                      | 421.9                           | 726.3 | 727.9 | +1.6                  | +0.2 |
|   |                                 |       |       |                       |      |
| TOTAL NUMBER GRADE A                                    | 11                              | 23    | 23    | -                     | -    |
| TOTAL AREA GRADE A                                      | 231.5                           | 429.0 | 429.0 | -                     | -    |
|   |                                 |       |       |                       |      |
| TOTAL NUMBER GRADE B                                    | 9                               | 17    | 17    | -                     | -    |
| TOTAL AREA GRADE B                                      | 89.1                            | 191.3 | 192.2 | +0.9                  | +0.5 |
|   |                                 |       |       |                       |      |
| TOTAL NUMBER GRADE C                                    | 9                               | 26    | 26    | -                     | -    |
| TOTAL AREA GRADE C                                      | 101.3                           | 106.0 | 106.7 | +0.7                  | +0.7 |
|   |                                 |       |       |                       |      |
| Grid Ref  | Change in Grade of existing SBI |       |       | 2015                  | 2016 |
| -   | -                               |       |       |                       |      |
|   |                                 |       |       |                       |      |
| Grid Ref  | New Sites                       |       |       | Grade                 | Area |
| -   | -                               |       |       | -                     | -    |
|   |                                 |       |       |                       |      |

| SITES OF BIOLOGICAL IMPORTANCE IN STOCKPORT 2015 REVIEW |  |       | Net Change 2015– 2016 |               |
|---|--|-------|-----------------------|---------------|
| Grid Ref  | Site Deleted in Part or in Total                               | Grade | Area Lost             | Present Total |
| -   | -  |       |                       |               |
|   |  |       |                       |               |
| Grid Ref  | Partial Gains  | Grade | Area Gained           | Present Total |
| SJ870902  | Disused Railway Line in Mersey Valley                          | B     | 0.9                   | 7.0           |
| SJ933927  | Botany Mill Wood   | C     | 0.7                   | 4.9           |
|   |  |       |                       |               |
| Grid Ref  | Site visited with no overall change/change to description only |       |                       |               |
| SJ939933  | Apethorne House (South)  |       |                       |               |
| SJ863899  | Mersey Valley Nature Park                                      |       |                       |               |
| SJ943932  | Pole Bank (South)  |       |                       |               |
| SJ912905  | Woodbank Memorial Park   |       |                       |               |
| SJ912933  | Reddish Vale   |       |                       |               |
| SJ925896  | Poise Brook & Goyt Valley                                      |       |                       |               |
| SJ868904  | Reservoirs and Scrub at Heaton Mersey                          |       |                       |               |

Due to staff changes and maternity leave there is no recent update on designated sites in Stockport. Data from the previous monitoring period shows that there are still two Sites of Special Scientific Interest (SSSI) in Stockport with a total of 14.11 ha which has not changed over the last three monitoring periods. There are 14 Local Nature Reserves (LNR) in the Stockport area totalling 322.15 ha. Stockport retains 66 Sites of Biological Importance (SBI) with a total area of 726.3 ha.

Table 28 Number of designated Sites in Stockport

| Type of Site | 2007/8 | 2008/09 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 |
|--------------|--------|---------|---------|---------|---------|---------|---------|---------|
| SSSI         | 2      | 2       | 2       | 2       | 2       | 2       | 2       | 2       |
| SBI          | 65     | 65      | 64      | 65      | 67      | 66      | 66      | 66      |
| LNR          | 9      | 12      | 13      | 13      | 14      | 14      | 14      | 14      |

One SBI at Ox Hey Pasture was reduced in size and 3 sites made partial gains none as a result of planned development.

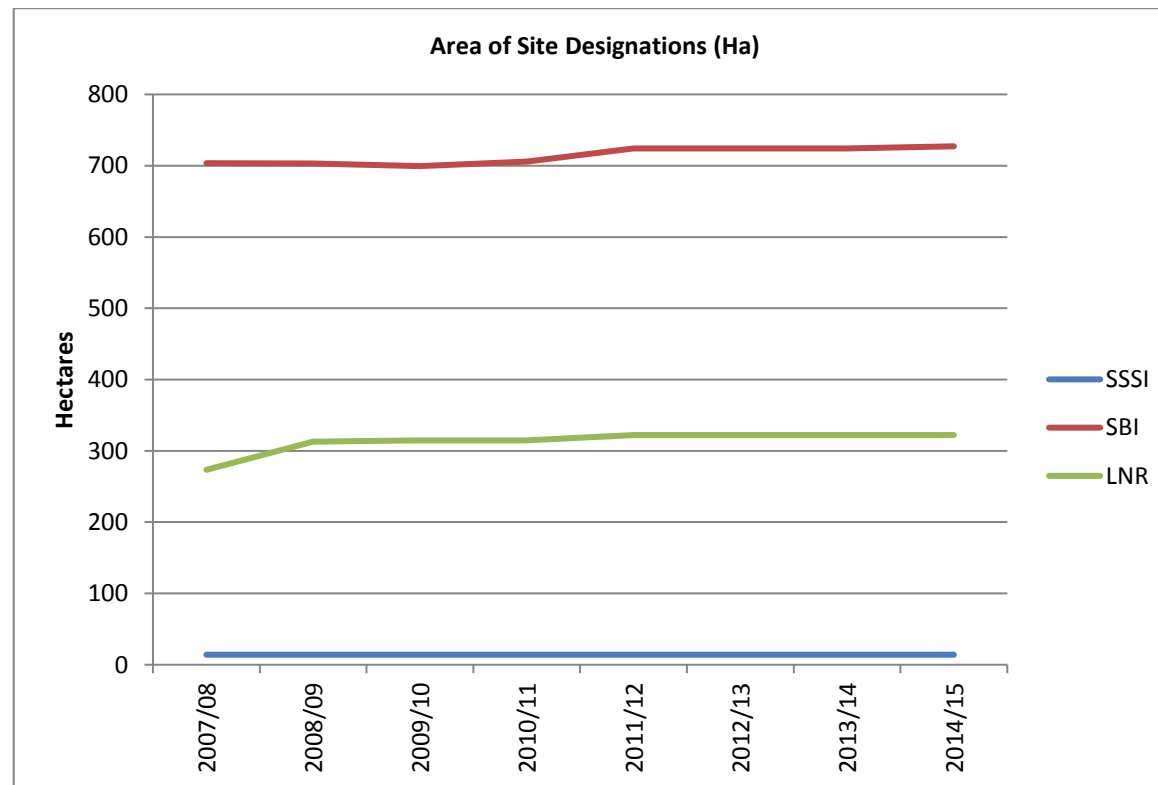


Figure 14 Area of Site Designations (Ha)

*Number of developments where permission has been granted contrary to the advice of Environmental Health Offices with regards to air quality & noise pollution; Percentage of applications requiring consultation with the Health & Safety Executive which are determined in line with their consultation response; Percentage of applications requiring consultation with Manchester Airport or Woodford Aerodrome which are determined in line with their consultation response*

There has been no detailed investigation of the impacts of comments from Stockport Council's Environmental Health Officers with regards to air quality and noise pollution on planning applications. However, mechanisms for gathering and assessing these impacts continue to be investigated and will be reported in future AMRs.

Monitoring of the Health & Safety Executive (HSE) and Manchester Airport commentary on applications happen automatically with no applications triggering objections from the HSE or Manchester Airport.

Woodford Aerodrome is no longer operational and was not, therefore, required to comment on any applications.

*Number and Size of Conservation Areas; Number of listed buildings / ancient scheduled monuments / buildings of local interest*

Stockport retains 37 designated Conservation Areas in the Borough. The amount of area shown remains at 8.41 km<sup>2</sup> in this reporting year. This means that the target was achieved for this Reporting Year. Figure 15 below shows the Conservation Areas coverage. More detail is available: [www.stockport.gov.uk/historicareas](http://www.stockport.gov.uk/historicareas)

There has been no change in the number of Scheduled Monuments and a gain of two Statutory Listed Buildings (one of which was a Locally Listed Building) as shown in Table 29. Information on recent reviews of locally Listed Building numbers is available on the web page:

[www.stockport.gov.uk/services/environment/planningbuilding/conservationheritage/heritageassets/locallylistedbuildings/locallistreview](http://www.stockport.gov.uk/services/environment/planningbuilding/conservationheritage/heritageassets/locallylistedbuildings/locallistreview)

The figures for the last ten years are shown in Table 29 below:

*Table 29 Numbers of conservation and heritage assets in Stockport*

|                          | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|--------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Listed Buildings         | 368     | 375     | 377     | 386     | 387     | 387     | 388     | 388     | 389     | 390     | 392     |
| Locally Listed Buildings | 131     | 130     | 131     | 368     | 368     | 367     | 367     | 468     | 467     | 467     | 466     |
| Scheduled Monuments      | 6       | 6       | 6       | 6       | 6       | 6       | 6       | 6       | 6       | 6       | 6       |

Like the previous monitoring period Stockport retains 2 Registered Historic Parks & Gardens and there are 3,673 (up on previous year's figure of 3,659) Stockport entries in the Greater Manchester Historic Environment Record.

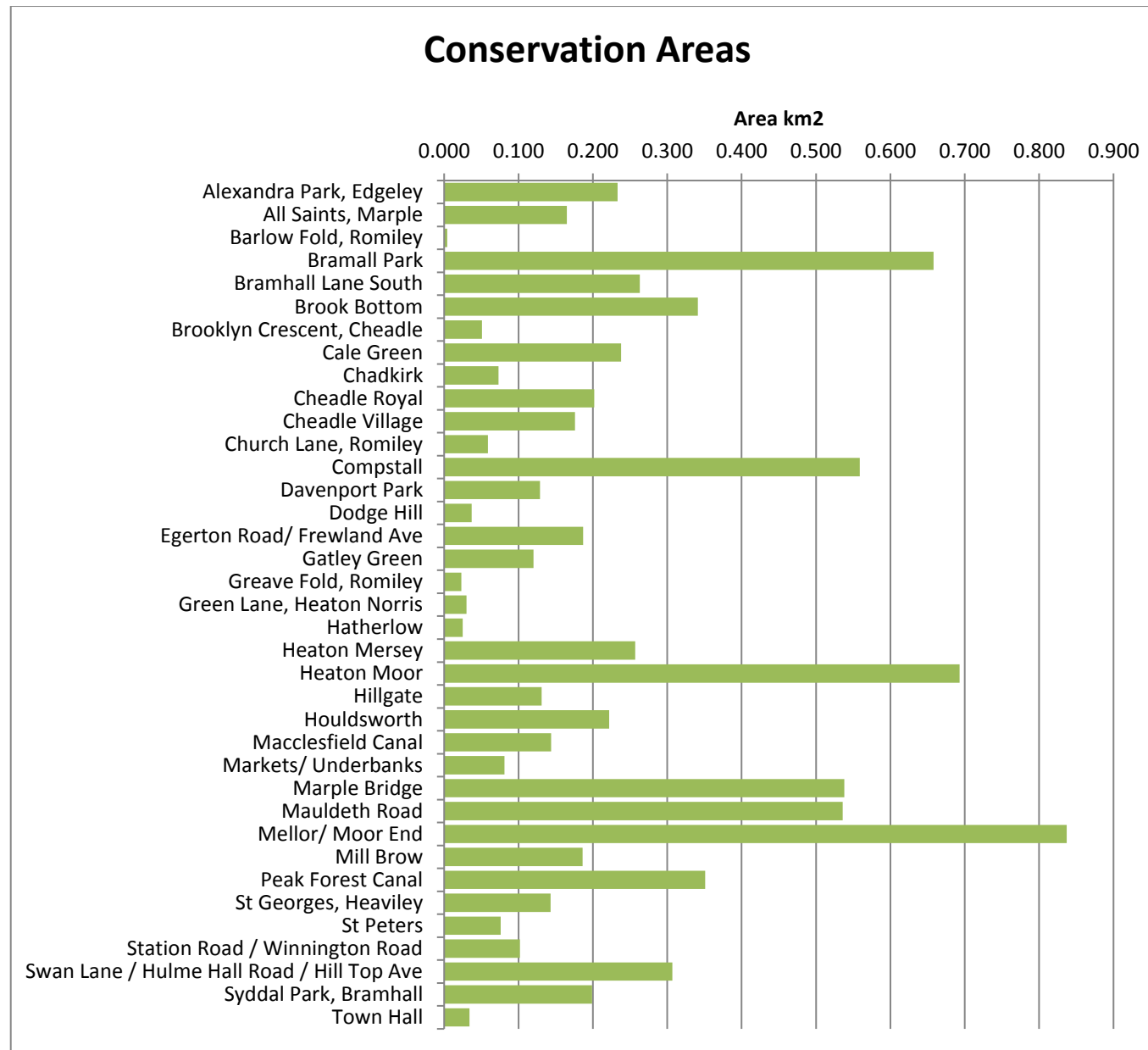


Figure 15 Conservation Areas

### *Capacity of new waste management facilities by waste planning authority*

No new facilities were granted planning permission during the reporting period.

### *Amount of municipal waste arising and managed by management type by Waste Planning Authority*

Due to changes in the release date of data by Defra data for 2016/17 is not yet available to inform this element of the AMR. The previous year's data is shown below.

In relation to the amount of municipal waste arising, a total of 104,503 tonnes of municipal waste was managed in Stockport for the monitoring period 2015. Of the collected waste 60.55% was either composted, recycled or re-used, compared to 61%, 61.1% and 61.4% in the previous years respectively. Table 30 below shows the various tonnages of recyclate collected for a year in arrears going back to when this data was first available in 2012.

*Table 30 Amount and type of waste recycled 2012-16*

| <b>Recycling Tonnage 2011&gt;</b>  | <b>2011/12</b> | <b>2012/13</b> | <b>2013/14</b> | <b>2014/15</b> | <b>2015/16</b> |
|--|----------------|----------------|----------------|----------------|----------------|
| Brown Bin – glass, tins, cans, aerosols, plastic bottles, aluminium foil / trays | 12300          | 12331          | 12421          | 12654          | 12910          |
| Blue Bin - paper, card, cardboard including cartons                              | 16100          | 15224          | 15007          | 14653          | 14204          |
| Green Bin - garden & solid food waste  | 35800          | 34370          | 36159          | 35786          | 35664          |
| <b>Total Recycled Tonnage</b>  | <b>64363</b>   | <b>61925</b>   | <b>63587</b>   | <b>63103</b>   | <b>63281</b>   |

### *Targets for Policies 1 to 12 in the GMJWDPD & Scenario 2 of the Needs Assessment*

The GMJWDPD was adopted in April 2012 and the first year of monitoring was completed and reported in late 2013. The 2016-17 monitoring report was published by Urban Vision (the Minerals & Waste Planning Team for Greater Manchester) and the reports are available to download here: [www.gmwastedpd.co.uk/annmonitor.html](http://www.gmwastedpd.co.uk/annmonitor.html)

According to the report with regards to unallocated waste sites, one site for Asbestos Waste Transfer was approved in May of 2016 within Stockport at Crossley Park Industrial Estate. However, the report notes that no action is required reflecting that this site does not raise issues with regards to Policy 10 on Unallocated Sites in the GMJWDPDP.

### *Production of primary land won aggregates by mineral planning authority; Production of secondary and recycled aggregates by mineral planning authority and Indicators for Policies 1 to 13 in the GMJMDPD*

The Greater Manchester Joint Minerals Development Plan was adopted in April 2013. The most recent annual monitoring report produced by the Greater Manchester Waste and Minerals Planning Unit is available to download: <http://www.gmmineralsplan.co.uk/annmon.html> This document details minerals reporting for the North West of England which includes for Stockport. Below as a summary are the tables for Indicators M1 and M2 as reported in the Annual Monitoring Report for the GMJMDPD.

Table 31 Greater Manchester, Merseyside and Warrington aggregate crushed rock landbank as at 31 December 2016 - Indicator M1

|  | Landbank as at 31.12.15<br>(years) | Permitted reserves as at<br>31.12.16 (mt) | Annual apportionment<br>requirement 05-20 (mt) | Landbank as at 31.12.16<br>(years) |
|--|------------------------------------|---|--|------------------------------------|
| Greater Manchester,<br>Merseyside & Warrington | 15.5 years                         | 19.59                                     | 1.32   | 14.84                              |

Table 32 Greater Manchester, Merseyside and Warrington aggregate land-won sand and gravel landbank as at 31 December 2016 - Indicator M2

|  | Landbank as at 31.12.15<br>(years) | Permitted reserves as at<br>31.12.16 (mt) | Annual apportionment<br>requirement 05-20 (mt) | Landbank as at 31.12.16<br>(years) |
|--|------------------------------------|---|--|------------------------------------|
| Greater Manchester,<br>Merseyside & Warrington | 8.6                                | c.  | 0.43   | c. and is below 7 years            |

### *Area of land of known mineral resources lost to development in Stockport*

There were no losses of known mineral resources to development within Stockport during the reporting period.

## Transport

Stockport is a Borough that aspires to address its transport issues and aims to tackle traffic congestion by promoting sustainable and healthy opportunities to travel. Stockport's Planning Policy and Transport Policy teams work closely with Public Health colleagues to promote delivery of environments which help people to address healthy weight including through encouraging physical active, especially through active travel modes.

### Relevant Policies

The following policies are monitored within this section of the 2016/17 AMR:

- Core Policy CS9 Transport and Development (Page 129)
- Core Policy CS10 An Effective and Sustainable Transport Network (Page 130)
- Development Management Policy T-1 Transport and Development (Page 134)
- Development Management Policy T-2 Parking in Developments (Page 135)
- Development Management Policy T-3 Safety and Capacity on the Highway Network (Page 136)
- Development Management Policy T-4 Protecting Disused Rail Alignments (Page 137)

### Indicators

The following Indicators were selected to monitor the performance of LDF transport policies:

- Numbers of new, non-residential, developments complying with Council parking standards as set out in the LDF.
- Modal Share of public, walking, cycling and car modes
- 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.
- Percentage of development schemes requiring travel plans in which plans are secured (through a Section 106 agreement) - Target: 100%
- No incidences of loss of land on disused rail alignments that can be potentially re-used for transport uses



### *Numbers of new, non-residential, developments complying with Council parking standards as set out in the LDF*

Table 33 depicts the number of developments completed in the local authority area (non-residential types) complying with Stockport's car parking standards.

*Table 33 Industrial and Commercial developments complying with Council car parking standards (16/17)*

| <b>Development Type</b>                            | <b>Number of New Developments</b> | <b>Number of new developments on sites complying with parking standards</b> | <b>Percentage of new developments on sites complying with parking standards</b> |
|--|-----------------------------------|---|---|
| New Industrial and Commercial development (UCOs B) | 36                                | 36  | 100   |
| New Retail developments (UCOs A)                   | 40                                | 40  | 100   |
| New Leisure developments (UCOs D)                  | 6                                 | 6   | 100   |

Any non-compliance results from changes of use developments only, whereby existing car parking is in excess of the new requirement. All new developments are in compliance. Prior approval developments do not have to comply with parking standards which results in a situation where parking standards can fail to be effective through no fault of Council policy. In order to understand to what extent this is an issue for Stockport consideration will be given to how this can be monitored in future years.

### *Modal Share of public transport, walking, cycling and car modes*

Figure 15 includes the latest statistics from Transport for Greater Manchester's website for Stockport in 2016.

The data for 2016 shows that car use decreased in morning and evening peak periods, with a rise in walking, cycling, bus and rail (except for a small cycling decrease in the evening peak). Annual variations in use on previous years bear watching in terms of any policy implications.

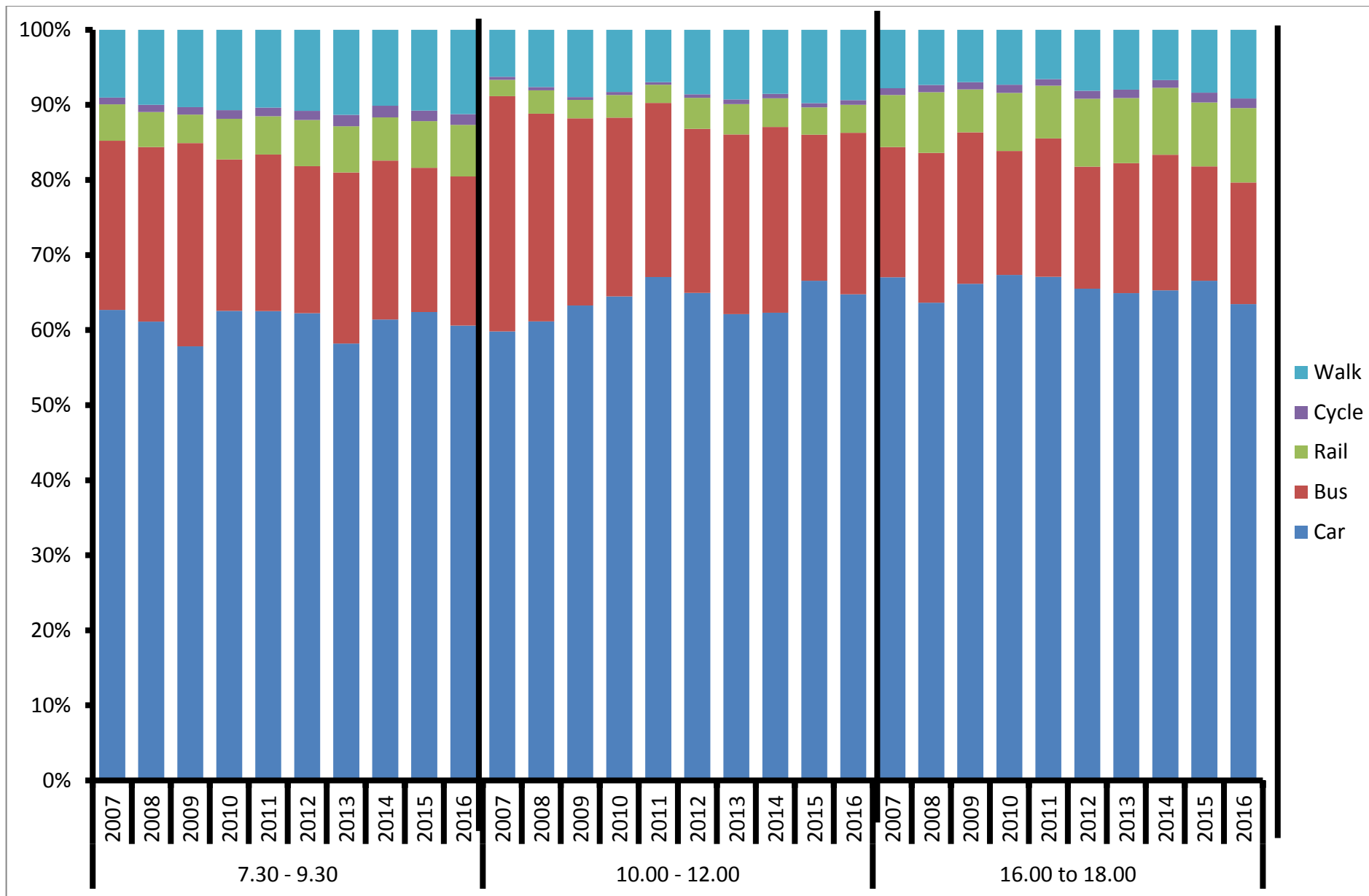


Figure 16 All Modes

*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*

As a result of the preparation of the Core Strategy, Stockport Council has developed a sophisticated accessibility model in order to monitor performance of our housing distribution policy<sup>71</sup>. Monitoring of the Core Strategy now assesses compliance levels with the accessibility thresholds - see accessibility monitoring in the section on [Providing a Decent Home for Everyone](#).

Due to technical issues with regards to the software, there has been no monitoring completed for this transport assessment indicator. Future monitoring will require re-running of the model used to inform the development of the Core Strategy and will be undertaken when software issues and capacity have been addressed or an alternative methodology is established.

*Percentage of development schemes requiring travel plans in which plans are secured (through a Section 106 agreement) - Target: 100%*

The percentage of development requiring travel plans that were secured was 100%. Prior approval developments do not have to comply with travel plan requirements which results in a situation where since no travel plan is required then a policy for travel plans can fail to be effective through no fault of Council policy.

*No incidences of loss of land on disused rail alignments that can be potentially re-used for transport uses*

There have been no incidences of loss during the life of the Core Strategy.

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<sup>71</sup> [www.stockport.gov.uk/ldfevidence](http://www.stockport.gov.uk/ldfevidence) - see under Core Strategy DPD for Accessibility Appraisal

## Stockport Town Centre Strategic Location

This section of the Core Strategy seeks to address the following issues:

- Why Stockport's Town Centre should be the primary focus for development in the Borough
- Which uses should be encouraged in the Town Centre
- Setting out the broad areas in which these uses should be focused

The Core Strategy lays out that the 'Town Centre' can broadly be described as an area with the M60 to the north, St. Mary's Way to the east, Hempshaw Lane / Longshut Lane to the south and Shaw Heath/King Street West to the west. The Core Retail Area is defined as being around the existing Merseyway area, stretching from the A6 to Great Portwood Street. Housing is targeted to a wider area defined as the Central Housing Area as shown in the Core Strategy's Key Diagram on page 39<sup>72</sup>. Further clarification on site allocations and any designations regarding Town Centre policies will be provided in future Local Plan documents in due course.

This section of the Core Strategy consists of the following policies:

- Core Policy CS11 Stockport Town Centre
- Development Management Policy TC-1 Stockport Town Centre

A number of indicators from the previous policy topic sections inform the performance of policies with regards to the Town Centre. This section of the AMR summarises the findings and provides an overview of the issues and achievements within the Town Centre.

- Number of new dwellings in Stockport Town Centre granted planning permission and constructed during the monitoring year
- Amount of completed retail and leisure development for the Town Centre
- Number of vacant properties in Stockport Town and District Centres and vacancy rates as a percentage in primary shopping and all frontages
- Proportion of A1 use in Primary Frontages in Stockport's Town Centre's Core Retail Area (CRA) and at District Centres (DCs).
- Diversity of economic development in secondary frontages in Town Centre CRA and DCs
- Footfall at primary and secondary frontages of the CRA in Town Centre and DCs
- Amount of A2, A3, A4 and D2 use floor space developed annually in Town Centre, DCs and local centres. Amount of comparison retail floorspace developed annually in the Town Centre CRA and amount of A1 use developed annually in the DC and Local Centres
- Proportion of vacant street level property and the length of time properties have been vacant in the CRA of Town Centre and Local Centres annually
- Size (gross floorspace) of individual new A1 units in CRA of Town Centre, DCs and Local Centres
- Perception of safety and occurrence of crime in Town Centre
- State of the environmental quality of Town Centre and DCs
- Number of hotel bed spaces in the Town Centre
- Total amount of employment floorspace for Town Centre uses

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<sup>72</sup> [www.stockport.gov.uk/corestrategy](http://www.stockport.gov.uk/corestrategy)

- Annual survey of planning permissions for B1 uses granted and implemented in the Town Centre and assessment of the number of jobs created by those developments
- Environmental design standards achieved in Town Centre

Permissions were granted for development of 302 units in the Town Centre in 2016/17 and 75 new 1 bed apartments were completed at Archer House, John Street, none of which were affordable dwellings. These figures are an improvement on the previous year's low figures and reflect work done to address this issue.

8661.6m<sup>2</sup> of completed retail and leisure development was delivered in the Town Centre, which is 44.4% of overall retail and leisure development in Stockport. As at Summer 2017 there were 104 vacancies in the Core Retail Area of Stockport Town Centre meaning that 12% of ground floor units were vacant. As in previous monitoring periods, no new A1 units were delivered in the Town Centre. There remains a shortage of medium sized retail units in the range of 465-930m<sup>2</sup> in the Town Centre's Core Retail Area. Redrock, which is now completed, includes two A1 use units within the size range of 465-930m<sup>2</sup> and will be reported in the subsequent AMR.

With regards to the total footfall at Merseway, the percentage change in numbers of visitors between 2017 and 2016 was down by 3%.

A1 uses include shops, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, domestic hire shops, dry cleaners, funeral directors and internet cafés. As at August 2016 on average 78.3% of the length of the Town Centre's Primary Shopping Frontage was in A1 use. There are 24 Primary Frontage blocks in the Town Centre of which 11 blocks have less than 80% of their frontage length in A1 use.

There are a range of A2, A3, A4 and A5 uses in the Town Centre Secondary Shopping Frontage as well as a clinic, a wellbeing and advisory centre, a theatre, a museum, nail salons, a casino and an amusement arcade. This is considered to be an adequate range of non-A1 use but the range of cafés, restaurants and bars would benefit from improvement to diversify the evening economy and provide a better range of complementary facilities for shoppers.

*Table 34 Amount of A2, A3, A4 and D2 use floor space developed annually in Town Centre (m<sup>2</sup>)*

| Use Class   | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---|---------|---------|---------|---------|---------|---------|---------|
| A2 Financial and professional services - banks, building societies, estate and employment agencies, professional and financial services and betting offices   | 145     | 100     | 757.5   | 115     | 312.2   | 0       | 0       |
| A3 Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafés   | 257.1   | 0       | 436.4   | 374     | 0       | 334.3   | 475     |
| A4 Drinking establishments - Public houses, wine bars or other drinking establishments (but not nightclubs)   | 9       | 0       | 0       | 0       | 0       | 165.1   | 155.1   |
| D2 Assembly and leisure - cinemas, music and concert halls, bingo and dance halls (but not nightclubs), swimming baths, skating rinks, gymnasiums or sport arenas (except for motor sports, or where firearms are used) | 0       | 0       | 2651    | 0       | 87.3    | 0       | 160.9   |

The table above shows the amount of floor space developed annually for these uses in the Town Centre. It is the Gross figure for these uses not including losses for change of use. No A2 use was completed in the town centre this reporting period. A3 uses were completed at the new Travelodge (formerly Regent House) and at Stockport Exchange where a cafe opened in summer 2017. The Cafe Place opened at Princes Street and McDonalds on the A6 extended their premises. There was a loss of A3 to Samz Beauty store on Princes Street. The Petersgate Tap wine bar (A4 use) completed in September 2016.

As of April 2015 changes were made to the Planning Use Classes under the Town and Country Planning (General Permitted Development) Order 2015 which changed the use of payday loan and betting shops from A2 'Financial and professional Services' to Sui Generis. When completing the surveys these types of uses were changed from A2 to Sui Generis. The data is used in assessing planning applications and therefore needs to accurately reflect what the uses are at the current time. In terms of vacancies, it is important to note that some of the properties within the Town Centre form part of the wider action plans for regeneration schemes such as Redrock and the Market Place and Underbanks.

Two town centre hotels were delivered during this reporting period. This includes the new build 115 bed hotel on the Stockport Exchange site and an 86 bed change of use for Travelodge at Regent House. Two hotels were granted in the former monitoring period within different customer budget ranges which include a hotel above Wetherspoons at 13 St Petersgate.

Javelin Group's Venue Score data (June 2015) as reported in the draft GMSF Town Centre Topic Paper October 2016 GMSF consultation Table 2, page 12 - <http://gmsf-consult.objective.co.uk/portal> ranks it second (below Bury Town Centre) out of the eight main principle Greater Manchester town centres in its 2014 rank. Of these centres only Bury Town Centre with a 2014 venue-score of 196 scores higher than Stockport Town Centre which scores 191. Stockport Town Centre has improved in overall rankings from 96 in 2010 and 103 in 2013 to 94 in 2014. Experian's May 2013 Retail Scape Report places Stockport as seventh in the north west regional retail hierarchy, with the ranking based on an estimated comparison goods spend (55th in national ranking).

In terms of office uses there was one permission granted and implemented in the town centre - the Stockport Exchange development will be reported once the site is fully complete. With regards to exemplar office space, the Stockport Exchange offices completed this period are built to the BREEAM standard and include a green roof and solar PV array. The Council's own Fred Perry House and the BAM Building on the A6 were delivered in earlier monitoring periods and provide further examples of BREEAM Office<sup>73</sup> developments to 'Excellent' standard.

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<sup>73</sup> <http://www.breeam.org/page.jsp?id=17>

## Woodford Aerodrome Opportunity Site

The site is identified in the Stockport Core Strategy (March 2011) as the Woodford Aerodrome Opportunity Site; paragraph 3.543 of the Core Strategy indicates that the Supplementary Planning Document (SPD) would be prepared in respect of the site to guide development. Stockport Council adopted an SPD for the opportunity site on 14th January 2013<sup>74</sup>.

### Supplementary Planning Document & Site Information

The site is located on the southern edge of Greater Manchester, approximately 8.3km to the south of Stockport; 4.5km to the east of Wilmslow and 8.3km to the north of Macclesfield. The site lies immediately to the south of the villages of Woodford and Bramhall and to the west of the town of Poynton.

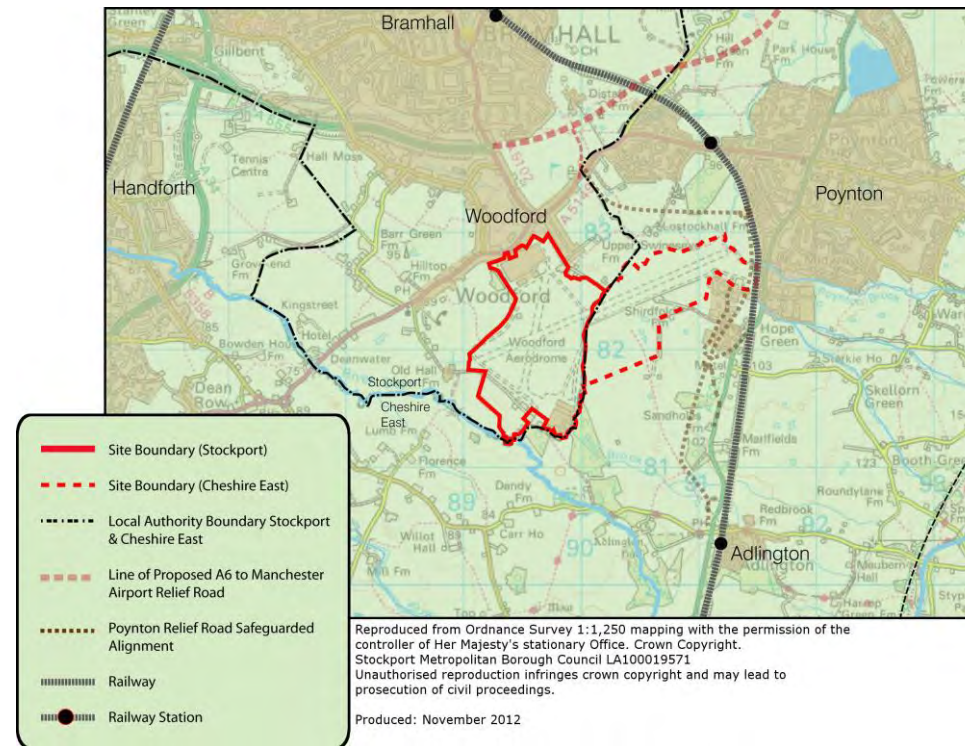


Figure 17 Wider Location Plan

<sup>74</sup> <http://stockport-consult.objective.co.uk/portal/pp/woodfordspd/woodfordspd?tab=files>

The SPD laid out how any planning applications should come forward, in particular Table 5.1 in the SPD clearly lays out the vision and environmental, social and economic objectives for the site as well as design objectives.

| <b>Vision</b>  |   |
|--|---|
| Woodford Aerodrome Opportunity Site is an exciting opportunity to build upon Stockport Council's pledge to be a 'leading green borough'. Woodford will become a national example of a high quality sustainable community, through the creation of a place that is economically, socially and environmentally sustainable. Development proposals will draw from the heritage of the site, whilst restoring the lost countryside and repairing the landscape setting of the Green Belt. Adopting traditional 'Garden Village' principles, new buildings will be of high quality and well designed in a landscaped setting where everyone can benefit from gardens, greenspace and generous useable open spaces linked to Woodford Village ensuring permeability of the countryside |   |
| <b>Environmental, Social and Economic Objectives</b>   | <b>Design Objectives</b>  |
| To encourage the creation of a high quality sustainable balanced community by providing a broad mix and tenure of housing.   | <b>Environmentally Sensitive:</b><br>To enhance the openness and purposes of the Green Belt. To restore the landscape setting of the site and create a green network of landscaped spaces as a framework for the development. To set the site within a high quality landscape. To increase biodiversity. To encourage environmental sensitivity and long-term sustainability in the built fabric.   |
| To integrate new development with the existing communities.  |   |
| To make the best use of previously developed land, whilst addressing local housing choice and demand in a manner that protects the Green Belt.   |   |
| To provide an appropriate range of uses including new education provision and community facilities to meet the needs of the future residents and by creating a new centre, providing convenience and a sense of belonging.   | <b>Sustainably Well Connected:</b><br>To connect the site with the existing communities. To create a permeable layout with a hierarchy of streets. To ensure public transport integration and good access to bus routes.  |
| To create multi-functional green space infrastructure with a well defined public realm and generous areas of open space.   |   |
| To restore the lost countryside and repair the landscape setting within the Quality Green Belt and recreate and improve rights of way.   | <b>Place Making and Design:</b><br>To draw upon and reflect the heritage of site with high quality and well designed layout and buildings that maintain and enhance the character of the locality. To create an appropriate new identity for the site through high quality architecture and good urban design. To create a high quality gateway and arrival point to the site providing a positive public face. To create a well defined high quality public realm consisting of safe streets and spaces, which reflect principles of good design. To create generous areas of open space ensuring permeability of the countryside for the local community through the re-creation of links to existing rights of way network through the site. |
| To create a sustainable and locally distinctive place through high quality architecture and good urban design.   |   |
| To develop a movement network which improves connectivity and prioritises the needs of pedestrians, cyclists and public transport users, above that of the private car where it is safe to do so, to minimise impact on the existing highway network and improve accessibility to the site.  |   |



## Planning Applications

Applications for the site have been determined since the previous AMR and are summarised in Table 35 below. Details of the applications can be viewed on the Council's planning web pages: <http://planning.stockport.gov.uk/PlanningData-live>

| Application Reference | Type of Application         | Proposal  | No of Conditions | Conditions / Monitoring Outcomes   |
|-----------------------|-----------------------------|---|------------------|--|
| DC053833              | Full Planning Permission    | The demolition of the existing buildings, remediation of land (including mitigation/removal of runways, hardstanding and taxiways) and the regrading of the land to create development platforms for a residential led mixed-use development  | 16               | Phasing; Remediation & Contamination Measures; Demolition, Remediation and Earthwork and Traffic Management Plan; Hours of Works; Archaeological Measures; Protected Species Measures; Invasive Species Measures; Tree Protection Measures |
| DC053832              | Outline Planning Permission | Hybrid planning application for: Part A Outline planning permission (excluding phase 1) for the erection of: Up to 775 dwellings; C2 Extra Care Unit Commercial floorspace (comprising up to 8,361sq m [90,000 sq ft] of Class B1c); A public house (comprising some 650sq.m. of Class A4 floorspace); Retail floorspace (comprising up to 5 shop units and some 1000sq.m. of Class A1, A3 & A5 floorspace); A one form entry primary school; Use Class D1 floorspace; and the provision of associated infrastructure (including roads, footpaths, cycleways and open space) ALL MATTERS (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) ARE RESERVED FOR SUBSEQUENT APPROVAL Part B Full planning permission for phase 1 (as outlined in green on plan PL1161.D.4000 REV 6) for: The erection of 145 dwellings; and the provision of associated infrastructure (including roads, footpaths, cycleways and open space | 60               | Phase 1; Phases 2-3; management of phases and details relating to the development types shown in the development proposal  |
| DC053444              | Request for Scoping Options | Re-development of the Woodford Aerodrome site for a residential led mixed-use development including demolition and remediation; 950 dwellings; 8,361sqm of Class B1c commercial floorspace; 5 shops and approximately 1,000sqm of Class A1, A3 & A5 retail floorspace; a 650sqm Class A4 public house; a primary school; Use Class D1 floorspace; associated highways infrastructure, car parking, pedestrian/ cycle routes and public realm.   | 0                | There were some further suggested additions to the scoping coverage outlined in the decision notice  |
| DC054212              | Full Planning Permission    | Formation and construction of two accesses from Chester Road to serve a development of up to 920 dwellings: C2 Extra care Facility: commercial floor space (Comprising up to 8,361 sq.m (90,000 sq.ft) of class B1C); a public house (comprising up to 650 sq.m of class A4 floorspace); retail floorspace (comprising up to 5 shop units and up to 1,000 sq.m of class A1, A3 & A5 floorspace); A one form entry primary School; and use class D1 floorspace (up to 300 sq.m)  | 3                | Drawings   |

| Application Reference | Type of Application      | Proposal  | No of Conditions | Conditions / Monitoring Outcomes  |
|-----------------------|--------------------------|---|------------------|---|
| DC054569              | Full Planning Permission | The change of use, refurbishment and extensions of the former fire station for use as the Avro Heritage Centre including a café, permanent display of a Vulcan bomber and landscaping   | 3                | Drawings; schedule and samples of materials; landscaping scheme and management; car and cycle parking; travel plan; heritage use only |
| DC056282              | Discharge of Conditions  | Discharge of conditions 2 and 3 of DC054569.  | N/A              | Decision made and dispatched in November 2014   |
| DC056806              | Discharge of Conditions  | Discharge of condition nos. 2 (phasing) and 6 (demolition, remediation, earthworks & traffic management plan) of planning permission DC053833.  | N/A              | Decision made and dispatched in November 2014   |
| DC056807              | Discharge of Conditions  | Discharge of condition no 8 (Archaeological Measures) of planning permission DC053833.  | N/A              | Decision made and dispatched in November 2014   |
| DC056825              | Discharge of Conditions  | Discharge of conditions 9 (protected species), 10 (protected species), 11 (bat roosting), 12 (nesting birds), 13 (bird deterrent measures), 14 (invasive species) and 15 (Japanese knotweed) of planning permission DC053833  | N/A              | Decision made and dispatched in November 2014   |
| DC057365              | Discharge of Conditions  | Discharge of condition 5 (contamination) of planning permission DC053833.   | N/A              | Decision made and dispatched in February 2015   |
| DC057885              | Discharge of Conditions  | Discharge of Condition 3 (Remediation Scheme) of planning permission DC053833   | N/A              | Decision made and dispatched in March 2015  |
| DC057970              | Discharge of Conditions  | Variation of condition 1 of planning permission DC053832 to allow plot 80 Welwyn to be substituted for a Henley and plot 82 Richmond substituted for a Highgrove.   | N/A              | Decision made and dispatched in April 2015  |
| DC058298              | Discharge of Conditions  | Discharge of conditions 3 (floor & ground levels), 4 (materials), 5 (boundary treatments), 6 (open space provision), 7 (highways), 10 (bollards), 12 (drainage), 13 (landscaping), 16 (tree protection), 17 (excavations near trees), 31(travel plan), 46 (construction traffic management plan), 49 (flood risk), 51 (nesting birds), 52 (invasive species), 53 (disposal of foul and surface water drainage), 54 (employment and training statement), 57 (footpaths & cyclepaths) & 60 (drainage & surfacing of driveways) of DC053832. | N/A              | Decision made and dispatched October 2015   |
| DC058655              | Discharge of Conditions  | Discharge of conditions 2 (highway improvements) and 3 (junctions) of DC054212  | N/A              | Decision made and dispatched October 2015   |
| DC058818              | Full Planning Permission | The erection of a temporary marketing suite with a proposed life span of 10 years   | N/A              | Decision made and dispatched August 2015  |
| DC059036              | Discharge of Conditions  | Discharge of condition 3 (remediation), condition 4 (remediation), condition 5 (ground gas assessment), condition 8 (archaeology), condition 16 (trees) of planning permission  | N/A              | Decision made and dispatched September 2015   |

| Application Reference | Type of Application      | Proposal  | No of Conditions | Conditions / Monitoring Outcomes           |
|-----------------------|--------------------------|---|------------------|--|
| DC059505              | TWTT                     | Tree Types: Leyland Cypress Tree Group: G17 as per attached plan Works To be carried out: Additional trees marked red on the attached plan within group G17 are to be removed. TPO 421W.  | N/A              | Withdrawn September 2015                   |
| DC059447              | Minor Material Amendment | Variation of condition 2 of DC053832 to facilitate a substitution of 85 house types (plots 1, 4, 9 - 12, 14 - 16, 19 - 30, 35 - 43, 45 - 48, 50 - 54, 59, 60, 70 - 75, 93 - 97, 100 - 107, 111 - 118, 121 - 123, 126, 128, 132 - 140 and 143 - 145). NB HOUSE TYPES ALL PREVIOUSLY APPROVED EXCEPT 1 HOUSE TYPE (HARROGATE) Removal of small area of open space around plots 106 and 107. Change to the highway layout around plots 102 - 105 and 113 - 118 including the creation of a hidden parking court. Relocation of the 2 storey apartment building. Introduction of an additional footpath link adj to plots 132 - 135. New incidental open space adj to plot 138. | N/A              | Decision made and dispatched April 2015    |
| DC060072              | VC                       | Variation of conditions 2 & 14 of planning permission DC053832 to allow trees T23, T26, G16, G17 and G21 as shown on drawing D5096.002 to be removed.   | N/A              | Decision made and dispatched December 2015 |
| DC061572              | NMA                      | Non Material Amendment to planning permission DC053832 to change roof structures of houses from gable to hip ends   | N/A              | Decision made and dispatched April 2016    |
| DC061689              | MMA                      | Minor Material Amendment to planning permission DC053832 to change a number of driveways from block paving to tarmac. The area around the POS/Village Green will remain as previously agreed "Block Paved" to create focal street scenes.   | N/A              | Decision made and dispatched July 2016     |
| DC062678              | Reserved Matters         | Approval of the Construction of the Phase 2 Access Road   | N/A              | Decision made and dispatched October 2016  |
| DC062875              | VC                       | Variation of Condition 2 (approved plans) of DC053832 to allow a re-plan of 6 plots and removal of a road.  | N/A              | Decision made and dispatched November 2016 |
| DC062962              | Reserved Matters         | Application for the new phase within phase 2 for the erection of 55 dwellings concerning access, appearance, landscaping, layout and scale on land at the former Woodford Aerodrome.  | 10               | Decision made and dispatched March 2017    |
| DC063665              | NMA                      | Non-Material Amendment to DC/053832 for change to car parking arrangement for units 113-118 and the relocation of an adjacent turning head  | N/A              | Decision made and dispatched November 2016 |

Any further applications will be reported in future AMRs. This and subsequent AMRs will include information on any non-compliance with the conditions in the two main applications or any significant changes to conditions associated with the planning applications listed above.

The following issues were reported after the monitoring period ended in March 2017 regarding the development and have been or are being addressed as laid out below - they will be included in the Policy Monitoring table below in the next AMR:

- Land levels were not appropriate - being addressed
- Plot not in correct place - being addressed
- Incorrect removal of trees - variation of condition dealing with replacement trees (agreed by Council's Arboricultural Officer)
- Hours of working complaints – addressed and now working within agreed hours
- Noise – addressed by correct working within hours
- Dust – dampening taking place

### Policy Monitoring

The following section lays out the policy relevant indicators and the most recent information obtained on those indicators, taking account of the phased nature of the Woodford Aerodrome Opportunity Site development whereby some aspects will not be delivered for several years.

Except for recording delivery of housing and other development numbers, the main approach in terms of officer capacity and time constraints is to record any non-compliance with policy. As monitoring progresses over time there will be refinements made to the scale and scope of the monitoring indicators. It should be noted that the data in Table 36 reflects activities recorded during the AMR monitoring period of 1st April 2016 to 31<sup>st</sup> March 2017.

| Policy Issue   | Indicator  | Monitoring Outcomes by AMR Year   |             |                        |
|--|--|---|-------------|------------------------|
|  |  | 2016/17   | 2015/16     | 2014/15                |
| Infrastructure Provision<br>(includes green and social infrastructure) | Has there been any record of complaint regarding management of the construction site?              | Not within the monitoring period (issues over the summer will be reported in subsequent monitoring reports) | No activity | No complaints received |
|  | Have any agreed roads, bridleways, cycle paths and pedestrian routes or access NOT been delivered? | Not to date   | Not to date | No activity            |
|  | Has proposed drainage (including sustainable drainage) not been achieved?                          | Not to date   | Not to date | No activity            |
|  | Have any agreed green or social infrastructure (including open space) not been delivered?          | Not to date   | Not to date | No activity            |
|  | Section 106 - have the agreed Highways and other transport related contributions been submitted?   | Not to date   | Not to date | No activity            |
| Housing Development  | Number of residential units  | 51 completions  | Not to date | No activity            |

| Policy Issue                     | Indicator  | Monitoring Outcomes by AMR Year                                 |             |             |
|----------------------------------|--|---|-------------|-------------|
|                                  |  | 2016/17   | 2015/16     | 2014/15     |
|                                  | Number, types and tenure of housing delivered  | 45 x 4 bedroom houses (private); 6 x 3 bedroom houses (private) | Not to date | No activity |
|                                  | Section 106 - have a minimum 66 Affordable Extra Care Units been provided as part of Phase 2?  | Not to date   | Not to date | No activity |
|                                  | Section 106 - has a suitable Affordable Housing Parcel Plan been submitted and approved laying out the agreed level of Affordable Housing? | Not to date   | Not to date | No activity |
| Services Provision               | Development completed during monitoring period   | Not to date   | Not to date | No activity |
|                                  | Have any adverse impacts been recorded on Bramhall District Centre, Poynton Town Centre or any other nearby centres?                       | Not to date   | Not to date | No activity |
|                                  | Where no local centre has been designated on the site what are the sustainable transport mode usage levels?                                | Not to date   | Not to date | No activity |
|                                  | Have any changes been made to the School which are contrary to the agreed use / structure?   | Not to date   | Not to date | No activity |
|                                  | Section 106 - has the School been completed and ownership transferred to the Council?  | Not to date   | Not to date | No activity |
| Employment Development           | Level of employment development delivered on site  | Not to date   | Not to date | No activity |
|                                  | Numbers of employers / employees located in the employment development   | Not to date   | Not to date | No activity |
| Green Belt & Landscape Character | Has there been an unsubstantiated loss of Green Belt within the Committee Area?  | Not to date   | Not to date | No activity |
|                                  | Have there been any complaints during the monitoring period regarding Landscape Character Areas or Zones of Visual Influence?              | No complaints made  | Not to date | No activity |
| Heritage                         | Has there been any unsubstantiated losses of heritage assets?  | Not to date   | Not to date | No activity |
|                                  | Has the Oxford Aviation & Proposed Heritage Centre been completed?   | Not to date   | Not to date | No activity |
| Carbon Management                | Has there been any deviations from Policy SD3 requirements on management of carbon emissions?  | Not to date   | Not to date | No activity |
|                                  | Has there been any deviation from the stated outcomes of the submitted Energy Statements?  | Not to date   | Not to date | No activity |
| Biodiversity                     | Have there been any significant or unjustified losses in biodiversity levels from the Environmental Statement baseline?                    | Not to date   | Not to date | No activity |

| Policy Issue                            | Indicator  | Monitoring Outcomes by AMR Year |                   |             |
|---|--|---------------------------------|-------------------|-------------|
|   |  | 2016/17                         | 2015/16           | 2014/15     |
| Waste Management                        | Was a Site Waste Management Plan submitted as part of the application?   | In 2014/15 period               | In 2014/15 period | Yes         |
|   | Have design principles regarding waste storage been deviated from in any way?  | Not to date                     | Not to date       | No activity |
| Design Codes                            | Have the submitted and approved design codes been deviated from in any way?  | Not to date                     | Not to date       | No activity |
| Transport (including sustainable modes) | Has there been any non-compliance with the submitted and approved Travel Plan and any subsequent Community Travel Plans? | Not to date                     | Not to date       | No activity |
|   | Have any significant impacts on traffic levels and highways impacts on surrounding routes been recorded?                 | Not to date                     | Not to date       | No activity |
|   | Has access to and improvement of public transport as outlined in the applications documentation not been delivered?      | Not to date                     | Not to date       | No activity |
|   | Are the numbers of cycle and pedestrian journeys at an appropriate level?  | Not to date                     | Not to date       | No activity |
|   | Has sufficient and appropriate parking not been achieved for any part of the development?                                | Not to date                     | Not to date       | No activity |
|   | Have the agreed Bus Service Contributions been submitted?  | Not to date                     | Not to date       | No activity |
|   | Have a Community Travel Plan, a School Travel Plan and a Framework Employee Travel Plan been submitted?                  | No activity                     | No activity       | No activity |

## Planning Obligations

Currently the management and recording of spend of Section 106 monies is undertaken by various sections within the Council and in some cases where staff levels have changed no specific record is currently kept. There is no central database of spending but there is a piece of work being undertaken within the Technical Policy & Planning Team to establish what is currently outstanding, what spend has taken place since recording ceased and to examine the need for a specific role to manage this process, given the potentially large sums of money that the Council could be collecting / spending. The outcomes of this work will be reported in subsequent AMRs.

Community Infrastructure Levy (CIL) is a charge based on pound per square metre of net additional floorspace for the viable land uses listed in a CIL Schedule and is to be used to contribute towards the provision of strategic infrastructure. With regard to potential monies being secured under CIL, the Council's Executive resolved in December 2014 to approve a Preliminary Draft Charging Schedule (PDCS) for consultation and to commence the statutory stages towards its adoption.

Stockport's PDCS went out to consultation between 9th March and 20th April 2015 details of which are available on the Council's consultation portal.

The response from the Department for Communities and Local Government to their consultation on CIL (November 2015 - January 2016) is still awaited although an update was expected in the Autumn Budget on 22 November 2017. Until this Central Government position regarding CIL is known, and how it might also impact on the potential for a strategic CIL, operating at a Greater Manchester Combined Authority level, it was not deemed prudent to progress CIL in Stockport. Progress towards the potential adoption of CIL has also been affected by the development of the Greater Manchester Spatial Framework (GMSF) and its associated draft policy which provides for the potential development of large sites across the conurbation including in Stockport which potentially could require use of a CIL type mechanism to help implement. Thus Draft GMSF policy requires the development of strategic infrastructure for these sites to be undertaken in accordance with the requirements contained in masterplans which again are yet to be finalised. Until the position around GMSF sites is clarified, together with those in the forthcoming Stockport Local Plan it has not been considered prudent to progress CIL in Stockport.

## Conclusions

This section summarises what the main findings are in terms of monitoring of policy performance and achievement of sustainable development. There are also some conclusions reached with regards to benefits and causes of problems with policy implementation. Given that this is a summary anyone wishing to know more detail with regards to specific issues should read the relevant policy topic section of the AMR.

Changes to Permitted Development legislation in recent years have affected the effectiveness of local planning policy to manage the delivery of new development and retain some much needed uses such as offices. Implementation of Stockport's Core Strategy remains reasonable with some minor concerns, due to lower levels of office delivery and out-of-centre or edge-of-centre delivery of retail and leisure development. There have been strong completions levels on housing, retail and B2 industrial / warehousing units.

The achievement of sustainable development is reasonably strong in the Borough, impacted on more by national and international policy changes than any specific failure of local policy. However, up-to-date evidence such as the 2017 Open Space Study highlight the gaps in open space provision for many areas of the Borough, whilst access evidence shows some issues around accessibility of open spaces. There are gaps in monitoring for this period reflecting the pressure of both the Greater Manchester Spatial Framework workload alongside initial work on obtaining evidence and drafting policies for Stockport's Local Plan. Below are snapshots from the policy topic sections reported on in detail in Monitoring of Policy Performance in this document referring to achievements during the reporting period 1st April 2016 to 31st March 2017.

Stockport retains pockets of deprivation despite ranking 178th out of 326 authorities in England. The data for Life Expectancy and Healthy Life Expectancy<sup>75</sup> show that despite overall good levels there is discrepancy in Healthy Life Expectancy between areas like Bramhall and Brinnington, for both women and men. Concerns regarding childhood healthy weight levels remain an issue with levels remaining the same as or higher than ten years ago, highlighting the need to prioritise designing out obesogenic environments<sup>76</sup>.

73% of applications that should have submitted an energy statement did so, up on last year's 43%. This is mainly due to changes in the support processes for energy statement preparation. 63% of those that should have achieved the policy carbon reduction targets did so with an estimated total carbon saving of 156 tonnes / year. One Passivhaus application was granted during the reporting period and one development was granted that will be built to the Lifetime Homes standard.

Six developments indicated that solar PV may be used on site with six dwellings built by Stockport Homes having solar PV installed. All major applications are consulted on with the Lead Local Flood Authority and they require schemes to address SUDS unless evidence of physical constraints exists.

There has been a considerable increase in housing delivery for the reporting period over previous years with 664 net completions, more than double the previous period (321). This is due to several developments commencing around the Borough. It is the second year that proportion of completions delivered as flats has remained low (27%). 109 affordable units were delivered which were predominantly 3 and 2 bed houses. Stepping Hill (245) and Central (149) areas saw the highest levels of units with only Werneth showing very low levels (5). Stepping Hill saw almost half of affordable units (53). Density levels show 93% at more than 30 dwellings per hectare in the main, with 94% of housing delivered on previously developed land. 302 units were granted planning permission in the town centre and 75 one bed apartments were

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<sup>75</sup> a situation where longevity is matched by independence and good health

<sup>76</sup> an environment that tends to cause obesity whether through lack of encouragement of activity or access to healthy food options



completed there, none of which were affordable. There are more than 7,000 registrations on the housing register. There were no Gypsy and Travellers pitches delivered and no Building for Life developments.

Retail and leisure new development levels experienced a threefold increase in volume over the previous period. 44.4% of development was focussed in the town centre this year, with 45% of development out of centres however. As at Summer 2017 there were 104 vacancies in the Core Retail Area in Stockport Town Centre. This is a 26.5% vacancy rate compared to a UK average of 12%. The town centre floorspace vacancy rate of 18.9% is significantly above the UK average of 10.8%. As at August 2017 on average 17.2% of the Town Centre Primary Shopping Frontage was in A1 use. The range of A2, A3, A4 and A5 uses in the Town Centre Secondary Shopping Frontage is considered to be an adequate range of non-A1 uses.

In the District Centres several cafes completed, the largest being Brezzo Lounge in Cheadle. Outside of District Centres large D2 uses (leisure) were completed on Pepper Road (Hazel Grove) and at Crossly Park (Heaton Mersey), as well as the new sports hall at Cheadle & Marple Sixth Form College. 5 school expansion projects were completed during the reporting period providing an additional 500 places. There continues to be a shortfall of 'four court' sports halls (10.5). No new allotment sites were granted planning permission this period. No new hot food takeaways were completed outside of District Centres. A hot-food takeaway was completed within 300m of Adswood Park. On balance it was considered that site specific circumstances were a material consideration in the overall compliance of the development with the policy, taking into account the exceptions to the exclusion zone outlined in the policy.

Two town centre hotels were delivered during this reporting period. This includes the new build 115 bed hotel on the Stockport Exchange site and an 86 bed change of use for Travelodge at Regent House. Oddfellows at Bruntwood Hall, Cheadle is outside the town centre and has provided 22 bedrooms which will help to address Stockport's need for hotel bed spaces. The seven room hotel above Wetherspoons at St Petersgate has not yet been implemented.

There has been half the amount of office development compared to the previous monitoring period with changes of uses to housing being a key factor. B2/B8 development is the highest since 2010 and includes two major developments at Crossley Industrial Estate and Castlehill Industrial Park in Werneth. There were 66 new jobs created from the new development in employment areas.

Unemployment levels in the Borough remained low this reporting period and are the lowest in Greater Manchester, with Stockport levels lower than the national and regional levels. However, the figures for unemployment still highlight the issues around the more deprived areas of the Borough continuing to have higher unemployment levels. Indeed the majority of Stockport's employment sites are readily accessible from the more deprived areas of the Borough, making the case for low skills levels to potentially being the issue, although the types of employment available also need to be taken into account.

Natural England Access to Natural Greenspace Standard revised figures for 2017 show that 70% of households in the Borough have access to a 100 hectare open space area within 5 kilometres of their homes (71% in 2011). 12% of households have access to 2 hectares of open space within 300 metres of their homes (2011 = 27%). 5% of households do not meet any of the Natural England criteria for access to open and green space (1% in 2011).

No net loss of open space was reported for the reporting period 2016/17. An Open Space Study was undertaken in 2017 to inform revision of the Local Plan. Quantitative shortfalls have been identified across all of the analysis areas in Stockport, in terms of both the quantity and accessibility of open space.

During this reporting period there have been eleven developments granted planning permission that are of appropriate size to have triggered the threshold for on-site play provision. Four of those sites will deliver appropriate levels of play provision, with the remaining sites providing a commuted sum in lieu of on-site provision. Seven sites are either completed or under construction and should provide further play facilities on completion which will be reported in subsequent AMRs.

The total amount of commuted sums spent on children's and formal recreation facilities in 2016/17 was £234,901.49. The total amount of commuted sums received from planning applications for 2016/17 is £66,009.66. The funds are allocated to the maintenance of various parks and recreation facilities in the Borough.

There were no inappropriate developments in the Green Belt except in situations where very special circumstances were demonstrated to clearly outweigh the potential harm by reason of inappropriateness and any other harm. No up-to-date data is available on Sites of Biological Importance – this will be reported in subsequent AMRs.

No planning applications were determined contrary to advice from the Environment Agency. There were no objections to development with regards to comments from the Health & Safety Executive or Manchester Airport.

Stockport retained its 37 Conservation Areas covering 8.41km<sup>2</sup> of the Borough, with no change in the number of Scheduled Monuments. There has been a loss of one Locally Listed Building which was gained as one Statutory Listed Building.

No new waste management sites were developed in the period. Data for 2015/16 recycling shows an increase in recycling rates. There were no losses of minerals resources in Stockport.

New development provided full compliance with the Council's Parking Standards. In terms of sustainable transport modes, car use has slightly decreased in morning and evening peak periods, with walking, cycling, bus and rail showing slight increases. Annual variations in use on previous years bear watching in terms of policy implications. The percentage of development requiring travel plans that were secured was 100%. Transport accessibility levels have not been monitored again this year due to technical issues and will be addressed in subsequent AMRs.

Permissions were granted for development of 302 housing units in the Town Centre in 2016/17 and 75 new 1 bed apartments were completed. 8661.6m<sup>2</sup> of retail and leisure developments were completed in the Town Centre, with no new A1 floorspace in the Core Retail Area. As at Summer 2017 there were 104 vacancies in the Core Retail Area of Stockport Town Centre. Stockport Council has launched a £7 million programme of activity aimed at securing the long-term future of the Market Place & Underbanks. Two town centre hotels were delivered during this reporting period which are the new build 115 bed hotel on the Stockport Exchange site and an 86 bed change of use for Travelodge at Regent House. No new additional employment floorspace was delivered in the Town Centre in 2016/17 - the Stockport Exchange development will be reported once the site is fully complete. With regards to exemplar office space, the Stockport Exchange offices that have completed this period are built to the BREEAM standard and include a green roof and solar PV array.

The section on the Woodford Aerodrome Opportunity Site details all planning applications received during the reporting period. Issues with compliance with planning conditions arose and have been or are being dealt with – details on these issues are available in the relevant section on Woodford. 38 dwellings comprising of 6 x three bed houses and 45 x four bed houses were completed during the reporting period.

## Future Monitoring & Reporting

The Planning Policy Team will continue to examine various options for making data gathering more efficient. This will include examining site visiting processes and levels to ensure that any necessary site visits maximise the outputs they achieve and minimise that element of the workload for officers as well as automating elements of the process where possible.

In the meantime any queries on missing data or any other aspects of monitoring should be addressed to the Planning Policy Team at [planning.policy@stockport.gov.uk](mailto:planning.policy@stockport.gov.uk).

The Council are re-considering the likely timetable, structure and content of future development plan documents and a revised Local Development Scheme<sup>77</sup> will clarify likely actions once the timetable is established. This will include details of the Greater Manchester Spatial Framework<sup>78</sup>. Potential new or replacement monitoring indicators and resources will emerge from this process and be included in future monitoring reports.

The Planning Policy Team welcome any comments on the content and structure of the AMR, including any new sources of data that may be useful in determining the success of achieving sustainable development in the Borough.

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<sup>77</sup> [www.stockport.gov.uk/lds](http://www.stockport.gov.uk/lds)

<sup>78</sup> <https://www.greatermanchester-ca.gov.uk/GMSF>