Authority’s Monitoring Report (AMR)
For the period 1st April 2012 to 31st March 2013
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1 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 2012 to 31st March 2013. This report is the second 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.

Section 7 '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). Section 4 provides information on the progress of local plan documentation preparation. Section 5 contains detail on the monitoring of each policy topic section of the Core Strategy. Details of proposed Future Monitoring & Reporting are provided in Section 8.

The Localism Act\(^1\) includes a statutory requirement for every local authority to prepare an Authority's Monitoring Report covering no less 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 ninth AMR covers the Reporting Year from 1st April 2012 to 31st March 2013, apart from Section 4 'Development Plan Production' which provides information on the state of play as at late 2013. 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

Overall delivery of Stockport's Core Strategy and other planning policies was generally good. The achievement of sustainable development is reasonably strong in the Borough, impacted on more by national and international economic circumstances and policy changes than any specific failure of local policy. Below are snapshots from the policy topic sections reported on in detail in Section 5 of this document referring to achievements during the monitoring period 1st April 2012 to 31st March 2013. For a more detailed summary read Section 6 Conclusions.

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 stakeholders. Stockport Council adopted its Core Strategy in 2011 and continues to work on the Site Allocations DPD and an Enforcement DPD. There have been delays to this process reflecting the need to examine in greater detail the issue of provision of Gypsy, Traveller and Travelling Showpeople sites in the Borough. The Greater Manchester Joint Minerals DPD has been adopted.

Overarching Principles: Delivering Sustainable Development

Childhood obesity levels continue to require consideration of how design can help prevent obesogenic environments. Stockport Borough has some areas of deprivation which policies are targeted at addressing. An estimated average of 403 tonnes of carbon savings per year have been achieved for the monitoring period through the house extension policy. In addition, past data has been more accurately processed and a revised figure of 562 tonnes (up from 174 tonnes) of carbon was saved in the previous monitoring period. Whilst 2013 has seen major improvements in obtaining Energy statements this impact did not happen in time to improve the level of provision for 2012/13. Several renewable energy schemes have received planning permission including small scale biomass networks on Stockport Homes tower blocks. 25 new dwellings were delivered to Code for Sustainable Homes Level 4 in the Borough. No new commercial development was delivered to environmental design standards. Low levels of sustainable urban drainage were achieved on new developments, with further work needed to improve applicants’ awareness of this requirement.

Providing a Decent Home for Everyone

298 net dwellings were delivered this monitoring year, higher than the previous three years but still below the 450 target. The highest proportion were two bedroom flats with a few three bedroom houses. 36 affordable dwelling units were delivered. The majority of new dwellings were delivered in Cheadle and Heatons & Reddish. 97.4% of dwellings were built on previously developed land. For the third year running Stockport does not have a 5 year housing supply but has 2,054 dwellings identified in the five year deliverable supply.
Access to Services

There were close to 18,000m² of retail and leisure provision completed this monitoring year improving considerably on the previous two years levels. There were higher levels of delivery in the Town Centre than in previous years but no new hotels and the A1 (shops) use in shop frontages fell for the third year running, with 82 total vacancies reported in May 2013. However D2 use (financial and professional services) has increased since the adoption of the Core Strategy. There is an average of 8.6% vacancy rates across District Centres with 73.5% average Primary Frontage in use. 98.3% of residents live within 1.5km of a health and well being centre. Rose Hill Primary School opened. There continues to be a shortfall of 11.5 indoor four court indoor sports halls. New cafés, restaurants and leisure facilities are opening in the town centre, helping to improve the evening economy. There has been successful control of hot food takeaways near schools and parks this monitoring period.

Accommodating Economic Development

There was an improved return of office development over the previous year’s figures but still a relatively low return compared to the early part of the last decade. This is despite availability of identified office land resources, and reflecting the impact of a slow economy during 2012/13. This is mirrored in the low return for industrial and warehouse uses, again despite identified available land. However significant further development is due in 2013/14. The greatest loss of employment land was to D1 (Non Residential Institutions) and D2 (Assembly & Leisure) uses, reflecting the flexibility of the policies in Stockport’s adopted Core Strategy. An additional 5 new jobs were identified from new development at Gregson Road in the Whitehill Trading Estate. Unemployment in Stockport remains low relative to other parts of Greater Manchester, however the more deprived areas of the Borough still retain the higher levels of unemployment.

Safeguarding and Improving the Environment

There was one additional Statutory Listed Building in the monitoring period. One Site of Biological Interest has been lost with no new sites created from development. New play facilities were delivered on three housing sites and several existing play facilities were improved using commuted sums obtained through planning applications. Adult participation in sport rose slightly. There were no objections to planning applications from outside agencies. Waste recycling levels remained strong due to both improved collection systems but also the availability of waste management sites. There was no loss of minerals resource in the Borough. There has been no inappropriate development on Green Belt land.

Transport

Compared to previous monitoring periods accessibility scores have deteriorated for all new housing sites in the Borough with regards to their accessibility to employment sites, education facilities, doctors and hospitals. This reflects the fact that accessibility requirements for housing have been relaxed in order to try to achieve and maintain a 5 year deliverable housing supply. Only food retail showed a positive return in terms
of accessibility. Transport modal data shows that non car modes continue to enjoy an increasing share of use for the morning peak period. In terms of new development parking standards were adhered to, any non-compliance resulting from changes of use developments only, whereby existing car parking is in excess of the new requirement. Data for transport plans was unavailable due to staff capacity issues.
2 Introduction

The Localism Act\(^{(2)}\) 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)\(^{(3)}\) 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 Development Framework - a suite of planning policy documents that sets out how the local area may change over the next 15 years.

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 2012 to 31st March 2013, except for Section 4 'Development Plan Production', which is detailed as at late 2013, when this document was prepared. This AMR is the second to report on the performance of Stockport's Core Strategy\(^{(4)}\) adopted in April 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).

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\(^{(5)}\) (LDS) and, as such, assesses where Stockport:

- meets the LDS targets and milestones, is on target to meet them, is falling behind schedule, or will not meet them;

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4 www.stockport.gov.uk/corestrategy
5 www.stockport.gov.uk/lds
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.

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 the forthcoming Site Allocations Development Plan Document (Allocations DPD) currently being produced.

For Stockport's ninth AMR the Planning Policy Team has revised the list of policy performance indicators, 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 Section 5 '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)'\(^6\).

The Core Strategy underwent various forms of statutory and non-statutory appraisal including Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Appropriate Assessment/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.
Background

Stockport’s Core Strategy 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 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;

www.stockport.gov.uk/corestrategy
• 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.

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 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.
4 Development Plan Production

National Planning Policy Framework (NPPF) 2012

The NPPF 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. For 12 months from the day of publication decision takers were able to continue to give full weight to relevant policies adopted since 2004 (in development plan documents adopted in accordance with the Planning and Compulsory Purchase Act 2004) even if there is a limited degree of conflict with the NPPF. In other cases and following this 12 month period 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 April 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 and Stockport's Local Development Framework has been and is 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\(^8\). Its findings show that, except for those policy areas yet to be dealt with by the emerging Stockport Allocations DPD, Stockport's Core Strategy is in conformity with NPPF with no significant differences identified.

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 Development Framework.

\(^8\) www.stockport.gov.uk/2013/2994/developmentcontrol/planningpolicy/LDF/csnpff
Duty to Co-operate

Figure 1 Stockport and Neighbours
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 'Stockport and Neighbours' shows the location of Stockport and the surrounding areas with which the Council has to liaise.

Stockport Council works closely with the traditional statutory consultees including the Environment Agency, Natural England and English Heritage, 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 being established and will be 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 rescinded. Stockport also borders the East Midlands region and has always been consulted on any regional or local strategies from this area.

The Association of Greater Manchester Authorities (AGMA)\(^9\) 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 an AGMA level:

- Greater Manchester (GM) Joint Waste Development Plan Document (GMJWDPPD)
- GM Joint Minerals Development Plan Document (GMJMDPD)
- 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

\(^9\) http://www.agma.gov.uk/
In addition, Stockport is bordered by Cheshire East, Derbyshire County 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
- Woodford Aerodrome Opportunity Site Supplementary Planning Document

There was a particular emphasis during the monitoring 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 plan core strategies.

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.

Further work is ongoing to establish more formal links regarding Duty to Co-operate now that authorities are in a post regional strategy position and will no doubt, be informed by emerging guidance from Government and other agencies. 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 LDF not least because of the changing national policy position and uncertainties as to local resource availability. 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 March 2012 LDS\(^{10}\).

**Unitary Development Plan & Saved Policies**

Unitary Development Plan 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. For 12 months from the day of publication decision takers were able to give full weight to relevant policies adopted since 2004 (in development plan documents adopted in accordance with the Planning and Compulsory Purchase Act 2004) even if there is a limited degree of conflict with the NPPF. In other cases and following this 12 month period 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 are 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\(^ {11}\) until they are superseded by policies in the Allocations DPD.

UDP Review Part 2 policies relating to waste are replaced by the adopted Greater Manchester Joint Waste DPD (GMJWD PD) 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 LDF 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 GMJWD PD. MW1.3 (Mineral and Waste Sites: Schemes of Working, Restoration and Aftercare) is superseded in part by the GMJ WD PD 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, GMJWD PD or GMJMDPD will be superseded by policies in the Allocations DPD timetabled for adoption in 2015 but do not, at this stage, require more immediate replacement as they are considered to be up-to-date and relevant as per the requirements of the NPPF.

\(^{10}\) [http://www.stockport.gov.uk/services/environment/planningbuilding/planningpolicy/ldf/lds](http://www.stockport.gov.uk/services/environment/planningbuilding/planningpolicy/ldf/lds)

\(^{11}\) [www.stockport.gov.uk/corestrategy](http://www.stockport.gov.uk/corestrategy)
Development Plan Documents (DPDs)

The Council has prepared or is preparing the following DPDs within the timescale of the LDS:

Core Strategy DPD: the Council adopted the Core Strategy in April 2011.

Allocations DPD: providing a spatial planning framework to secure the implementation of the sustainable development of the Borough of Stockport.

Enforcement DPD: a framework to secure the implementation of the Local Development Framework, in particular to secure compliance with the Core Strategy.

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.

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 GMJMDPD. During preparation of the Allocations DPD, the adopted Proposals Map from the UDP Review will be assessed and revised where appropriate.

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

Stockport Town Centre Area Action Plan

Earlier editions of the Stockport LDS included a proposal to develop a specific DPD with the aim of providing a spatial planning framework to secure the implementation of the sustainable development of Stockport Town Centre and peripheral areas in the period beyond that covered by the saved UDP Review policies. Following further consideration and having regards to resource availability it has been concluded that an AAP should not be proposed and that, alternatively, the specific issues and requirements relating to Stockport Town Centre would be best met through its inclusion within the Core Strategy DPD as a "Strategic Location" and through detailed allocations within the Allocations DPD.
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\(^{(12)}\) 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

Role and Subject: A spatial planning framework to secure the implementation of the sustainable development of the Borough of Stockport

Coverage: The Borough of Stockport

Status: Development Plan Document

Conformity: With the Core Strategy and the NPPF

Table 1 Allocations DPD Timetable

<table>
<thead>
<tr>
<th>Stage</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commencement of Production</td>
<td>July 2010</td>
</tr>
<tr>
<td>Consult statutory bodies on the scope of the Sustainability Appraisal / Habitats Regulation Assessment (Appropriate Assessment) / Health Impact Assessment / Equality Impact Assessment (as required)</td>
<td>October 2010</td>
</tr>
</tbody>
</table>

www.stockport.gov.uk/corestrategy
Progress: This plan will identify the sites required to deliver the Core Strategy. There have been delays between the Issues & Options stage and the consultation on the Preferred Options stage as the Council attempts to ensure that proposals are compliant with legal and planning requirements. Timings relating to the examination in public (including pre-hearing meeting and receipt of the report) are to some extent dependent upon the Planning Inspectorate and will also have a bearing on the adoption date.

The Council is currently considering its options with regards to how site allocations are best dealt with in the development plan and intends to make decisions regarding this during the summer of 2014 at which time the LDS will be updated as necessary.

Enforcement DPD

Role and Subject: To provide appropriate local policy on enforcement replacing the rescinded national policy document PPS 18.

Coverage: The Borough of Stockport

Status: Development Plan Document

Conformity: With the Core Strategy and the NPPF
<table>
<thead>
<tr>
<th>Stage</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commencement of Production</td>
<td>December 2010</td>
</tr>
<tr>
<td>Consult statutory bodies on the scope of the Sustainability Appraisal / Habitats Regulation Assessment (Appropriate Assessment) / Health Impact Assessment / Equality Impact Assessment (as required)</td>
<td>January 2011</td>
</tr>
<tr>
<td>Regulation 25 Consultation (Issues &amp; Options / Preferred Options)</td>
<td>January 2011 - July 2012</td>
</tr>
<tr>
<td>Publication of the DPD</td>
<td>To be confirmed (see Allocations DPD)</td>
</tr>
<tr>
<td>Submission of the DPD</td>
<td>To be confirmed (see Allocations DPD)</td>
</tr>
<tr>
<td>Pre-hearing Meeting</td>
<td>To be confirmed (see Allocations DPD)</td>
</tr>
<tr>
<td>Start of the Examination Hearing</td>
<td>To be confirmed (see Allocations DPD)</td>
</tr>
<tr>
<td>Receipt of the Inspectors Report</td>
<td>To be confirmed (see Allocations DPD)</td>
</tr>
<tr>
<td>Adoption of the DPD</td>
<td>To be confirmed (see Allocations DPD)</td>
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**Progress:** In order to achieve cost effective delivery of this DPD its timetable has been aligned with the Allocations DPD with consequent impacts as outlined in the detail on the Allocations DPD above.

**Greater Manchester Joint Waste DPD**

**Role and Subject:** The JWDPD\(^{(13)}\):

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

13 www.gmwastedpd.co.uk
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;

Sets out how waste management is considered alongside other spatial concerns, recognising the positive contribution waste management makes to the development of sustainable communities;

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

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.

**Timetable**

<table>
<thead>
<tr>
<th>Stage</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td>Pre-production / evidence gathering</td>
<td>September 2006</td>
</tr>
<tr>
<td>Consult statutory bodies on the scope of the Sustainability Appraisal / Habitats Regulation Assessment (Appropriate Assessment) / Health Impact Assessment / Equality Impact Assessment (as required)</td>
<td>September 2006</td>
</tr>
<tr>
<td>Stage</td>
<td>Date</td>
</tr>
<tr>
<td>---------------------------------------------------------------------</td>
<td>------------------------------------------------</td>
</tr>
<tr>
<td>Regulation 25 Consultation (Issues &amp; Options / Preferred Options)</td>
<td>September 2006 - March 2010&lt;sup&gt;(14)&lt;/sup&gt;</td>
</tr>
<tr>
<td>Publication of the DPD / Consultation on pre-submission draft</td>
<td>November 2010</td>
</tr>
<tr>
<td>Submission of the DPD</td>
<td>February 2011</td>
</tr>
<tr>
<td>Pre-hearing Meeting</td>
<td>April 2011</td>
</tr>
<tr>
<td>Start of the Examination Hearing</td>
<td>June 2011</td>
</tr>
<tr>
<td>Receipt of the Inspectors Report</td>
<td>October 2011</td>
</tr>
<tr>
<td>Adoption of the DPD</td>
<td>December 2011 - January 2012&lt;sup&gt;(15)&lt;/sup&gt;</td>
</tr>
</tbody>
</table>

**Progress:** Adopted April 2012.

**Greater Manchester Joint Minerals DPD**

**Role and Subject:** The GM Joint Minerals DPD<sup>(16)</sup>:

- Sets out the strategic aims and objectives relating to minerals for the Greater Manchester area;
- Develops the main policies and broad framework for implementation and monitoring;
- 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;
- Sets out how minerals will be considered alongside other spatial concerns, recognising the importance of the prudent use of minerals in preserving natural resources;

---

<sup>(14)</sup> During the Regulation 25 consultation period a Stage 1 Issues and Options consultation was undertaken in May 2007. Further Issues and Options consultation took place on Built Facilities (Oct – Nov 2008) and Residual Waste Disposal (Feb – Mar 2009) in order to evaluate alternative strategies and establish the most appropriate strategy to take forward. A targeted consultation on the JWDPD Preferred Options was undertaken in November 2009.

<sup>(15)</sup> Timescales for adoption were prepared on the basis that all planning authorities agree on a common date for formal adoption of the plan (1st April 2012).

<sup>(16)</sup> [www.gmmineralsplan.co.uk/index.html](http://www.gmmineralsplan.co.uk/index.html)
Safeguards existing rail head, wharfage and other storage and handling facilities and identify future sites to accommodate such facilities;

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;

Indicates areas where future working might be sustainable;

Identifies Mineral Safeguarding Areas (MSAs);

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

Sets out detailed criteria based and site specific 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 JMDPD is in conformity with European legislation, National Planning Guidance and each of the planning authority's Core Strategy Development Plan Documents. The JWDPD also has regard to the Sustainable Community Strategies of the ten Greater Manchester authorities.

**Timetable**

<table>
<thead>
<tr>
<th>Stage</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commencement of Production</td>
<td>November 2009</td>
</tr>
<tr>
<td>Preparation and consultation of Issues and Options and preparation and consultation of Preferred Options</td>
<td>November 2009 - November 2010</td>
</tr>
<tr>
<td>Preparation and consultation on draft proposed submission documents</td>
<td>August 2011 - October 2011</td>
</tr>
<tr>
<td>Preparation of the submission documents</td>
<td>June 2011</td>
</tr>
</tbody>
</table>
Progress: Adopted April 2013.

Other Plan Documents

Woodford Aerodrome Opportunity Site SPD

Role and Subject: To establish clear principles and criteria against which Officers will be able to consider and assess proposals for development of the Woodford Aerodrome Opportunity Site.

Coverage: The former Woodford Aerodrome.

Status: Supplementary Planning Document.

Conformity: Stockport's LDF / NPPF

Timetable

<table>
<thead>
<tr>
<th>Stage</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Submission of the DPD</td>
<td>November 2011</td>
</tr>
<tr>
<td>Start of the Examination Hearing - hearing adjourned</td>
<td>February 2012</td>
</tr>
<tr>
<td>Consultation on proposed modifications</td>
<td>August / September 2012</td>
</tr>
<tr>
<td>Additional hearing</td>
<td>October 2012</td>
</tr>
<tr>
<td>Receipt of the Inspector's Report</td>
<td>November 2012</td>
</tr>
<tr>
<td>Adoption of the DPD</td>
<td>April 2013</td>
</tr>
</tbody>
</table>
Table 5 Woodford Aerodrome Opportunity Site SPD

<table>
<thead>
<tr>
<th>Stage</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production/evidence gathering</td>
<td>May 2011 - August 2012</td>
</tr>
<tr>
<td>Consult statutory bodies on the scope of the Sustainability Appraisal / Habitats Regulation Assessment (“Appropriate Assessment”) / Health Impact Assessment / Equality Impact Assessment (as required)</td>
<td>March 2012</td>
</tr>
<tr>
<td>Stakeholder consultation on draft SPD / assessments</td>
<td>September - October 2012</td>
</tr>
<tr>
<td>Consideration of representations and finalise SPD</td>
<td>October - December 2012</td>
</tr>
<tr>
<td>Adoption</td>
<td>January 2013</td>
</tr>
</tbody>
</table>


Tall Buildings SPD

Due to officer capacity and workload priorities this document's preparation is not now likely to occur.
5 Monitoring of Policy Performance

This section of the AMR is structured to reflect the content of Section 3.3 in Stockport's Core Strategy\(^{(17)}\) 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 for some of the National Indicator Suite developed by the previous government. 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 2012/13 edition 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)
Providing a Decent Home

- 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
- 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
- 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

18 policies encourage efficient use of land and the need to minimise number of dwellings built at a density of <30 dwellings per hectare
Monitoring of Policy Performance

- 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
- 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
- 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
Monitoring of Policy Performance

- 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

- Percentage of eligible open spaces managed to Green Flag Standard (to be removed)
- 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/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
Monitoring of Policy Performance

- 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 GMJWD PD & 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
- 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 specific Supplementary Planning Document (SPD) for this opportunity site on 14th January 2013. The SPD determines how any planning applications should come forward. Once specific development has been determined for the area, suitable indicators will be developed, or a summary of relevant indicators from across policy topic areas will be prepared in future AMRs.
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 the rising 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 especially access for those more deprived areas to the full range of services, 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 brings 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 the link between affluence and 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 2012/13 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)
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)

Outputs & Findings

Life Expectancy / Healthy Life Expectancy

According to the Census 2001 data average life expectancy for both male and female populations in Stockport is higher than the regional average, with women tending to live longer as shown in Figure 2 'Life Expectancy / Healthy Life Expectancy 2001 Census'. According to Stockport's Director of Public Health's latest Annual Public Health Report (19) the life expectancy figures for the Borough for 2010-12 are for men 79.7 years and for women 83 years. However the differences in wealthier and poorer parts of the Borough is notable with a gap of some 13 plus years.

difference between Bramhall South male life expectancy (85 years) and Brinnington & Central (71.7 years). Therefore, as earlier Annual Public Health Reports have noted, access to services is an issue with residents in certain parts of the Borough having further to travel to access basic health and lifestyle needs, whilst more heavily populated centres can place a strain on service provision. Data for the 2011 Census on Life Expectancy and Healthy Life Expectancy will be reflected in the next edition of the AMR.

Stockport's Director of Public Health has noted that 'a healthy life expectancy\(^{(20)}\) 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 address 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. Stockport's Healthy Life Expectancy figures at the time of the 2001 Census are shown in Figure 2 'Life Expectancy / Healthy Life Expectancy 2001 Census', highlighting good results in terms of comparison with national and regional figures. However with an increasingly ageing population, living longer too, this is still an issue that requires monitoring. It should be noted also that, according to Stockport's Community Strategy, Healthy Life Expectancy in deprived areas is different to the Borough average.

The 2001 General Household Survey data for healthy life expectancy at age 65 records 13.5% positive responses on self-reported health in Stockport (further clarification is required from the data gatherers as to exact meanings of these responses). Bury reports 12.6%, Trafford 13.66%. It should also be noted that this is data from over 10 years ago and future monitoring will endeavour to reference more recent and clear data, yet these figures give a broad idea of status at the start of this century. Healthy Life Expectancy data from the 2011 Census will be included in the next edition, since it is not yet available to inform this AMR.

Stockport's Sustainable Community Strategy emphasises the disparity, particularly in health, between more and less deprived areas, citing a 12 year difference in male life expectancy 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\(^{(21)}\).

\(^{(20)}\) Healthy Life Expectancy: a situation where longevity is matched by independence and good health

Figure 2 Life Expectancy / Healthy Life Expectancy 2001 Census

Male Life Expectancy
Male Healthy Life Expectancy
Female Life Expectancy
Female Healthy Life Expectancy

Stockport
North West
Great Britain
Healthy Weight Factors

Figure 3 Obesity levels in Primary School Children 2005 to 2012
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 3 'Obesity levels in Primary School Children 2005 to 2012' shows that Stockport’s figures for obese children have generally risen in recent years.

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 is key to contributing to controlling a rising trend in childhood obesity. See the 'Safeguarding and Improving the Environment' and the 'Transport' sections for monitoring data on play facility provision and accessibility.

During 2012/13 Stockport Council co-sponsored the work of the Town & Country Planning Association on Phase 2 of their Reuniting Health with Planning project(22). This work has 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 have worked together to improve the skills of public health professionals to comment on planning applications in terms of issues of health concern.

### Indices of Multiple Deprivation

In 2010 Stockport had areas which fell within the 5% most deprived in England, although it ranks as a reasonably affluent Borough nationally, coming 167 out of 326 in the Indices of Multiple Deprivation, and ranking second only in affluence to Trafford in the Greater Manchester area(23).

2011 data shows that more than 50% of those surveyed (80.4% of existing households in Stockport) earn £30,000 per annum or below with 25% on £15,000 or below(24). The average house prices in 2008 ranged from nearly £117,000 to more than £338,000, with an average of £194,144. According to the Stockport Housing Needs Assessment in 2011 the average house price was £196,619.

### Borough Carbon Emissions in Kt of CO2 per annum

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Monitoring of Policy Performance

Table 6 'Greater Manchester DECC Data on Carbon Dioxide emissions in Kt of CO2 for 2011' 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 CO₂ emitted but sixth for per capita emissions (5.2 t). The domestic sector emissions for Stockport rank second after Manchester and just above Wigan in terms of emissions of CO₂ with 601 kilo tonnes emitted in 2011 from this sector. Stockport ranks fourth within Greater Manchester for industrial emissions and sixth for road transport emissions. Stockport’s Housing Strategy Team work to promote improvements to the existing housing stock in terms of energy demand minimisation including loft and cavity wall insulation schemes.

Table 6 Greater Manchester DECC Data on Carbon Dioxide emissions in Kt of CO2 for 2011

<table>
<thead>
<tr>
<th>Greater Manchester Local Authority</th>
<th>Industry &amp; Commercial</th>
<th>Domestic</th>
<th>Road Transport</th>
<th>Total</th>
<th>Population (mid year estimate)</th>
<th>Per capita emissions (t)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trafford</td>
<td>905.6</td>
<td>472.6</td>
<td>344.8</td>
<td>1729.5</td>
<td>227,100</td>
<td>7.6</td>
</tr>
<tr>
<td>Salford</td>
<td>435.2</td>
<td>446.6</td>
<td>558.8</td>
<td>1464.4</td>
<td>234,500</td>
<td>6.2</td>
</tr>
<tr>
<td>Bury</td>
<td>307.2</td>
<td>380.8</td>
<td>408.1</td>
<td>1097.4</td>
<td>185,400</td>
<td>5.9</td>
</tr>
<tr>
<td>Rochdale</td>
<td>358.9</td>
<td>401.6</td>
<td>448.1</td>
<td>1211.6</td>
<td>211,900</td>
<td>5.7</td>
</tr>
<tr>
<td>Manchester</td>
<td>1235.6</td>
<td>837.7</td>
<td>652.3</td>
<td>2728.3</td>
<td>502,900</td>
<td>5.4</td>
</tr>
<tr>
<td><strong>Stockport</strong></td>
<td><strong>442.6</strong></td>
<td><strong>601.0</strong></td>
<td><strong>421.1</strong></td>
<td><strong>1467.5</strong></td>
<td><strong>283,300</strong></td>
<td><strong>5.2</strong></td>
</tr>
<tr>
<td>Bolton</td>
<td>400.3</td>
<td>541.1</td>
<td>466.7</td>
<td>1409.5</td>
<td>277,300</td>
<td>5.1</td>
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<tr>
<td>Wigan</td>
<td>545.0</td>
<td>600.8</td>
<td>473.0</td>
<td>1626.6</td>
<td>318,100</td>
<td>5.1</td>
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<tr>
<td>Tameside</td>
<td>366.0</td>
<td>425.5</td>
<td>271.9</td>
<td>1065.4</td>
<td>219,700</td>
<td>4.8</td>
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<tr>
<td>Oldham</td>
<td>332.2</td>
<td>414.3</td>
<td>236.7</td>
<td>985.0</td>
<td>225,200</td>
<td>4.4</td>
</tr>
</tbody>
</table>

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\(^{(26)}\), 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 and Code for Sustainable Homes.

### 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\(^{(27)}\) 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 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 monitoring period 80% of applications that required a checklist had a checklist present. The previous year's data has been revised and 86.6% of applications that should have had a checklist submitted did have one in 2011/12. In the meantime, work is ongoing to assess the missing percentages to ascertain why a checklist may not be present, and this could be for a variety of reasons ranging from administrative (e.g. the checklist has not yet been scanned into the document storage system) to planning (e.g. circumstances unique to the application may have resulted in a decision not to require a checklist). Of the 80% submitted for this monitoring period around 20% had some quality issues with 14.5% having quality issues from the 2011/12 monitoring period. These issues are being addressed through advice and support for planning officers to ensure that checklists are completed appropriately.

The measures required by this policy produced an estimated maximum saving of 403 metric tonnes of carbon per year for Stockport Borough for the monitoring period. It should be noted that a proportion of these measures were being undertaken anyway, without the encouragement of

\(^{(26)}\) [www.stockport.gov.uk/planningsustainabledevelopment](http://www.stockport.gov.uk/planningsustainabledevelopment)

\(^{(27)}\) [www.stockport.gov.uk/2013/2994/developmentcontrol/planningpolicy/LDF/ldfcorestrategydpd](http://www.stockport.gov.uk/2013/2994/developmentcontrol/planningpolicy/LDF/ldfcorestrategydpd) - see Page 45
the Checklist. A range of Energy Saving Trust\(^{(28)}\) 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 saving of 244 tonnes of carbon. The previous year’s figure has been revised from 174 tonnes to 562 tonnes of carbon saved per annum as a result of the revision of data for 2011/12.

The Checklist has also provided information on stock that already has measures in place. These include 197 cavity wall insulations, 192 loft insulations, 76 floor insulations, 132 replaced boilers, 150 heating control upgrades, 83 hot water tank improvements, 162 draught proofing actions and 248 applicants stated that energy efficient light bulbs were already installed. The Checklist also identifies where measures cannot be undertaken, usually for structural reasons, e.g. solid wall structure prevents cavity wall insulation. The figures for existing measures in 2011/12 are as follows 253 cavity walls, 320 loft insulations, 22 floor insulations, 388 boilers, 387 heating controls, 95 hot water tank insulations, 370 draught proofing and 296 applicants stated that energy efficient light bulbs were already installed. In some instances measures can not 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**

There were issues encountered during this second year of monitoring the policy, including concerns regarding the poor returns and quality of energy statements in the first year of monitoring. Discussions took place to remind planners of the policy requirements regarding energy statements. The turn around in activity on energy statements has taken a while to bed in and therefore the second year’s data shows minimal improvement.

Stockport Council have provided free training sessions to developers on what should be contained in an Energy Statement. Initial sessions were funded to provide a half day training session including information on the policy and targets, some idea of low carbon design options, as well as information on low carbon technologies. Signposting has been provided to all the resources which can inform the construction of an energy statement. In addition, six free one hour sessions were provided (and well attended) taking attendees through the sample energy statements provided by the Council to assist with preparation of energy statements. Details of the training sessions provided and the comments from trainees are available on request from Stockport's Planning Policy Team.

\(^{(28)}\) http://www.energysavingtrust.org.uk/
It should be noted that in the last six months of 2013, the Planning Policy Team has been consulted on over 30 energy statements for policy compliance, several of which included targets which have been addressed. Therefore the reporting text below should be read with this situation in mind. In addition the subsequent AMR will report a major improvement in terms of the provision and quality of energy statements.

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 or more than 1000m² of non-domestic development. Stockport Council provides guidance on the content and structure, including sample Energy Statements.

During the monitoring period there were 58 applications of the type that required energy statements (i.e. new development that was not a householder application), but 8 of these applications were refused, however not on grounds relating to energy. 35 of the 58 applications do not have an energy statement (61%) and 23 do (39%). Seven of those that did provide an energy statement only did so partially. This means that the applications do include some detail on energy and carbon considerations, either in the Design & Access Statement or in a Sustainability Statement.

Any new development of more than 10 dwellings or non-residential development of more than 1000m² requires the application of the targets as outlined in Core Strategy Policy SD3 – Energy Opportunities Plan – New Development. There were 7 applications granted that should have had targets applied and none applied them, with only two actually having energy statements, but no information on achievement of policy targets.

There were 23 applicants that provided energy statements. Of these:

- 6 clearly state carbon savings;
- 2 give an estimate of some carbon savings;
- 13 do not detail any carbon savings;
- all but one state what design measures are being included to address energy efficiency;
- seven examine Low or Zero Carbon (LZC) technologies for feasibility and two looked at costs.

Seven of the submitted Energy Statements considered LZC technologies. However the quality of these elements is variable. Several of the statements only consider preferred technologies with no clear consideration of technical feasibility of all LZC technologies, as required within the Policy. Many of the statements ignored the issue of costs of technologies. Provision of this is crucial to inform the viability of projects and the planning permission decision making process.
Renewable Energy & Heat Generation

Planning policies have supported the installation of a variety of renewable energy technologies around the Borough.

There were three major biomass district heating networks established by Stockport Homes on three sites of tower blocks of flats in and around the town centre at Mottram Street, Hollywood Towers at Edgeley and Heaton Towers at Heaton Norris. Together these schemes will achieve a saving of 50,000 tonnes of carbon per year. Rose Hill Primary School opened in 2012 with a ground source heat pump and solar hot water systems.

Queens Road Primary School gained a solar photovoltaic array that will save 7.6 tonnes of carbon per year. There were several other smaller installations on a church, an industrial site and several private dwellings. There will be more installations to report in subsequent AMRs as the local policy targets are implemented and as the Building Regulations carbon controls continue to increase, requiring use of low and zero carbon technologies.

In the previous year we reported that Stockport Homes estimated that they save 220 tonnes per year thanks to their solar pv installation scheme for their housing stock. In addition, several large arrays of solar pv were installed on both community buildings (including churches) and business premises with large south facing roof space, taking advantage of the Feed in Tariff scheme before the payment levels reduced earlier in the year. Equity Housing installed solar pv on their head office in Cheadle Hulme which resulted in over 2 tonnes of carbon saved during 2011/12. In addition to this an anaerobic digestion scheme received planning permission in Bredbury during the previous monitoring period which will generate up to 10 million kilowatt hours of renewable energy annually. This unit was still under construction at the time of the last site visit.

As a record of earlier achievements with regard to renewable energy, during 2010/11 one 6m wind turbine was granted planning permission on a domestic property with some solar photovoltaic systems known to be included within planning applications for house renovations. Stockport Homes implemented the biomass boiler system for their Lancashire Hill property which achieves a 75% reduction on greenhouse gases (1852t per annum to 466t per annum).

During earlier monitoring periods, prior to the adoption of the Core Strategy, the following renewable energy and low carbon generation systems received planning permission:
Monitoring of Policy Performance

Table 7  Historic Renewable Energy Generation in Stockport

<table>
<thead>
<tr>
<th>Site</th>
<th>Generation Type</th>
<th>Generation Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stringer’s Weir (extended Planning Permission)</td>
<td>Micro Hydro Scheme (Archimedean Screw)</td>
<td>Peak output 75kW</td>
</tr>
<tr>
<td>Otterspool Weir (in operation)</td>
<td>Micro Hydro Scheme (Archimedean Screw)</td>
<td>50kW</td>
</tr>
<tr>
<td>Farm in Mellor</td>
<td>Micro Wind Turbine on 9m mast</td>
<td>5 kW</td>
</tr>
</tbody>
</table>

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.

A major waste management site at Bredbury (Viridor) was built during the 09/10 monitoring period and is now operational. It includes an anaerobic digestion element which uses Methane gas products to generate energy and re-uses heat within the plant. It also produces refuse derived solid fuel which will feed energy from waste plants elsewhere within Greater Manchester.

The installation of a Ground Source Heat Pump at Stockport Academy occurred in a monitoring period (2007/08) but should be noted for general baseline information. It provides more than 30% of the buildings total energy demand and over ten years will save more than sixty thousand kg of CO₂ (30).

Incorporation of 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.

Of the 58 major applications monitored in this period stated 8 were refused (not on grounds of surface water run off). Of these 12 provided SUDS (including soakaways) for their development and of those stating soakaways 3 also ticked mains sewer as the option for dealing with run off. 36 applications showed mains sewer as the option for dealing with run off. Ten applications either could not be located to check or are away for scanning at the time of monitoring.

Monitoring links to Stockport's planning application electronic system are being examined to improve monitoring of the implementation of 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(31) 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.

<table>
<thead>
<tr>
<th>Case Reference &amp; Address</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>DC/050437 Land off Europa Way</td>
<td>Resolved</td>
</tr>
<tr>
<td>DC/050984 Cherry Tree Hospital</td>
<td>Resolved</td>
</tr>
<tr>
<td>DC/051300 Cheadle &amp; Marple Sixth Form College</td>
<td>Resolved</td>
</tr>
</tbody>
</table>

Table 8

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

Number of registrations against recognised Environmental Building and/or Design Standards (e.g. BREEAM; Code for Sustainable Homes, CEEQUAL)

www.stockport.gov.uk/planningsustainabledevelopment
Table 9 'Buildings delivered to Environmental Standards in Stockport' shows detail of the recent achievements in the Borough over the past four years, with regards to environmental design standards including BREEAM for non-domestic development and Code for Sustainable Homes.

Table 9 Buildings delivered to Environmental Standards in Stockport

<table>
<thead>
<tr>
<th>Year</th>
<th>Summary of Design Standards Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012/13</td>
<td>According to data from the Department for Communities and Local Government(^{32}), there have been 144 registrations in Stockport for Design Stage Code for Sustainable Homes and 121 certified at Post Construction Stage as at March 2013. Data from social housing providers shows that in total 25 Code Level 4 houses were delivered and 46 Code Level 3.</td>
</tr>
<tr>
<td>2011/12</td>
<td>According to data from the Department for Communities and Local Government(^{33}), there were 137 registrations in Stockport for Design Stage Code for Sustainable Homes and 73 certified at Post Construction Stage as at March 2012. 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.</td>
</tr>
<tr>
<td>2010/11</td>
<td>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. Stockport Council’s own office redevelopment was completed in the monitoring period achieving BREEAM Excellent. Mossbank Homes delivered 74 apartments in a refurbishment scheme to Ecohomes Very Good standard(^{34}). Planning permission was granted on the following two sites in the monitoring period. A low carbon PassivHaus(^{35}) 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. Also Rose Hill Primary School redevelopment included aims for BREEAM Very Good and incorporated a</td>
</tr>
</tbody>
</table>


\(^{34}\) [www.breeam.org/page.jsp?id=21](http://www.breeam.org/page.jsp?id=21)

\(^{35}\) [www.passivhaus.org.uk/](http://www.passivhaus.org.uk/)
### Summary of Design Standards Achieved

<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009/10</td>
<td>The BAM Building offices on the A6 achieved BREEAM Excellent on completion.</td>
</tr>
<tr>
<td>2008/09</td>
<td>Stockport College redevelopment was granted planning permission aiming for BREEAM Very Good (Excellent where viable).</td>
</tr>
<tr>
<td>2007/08</td>
<td>No registrations of environmental standards were noted for this period.</td>
</tr>
</tbody>
</table>

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).

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

<table>
<thead>
<tr>
<th>Type of BREEAM Assessment</th>
<th>Score</th>
<th>Year of Registration</th>
</tr>
</thead>
<tbody>
<tr>
<td>EcoHomes</td>
<td>41.3 Pass</td>
<td>2003</td>
</tr>
<tr>
<td>EcoHomes</td>
<td>37.26 Pass</td>
<td>2005</td>
</tr>
<tr>
<td>EcoHomes</td>
<td>58.83 Very Good</td>
<td>2006</td>
</tr>
</tbody>
</table>

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).
Providing a Decent Home for Everyone

The Council's main aspiration for housing, as set out in the Sustainable Community Strategy, is to tackle the challenges of housing affordability and availability including social housing needs. Amongst other issues, this will involve 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 rescinded Regional Spatial Strategy for the North West (RSS).

Relevant Policy

The following policies are reported on in this section of the 2012/13 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 2013 and 2018

This amounts to 2,475 new homes between 2013 and 2018.

Indicators

The following indicators are reported on in this section for the 2012/13 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
- 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
- Monitoring the number of households on the housing waiting list
- Carrying out regular housing needs studies

36 policies encourage efficient use of land and the need to minimise number of dwellings built at a density of <30 dwellings per hectare
Housing Development 2012/13

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

In order to achieve the housing target of 2,475 new homes between 2013 and 2018 the Council is required to identify and maintain a 5 year supply of ‘deliverable’ land for housing.

There are 2,355 dwellings in total on Undeveloped Sites, Sites Under Construction and dwellings not started. Of these 301 are deemed NOT to be deliverable. Therefore, there are currently **2,054 dwellings in the deliverable supply, equal to a 4.1 year supply**. According to the 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.

A list of the ‘Undeveloped Sites’, including each site’s contribution to the 5 year supply can be found in Appendix 1 of the 5 year Deliverable Housing Supply Assessment (37). Appendix 2 of that document contains the list of ‘Sites Under Construction’.

There were 298 net completions this year, which falls just short of the 306 completions predicted in last year’s AMR and still well below target. Completions are expected to remain below target for the next 2 years at least. The projected completions in Figure 4 ‘Housing Trajectory’ for years 2013-18 are based entirely on the 2,054 dwellings in the 5 year deliverable supply.

NPPF states that Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Although the number of dwellings in the deliverable supply has marginally increased from 2,024 last year to 2,054 this year, there is less than a 5 year supply for a third year running. Furthermore, completions next year are expected to be below target. This will further increase the housing target for future years in order to make up the shortfall. It will also mean that more dwellings will be required in April 2014 to achieve a 5 year supply.

37 5 year Deliverable Housing Supply Assessment: [www.stockport.gov.uk/ldf](http://www.stockport.gov.uk/ldf)
Core Strategy Policy H-2 Housing Phasing expects sites for houses and sites for 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. As there is still less than a 5 year supply and because only 390 completions are predicted for 2013/14 the accessibility scores for new houses and flats are set at 34 and 45 respectively. This position will be reassessed in 12 months time and if the housing supply has increased then the accessibility score may be increased.

Table 11 Number of dwellings completed per annum

<table>
<thead>
<tr>
<th>Year</th>
<th>Number of Gross Completions</th>
<th>Dwellings Lost</th>
<th>Number of Net Completions</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008/09</td>
<td>445</td>
<td>50</td>
<td>395</td>
</tr>
<tr>
<td>2009/10</td>
<td>194&lt;sup&gt;(1)&lt;/sup&gt;</td>
<td>22</td>
<td>172</td>
</tr>
<tr>
<td>2010/11</td>
<td>203</td>
<td>16</td>
<td>187</td>
</tr>
<tr>
<td>2011/12</td>
<td>259</td>
<td>58</td>
<td>201</td>
</tr>
<tr>
<td>2012/13</td>
<td>314</td>
<td>16</td>
<td>298</td>
</tr>
<tr>
<td>Total</td>
<td>1415</td>
<td>162</td>
<td>1253</td>
</tr>
<tr>
<td>5 Year Average</td>
<td>283</td>
<td>32</td>
<td>251</td>
</tr>
</tbody>
</table>

1. Figure revised since 2009/10 AMR after 35 dwellings at Woodgrove Court, Hazel Grove were included in error.
There were 314 gross completions (all on windfall sites\(^{38}\) bar one development at Bradshaw Hall) and 16 losses in 2012/13, giving a net figure of 298 additional dwellings for the year.

There were no completions over 50 units this year, although large developments at Bradshaw Hall, Cheadle Hulme and The Coppice, Cross Lane, Marple were completed. Developments at Strathblane House, Cheadle and Heaton Moor Reform Club delivered significant numbers of flats. Work continues at Mill Green at the former Goyt Works, Station Road, Strines where 59 completions have now been delivered.

No additional Gypsy and Traveller pitches were delivered in the monitoring period and no Building for Life Assessments were undertaken.

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

52.96% of completions in 2012/13 were flats and 46.5% were houses. This repeats the even split of the previous two years when 51% and 48.81% of completions were flats. There was a reasonably good mix of new housing this year with the majority of flats having two bedrooms and three bedroom houses dominating, and a reasonable proportion of the 2 bedroom flats were affordable dwellings.

<table>
<thead>
<tr>
<th>Dwelling Type / Size</th>
<th>Number of Gross Completions</th>
<th>% of Total</th>
<th>Number of Affordable Completions</th>
<th>% of Total</th>
<th>% of Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flat - 1 bed</td>
<td>70</td>
<td>22</td>
<td>9</td>
<td>25</td>
<td>12.8</td>
</tr>
<tr>
<td>Flat - 2 bed</td>
<td>95</td>
<td>30</td>
<td>23</td>
<td>64</td>
<td>24.2</td>
</tr>
<tr>
<td>Flat - 3 bed</td>
<td>3</td>
<td>0.96</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Flat - 4 bed</td>
<td>0</td>
<td>0.00</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>House - 1 bed</td>
<td>4</td>
<td>1.3</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

\(^{38}\) A site not specifically allocated for housing but which has become available for development.
### Monitoring of Policy Performance

<table>
<thead>
<tr>
<th>Dwelling Type / Size</th>
<th>Number of Gross Completions</th>
<th>% of Total</th>
<th>Number of Affordable Completions</th>
<th>% of Total</th>
<th>% of Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>House - 2 bed</td>
<td>12</td>
<td>3.8</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>House - 3 bed</td>
<td>69</td>
<td>22</td>
<td>4</td>
<td>11</td>
<td>5.8</td>
</tr>
<tr>
<td>House - 4+ bed</td>
<td>61</td>
<td>19.4</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>314</strong></td>
<td><strong>100</strong></td>
<td><strong>36</strong></td>
<td><strong>100</strong></td>
<td><strong>11.5</strong></td>
</tr>
</tbody>
</table>

36 of the 314 completions were affordable dwellings (11.5%) with most of them flats. 11% of the affordable dwellings were 3 bed houses.

The 36 affordable dwellings were provided in the following Committee Areas: Heatons & Reddish (21), Central (10) and Cheadle (5).

Table 13 ‘Number of Net Completions & Percentage of Total by Committee Area for the last 3 years’ shows that housing development in 2012/13 was focused in the Cheadle and Heatons & Reddish Committee Areas during this monitoring period. As noted above, in part this is due to the delivery of flats at Strathblane House and Heaton Moor Reform Club. More completions are expected in the Central area next year, particularly from developments at Hopes Carr and Peaches Nightclub.

### Table 13 Number of Net Completions & Percentage of Total by Committee Area for the last 3 years

<table>
<thead>
<tr>
<th>Committee Area</th>
<th>Net Completions 2010/11</th>
<th>Percentage of Total</th>
<th>Net Completions 2011/12</th>
<th>Percentage of Total</th>
<th>Net Completions 2012/13</th>
<th>Percentage of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bramhall</td>
<td>24</td>
<td>12.8</td>
<td>0</td>
<td>0</td>
<td>27</td>
<td>9</td>
</tr>
<tr>
<td>Central</td>
<td>86</td>
<td>45.9</td>
<td>78</td>
<td>39</td>
<td>31</td>
<td>10</td>
</tr>
<tr>
<td>Cheadle</td>
<td>13</td>
<td>6.9</td>
<td>15</td>
<td>7.4</td>
<td>88</td>
<td>29</td>
</tr>
<tr>
<td>Heatons &amp; Reddish</td>
<td>15</td>
<td>8.0</td>
<td>1</td>
<td>0.5</td>
<td>65</td>
<td>22</td>
</tr>
</tbody>
</table>
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, only one of the gross completions in 2012/13 was built at a density of less than 30 dwellings per hectare which was due to development on MEDS in the Green Belt, reflecting the limited space for such developments. The site was at Mill Green at Station Road, Strines.

Table 14 Density of New Housing Developments
In June 2010 the Government changed the definition of Previously Developed Land (PDL) in Planning Policy Statement 3 Housing (PPS3) by excluding private residential gardens from the definition. This definition is continued in the NPPF. 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 PDL Trajectory up to 2017/8 shown in Table 15 ‘Previously-developed land trajectory’ is based on specific sites in the five year deliverable supply and is therefore robust.

### Table 15 Previously-developed land trajectory

<table>
<thead>
<tr>
<th>Year</th>
<th>% of Completions on PDL</th>
<th>PDL Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006/07</td>
<td>98%</td>
<td>PPS3 2006</td>
</tr>
<tr>
<td>2007/08</td>
<td>96%</td>
<td>PPS3 2006</td>
</tr>
<tr>
<td>2008/09</td>
<td>98%</td>
<td>PPS3 2006</td>
</tr>
<tr>
<td>2009/10</td>
<td>99% / 96%</td>
<td>PPS3 2006 / 2010</td>
</tr>
<tr>
<td>2010/11</td>
<td>93%</td>
<td>PPS3 2010</td>
</tr>
<tr>
<td>2011/12</td>
<td>99.5%</td>
<td>PPS3 2010</td>
</tr>
<tr>
<td><strong>2012/13</strong></td>
<td><strong>97.4%</strong></td>
<td><strong>NPPF</strong></td>
</tr>
<tr>
<td>2013/14</td>
<td>96%</td>
<td><strong>NPPF</strong></td>
</tr>
<tr>
<td>2014/15</td>
<td>96%</td>
<td><strong>NPPF</strong></td>
</tr>
</tbody>
</table>

### PDL Definition % of Completions on PDL

<table>
<thead>
<tr>
<th>Year</th>
<th>% of Completions on PDL</th>
<th>PDL Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015/16</td>
<td>95%</td>
<td>NPPF</td>
</tr>
<tr>
<td>2016/17</td>
<td>95%</td>
<td>NPPF</td>
</tr>
<tr>
<td>2017/18</td>
<td>96%</td>
<td>NPPF</td>
</tr>
</tbody>
</table>

#### Monitoring of Policy Performance

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

4 dwellings were granted planning permission in the Town Centre this year (not including renewals). Only 2 new dwellings were completed in the Town Centre for this monitoring year, less than the 70 completed last year. This is anticipated to significantly improve next year with completions expected at the Hopes Carr and Peaches Nightclub sites, amongst others.

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

Stockport currently has 5,962 registrations on the housing register down from 6,484 reported in the previous AMR.

#### Carrying out regular housing needs studies

Over 2010/11 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 36 affordable dwellings contributes to addressing the identified need. The delivery of 95 two bed flats and 69 three bedroom dwellings (27 of which are Affordable dwellings - see Table 12 ‘Number of Gross Completions and Affordable Completions by type’) should also assist with addressing the shortage of family dwellings in the Borough.

Housing Needs Assessments (HNAs) are undertaken every three years. The current 2010/11 edition is available on the Council’s website\(^{(40)}\). An update of the HNA is being commissioned during 2014.
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 indicates 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 goes 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). 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 2012/13 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)
Indicators
The following indicators are reported on in this section for the 2012/13 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
  floor space 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

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.

Access to Services

Table 16 'Amount of (net) completed retail and leisure development by floor area (m2)' 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 in the monitoring period 2012/13.

Figures for the monitoring period show a more than threefold increase in the amount of new retail and leisure development in the Borough for this monitoring period. Around a third of this development is in the Town Centre including a Nando's Restaurant and a Costa Coffee. In addition the following large scale developments were completed both in the Town Centre and around the Borough. A paintballing club was established in the Town Centre at Weir Mill, as well as a Metrofitness Gym. In addition a football coaching centre was completed at Cheadle Hulme as well as a Fit for Less Gym and a Pure Gym. A Reebok Crossfit Gym opened in Hazel Grove. In addition the Greave Lawn Tennis Club relocated to

41 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 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.
Stockport Sports Village at Woodley. Food retail developments include an extension to the Sainsburys store at Cheadle Royal and a new ALDI supermarket at Heaton Chapel.

<table>
<thead>
<tr>
<th>Amount of completed retail and leisure development</th>
<th>2010/11</th>
<th>2011/12</th>
<th>2012/13</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stockport Borough (Total)</td>
<td>6,379</td>
<td>5,453</td>
<td>17,929.7</td>
</tr>
<tr>
<td>Stockport Town Centre</td>
<td>411</td>
<td>185</td>
<td>4,443.4</td>
</tr>
<tr>
<td>Stockport District Centres</td>
<td>907</td>
<td>1,150</td>
<td>486.8</td>
</tr>
<tr>
<td>Stockport Local Centres</td>
<td>607</td>
<td>1,044</td>
<td>483</td>
</tr>
</tbody>
</table>

However this period sees a decrease in the level of development in the District and Local Centres compared to previous years. Last year's increased figures relate to changes of use in the District and Local Centres for A3 (restaurants and cafés) or A4 (drinking establishments) uses as well as the development of a Tesco which opened in Gatley. However a new Sainsburys local store at Cheadle will be recorded in next year's monitoring and opened in April 2013.

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 was officially in recession over parts of the last three years.

As at May 2013 there were 82 vacancies in the Core Retail Area of Stockport Town Centre meaning that 17.8% of ground floor units were vacant. This is a marginal increase on the 71 vacant units reported in Sept 2011.
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. 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 viability and diversity of retail and other services in the various centre hierarchies.

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

<table>
<thead>
<tr>
<th>Name of Centre</th>
<th>Total no of GFL (1) units in centre</th>
<th>No of GFL vacancies</th>
<th>% vacancies</th>
<th>% Primary Frontage length in A1 use</th>
<th>% Secondary Frontage in non-A1 use</th>
<th>No of Properties vacant for 2 years or more</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bramhall</td>
<td>153</td>
<td>7</td>
<td>4.6</td>
<td>Block A 67.4 Block B 62.4 Mean av. 63.6</td>
<td>62.6</td>
<td>4</td>
</tr>
<tr>
<td>Cheadle</td>
<td>195</td>
<td>17</td>
<td>8.7</td>
<td>Block A 68.4 Block B 46.9 Block C 42.1 Mean av. 52.5</td>
<td>62.7</td>
<td>9</td>
</tr>
<tr>
<td>Cheadle Hulme</td>
<td>129</td>
<td>11</td>
<td>8.5</td>
<td>70.6</td>
<td>68</td>
<td>6</td>
</tr>
<tr>
<td>Edgeley</td>
<td>150</td>
<td>16</td>
<td>10.7</td>
<td>82.9</td>
<td>59.4</td>
<td>10</td>
</tr>
<tr>
<td>Hazel Grove</td>
<td>228</td>
<td>27</td>
<td>11.8</td>
<td>Block A 73.1 Block B 66 Mean av. 70.3</td>
<td>51.6</td>
<td>19</td>
</tr>
<tr>
<td>Houldsworth Square, Reddish</td>
<td>84</td>
<td>7</td>
<td>8.3</td>
<td>77</td>
<td>64.4</td>
<td>6</td>
</tr>
</tbody>
</table>
### Monitoring of Policy Performance

Table 18 Average percentage vacancies / Averages for Frontages / Long Term Vacancies in Large Local Centres

<table>
<thead>
<tr>
<th>Name of Centre</th>
<th>Total no of GFL (^{(1)}) units in centre</th>
<th>No of GFL vacancies</th>
<th>% vacancies</th>
<th>% Primary Frontage length in A1 use</th>
<th>% Secondary Frontage in non-A1 use</th>
<th>No of Properties vacant for 2 years or more</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marple</td>
<td>255</td>
<td>22</td>
<td>8.6</td>
<td>Block A = 82.3 in A1 use</td>
<td>74.1</td>
<td>11</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Block B = 74.9 A1 use</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Mean av. 77 across all Primary</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Frontage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Romiley</td>
<td>122</td>
<td>9</td>
<td>7.4</td>
<td>78.5</td>
<td>65.6</td>
<td>6</td>
</tr>
<tr>
<td>Average</td>
<td><strong>164.5</strong></td>
<td><strong>14.5</strong></td>
<td><strong>8.6</strong></td>
<td><strong>73.5</strong></td>
<td><strong>63.6</strong></td>
<td>N/A</td>
</tr>
</tbody>
</table>

1. Ground Floor Level

---

Table 18 Average percentage vacancies / Averages for Frontages / Long Term Vacancies in Large Local Centres

<table>
<thead>
<tr>
<th>Name of Centre</th>
<th>Total no of GFL (^{(1)}) units in centre</th>
<th>No of GFL vacancies</th>
<th>% vacancies</th>
<th>% Primary Frontage length in A1 use</th>
<th>% Secondary Frontage in non-A1 use</th>
<th>No of Properties vacant for 2 years or more</th>
</tr>
</thead>
<tbody>
<tr>
<td>Davenport</td>
<td>37</td>
<td>6</td>
<td>16.2</td>
<td>81.2</td>
<td>37.3</td>
<td>0</td>
</tr>
<tr>
<td>Gatley</td>
<td>95</td>
<td>7</td>
<td>7.4</td>
<td>61.5</td>
<td>48</td>
<td>6</td>
</tr>
<tr>
<td>Great Moor</td>
<td>91</td>
<td>9</td>
<td>9.9</td>
<td>74.3</td>
<td>60</td>
<td>7</td>
</tr>
<tr>
<td>Heald Green</td>
<td>46</td>
<td>1</td>
<td>2.2</td>
<td>86.4</td>
<td>69.5</td>
<td>0</td>
</tr>
<tr>
<td>Heaton Chapel</td>
<td>82</td>
<td>11</td>
<td>13.4</td>
<td>60.3</td>
<td>51.8</td>
<td>8</td>
</tr>
<tr>
<td>Marple Bridge</td>
<td>43</td>
<td>1</td>
<td>2.3</td>
<td>74.3</td>
<td>76.5</td>
<td>1</td>
</tr>
</tbody>
</table>
### Table 19: Average Percentage Vacancies / Averages for Frontages / Long Term Vacancies in Other Local Centres

<table>
<thead>
<tr>
<th>Name of Centre</th>
<th>Total no of GFL(1) units in centre</th>
<th>No of GFL vacancies</th>
<th>% vacancies</th>
<th>% Primary Frontage length in A1 use</th>
<th>% Secondary Frontage in non-A1 use</th>
<th>No of Properties vacant for 2 years or more</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moor Top, Heaton Moor</td>
<td>56</td>
<td>0</td>
<td>0</td>
<td>66.5</td>
<td>64.2</td>
<td>0</td>
</tr>
<tr>
<td>North Reddish</td>
<td>29</td>
<td>2</td>
<td>6.9</td>
<td>54.7</td>
<td>80.4</td>
<td>0</td>
</tr>
<tr>
<td>Shaw Road / Heaton Moor Road</td>
<td>57</td>
<td>5</td>
<td>8.8</td>
<td>54.4</td>
<td>60.7</td>
<td>3</td>
</tr>
<tr>
<td><strong>Average</strong></td>
<td><strong>59.6</strong></td>
<td><strong>4.7</strong></td>
<td><strong>7.5</strong></td>
<td><strong>68.2</strong></td>
<td><strong>60.9</strong></td>
<td><strong>N/A</strong></td>
</tr>
</tbody>
</table>

1. **Ground Floor Level**

Table 19 Average percentage vacancies / Averages for Frontages / Long Term Vacancies in Other Local Centres

<table>
<thead>
<tr>
<th>Name of Centre</th>
<th>Total no of GFL(1) units in centre</th>
<th>No of GFL vacancies</th>
<th>% vacancies</th>
<th>% Primary Frontage length in A1 use</th>
<th>No of Properties vacant for 2 years or more</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adswood</td>
<td>6</td>
<td>2</td>
<td>33.3</td>
<td>65.5</td>
<td>2</td>
</tr>
<tr>
<td>Berrycroft Lane, Higher Bredbury</td>
<td>19</td>
<td>1</td>
<td>5</td>
<td>57.3</td>
<td>1</td>
</tr>
<tr>
<td>Brinnington (Berwick Parade)</td>
<td>12</td>
<td>2</td>
<td>16.7</td>
<td>39.9</td>
<td>2</td>
</tr>
<tr>
<td>Cheadle Health</td>
<td>28</td>
<td>6</td>
<td>21.4</td>
<td>58.1</td>
<td>1</td>
</tr>
<tr>
<td>Councillor Lane</td>
<td>14</td>
<td>2</td>
<td>14.3</td>
<td>68.2</td>
<td>1</td>
</tr>
<tr>
<td>Fir Road</td>
<td>17</td>
<td>0</td>
<td>0</td>
<td>53.4</td>
<td>0</td>
</tr>
</tbody>
</table>
### Monitoring of Policy Performance

<table>
<thead>
<tr>
<th>Name of Centre</th>
<th>Total no of GFL(^{(1)}) units in centre</th>
<th>No of GFL vacancies</th>
<th>% vacancies</th>
<th>% Primary Frontage length in A1 use</th>
<th>No of Properties vacant for 2 years or more</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fiveways Parade</td>
<td>21</td>
<td>1</td>
<td>5</td>
<td>41.2</td>
<td>0</td>
</tr>
<tr>
<td>Hall Street, Offerton</td>
<td>18</td>
<td>1</td>
<td>5.6</td>
<td>64.7</td>
<td>1</td>
</tr>
<tr>
<td>Heaton Mersey</td>
<td>27</td>
<td>0</td>
<td>0</td>
<td>29.5</td>
<td>0</td>
</tr>
<tr>
<td>High Lane</td>
<td>17</td>
<td>0</td>
<td>0</td>
<td>35.1</td>
<td>0</td>
</tr>
<tr>
<td>North Park Road</td>
<td>6</td>
<td>2</td>
<td>33.3</td>
<td>100</td>
<td>0</td>
</tr>
<tr>
<td>Offerton</td>
<td>22</td>
<td>11</td>
<td>50</td>
<td>70.7</td>
<td>10</td>
</tr>
<tr>
<td>Offerton Green</td>
<td>6</td>
<td>0</td>
<td>0</td>
<td>85</td>
<td>0</td>
</tr>
<tr>
<td>Smithy Green</td>
<td>17</td>
<td>0</td>
<td>0</td>
<td>76.6</td>
<td>0</td>
</tr>
<tr>
<td>Turves Road</td>
<td>29</td>
<td>4</td>
<td>13.8</td>
<td>75.3</td>
<td>2</td>
</tr>
<tr>
<td>Woodley</td>
<td>24</td>
<td>1</td>
<td>4.2</td>
<td>61.2</td>
<td>1</td>
</tr>
<tr>
<td><strong>Average</strong></td>
<td><strong>17.7</strong></td>
<td><strong>2.1</strong></td>
<td><strong>12.7</strong></td>
<td><strong>61.4</strong></td>
<td><strong>N/A</strong></td>
</tr>
</tbody>
</table>

1. Ground Floor Level

![Retailer representation of major national multiples - Target: no less](Image)

Figure 5 'District Centre Major National Representation (5 years)' demonstrates the retailer representation of major national multiples in the district centres and compares the current figures with previous years. The reduction in the number of multiples for the monitoring period is partly due to economic conditions affecting multiples across the country with some going into administration during the monitoring period.
Figure 5 District Centre Major National Representation (5 years)
With regards to the Town Centre, as at 2013 there were 187 ground level units in the Core Retail Area of Stockport Town Centre that are occupied by a national multiple. This figure includes banks, building societies and other uses that are not A1 use (shops), consistent with the method used for gathering multiple data for units within the District Centres as reported in previous AMRs.

### 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 monitoring period, no new A1 units were delivered in the Town Centre. The Council Executive approved measures to facilitate the redevelopment of the Bridgefield area of the Town Centre. An outline planning application was submitted for the Bridgefield scheme, which involves the provision of A1 and A3 use class units.

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. There are 25 Primary Frontage Blocks in the Town Centre of which 9 blocks have less than 80% of their frontage in A1 use. However the current target of 80% has been met overall. The marginal District Centre increase is still below the 80% target. The Local Centres remain steady but below the 80% target.

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.
Figure 6 A1 Use within Frontages
Monitoring of Policy Performance

Figure 7 Percentage of length of Secondary Frontage in non A1 use

<table>
<thead>
<tr>
<th>Year</th>
<th>Town Centre</th>
<th>District Centres</th>
<th>Local Centres</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010/11</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2011/12</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2012/13</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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 & 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.

The District and Local Centres remain similar to the previous two monitoring periods.

<table>
<thead>
<tr>
<th>Use Class</th>
<th>2010/11</th>
<th>2011/12</th>
<th>2012/13</th>
</tr>
</thead>
<tbody>
<tr>
<td>A2 Financial and professional services - banks, building societies, estate and employment agencies, professional and financial services and betting offices</td>
<td>145</td>
<td>100</td>
<td>757.5</td>
</tr>
<tr>
<td>A3 Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafés</td>
<td>257.1</td>
<td>0</td>
<td>436.4</td>
</tr>
<tr>
<td>A4 Drinking establishments - Public houses, wine bars or other drinking establishments (but not nightclubs)</td>
<td>9</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>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)</td>
<td>0</td>
<td>0</td>
<td>2651</td>
</tr>
</tbody>
</table>

Table 20 ‘Amount of A2, A3, A4 and D2 use floor space developed annually in Town Centre (m²)’ 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. A2 use class development has increased since the adoption of the Core Strategy, with Lloyds TSB Bank opening a branch at Merseyway. There is a further 468m² of additional A2 use in the pipeline for the Town Centre.
Monitoring of Policy Performance

The A3 use class has increased in the period between adoption of the Core Strategy and the end of March 2013. Furthermore, the Bridgefield scheme planning application was submitted in this monitoring period which includes significant A3 use provision in the proposal that has since been granted outline planning permission. A further 292m$^2$ of A3 use is under construction for the Town Centre, with 895.8m$^2$ in the pipeline as of the end of March 2013.

Development activity in the Town Centre involving the A4 use class has increased since adoption of the Core Strategy with a further 546m$^2$ in the Town Centre in the pipeline, granted planning permission during this monitoring period.

Development of the D2 use class has increased with 3,236m$^2$ proposed at the Bridgefield scheme, the planning application for which was submitted during this monitoring period and has since been granted outline planning permission. In addition 2,651m$^2$ D2 use (gym and paintball club) was completed in the town centre this monitoring period and 843m$^2$ is in the pipeline. The Unicorn Brewery’s new visitor centre was completed during the monitoring period.

A2 use has been completed in Romiley District Centre this monitoring period but no A2 use was completed in the Local Centres. No A4 or D2 use was completed in the District or Local Centres this monitoring period. Two restaurants (A3 use) were completed in Local Centres.

At ground floor level, there are 4 Local Centres without A2 use, 7 without A3 use, 17 without A4 use and of the Local Centres, only Moor Top Local Centre contains D2 use at ground floor level. The Large Local Centres have an average of 6 units in A2 use, 4 units in A3 use and 1 unit in A4 use at ground floor level. The Other Local Centres contain an average of 1.5 units in A2 use, 0.8 units in A3 use and 0.2 units in A4 use.

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

During the year 2012-2013, there were 1,313 total incidents of crime reported as having occurred in Stockport Town Centre\(^{(45)}\). This is a reduction on the 1,542 incidents reported for the previous monitoring period.

The Citizens Panel Survey 2011 found only 21% of people surveyed felt safe after dark in the town centre. The Stockport Town Centre Shopping Survey 2012 stated that 27.8% of respondents do not stay in Stockport after work because they don’t believe Stockport is safe at night. The Council’s Citizens Panel survey 2012 said that 19% of respondents felt safe in the Town Centre after dark, which is only a slight decrease over

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\(^{(45)}\) Source: Community Safety Officer, Stockport Council
the 2011 survey. The 2012 Citizens Panel survey results should be considered with caution because there was a small sample of respondents from some of the age groups.

The Access to Services policies of the Core Strategy (Policies CS5, CS6 and DMP 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.

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

Core Strategy Policy DMP 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 Core Strategy aim for modernisation and improvement in the quality of education facilities is to achieve ‘Transformation of the quality of secondary school stock through new development, refurbishment and expansion’. The repairs and modernisation backlog has increased to £111.5 million. This figure includes all Stockport Schools including Primaries, Infants, Juniors, Secondaries, Voluntary Aided (46), Pupil Referral Units (47), Nurseries and Special Schools. No academies are included.

Premises are resurveyed on a 5 year rolling programme to ensure that any improvements or further deterioration of the asset is recorded. Therefore although schemes to the value of £2.2 million have been completed and the repair backlog at certain schools reduced, the overall value of the backlog has increased. The latter may also be a result of the additional surveys undertaken during the last financial year to bring the 5 year rolling programme back on schedule.

The rebuilt Rose Hill Primary School in Marple opened to pupils in September 2012. School Projects are also taking place at Hursthead Infant (started 2013), Norris Bank (started 2012) and Stockport School (completed).

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46 e.g. owned by a diocese
47 special or behavioural needs
**Provision of a comprehensive and efficient library service**

Core Strategy Policy DMP 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'. According to the Council’s Library Services, during this monitoring period Stockport Council maintained a network of facilities sufficient to provide a comprehensive and efficient public library service to the borough.

**Number and quality of indoor sports halls**

Core Strategy Policy DMP 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. In the meantime, there continues to be a shortfall of 11.5 four court sports halls.

In the monitoring period the Peel Moat four court sports hall facility closed. However, a football coaching centre at Cheadle Hulme, a gym 'Metro Fitness' and Pure Gym in and near the town centre were completed. In addition Fit4Less gym was completed in Cheadle Hulme, while Reebok CrossFit gym was completed in Hazel Grove.

Planning permission has been granted\(^{(48)}\) during the monitoring period for a four court sports hall at Blackstone Field in Offerton which would replace the temporary sports hall at Offerton High School, completed in the monitoring period, with no change in the status of shortfall of four court sports halls.

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

Committee met 25/10/12, decision note dated 25/10/13
No new allotment sites or plots were provided in this AMR period, but funding has been obtained to provide 6 new plots at St Ann's Road North Allotment Site, which will be formally reported in the subsequent AMR. The Council's web-page on allotments details allotment sites and the number of plots in the Borough.

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

This indicator is reported on via the 'Access to Food Retail' graph in the Transport section of the AMR. However for this year's reporting no new housing development was more than 30 minutes from food retail facilities.

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

It is considered that Core Strategy Policy DMP AS-3 has helped to promote healthy food choices during 2012/13. No Hot Food Takeaways have been completed outside of Centres during this monitoring period.

**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**

DM 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 facilities. 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.

Monitoring of Policy Performance

As with the previous monitoring period, no planning permissions for new hotels have been granted or implemented during 2012/13 in either the Town Centre, Romiley, Marple or Marple Bridge.

During the monitoring period a planning application was submitted seeking renewal of a planning permission involving the provision of a Hilton Garden Inn Hotel at Kings Reach outside the town centre. There is extant planning permission for a hotel at Water Street. Planning permission was renewed for a proposal involving a new hotel at The Rock Building at Mersey Square in the Town Centre. There is an extant planning permission for a hotel at Greenhale House in the Town Centre. An Outline Planning Application was submitted for the Bridgefield scheme that involves the provision of a hotel.

The subsequent AMR will report that an outline planning permission was granted for the Bridgefield scheme that involves the provision of a hotel in the Town Centre. In the meantime full planning permission has been granted for the provision of a Hilton Garden Inn Hotel at Kings Reach.

Supply of land for cemetery provision

Burial space has been available for this period of time. There is enough burial space to last another 10 plus 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

Performance against these indicators will be monitored in future Stockport Shopping and Leisure Studies. The most recent data on these indicators is available in the Stockport Shopping and Leisure Study 2009. According to the Council’s Town Centre Management Team, during 2010-11 total annual footfall at Merseyway increased by 5.4% and by 4.2% in 2011-12.

Stockport’s 2009 Shopping Study\textsuperscript{(50)} informs the baseline for these indicators and policy development and this Study is undertaken approximately every 5 years as resources permit. Further updates to this data will be reported on in future AMRs as they become available.
Javelin Group’s Venue Score 2013/14 ranks Stockport town centre fourth out of the Greater Manchester centres. However, it has declined in their overall rankings from 96 in 2010 to 103 in 2013. Increasing the quality, level and range of A3 (cafés and restaurants) and A4 (drinking establishments - particularly modern bars) use in the Town Centre and of A1 (shops) use at the Core Retail Area (CRA) will help to reinforce its role as a sub-regional centre and will help to meet identified need. The CRA of Stockport Town Centre has an identified lack of medium sized shops that needs to be addressed to help secure a range of quality retailers and provide for modern retailer requirements. The Town Centre’s CRA lacks a modern department store and middle-order and premium comparison goods shops (particularly fashion). The Town Centre lacks a sufficient level of good quality restaurants, bars and cafés and would benefit from the development of its cultural and entertainment facilities.

Such leisure uses would contribute to improving the Town Centre’s evening economy, encourage the use of the Town Centre and the perception of its safety in the evening. In addition the Study recommends that the Town Centre’s public realm is enhanced, which will contribute to improving the environmental quality of the Town Centre, which is an indicator of the vitality and viability of centres.

The vitality and viability of the District and Local Centres was last summarised in the Stockport Shopping and Leisure Study 2009 on page 141 in figure 11.19. It shows most of the District and Large Local Centres are healthy or very healthy but eight of the Other Local Centres (the smallest centres in the hierarchy) are either experiencing some difficulty or experiencing substantial difficulties.
Accommodating Economic Development

Stockport's Sustainable Community Strategy 2020\(^{(51)}\) states 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 will also be 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.

Relevant Policies

The following policies are monitored in this section of the 2012/13 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 2012/13 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.

Delivery of 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; 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 LDF. Completion data for 2002 and 2003 was collected at the same time and so the total area for completions was equally split between the two years, therefore the figure for 2003 is half of that total.

Traditionally, Stockport has recorded the amount of employment land available or completed in hectares and this information is reflected in Figure 8 'Amount of Industrial / Commercial Land Developed in Stockport 2003 to 2012/13 (hectares)'. However, data is also shown (where available) in m² in Table 21 'Amount of Industrial/Commercial floorspace developed in Stockport 2003 - 2012/13 (square metres)' for completions in Stockport Borough for clarification.

The average amount of employment land developed since 2003 stands at 5.6 hectares per annum. In total 0.21 hectares have been developed in Stockport for 2012/13.

The trend for office completions (B1) has remained relatively steady up to four years ago and there was an above average provision for the reporting year 2007/08. Since then however, the fall in land developed reflects the struggling national economy affecting Stockport and the fact that larger developments have tended to be in the town centre, where floorspace may be relatively high, but it is higher density being located on much less land than if it were in an employment area. The figure for 2012/13 shows the second lowest level of office provision for the past ten years. The 2010/11 office development figure reflected the achievement of public sector office development for the Council.

2012/13 figures for B2/B8 (General Industry) uses saw a much lower figure than 2011/12 but still reflects the sluggish economy's impact on development being brought forward. 2010/11 saw a bucking of the trend of a reduction in industrial development area. The extremely high figure, in relative terms, was due to the completion of three large industrial developments. Two of those developments were waste management/recycling facilities and the other was replacement floorspace at a large industrial unit. The Borough still has around 31 hectares of land in the pipeline for B2/B8 uses and 24 hectares of B1 either allocated or with permission granted. The slight increase in land available for B1 development has been influenced by the redevelopment of the Avtech site at Birdhall Lane which is currently under construction.

There has been little change to the overall amount of B1 and B2/B8 land available in the Borough from 2011-12. However the majority of 2.54 hectares of B1 land at Yew Street, Kings Reach is currently under construction. In addition the majority of B2/B8 land at Tiviot Way is now either occupied or under construction. These will be reported in the subsequent AMR.
Figure 8 Amount of Industrial / Commercial Land Developed in Stockport 2003 to 2012/13 (hectares)

Table 21 Amount of Industrial/Commercial floorspace developed in Stockport 2003 - 2012/13 (square metres)

<table>
<thead>
<tr>
<th></th>
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<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>B1</td>
<td>11050</td>
<td>8101</td>
<td>8085</td>
<td>13015</td>
<td>24461</td>
<td>9923</td>
<td>6938</td>
<td>5662</td>
<td>55</td>
<td>1635</td>
<td>8893</td>
</tr>
<tr>
<td>B2/B8</td>
<td>10375</td>
<td>17104</td>
<td>17507</td>
<td>21651</td>
<td>4624</td>
<td>2667</td>
<td>441</td>
<td>28654</td>
<td>3418</td>
<td>408</td>
<td>10685</td>
</tr>
<tr>
<td>Total</td>
<td>21427</td>
<td>25205</td>
<td>25592</td>
<td>34666</td>
<td>29085</td>
<td>12590</td>
<td>7379</td>
<td>34316</td>
<td>3473</td>
<td>2043</td>
<td>19577</td>
</tr>
</tbody>
</table>
Table 21 ‘Amount of Industrial/Commercial floorspace developed in Stockport 2003 - 2012/13 (square metres)’ shows that only the Marple and Stepping Hill areas did not have any office development this year, unlike the previous monitoring period where only Heatons & Reddish area had B1 development. Central area had the largest amount of B1 development but outside the town centre at a variety of locations, all changes of use. Conversely Central was the only area where B2/B8 completions were completed this monitoring period, unlike the previous year when four of the areas saw B2/B8 development. As stated earlier there are two major completions for the Central area in the pipeline for future monitoring reporting located at Yew Street, Kings Reach and Tiviot Way.

The figures for this year reflects that in total just 8 sites were completed for B1 uses and only two for B2/B8 use. As stated above, the Council has identified suitable land for industrial and commercial uses and significant further development is due to come forward in 2013/14.

<table>
<thead>
<tr>
<th>Committee Area</th>
<th>No. B1, B2 and B8 Completions</th>
<th>Area B1 (m²)</th>
<th>Area B2 and B8 (m²)</th>
<th>Total Area (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bramhall &amp; Cheadle Hulme South</td>
<td>1</td>
<td>300</td>
<td>0</td>
<td>300</td>
</tr>
<tr>
<td>Central</td>
<td>5</td>
<td>1013</td>
<td>408</td>
<td>1421</td>
</tr>
<tr>
<td>Cheadle</td>
<td>2</td>
<td>145</td>
<td>0</td>
<td>145</td>
</tr>
<tr>
<td>Heatons &amp; Reddish</td>
<td>1</td>
<td>132</td>
<td>0</td>
<td>132</td>
</tr>
<tr>
<td>Marple</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Stepping Hill</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Werneth</td>
<td>1</td>
<td>92</td>
<td>0</td>
<td>92</td>
</tr>
<tr>
<td><strong>Stockport Totals</strong></td>
<td><strong>10</strong></td>
<td><strong>1682</strong></td>
<td><strong>408</strong></td>
<td><strong>2090</strong></td>
</tr>
<tr>
<td><strong>2011/12 Totals</strong></td>
<td><strong>5</strong></td>
<td><strong>55</strong></td>
<td><strong>3418</strong></td>
<td><strong>3473</strong></td>
</tr>
</tbody>
</table>

The total amount of additional employment floorspace delivered in 2012/13 was 2,043m² none of which was in the town centre.
Monitoring of completions indicates that there is a massive increase in floor space lost to all other use classes. This reflects, 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. This flexibility is reinforced in the National Planning Policy Framework.

The vast majority of B1, B2 and B8 floor space is being lost to D1 (Non Residential Institutions), D2 (Assembly and Leisure) and Sui Generis\(^\text{(52)}\) uses. For D1 uses most of the floor space is clustered in the Werneth, Central and Cheadle Committee Areas with a smaller amount in Heatons & Reddish. For D2 uses the loss of floorspace is all found within the Central, Bramhall and Marple areas. For loss to Sui Generis uses there is a clustering found in the Central area. By contrast the amounts lost to other uses including A1 (Retail) and C3 (Residential) are very low, although employment floor space recently lost to housing use at the Man Diesel site is likely to be included in the 2013-14 monitoring period.

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 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 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 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 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 the district centres and assessment of the number of jobs created by those developments; Annual survey of planning permissions for B1

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Table 23 Industrial and Commercial Developments (Use Class Orders B1, B2 and B8) in Stockport

<table>
<thead>
<tr>
<th>Industrial &amp; Commercial Development</th>
<th>2011/12</th>
<th>2012/13</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total floorspace completed (Gross) that is on Previously Developed Land</td>
<td>3,473m(^2) (100%)</td>
<td>2,043m(^2) (100%)</td>
</tr>
<tr>
<td>Total amount of Employment land available for Office, Industrial &amp; Warehouse Use:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office (B1)</td>
<td>24.01 Ha</td>
<td>24.31 Ha</td>
</tr>
<tr>
<td>Industrial (B2/B8)</td>
<td>31.59 Ha</td>
<td>31.25 Ha</td>
</tr>
<tr>
<td>Total</td>
<td>55.60 Ha</td>
<td>55.56 Ha</td>
</tr>
<tr>
<td>Total Amount of Industrial / commercial Floorspace lost to other uses (i.e all other use classes)</td>
<td>1,095m(^2)</td>
<td>14,844m(^2)</td>
</tr>
</tbody>
</table>

\(^{52}\) Uses which do not fall within the specified use classes: [www.planningportal.gov.uk/permission/commonprojects/changeofuse](http://www.planningportal.gov.uk/permission/commonprojects/changeofuse)
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.

No permissions granted and implemented for B1 uses in the town centre in the year 2012/13.

No permissions granted and implemented for B1 uses in the district centres in the year 2012/13.

Two permissions were granted and implemented for B1 uses in employment areas in the year 2012/13. One development was at Old Road in the Lancashire Hill Employment Area which has created an unknown number of jobs. A further development at Gregson Road in the Whitehill Trading Estate has created 5 full time jobs.

No permissions granted and implemented for B1 uses in rural areas in the year 2012/13.

This data reflects the state of the wider economy and the resultant low level of development taking place and referred to above, with ten employment use completions in total for this year. The Council expects that most new employment developments will still occur in the town and district centres and in employments areas, however until further economy recovery takes place, those numbers are likely to remain low.

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 SPD\(^{(53)}\) relates to Core Strategy Policy AED5 and was adopted in July 2012. Until such time as this SPD has had chance to take effect it is not possible to assess its impact in detail. There have been no B1, B2 or B8 developments which have given rise to places or funding provided for training during 2012/13. The SPD will continue to be monitored.
**Employment Rates**

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

Stockport Council continues to receive unemployment data from the Association of Greater Manchester Authorities' Commission for the New Economy. This data 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 reflects the data around Job Seekers Allowance (JSA) claimants.

For 2012/13 the percentage change in unemployment was only exceeded by Trafford, Bury and Rochdale. Despite the impact of the economic recession, Stockport's unemployment figures remain one of the lowest levels of unemployment in the City Region, probably reflecting the higher skills levels in Stockport. It should be noted that Stockport remains the third lowest in terms of JSA claimants as per the previous reporting periods. Stockport's rate of unemployment for March 2013 (3.4%) is lower than the national rate of 3.9%. However the graphs clearly show that the more deprived areas of the borough remain the highest areas of unemployment.

The following maps show the average percentage rate of unemployment by ward for the total populations for March 2012/13 and March 2011/12. This allows comparison of conditions in each ward and with last year's figures. Readers should note the following limitations and structure to the maps:

- Two graphs show the Rate of Unemployment in Stockport by Ward 04/05 to 12/13 for all 8 years and for the most recent 5 years for clarity
- The wards used are dictated by ONS data which uses the pre-2004 ward delineations
- Retention of the old ward structure allows comparison with earlier years data
- Darker areas on the maps indicate areas of higher unemployment
### Table 24 Greater Manchester: JSA Claimant Count March 2013 (annual change)

<table>
<thead>
<tr>
<th>Area</th>
<th>Number</th>
<th>Rate (%)</th>
<th>Mar 13</th>
<th>Annual Change (%)</th>
<th>Mar 12</th>
<th>Mar 13</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bolton</td>
<td>8,619</td>
<td>8,669</td>
<td>0.6</td>
<td>4.9</td>
<td>4.9</td>
<td>4.9</td>
</tr>
<tr>
<td>Bury</td>
<td>5,039</td>
<td>4,770</td>
<td>-5.3</td>
<td>4.3</td>
<td>4.0</td>
<td></td>
</tr>
<tr>
<td>Manchester</td>
<td>20,554</td>
<td>20,229</td>
<td>-1.6</td>
<td>5.7</td>
<td>5.7</td>
<td>5.7</td>
</tr>
<tr>
<td>Oldham</td>
<td>8,127</td>
<td>8,187</td>
<td>0.7</td>
<td>5.7</td>
<td>5.8</td>
<td>5.8</td>
</tr>
<tr>
<td>Rochdale</td>
<td>8,058</td>
<td>7,541</td>
<td>-6.4</td>
<td>5.9</td>
<td>5.5</td>
<td>5.5</td>
</tr>
<tr>
<td>Salford</td>
<td>8,569</td>
<td>8,472</td>
<td>-1.1</td>
<td>5.5</td>
<td>5.4</td>
<td></td>
</tr>
<tr>
<td><strong>Stockport</strong></td>
<td><strong>6,325</strong></td>
<td><strong>6,100</strong></td>
<td><strong>-3.6</strong></td>
<td><strong>3.5</strong></td>
<td><strong>3.4</strong></td>
<td></td>
</tr>
<tr>
<td>Tameside</td>
<td>7,302</td>
<td>7,187</td>
<td>-1.6</td>
<td>5.1</td>
<td>5.0</td>
<td></td>
</tr>
<tr>
<td>Trafford</td>
<td>4,884</td>
<td>4,645</td>
<td>-4.9</td>
<td>3.4</td>
<td>3.2</td>
<td></td>
</tr>
<tr>
<td>Wigan</td>
<td>9,758</td>
<td>9,666</td>
<td>-0.9</td>
<td>4.7</td>
<td>4.7</td>
<td></td>
</tr>
<tr>
<td>Greater Manchester</td>
<td>87,235</td>
<td>85,466</td>
<td>-2.0</td>
<td>5.0</td>
<td>4.9</td>
<td></td>
</tr>
<tr>
<td>North West</td>
<td>209,366</td>
<td>198,096</td>
<td>-5.4</td>
<td>4.6</td>
<td>4.4</td>
<td></td>
</tr>
<tr>
<td>United Kingdom</td>
<td>1,666,859</td>
<td>1,584,468</td>
<td>-4.9</td>
<td>4.1</td>
<td>3.9</td>
<td></td>
</tr>
</tbody>
</table>
Figure 9 2012 - 2013 Percentage Unemployment Rates

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Monitoring of Policy Performance

Figure 10 2011 - 2012 Percentage Unemployment Rates

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Figure 11 Ward Unemployment Rates (%) 2008 - 2013
Figure 12 Ward Unemployment Rates (%) 2004 - 2013
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 Greater Manchester Joint Waste Development Plan Document (GMJWDPD) and the Greater Manchester Joint Minerals Development Plan Document (GMJMDPD). 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 urban 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 LDF policies.

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. Linear and continuous structures function as stepping stones, 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 states 'the borough has a proven track record in conserving its built heritage and preserving its open space to support 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. For more detail on the specific activities of managing the historic environment, outside the planning policy role reported here, visit the relevant webpages on Stockport Council's website: 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, 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)
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\(^{(54)}\) and Minerals\(^{(55)}\) Development Plan Documents.

**Indicators**

**Green Infrastructure**

- Percentage of eligible open spaces managed to Green Flag Standard (to be removed)
- 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/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

**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

\(^{54}\) [http://www.gmwastedpd.co.uk/](http://www.gmwastedpd.co.uk/)

\(^{55}\) [http://www.gmmineralsplan.co.uk/](http://www.gmmineralsplan.co.uk/)
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 (GMJMDPD)
- Production of secondary and recycled aggregates by mineral planning authority (GMJMDPD)
- Area of land of known mineral resources lost to development

Safeguarding the Environment

**Percentage of eligible open spaces managed to Green Flag Award standard (removed)**

Historically the AMR has reported on achievement of Green Flag Awards to show case the quality of parks in the Borough. Due to staff changes and capacity issues, this data is no longer collected and this indicator is now removed. In order to provide a picture of Green Infrastructure quality and availability, the Planning Policy Team is considering potential new indicators.

**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:
Monitoring of Policy Performance

- of at least 2 hectares in size, no more than 300 metres (5 minutes walk) from home;
- at least one accessible 20 hectare site within two kilometre of home;
- one accessible 100 hectare site within five kilometres of home; and
- one accessible 500 hectare site within ten kilometres of home; plus
- a minimum of one hectare of statutory Local Nature Reserves per thousand population.

A total of 1,705 households out of Stockport's total 126,477 households meet none of the ANGsT requirements. The following levels were recorded in 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

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. However financial viability considerations will continue to place pressure on development coming forward and this is one critical community infrastructure consideration of many that developers and planning decision makers have to face. However given the benefits that accrue from delivery of this type of community facility it is highly desirable that such provision is achieved.

Open Space

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

The targets ‘No less recreational and amenity open space’ and ‘No less protected urban open space’ have both been met in this monitoring period.
Amount of children’s play and casual recreational facility provided by new development – Targets: Formal 1.7ha/1000 population; Children’s 0.7 ha / 1000 population

In terms of the 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; these targets are being met in various forms. During this monitoring period there have been four developments completed of appropriate size to have triggered the threshold for delivering local areas for play\(^{(56)}\). These sites are; two areas of green space awaiting equipment were in place at the development at Mill Green, Station Road at Strines; Heaton Chapel Reform Club, Heaton Moor Road and the Parklands development (Phases 3 & 4 at Bradshaw Hall), both of which have LAPs in place. In addition one site at The Coppice, Cross Lane has not completed the required LAPs facilities and the Council is investigating this case.

Where the open space requirement cannot be met on the individual sites, contributions are made through the payment of commuted sums. 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 Development Management Policy SIE-2.

For the Reporting Year 12/13 the following open space and amenity sites in the Borough were implemented or improved using commuted sums: Thorn Grove Bredbury Recreation Ground; Romiley Park, Romiley. Staff changes in April 2012 resulted in delays to the spend of collected monies, compared to previous monitoring years. However the Council is allowed eight years from date of payment to spend any commuted sums that are paid, and there are currently several improvements recorded which will inform the subsequent AMR.

Adult participation in sport

The Council collects data on the percentage of adult (aged 16 and over) population in the local area who participate in sport and active recreation, at moderate intensity, for at least 30 minutes on at least 12 days of the prior 4 weeks (equivalent to 30 minutes on 3 or more days a week). The figures are as follows:
Monitoring of Policy Performance

Table 25 Percentage Adults in Stockport Participating in Sport and Active Recreation

<table>
<thead>
<tr>
<th></th>
<th>2005/06</th>
<th>2007/09</th>
<th>2009/11</th>
<th>2010/12</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>22.4%</td>
<td>21.0%</td>
<td>22.4%</td>
<td>25.0%</td>
</tr>
</tbody>
</table>

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 reasons for non-use, i.e. to what degree does it reflect either inaccessible sites or behavioural change issues?

Children and young people’s participation in high-quality PE and sport

The previous Government’s 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 examining other ways of obtaining data on this indicator or similar.
There have been no inappropriate developments granted planning permission in the Borough's Green Belt during this monitoring 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 purposes of its inclusion within the Green Belt.

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)\(^{57}\)
- Sites of Special Scientific Interest (SSSI)\(^{58}\)
- Local Nature Reserves (LNR)\(^{59}\)

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\(^{60}\).

During the review period of 2011 two new sites were added to the register, Mersey Valley Nature Park and Brown Low. Many of the gains and losses recorded below are due to rationalisation of site boundaries using orthorectified (removal of distortions) aerial photographs and improved calculation tools such as Geographical Information Systems (GIS), which enables clearer boundary definition.

---

59 [www.stockport.gov.uk/services/leisureculture/parksandrecreation/countryside/localnaturereserves/](http://www.stockport.gov.uk/services/leisureculture/parksandrecreation/countryside/localnaturereserves/)
60 [http://www.stockport.gov.uk/corestrategy](http://www.stockport.gov.uk/corestrategy)
### Table 26 Sites of Biological Importance in Stockport (Source: GMEU)

#### DRAFT SITES OF BIOLOGICAL IMPORTANCE IN STOCKPORT – 2012 REVIEW

<table>
<thead>
<tr>
<th>DISTRICT FACT SHEET (All areas in hectares)</th>
<th>1984</th>
<th>2011</th>
<th>2012</th>
<th>Net Change 2010-11</th>
<th>No.</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Number of SBIS</td>
<td>29</td>
<td>67</td>
<td>66</td>
<td>-1</td>
<td>-1</td>
<td>-1.5</td>
</tr>
<tr>
<td>Total Area of SBIS</td>
<td>421.9</td>
<td>727.6</td>
<td>725.4</td>
<td>-2.2</td>
<td>-2.2</td>
<td>-0.3</td>
</tr>
</tbody>
</table>

| Total Number Grade A | 11   | 22   | 22   | -    | -    | -   |
| Total Area Grade A   | 231.5| 414.6| 414.6| -    | -    | -   |

| Total Number Grade B | 9    | 19   | 19   | -    | -    | -   |
| Total Area Grade B   | 89.1 | 207.3| 207.3| -    | -    | -   |

| Total Number Grade C | 9    | 26   | 25   | -1   | -3.8 | -3.9 |
| Total Area Grade C   | 101.3| 105.7| 103.5| -2.2 | -2.1 | -2.1 |

<table>
<thead>
<tr>
<th>Grid Ref</th>
<th>Change in Grade of existing SBI</th>
<th>2011</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>
## Monitoring of Policy Performance

<table>
<thead>
<tr>
<th>Grid Ref</th>
<th>New Sites</th>
<th>Grade</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>SJ935914</td>
<td>Star Field</td>
<td>C</td>
<td>2.7</td>
</tr>
<tr>
<td>SJ840888</td>
<td>Gatley Carrs</td>
<td>C</td>
<td>0.1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Grid Ref</th>
<th>Site Deleted in Part or in Total</th>
<th>Grade</th>
<th>Area lost</th>
<th>Present Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>SJ935914</td>
<td>Star Field</td>
<td>C</td>
<td>2.7</td>
<td>0</td>
</tr>
<tr>
<td>SJ840888</td>
<td>Gatley Carrs</td>
<td>C</td>
<td>0.1</td>
<td>5.3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Grid Ref</th>
<th>Partial Gains</th>
<th>Grade</th>
<th>Area Gained</th>
<th>Present Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>SJ907921</td>
<td>Disused Railway at Brinnington</td>
<td>C</td>
<td>0.6</td>
<td>17.8</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Grid Ref</th>
<th>Site visited with no overall change / change to description only</th>
</tr>
</thead>
<tbody>
<tr>
<td>SJ987875</td>
<td>Mellor Moor Meadows</td>
</tr>
<tr>
<td>SJ916916</td>
<td>Crookilley Wood</td>
</tr>
<tr>
<td>SJ973916</td>
<td>Etherow Country Park &amp; Roach Wood</td>
</tr>
<tr>
<td>SJ905987</td>
<td>Lady Brook</td>
</tr>
</tbody>
</table>
DRAFT SITES OF BIOLOGICAL IMPORTANCE IN STOCKPORT – 2012 REVIEW

<table>
<thead>
<tr>
<th>DISTRICT FACT SHEET (All areas in hectares)</th>
<th>Net Change 2010-11</th>
</tr>
</thead>
<tbody>
<tr>
<td>SJ985872 Cobden Cross</td>
<td></td>
</tr>
<tr>
<td>SJ902923 Reddish Wood</td>
<td></td>
</tr>
<tr>
<td>SJ924911 Vernon Road Wood</td>
<td></td>
</tr>
</tbody>
</table>

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 now 13 Local Nature Reserves (LNR) in the Stockport area totalling 314.5 ha. Stockport now has 66 Sites of Biological Importance (SBI) with a total area of 725.4 ha.

<table>
<thead>
<tr>
<th>Type of Site</th>
<th>2008/9</th>
<th>2009/10</th>
<th>2010/11</th>
<th>2012/13</th>
</tr>
</thead>
<tbody>
<tr>
<td>SSSI</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>SBI</td>
<td>65</td>
<td>64</td>
<td>65</td>
<td>66</td>
</tr>
<tr>
<td>LNR</td>
<td>12</td>
<td>13</td>
<td>13</td>
<td>13</td>
</tr>
</tbody>
</table>

One SBI at Star Field has been lost in total and there has been a partial loss at Gatley Carrs of 0.1 ha, with a partial gain at Disused Railway Brinnington (0.6 ha).
Figure 13 Area of Site Designations (Ha)
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 or Woodford Aerodrome which are determined in line with their consultation response

Due to officer capacity and issues around delays to AMR publication there has been no detailed investigation of the impacts of comments from Stockport Council Environmental Health Officers with regards to air quality and noise pollution on planning applications. However mechanisms for gathering and assessing these impacts are being investigated and will be reported in future AMRs.

The Health & Safety Executive (HSE) were asked to comment on 1 application during 2012/13. HSE raised no objections against this planning application during the Monitoring Period, therefore 100% were determined in line with HSE consultation responses.

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

Conservation & Heritage

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 km² in this reporting year. This means that the target was achieved for this Reporting Year. Figure 14 'Conservation Areas' below shows the Conservation Areas in detail.
Figure 14 Conservation Areas

Area km2

- Alexandra Park, Edgeley
- All Saints, Marple
- Barlow Fold, Romiley
- Bramall Park
- Bramhall Lane South
- Brook Bottom
- Brooklyn Crescent, Cheadle
- Cale Green
- Chadkirk
- Cheadle Royal
- Cheadle Village
- Church Lane, Romiley
- Compstall
- Davenport Park
- Dodge Hill
- Egerton Road/ Frewland Ave
- Gatley Green
- Greave Fold, Romiley
- Green Lane, Heaton Norris
- Hatherlow
- Heaton Mersey
- Heaton Moor
- Hillgate
- Houldsworth
- Macclesfield Canal
- Markets/ Underbanks
- Marple Bridge
- Mauldeth Road
- Mellor/ Moor End
- Mill Brow
- Peak Forest Canal
- St Georges, Heaviley
- St Peters
- Station Road / Winnignton Road
- Swan Lane / Hulme Hall Road / Hill Top Ave
- Syddal Park, Bramhall
- Town Hall
There has been no change in the number of scheduled monuments or locally listed buildings. One additional Statutory Listed Building has been given listed status. Further information is available on the web page:
http://www.stockport.gov.uk/services/environment/planningbuilding/conservationheritage/heritageassets/locallylistedbuildings/

The figures for the last seven years are shown below:

Table 28 Numbers of conservation and heritage assets in Stockport

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Listed Buildings</td>
<td>368</td>
<td>375</td>
<td>377</td>
<td>386</td>
<td>387</td>
<td>387</td>
<td>388</td>
</tr>
<tr>
<td>Scheduled Monuments</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>Locally Listed Buildings</td>
<td>131</td>
<td>130</td>
<td>131</td>
<td>368</td>
<td>368</td>
<td>367</td>
<td>367</td>
</tr>
</tbody>
</table>

Like the previous monitoring period Stockport retains 2 Registered Historic Parks & Gardens and there are now 3,433 Stockport entries in the Greater Manchester Historic Environment Record.

For further detail on the specific management of Stockport's Historic Environment please visit the relevant pages of Stockport Council's website: www.stockport.gov.uk/historicareas.

Waste

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

No new facilities were granted planning permission during the monitoring period. However the previous monitoring period recorded the development of an anaerobic facility for the treatment of commercial and household food waste at Bredbury Parkway with a capacity for 25,000 tonnes per annum. In early 2012 the Legget Site at Lingard Lane was granted permission for a change of use to a waste transfer station and material recycling facility with a capacity for 75,000 tonnes per annum.
In relation to the amount of municipal waste arising, a total of 100,919.82 tonnes of municipal waste was managed in Stockport for the monitoring period. Of the collected waste 61.4% was either composted or recycled, compared to 63.3% and 48.62% in the previous years respectively.

Table 29 'Amount and type of waste recycled 2011-13' shows the various tonnages of recyclate collected. The total figure for 2011/12 includes an element of textile re-use.

<table>
<thead>
<tr>
<th>Type of Recycling Tonnage</th>
<th>2011/12</th>
<th>2012/13</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brown Bin - glass, tins, cans, aerosols, plastic bottles, aluminium foil / trays</td>
<td>12,300</td>
<td>12,331</td>
</tr>
<tr>
<td>Blue Bin - paper, card, cardboard including cartons</td>
<td>16,100</td>
<td>15,224</td>
</tr>
<tr>
<td>Green Bin - garden and solid food waste</td>
<td>35,800</td>
<td>34,370</td>
</tr>
<tr>
<td><strong>Total Tonnage</strong></td>
<td><strong>64,363</strong></td>
<td><strong>61,955</strong></td>
</tr>
</tbody>
</table>

The Greater Manchester Joint Waste Development Plan was adopted in April 2012 and the first year of monitoring has been completed. The annual monitoring report produced by the Greater Manchester Waste and Minerals Planning Unit, is available to download: www.gmwastedpd.co.uk/annmonitor.html
Minerals

Production of primary land won aggregates by mineral planning authority; Production of secondary and recycled aggregates by mineral planning authority

The following information on minerals monitoring was provided in November 2013 from the Greater Manchester Minerals and Waste Planning Unit. The most up-to-date figures available for primary aggregate production are for 2012. The information is set out in North West Aggregates Working Party (AWP) Annual Report 2013 (incorporating 2011 and 2012 data) which at the time of this information being prepared is in draft format and yet to be published.

Joint Minerals Development Plan Document

The Greater Manchester Joint Minerals Plan was adopted by all 10 Authorities in April 2013. The Minerals Plan sets out policies to guide future minerals development and identifies Areas of Search and Mineral Safeguarding Areas in order to meet aggregate requirements and to protect minerals resources across Greater Manchester to 2028. The first monitoring period for the Minerals Plan will be from April 2013 – March 2014 and the first Minerals Plan AMR will be prepared in late 2014.

Production of primary land-won aggregates

The AWP Annual Monitoring Report 2013 (draft version) provides an aggregated figure for Greater Manchester, Halton, Warrington and Merseyside for 2012. Aggregate sales during 2012 were 0.81 million tonnes for crushed rock and 0.24 million tonnes for land-won sand and gravel, giving a total production figure of 1.05 million tonnes for land-won material. Figures cannot be assigned to individual boroughs for reasons of confidentiality.

Table 30 ‘North West Sub-regional Apportionments 2005-2020 mt (million tonnes)’ identifies the North West Sub-regional apportionments for 2005 to 2020.
Table 30 North West Sub-regional Apportionments 2005-2020 mt (million tonnes)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Cheshire</td>
<td>1.51</td>
<td>24.18</td>
<td>0.04</td>
<td>0.66</td>
</tr>
<tr>
<td>Cumbria</td>
<td>0.88</td>
<td>14.1</td>
<td>4.02</td>
<td>64.4</td>
</tr>
<tr>
<td>Greater Manchester/Merseyside/Warrington</td>
<td>0.43</td>
<td>7.04</td>
<td>1.32</td>
<td>21.12</td>
</tr>
<tr>
<td>Lancashire</td>
<td>0.44</td>
<td>6.86</td>
<td>4.24</td>
<td>67.9</td>
</tr>
<tr>
<td><strong>North West Total</strong></td>
<td><strong>3.26 mt</strong></td>
<td><strong>52.18 mt</strong></td>
<td><strong>9.62 mt</strong></td>
<td><strong>154.08 mt</strong></td>
</tr>
</tbody>
</table>

The National Planning Policy Framework (NPPF) has introduced a new requirement on Minerals Planning Authorities (MPA) to produce an annual Local Aggregate Assessment (LAA). The LAA should seek to provide an assessment of the demand for, and supply of, aggregates in the MPA area. It should be based on a rolling average of 10 years sales data and other relevant local information as well as an assessment of all supply options.

The Minerals & Waste Planning Unit (MWPU), on behalf of the 10 Greater Manchester Authorities, is preparing a joint LAA with Warrington, Halton and Merseyside. A draft joint LAA was submitted to the AWP in May 2013 and has been through an AWP-mandated consultation process. A number of improvements were suggested by AWP and the updated LAA will be sent for external consultation. It is anticipated that the LAA will be published in December 2013 and will be the apportionment figure which the sub-region provides towards for 2013 onwards.

Under the LAA, the 10-year average figure for sand and gravel is 0.39mt, down 0.04mt on the 2005 – 2020 annual apportionment requirement of 0.43mt. The 10-year average figure for crushed rock is 1.07mt, down 0.25 mt on the 2005 – 2020 annual apportionment requirement of 1.32 mt.

Under this forecast, the sand and gravel land bank would be 12.4 years and the crushed rock land bank would be 15.9 years. This meets the requirement set out in NPPF for a land bank of 7 years (sand and gravel) and 10 years (crushed rock).
Construction, Demolition and Excavation Waste (CDEW)

A Study to fill the evidence gaps for construction, demolition and excavation waste streams in the North West region of England, published in July 2007, was undertaken by Smiths Gore and represents the most up-to-date information available for this waste stream. However, the results have not been broken down below regional estimates due to the low return rate of surveys.

The CDEW arisings generated, processed or handled and disposed of in 2006 are shown in Table 31 'CDEW Arisings 2006'. The survey estimated that some 11,345,222 tonnes of waste was generated in 2006.

Table 31 CDEW Arisings 2006

<table>
<thead>
<tr>
<th>Operators that generate arisings</th>
<th>Regional estimate(1)</th>
<th>Operators that process / handle / transport arisings</th>
<th>Regional Estimate</th>
<th>Operators that dispose of arisings</th>
<th>Regional Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition contractors</td>
<td>No data</td>
<td>Crushers and screens</td>
<td>5,168,157</td>
<td>Landfill Sites</td>
<td>4,113,878</td>
</tr>
<tr>
<td>House Builders</td>
<td>183,245</td>
<td>Composters</td>
<td>44,500</td>
<td>Registered Exempt Sites (2)</td>
<td>3,438,940</td>
</tr>
<tr>
<td>Highways Works</td>
<td>27,500</td>
<td>MRFs and WTSs</td>
<td>3,357,349</td>
<td>Quarries</td>
<td>1,499,436</td>
</tr>
<tr>
<td>Land regeneration firms</td>
<td>No data</td>
<td>Registered Exempt Sites (3)</td>
<td>3,438,940</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land remediation firms</td>
<td>No data</td>
<td>Rail ballast recyclers</td>
<td>436,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ports &amp; Harbours</td>
<td>&lt;25,000</td>
<td>Skip hire operators</td>
<td>No data</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Power stations (4)</td>
<td>&gt;5,000,000</td>
<td>Quarries</td>
<td>1,499,436</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pre-cast Concrete manufacture</td>
<td>3,957,360</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Operators that generate arisings | Regional estimate \(^{(1)}\) | Operators that process / handle / transport arisings | Regional Estimate | Operators that dispose of arisings | Regional Estimate
--- | --- | --- | --- | --- | ---
Quarries | 1,499,436 | | | | 

All figures are in tonnes

No data means that due to the low response rate received from this operator group, data is not presented for them

Some operators (e.g. Quarries) generate, process and dispose of CDEW and so appear in all three sections

1. Regional estimate is the mean regional estimate of CDEW arisings or waste handled for all types of waste.
2. Data presented for all types of RES surveyed. There was 1,510,788 tonnes of waste received at Paragraph 9 & 19 of RESs
3. Data presented for all types of RES surveyed. There was 1,510,788 tonnes of waste received at Paragraph 9 & 19 of RESs
4. Only one power station reported producing and handling relevant waste, so data is not presented

**Secondary / recycled aggregates**

The figures below on alternative arisings in the North West are the most up-to-date and were collected as part of the AM2008 Annual Monitoring Survey for the period 01.01.2008 to 31.12.2008 in the North West. Table 32 ‘Alternatives Arisings in North West 2008 mt (million tonnes)’ illustrates the findings of this survey.

<table>
<thead>
<tr>
<th>Material</th>
<th>Cheshire</th>
<th>Cumbria</th>
<th>Lancashire</th>
<th>Greater Manchester, Halton, Merseyside &amp; Warrington</th>
<th>Total North West England</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pulverised Fuel Ash</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0.13mt</td>
<td>0.13mt</td>
</tr>
<tr>
<td>Furnace Bottom Ash</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0.01mt</td>
<td>0.01mt</td>
</tr>
<tr>
<td>Slate Waste</td>
<td>-</td>
<td>0.29mt</td>
<td>-</td>
<td>-</td>
<td>0.29mt</td>
</tr>
</tbody>
</table>
### Monitoring of Policy Performance

<table>
<thead>
<tr>
<th>Material</th>
<th>Cheshire</th>
<th>Cumbria</th>
<th>Lancashire</th>
<th>Greater Manchester, Halton, Merseyside &amp; Warrington</th>
<th>Total North West England</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Alternatives</strong></td>
<td>-</td>
<td>0.29mt</td>
<td>-</td>
<td>0.14mt</td>
<td>0.43mt</td>
</tr>
</tbody>
</table>

The total arisings of Pulverised Fuel Ash has fallen by 31% since 2005, from 0.42mt to 0.13mt in 2008. Total arisings of Furnace Bottom Ash has also fallen dramatically since 2005 by 87.5%, from 0.08mt to 0.01mt in 2008. The arisings of slate waste has increased by 31%, from 0.20mt in 2005 to 0.29mt in 2008.

**Area of land of known mineral resources lost to development**

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

Stockport is a borough that aspires to get to grips with its transport issues and aims to tackle traffic congestion by promoting sustainable and healthy opportunities to travel. Stockport’s policy teams work closely with Public Health colleagues to promote delivery of environments which help people to address increasing weight issues, including obesity.

Relevant Policies

The following policies are monitored within this section of the 2012/13 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 'Industrial and Commercial developments complying with Council car parking standards (12/13)' 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 (12/13)

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Number of new developments</th>
<th>Number of new developments on sites complying with parking standards</th>
<th>Percentage of new developments on sites complying with parking standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Industrial and Commercial development (UCOs B)</td>
<td>37</td>
<td>36</td>
<td>97.3</td>
</tr>
<tr>
<td>New Retail developments (UCOs A)</td>
<td>40</td>
<td>39</td>
<td>97.5</td>
</tr>
<tr>
<td>New Leisure developments (UCOs D)</td>
<td>11</td>
<td>11</td>
<td>100</td>
</tr>
</tbody>
</table>

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.

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

The graph below shows the latest statistics from Transport for Greater Manchester's website. The overall picture shows an increasing share of the majority of non-car modes in the morning peak period (except for bus use) and a decreasing car mode usage in the inter peak for 2012, following a rising trend since 2003.
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\(^{(61)}\). Future monitoring of the Core Strategy will assess compliance levels with the accessibility thresholds.

Due to officer capacity issues the monitoring for this year's transport assessment is based on early drafts of housing development data and 2008 isochrones which does not allow for the loss of some subsidised services since that year. The graphs show the levels of accessibility for all potential new housing sites in the Borough with regard to employment, schools (both primary and secondary), further education, GPs, hospitals and food retail. Future monitoring will require re-running of the model used to inform the development of the Core Strategy and will be undertaken when capacity allows.

Compared to the previous monitoring year accessibility scores have not improved with increases in access times for all service types, except food retail. This reflects the fact that accessibility requirements for housing have been relaxed in order to try to achieve and maintain a 5 year deliverable housing supply. Access to hospitals scores reflect the lower number of hospitals in the Borough compared to other service venues.
Access to Employment Opportunities

<table>
<thead>
<tr>
<th>Travel Time (Minutes)</th>
<th>Employment 2011/12</th>
<th>Employment 2012/13</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>67.42%</td>
<td>42.95%</td>
</tr>
<tr>
<td>10</td>
<td>8.19%</td>
<td>35.91%</td>
</tr>
<tr>
<td>15</td>
<td>22.15%</td>
<td>6.71%</td>
</tr>
<tr>
<td>20</td>
<td>1.61%</td>
<td>13.42%</td>
</tr>
<tr>
<td>25</td>
<td>0.48%</td>
<td>1.01%</td>
</tr>
<tr>
<td>30</td>
<td>0.00%</td>
<td>0.00%</td>
</tr>
<tr>
<td>&gt;30</td>
<td>0.16%</td>
<td>0.00%</td>
</tr>
</tbody>
</table>
Monitoring of Policy Performance

Access to Primary Schools

<table>
<thead>
<tr>
<th>Travel time</th>
<th>% of net new dwellings</th>
<th>Primary Schools 2011/12</th>
<th>Primary Schools 2012/13</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-5</td>
<td>34.51%</td>
<td>31.88%</td>
<td></td>
</tr>
<tr>
<td>5-10</td>
<td>42.44%</td>
<td>51.34%</td>
<td></td>
</tr>
<tr>
<td>10-15</td>
<td>2.41%</td>
<td>6.04%</td>
<td></td>
</tr>
<tr>
<td>&gt;15</td>
<td>0.64%</td>
<td>10.74%</td>
<td></td>
</tr>
</tbody>
</table>

% of net new dwellings
Monitoring of Policy Performance

Access to Secondary Schools

- % of net new dwellings

Travel time:
- Secondary Schools 2011/12
- Secondary Schools 2012/13

- 0%
- 10%
- 20%
- 30%
- 40%
- 50%
- 60%
Monitoring of Policy Performance

Access to Further Education

<table>
<thead>
<tr>
<th>Travel Time</th>
<th>2011/12</th>
<th>2012/13</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>0.64%</td>
<td>1.68%</td>
</tr>
<tr>
<td>10</td>
<td>60.03%</td>
<td>26.51%</td>
</tr>
<tr>
<td>15</td>
<td>18.78%</td>
<td>30.54%</td>
</tr>
<tr>
<td>20</td>
<td>8.99%</td>
<td>22.48%</td>
</tr>
<tr>
<td>25</td>
<td>8.67%</td>
<td>2.57%</td>
</tr>
<tr>
<td>30</td>
<td>2.57%</td>
<td>1.68%</td>
</tr>
<tr>
<td>&gt;30</td>
<td>0.32%</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

Further Education 2011/12
Further Education 2012/13
Access to General Practitioners (Doctors)

<table>
<thead>
<tr>
<th>Travel time</th>
<th>GPs 2011/12</th>
<th>GPs 2012/13</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>24.56%</td>
<td>22.48%</td>
</tr>
<tr>
<td>10</td>
<td>57.30%</td>
<td>33.89%</td>
</tr>
<tr>
<td>15</td>
<td>17.24%</td>
<td>8.05%</td>
</tr>
<tr>
<td>&gt;15</td>
<td>0.80%</td>
<td>35.57%</td>
</tr>
</tbody>
</table>
Access to Hospitals

<table>
<thead>
<tr>
<th>Travel time (min)</th>
<th>Hospitals 2011/12</th>
<th>Hospitals 2012/13</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>0.26%</td>
<td>0%</td>
</tr>
<tr>
<td>10</td>
<td>12.84%</td>
<td>10%</td>
</tr>
<tr>
<td>15</td>
<td>18.78%</td>
<td>20%</td>
</tr>
<tr>
<td>20</td>
<td>26.65%</td>
<td>30%</td>
</tr>
<tr>
<td>25</td>
<td>9.40%</td>
<td>40%</td>
</tr>
<tr>
<td>30</td>
<td>6.42%</td>
<td>50%</td>
</tr>
<tr>
<td>&gt;30</td>
<td>20.39%</td>
<td>60%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>51.01%</td>
</tr>
</tbody>
</table>

% of net new dwellings
Monitoring of Policy Performance

Access to Food Retail

Travel time

% of net new dwellings

Food Retail 2011/12
Food Retail 2012/13
Percentage of development schemes requiring travel plans in which plans are secured (through a Section 106 agreement) - Target: 100%

Unfortunately due to staff capacity issues the data for this indicator has not been assessed for the monitoring period.

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 in the first two years of monitoring the Core Strategy.
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\(^{(62)}\). The Allocations DPD will provide further clarification on site allocations and any designations regarding town centre policies.

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 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

Environmental design standards achieved in town centre

4 (not including renewals) new dwellings have been granted planning permission in the town centre during 2012/13 with 2 new dwellings constructed. This is anticipated to significantly improve next year with completions expected at the Hopes Carr and Peaches Nightclub sites, amongst others.

4,443.4m\(^2\) of completed retail and leisure development was delivered in the town centre, a third of overall retail and leisure development in Stockport. This included a Nando's Restaurant and a Costa Coffee. In addition a paintballing club was established in the Town Centre at Weir Mill, as well as a Metrofitness.

As at May 2013 there were 82 vacancies in the Core Retail Area of Stockport Town Centre meaning that 17.8% of ground floor units were vacant. This is a marginal increase on the 71 vacant units reported in Sept 2011. No new hotels were built within the town centre, however applications have come in recently which will be reported in subsequent AMRs.

As in the previous monitoring period, no new A1 units were delivered in the Town Centre. The Council Executive approved measures to facilitate the redevelopment of the Bridgefield area of the Town Centre. An outline planning application was submitted for the Bridgefield scheme, which involves the provision of A1 and A3 use class units.

---

63 Meeting 12th November 2012 (Item 9)
64 DC/050705
65 126m\(^2\) gross min to 3,864m\(^2\) gross max and up to a total max of 10,097m\(^2\) gross
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. There are 25 Primary Frontage Blocks in the Town Centre of which 9 blocks have less than 80% of their frontage in A1 use. However the current target of 80% has been met overall.

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 (m²)

<table>
<thead>
<tr>
<th>Use Class</th>
<th>2010/11</th>
<th>2011/12</th>
<th>2012/13</th>
</tr>
</thead>
<tbody>
<tr>
<td>A2 Financial and professional services - banks, building societies, estate</td>
<td>145</td>
<td>0</td>
<td>757.5</td>
</tr>
<tr>
<td>and employment agencies, professional and financial services and betting</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>offices</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A3 Restaurants and cafés - For the sale of food and drink for consumption</td>
<td>257.1</td>
<td>531.2</td>
<td>436.3</td>
</tr>
<tr>
<td>on the premises - restaurants, snack bars and cafés</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A4 Drinking establishments - Public houses, wine bars or other drinking</td>
<td>9</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>establishments (but not nightclubs)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>D2 Assembly and leisure - cinemas, music and concert halls, bingo and</td>
<td>0</td>
<td>843</td>
<td>2651</td>
</tr>
<tr>
<td>dance halls (but not nightclubs), swimming baths, skating rinks, gymnasiums</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>or sport arenas (except for motor sports, or where firearms are used)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 34 ‘Amount of A2, A3, A4 and D2 use floor space developed annually in Town Centre (m²)’ 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. A2 use class development has increased since the adoption of the Core Strategy. There is a further 468m² of A2 use in the pipeline for the Town Centre.

The A3 use class has increased in the period between adoption of the Core Strategy and the end of March 2013. Furthermore, the Bridgefield scheme planning application was submitted in this monitoring period which includes significant A3 use provision in the proposal that has since
been granted outline planning permission. A further 292m² of A3 use is under construction for the Town Centre, with 895.8m² in the pipeline as of the end of March 2013.

Development activity in the Town Centre involving the A4 use class has increased since adoption of the Core Strategy with a further 546m² in the Town Centre in the pipeline, granted planning permission during this monitoring period.

Development of the D2 use class has increased with 3,236m² proposed at the Bridgefield scheme, the planning application for which was submitted during this monitoring period and has since been granted outline planning permission. In addition, 2,651m² D2 use (gym and paintball club) was completed in the town centre this monitoring period and 843m² is in the pipeline. The Unicorn Brewery's new visitor centre was completed during the monitoring period.

With regards to perceptions of safety and crime in the town centre, during the year 2012-2013 there were 1313 total incidents of crime reported as having occurred in Stockport Town Centre. This is a reduction on the 1542 incidents reported for the previous monitoring period.

The Citizens Panel Survey 2011 found only 21% of people surveyed feel safe after dark in the town centre. The Stockport Town Centre Shopping Survey 2012 stated that 27.8% of respondents do not stay in Stockport after work because they don’t believe Stockport is safe at night. The Council's Citizens Panel survey 2012 said that 19% of respondents feel safe in the Town Centre after dark, which is only a slight decrease over the 2011 survey. The 2012 Citizens Panel survey results should be considered with caution because there was a small sample of respondents from some of the age groups.

The Access to Services policies of the Core Strategy (Policies CS5, CS6 and DMP 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 total amount of additional employment floorspace delivered in 2012/13 was 2,043m² none of which was in the town centre.

No new exemplar low carbon commercial developments have been achieved this year in Stockport Town Centre. However, in terms of office space, the Council's own Fred Perry House and the BAM Building on the A6 were delivered in earlier monitoring periods and provide examples of BREEAM Office developments to 'Excellent' standard.

66 Source: Community Safety Officer, Stockport Council
67 http://www.breeam.org/page.jsp?id=17
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. Once specific development has been determined for the area, suitable indicators will be developed, or a summary of relevant indicators from across policy topic areas will be prepared in future AMRs.
6 Planning Obligations

For the monitoring period of 1st April 2012 to 31st March 2013 there were a total of 30 Section 106 agreements signed as a result of negotiations by Stockport's Planning Department. Four of these agreements did not require any monetary payment. The remaining 26 have a total potential income of £1,021,484 not including that to be calculated at the time of agreement (e.g. Outline planning permissions). In that financial year payments totalling £50,937 have been made.

The trigger for invoicing for Section 106 payments is usually notification of commencement of works. Therefore where developments have not commenced work, invoicing usually has not been undertaken. Sites are visited periodically by Council officers to check their status. If payment is not received within one month of invoicing then two further reminders are sent, until payment (including interest uplift) is made. If payment is not made then the case is handed to the Council's Legal Department for action.

Some sites do not commence for several months therefore Section 106 monitoring is undertaken by officers which usually ensures that any outstanding monies from before the monitoring period are collected. As at time of writing the Council has managed to recoup £374,491 from outstanding payments from 2008 and are pursuing payments totalling £5,732 on other cases via debt collection. Staff capacity has reduced the amount of time available to pursue outstanding amounts and no payments have been chased for 12 months. Subsequent AMRs may not contain information on collection of outstanding Section 106 monies.

The management and recording of spend of Section 106 monies is undertaken by various sections within the Council ranging from transport officers to business administration to parks representatives. There is no central database of spending but requests for Freedom if Information data has resulted in a central record of spend being collated as required. These are available on request from the Planning Department.
7 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 of 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.

Implementation of Stockport's Core Strategy is generally good, with low levels of development reflecting the slowed down economic circumstances during the monitoring period from April 2012 to March 2013, and despite the ready availability of identified housing and employment land in the Borough. The preparation of Stockport's Site Allocations Development Plan Document - or Allocations DPD - will further help to identify the most appropriate locations and sites for development. However spatial planning alone cannot ensure the bringing forward of development which relies on other factors outside of spatial planning’s control.

Stockport retains pockets of deprivation despite ranking 167th out of 326 authorities in England. The Census Data for Life Expectancy and Healthy Life Expectancy\(^{68}\) for 2011 are not yet available, however despite overall good levels there is discrepancy in Healthy Life Expectancy between areas like Bramhall and Brinnington, especially for men. Childhood obesity is on the rise and designing out obesogenic environments\(^{69}\) remains an issue to be considered when designing or delivering new development.

Low carbon development in the borough was good for the second year of the Core Strategy’s adoption with an approximate 403 metric tonnes of carbon saved through the house extensions policy alone. Work continued throughout the 2012/13 monitoring year to improve levels of submission of the Checklist and Energy Statements in line with policy requirements. The Checklist submission levels rose considerably allowing a clearer assessment of carbon benefits. Obtaining Energy Statements continued to be problematic initially, but has been considerably improved since May 2013 after refresher training and a meeting with planners, as well as training sessions for applicants. Therefore although the returns for this monitoring report are poor, in light of recent increases in the number of comments that the Planning Policy Team has been requested to make in the latter half of 2013, the next AMR will see a considerable improvement, including delivery of targets.

Some renewable energy installations have come on line during 2012/13 including several localised biomass heat network installations on existing tower block developments managed by Stockport Homes around the borough. There have been continuing issues with regards to achieving sustainable drainage to enable new development to contribute to management of surface water runoff and its associated impacts on pluvial

\(^{68}\) a situation where longevity is matched by independence and good health
\(^{69}\) an environment that tends to cause obesity whether through lack of encouragement of activity or access to healthy food options
flooding. However this data serves as a reminder to planning officers to address this issue on all major applications. A total of 25 dwellings were completed to Code for Sustainable Homes Level 4\(^{(70)}\).

Reflecting the economic circumstances of the monitoring period, the below target housing delivery of recent years continues, but the figure for this year (298) is an improvement on the previous three years (201, 187 and 172). 36 affordable dwellings were completed, with most being flats but a few family housing units were provided. The majority of housing was delivered in Cheadle and Heatons & Reddish areas. Stockport continues its record of sustainable development of housing built on previously developed land. However, with 5,962 registered entries on the housing register, more houses are still needed. Stockport has 2,054 deliverable units in the Five Year Supply but for the fourth year running there is not a five year deliverable supply when targets are taken into account.

Retail and leisure development was higher than in previous years with more than 4,000m\(^2\) in the town centre. Monitoring methods of vacancy rates in District, Local and Other Centres has radically changed from previous monitoring methods so no comparison can be made. Overall though vacancy rates have fallen. Only Marple and Cheadle District Centres have gained major national multiples, whilst Bramhall and Romiley experienced the greatest losses. Access to health facilities remains steady with more than 98% of residents living within 1.5km of a health centre. The School Repairs & Modernisation backlog has increased, but a new Primary School at Rose Hill opened in late 2012. There continues to be a shortfall of four court sports halls (11.5), with a loss of Peel Moat and the gain of new facilities around the Borough.

There was a much higher delivery of office development this year (1,635m\(^2\)) but with lower levels of industrial and warehouse development (408m\(^2\)). Five new jobs were created from the new development at the Whitehill Trading Estate. The Council has identified 31 hectares of industrial use (B2/B8) and 24 hectares of office space for development. However the sluggish economy in 2012/13 continued to contribute to development not coming forward in the Monitoring Period. There are, however, several developments in the pipeline which will be reported in the subsequent AMR.

Unemployment levels in the Borough remain relatively low compared to other parts of Greater Manchester. However the figures for unemployment still outline 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 be the issue, although the types of employment available also need to be taken into account. Until such time as the Local Employment & Training Benefits SPD\(^{(71)}\) has had a chance to take effect it is not possible to assess its impact.

\(^{(70)}\) 19% improvement over the 2010 Part L Building Regulations requirements  
\(^{(71)}\) http://stockport-consult.objective.co.uk/portal/pp/letb/letb
71% of households in the Borough have access to a 100 hectare open space within 5 kilometres of their homes. However 1,705 households do not meet all Natural England criteria for access to open and green space. There has been no loss of recreational and amenity open space during the monitoring period, however there remains a 105 hectare shortfall of open space. New Local Areas for Play have been delivered from three developments at Strines, Heaton Moor Road and Parklands. Several existing open space and amenity areas were improved as a result of commuted sums derived through planning applications. There were no inappropriate developments in the Green Belt. There were two additional Sites of Biological Interest at Mersey Valley Nature Park and Brown Low. There are 13 Local Nature Reserves and Stockport retains it two Sites of Special Scientific Interest.

No planning applications were determined contrary to advice from external agencies such as the Environment Agency, the Health & Safety Executive, Manchester Airport or Woodford Aerodrome. Due to officer capacity issues it has not been possible to assess the comments from Stockport Council's Environmental Health Officers to determine if development was delivered contrary to their advice - this data will be added to the next AMR.

Stockport retained its 37 Conservation Areas covering 8.41km² of the Borough, with no change in the number of Locally Listed Buildings or Scheduled Monuments.

No new waste management sites were developed in the period. Recycling rates continue to be strong (62 tonnes and 64.4 tonnes over the last 2 years) reflecting both improvements to waste collection systems as well as availability of new waste management facilities some of which have come forward in previous years. There were no losses of minerals resources in Stockport.

New development provided full compliance with the Council's Parking Standards, with some changes of use not compliant due to existing car parking being in excess of the new requirement. Due to staff capacity issues the data regarding Transport Plans was unable to be assessed for this monitoring period. Accessibility levels have degraded this year with regards to access to jobs and services from housing development via public transport, walking and cycling, reflecting the need to relax access requirements to maintain a 5 year deliverable supply of housing.

Stockport’s Town Centre only had 2 new dwellings constructed there this year, however there are several developments in the pipeline. There were good levels (4,424.4m2) of completed retail and leisure development with no new A1 floorspace delivered in the Core Retail Area, however there are proposed developments which will be reported in subsequent AMRs. As at May 2013 there were 82 vacancies in the Core Retail Area of Stockport Town Centre reflecting that 17.8% of ground floor units were vacant. No new hotels were built within the town centre. 9 out of the 25 Primary Frontage Blocks in the Town Centre have less than 80% of their frontage in A1 use but the current 80% target has been met overall. There 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. No additional office or industrial development was delivered in the town centre this year.
8 Future Monitoring & Reporting

Issues around obtaining Energy Statements have been addressed and the next AMR will reflect this improvement. Of growing concern is staff capacity to provide adequate and appropriate monitoring to inform policy implementation and future policy work. The Planning Policy Team will examine various options for making data gathering more efficient, however site visiting to confirm commencement and completion of sites is necessary for accurate monitoring and is a time consuming activity. There are three further areas of concern regarding monitoring. The first is around SUDS where policy requirements need to be reiterated to planning officers. The second is around the administrative options for gathering data on objections by Environmental Health colleagues. The third is around data collection ceasing for children and young people’s participation in sport which serves to indicate that facilities are accessible and available - work is underway to research new potential data resources.

In the meantime any queries on missing data should be addressed to the Planning Policy Team at planning.policy@stockport.gov.uk or telephone 0161 474 4395.

Stockport’s Allocations DPD continues to be prepared and there will probably be further additions to the monitoring regime on publication of that document.

The Planning Policy Team welcome any comments on 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.