Authority’s Monitoring Report (AMR)
For the period 1st April 2011 to 31st March 2012
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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 2011 to 31st March 2012. This report is the first 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 development. 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 eighth AMR covers the Reporting Year from 1st April 2011 to 31st March 2012, apart from Section 4 'Development Plan Production' which provides information on the state of play as at October 2012. 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.

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\(^{(1)}\) www.communities.gov.uk/localgovernment/decentralisation/localismbill/
Monitoring Headlines

Overall delivery of Stockport's Core Strategy and other planning policies was good. The achievement of sustainable development is reasonably strong in the Borough, impacted on more by current national and international economic circumstances than any specific failure of policy. There have been some issues arising out of implementing new policy areas such as low carbon development requirements around energy statements, but the initial monitoring data is already informing improvements to the process of getting such information included in planning applications.

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 2011 to 31st March 2012. For a more detailed summary read Section 6 Conclusions.

Development Plan Production (DPD)

The Duty to Co-operate requirements within the Localism Act (2011) are being addressed primarily through historic partnerships with neighbouring stakeholders. In addition new working arrangements are also being established, for example, with the Local Economic Partnership for Greater Manchester. Stockport Council adopted its Core Strategy in 2011 and is working 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 Waste DPD has been adopted and a similar GM Joint Minerals DPD is in development due for adoption in April 2013.

Overarching Principles: Delivering Sustainable Development

Childhood obesity continues to rise emphasising the need for consideration of how design can help prevent obesogenic environments. Stockport Borough has some areas of deprivation which policies are targeted at addressing. An estimated 174 tonnes of carbon per year were saved through the house extension policy to date, but more can be identified once issues around administrating and storage of planning application documentation are addressed. There was a low return in terms of Energy Statements which has informed improvements in currently obtaining this information. The low return has made it difficult to assess the savings achieved by new development. However, a further 269 tonnes of carbon will be saved annually through renewable energy installations, mostly thanks to Stockport Homes' installation of solar photovoltaics on their housing stock. 51 new dwellings were delivered to Code for Sustainable Homes Level 3 in the Town Centre, with 32 dwellings delivered to Code Level 4 elsewhere 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 more work needed to improve applicants' awareness of this requirement.
Providing a Decent Home for Everyone

201 net dwellings were delivered this monitoring year, higher than the previous two years but still below the 450 target. The highest proportion were two bedroom flats with some three bedroom houses. 79 affordable housing units were delivered. The majority of new dwellings were delivered in Marple and the Town Centre. 99.5% of dwellings were built on previously developed land. Stockport does not have a 5 year housing supply for the third year running but has 2,024 dwellings identified in the five year deliverable supply.

Access to Services

There were lower levels of retail and leisure provision this monitoring year, reflecting economic slowdown. However there were higher levels of delivery in District and Local Centres than in previous years. There was very low development in the town centre with no new hotels. Vacancy rates are up overall with a drop in shop provision in primary frontage and a drop in the vitality of secondary frontages. 98.42% of residents live within 1.5km of a health and well being centre. Primary schools are opening or being expanded to cope with the prediction of increases in birth rates. There continues to be a shortfall of 11.5 indoor four court sports halls exacerbated by closure of existing facilities. New cafés, restaurants and leisure facilities are opening in (and in the pipeline for) the town centre which will help to improve the evening economy. There has been successful control of hot food takeaways near schools and parks this year.

Accommodating Economic Development

There was a low return of office development for the third year running, despite availability of identified office land resources, reflecting the impact of a slow economy. This is mirrored in the low return for industrial and warehouse uses, again despite identified available land. The largest development was in Heatons & Reddish. The greatest loss of employment land was, unsurprisingly, to housing use - especially changes of use of small office developments to flats. New Core Strategy policies that require monitoring of the number of new jobs or additional places or funding for training showed that with the low level of development taking place, no additional jobs or training were achieved. 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

Biodiversity and heritage assets remain protected with one Locally Listed Building upgraded to statutory Listed Building status. Stockport retained 22 parks at Green Flag Standard with no inappropriate development in the Green Belt or loss of open / green space. New play facilities were delivered on two housing sites and several existing play facilities were improved using commuted sums obtained through planning applications. Adult and child participation in sport rose slightly. There were no objections to planning applications from outside agencies. Waste recycling
levels rose again due to both improved collection systems but also new waste management site provision. There was no loss of minerals resource in the Borough.

**Transport**

Accessibility remained generally good for all new housing sites in the Borough with regards to their accessibility to employment sites, education facilities, doctors, hospital and food retail. Transport modal data shows that non car modes are enjoying an increasing share of use for the morning peak period. Parking standards were adhered to 100%. 100% of development schemes that required travel planning were secured through Section 106 agreement.
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 2011 to 31st March 2012, except for Section 4 ‘Development Plan Production’, which is detailed as at October 2012, when this document was prepared. This AMR is the first 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;

\(^2\) www.communities.gov.uk/localgovernment/decentralisation/localismbill/
\(^3\) http://webarchive.nationalarchives.gov.uk/+/http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyimplementation/reformplanningsystem/planningcompulsoryact/
\(^4\) 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 eighth 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.

6  www.rtpi.org.uk/knowledge/research/research-publications/outcome-indicators-for-spatial-planning-in-england/
3 Background

Stockport's Core Strategy\(^7\) contains a Spatial Portrait (Section 2.1 of the Core Strategy) which paints a picture of the Borough circa 2010. This provides 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 are 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.

There is a detailed description of the geography of Stockport broken down into Area Committees with an account of Stockport Town Centre. These sections include detailed maps of each of the major centres. The maps show 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;
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.
National Planning Policy Framework

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 may 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 recent 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. 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.

http://www.pas.gov.uk/pas/core/page.do?pageId=2118093
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, recently rescinded. Stockport also borders the East Midlands region and has always been consulted on any regional or local strategies from this area which borders Stockport.

The Association of Greater Manchester Authorities (AGMA)\(^\text{(9)}\) 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
- GM Joint Minerals Development Plan Document
- 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

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

Other considerations include ‘journey to work’ areas such as Sheffield, Cheshire, Merseyside and Derbyshire. It should be noted that Stockport’s low grade nuclear waste is shipped to Northamptonshire for storage which shows 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 Annual Monitoring Report has been 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\(^{(10)}\).  

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

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

All other saved UDP Review Part 2 policies not superseded by the Core Strategy will be superseded by policies in the Allocations DPD timetabled for adoption in 2013 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.

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: will show how Stockport Council together with the other nine Greater Manchester Local Planning Authorities will meet their contribution to delivering the identified needs of the region for all minerals, within acceptable social, economic and environmental parameters.

**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 more are proposed as part of the 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>
<thead>
<tr>
<th>Table 1 Allocations DPD Timetable</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Stage</strong></td>
</tr>
<tr>
<td>Commencement of Production</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>
</tr>
<tr>
<td>Regulation 25 Consultation (Issues &amp; Options / Preferred Options)</td>
</tr>
<tr>
<td>Publication of the DPD</td>
</tr>
<tr>
<td>Submission of the DPD</td>
</tr>
</tbody>
</table>

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.

**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

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### Table 2 Enforcement DPD Timetable

<table>
<thead>
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<th>Stage</th>
<th>Date</th>
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<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>
</tbody>
</table>
4 Development Plan Production

<table>
<thead>
<tr>
<th>Stage</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regulation 25 Consultation (Issues &amp; Options / Preferred Options)</td>
<td>January 2011 - December 2012</td>
</tr>
<tr>
<td>Publication of the DPD</td>
<td>August 2013</td>
</tr>
<tr>
<td>Submission of the DPD</td>
<td>November 2013</td>
</tr>
<tr>
<td>Pre-hearing Meeting</td>
<td>February 2014</td>
</tr>
<tr>
<td>Start of the Examination Hearing</td>
<td>Mar - Apr 2014</td>
</tr>
<tr>
<td>Receipt of the Inspectors Report</td>
<td>Late 2014</td>
</tr>
<tr>
<td>Adoption of the DPD</td>
<td>Autumn 2014</td>
</tr>
</tbody>
</table>

**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);
- 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, the Regional Spatial Strategy for the North West and each of the planning authority’s 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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<tr>
<td>Pre-production / evidence gathering</td>
<td>September 2006</td>
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<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>Regulation 25 Consultation (Issues &amp; Options / Preferred Options)</td>
<td>September 2006 - March 2010 (14)</td>
</tr>
<tr>
<td>Publication of the DPD / Consultation on pre-submission draft</td>
<td>November 2010</td>
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</tbody>
</table>

14 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.
### Development Plan Production

#### Stage and Date

<table>
<thead>
<tr>
<th>Stage</th>
<th>Date</th>
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<tbody>
<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> will:

- Set out the strategic aims and objectives relating to minerals for the Greater Manchester area;
- Develop the main policies and broad framework for implementation and monitoring;
- Detail 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;
- Set out how minerals will be considered alongside other spatial concerns, recognising the importance of the prudent use of minerals in preserving natural resources;
- Safeguard existing rail head, wharfage and other storage and handling facilities and identify future sites to accommodate such facilities;
- Safeguard 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;
- Indicate areas where future working might be sustainable;
- Identify Mineral Safeguarding Areas (MSAs);

---

<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)
Include 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;

Set out detailed criteria based and site specific policies for the plan area; and

Set out detailed criteria based and site specific policies for the plan area.


Status: Joint Development Plan Document

Conformity: The JMDPD will be in conformity with European legislation, National Planning Guidance and each of the planning authority's Core Strategy Development Plan Documents. The JWDPD will also have 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>
<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>
</tbody>
</table>
Progress: The initial hearing was adjourned and proposed changes were made to the document with a further consultation period on proposed modifications during August and September 2012. Adoption is now proposed for April 2013.

Regional Spatial Strategy

The LDF and LDDs which it contains were to be developed in the context of the Regional Spatial Strategy (RSS) principles for the Manchester City Region including Stockport. These included:

- Sustaining and promoting economic prosperity consistent with the environmental character of the area;
- The creation of attractive and sustainable communities;
- Focusing development on brownfield sites;
- Ensuring accessibility by public transport, walking and cycling
- Allowing residential development to support local regeneration strategies and to meet local needs; and
- Supporting the diversification of the rural economy and improve access to services in the rural areas.

A full review of RSS was completed and the adopted version was published in September 2008. Until a final clarification of the revocation of these documents, RSS forms a statutory part of the development plan and relevant LDDs will be prepared in general conformity with it; however the degree of weight given to RSS should vary according to how up to date it is with regards to National Policy.
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

**Timetable**

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

**Progress:** the SPD is due for adoption in January 2013.
Tall Buildings SPD

**Role and Subject:** To establish clear principles and criteria against which Officers will be able to consider and assess proposals for tall buildings; and to provide more certainty for developers about the appropriateness and particularly the location of tall buildings.

**Coverage:** Stockport town centre and the wider M60 gateway area (incorporating the Brighton Road, Gorsey Bank and Kings Reach sites).

**Status:** Supplementary Planning Document.

**Conformity:** Stockport's LDF.

**Timetable**

<table>
<thead>
<tr>
<th>Stage</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production/evidence gathering</td>
<td>October 2008 - January 2009</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 - September 2009</td>
</tr>
<tr>
<td>Stakeholder consultation on draft SPD / assessments</td>
<td>February 2010 (6 week period)</td>
</tr>
<tr>
<td>Consideration of representations and finalise SPD</td>
<td>March - April 2010</td>
</tr>
<tr>
<td>Adoption</td>
<td>May 2010</td>
</tr>
</tbody>
</table>

**Progress:** Due to unforeseen consultation delays and pressures of other priorities this document's preparation has been delayed. The aim is to adopt this SPD in 2013.
Sustainable Design & Construction SPD

Role and Subject: Sustainable Design & Construction: Buildings that incorporate sustainable design are healthy, safe and productive places for people to live in, work in and visit. Sustainable design is also cost effective, particularly in terms of running costs. The best examples of sustainable design and construction are the result of the most appropriate balance of the technologies and methodologies covered in this guidance.

Coverage: Stockport Borough

Status: Supplementary Planning Document

Conformity: To Stockport’s Local Development Framework

Timetable

<table>
<thead>
<tr>
<th>Stage</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production/evidence gathering</td>
<td>October 2008 - January 2009</td>
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<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 - September 2009</td>
</tr>
<tr>
<td>Adoption of original SPD</td>
<td>November 2010</td>
</tr>
<tr>
<td>Stakeholder consultation on revision of draft SPD</td>
<td>Jan / Feb 2012</td>
</tr>
<tr>
<td>Consideration of representations and finalise revised SPD</td>
<td>March 2012</td>
</tr>
<tr>
<td>Adoption</td>
<td>April 2012</td>
</tr>
</tbody>
</table>

Progress: a revised version of this SPD was adopted in April 2012 taking account of additional guidance data which enables the implementation of low carbon development in Stockport and revision of Stockport's Sustainability Checklist.
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 2011/12 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 (non-domestic)
- Renewable Energy & Heat Generation
- Incorporation of SUDS on New and Redevelopment Schemes
- No 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
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.

Access to services and facilities by public transport, walking and cycling.

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
- 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
- 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, 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 is preparing a specific Supplementary Planning Document for this site to determine 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 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 2011/12 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)
Monitoring of Policy Performance

- Development Management Policy SD-3 Delivering the Energy Opportunities Plan - New Development (Page 46)
- Development Management Policy SD-4 District Heating (Network Development Areas) (Page 50)
- Development Management Policy SD-5 Community Owned Energy (Page 52)
- Development Management Policy SD-6 Adapting to the Impacts of Climate Change (Page 54)

Indicators

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

Outputs & Findings

Life Expectancy

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 Table 8 ‘Life Expectancy Data (Source: Office of National Statistics www.ons.gov.uk)’. Mortality rates are lower than the Greater Manchester and regional averages, meaning Stockport has an ageing population and a third of households in the Borough house a pensioner. As stated earlier, the gap between wealthy and deprived social sectors is cause for concern, with evidence of poor health and unemployment linked to more deprived areas. 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\textsuperscript{(19)}. Data for the 2011 Census on Life Expectancy will be reflected in the next edition of the AMR as it is not yet available to inform the 2011/12 edition.

Table 8 Life Expectancy Data (Source: Office of National Statistics \url{www.ons.gov.uk})

<table>
<thead>
<tr>
<th>Life Expectancy Jan 07 to Dec 09</th>
<th>Stockport</th>
<th>North West</th>
<th>Great Britain</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male Life Expectancy</td>
<td>78.1</td>
<td>76.6</td>
<td>78.3</td>
</tr>
<tr>
<td>Female Life Expectancy</td>
<td>82.6</td>
<td>80.8</td>
<td>82.3</td>
</tr>
</tbody>
</table>

In his Annual Report, NHS Stockport's Director of Public Health noted 'a healthy life expectancy'\textsuperscript{(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.

\textsuperscript{19} NHS Stockport Director of Public Health Annual Report
\textsuperscript{20} Healthy Life Expectancy: a situation where longevity is matched by independence and good health
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 Table 9 'Healthy Life Expectancy Data 2001 (Source: Office of National Statistics: www.ons.gov.uk)', 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 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 action²¹.

### Healthy Weight Factors

<table>
<thead>
<tr>
<th>Obesity Levels in Primary Schools Children 2005 to 2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>------------------</td>
</tr>
<tr>
<td>Obesity in primary school age children in Reception</td>
</tr>
<tr>
<td>Obesity in primary school age children in Year 6</td>
</tr>
</tbody>
</table>

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. Table 10 'Obesity Levels in Primary Schools Children 2005 to 2012' shows that Stockport’s figures for obese children have generally risen slightly 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.

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\(^\text{(22)}\).

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\(^\text{(23)}\). 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

Table 11 Greater Manchester DECC Data on Carbon Dioxide emissions in Kt of CO2 for 2010

<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>1144</td>
<td>539</td>
<td>359</td>
<td>2049</td>
<td>217,300</td>
<td>9.4</td>
</tr>
</tbody>
</table>


\(^{23}\) Stockport Housing Needs Assessment 2011 [www.stockport.gov.uk/services/housing/housingdocuments/housingstrategies/housingneedsassessment](http://www.stockport.gov.uk/services/housing/housingdocuments/housingstrategies/housingneedsassessment)
## Monitoring of Policy Performance

<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>Salford</td>
<td>521</td>
<td>504</td>
<td>586</td>
<td>1631</td>
<td>229,000</td>
<td>7.1</td>
</tr>
<tr>
<td>Bury</td>
<td>346</td>
<td>430</td>
<td>433</td>
<td>1211</td>
<td>183,800</td>
<td>6.6</td>
</tr>
<tr>
<td>Rochdale</td>
<td>414</td>
<td>454</td>
<td>442</td>
<td>1314</td>
<td>205,200</td>
<td>6.4</td>
</tr>
<tr>
<td>Manchester</td>
<td>1434</td>
<td>947</td>
<td>654</td>
<td>3038</td>
<td>498,800</td>
<td>6.1</td>
</tr>
<tr>
<td>Bolton</td>
<td>483</td>
<td>609</td>
<td>489</td>
<td>1583</td>
<td>266,500</td>
<td>5.9</td>
</tr>
<tr>
<td>Wigan</td>
<td>640</td>
<td>685</td>
<td>491</td>
<td>1823</td>
<td>307,600</td>
<td>5.9</td>
</tr>
<tr>
<td>Stockport</td>
<td>523</td>
<td>685</td>
<td>443</td>
<td>1655</td>
<td>284,600</td>
<td>5.8</td>
</tr>
<tr>
<td>Tameside</td>
<td>422</td>
<td>481</td>
<td>275</td>
<td>1182</td>
<td>216,900</td>
<td>5.5</td>
</tr>
<tr>
<td>Oldham</td>
<td>393</td>
<td>469</td>
<td>253</td>
<td>1117</td>
<td>219,800</td>
<td>5.1</td>
</tr>
</tbody>
</table>

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 seventh for per capita emissions (5.8 t). The domestic sector emissions for Stockport rank joint second with Wigan after Manchester in terms of emissions of CO₂ with 685 kilo tonnes emitted in 2010 from this sector. Stockport ranks fourth within Greater Manchester for industrial emissions and fifth 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.

New development in the Borough has the potential to contribute to management of carbon emissions, through delivery of accessible sites to sustainable design requirements, facilitating low carbon buildings as outlined further in this section. The following national data provides an outline of the 2010 status of the Borough in terms of carbon emissions against other Greater Manchester authorities.

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24 DECC Climate Change Data: [www.decc.gov.uk/en/content/cms/statistics/climate_change/data/data.aspx](http://www.decc.gov.uk/en/content/cms/statistics/climate_change/data/data.aspx)
The Council's Sustainable Design & Construction Supplementary Planning Document\(^{(25)}\), 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.

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### 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\(^{(26)}\) 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.

This is the first year that this policy has been in place. Implementation has proved problematic due to lack of inclusion of the Checklist within the Planning Viability Checklist for applicants. In addition it appeared that only 38% of all applications that should have submitted a Checklist had done so. 21% appeared to remain outstanding as a condition of commencement on those granted planning permission and a further update to these results will be issued within the next AMR.

The measures required by this policy produced a maximum estimated saving of 174,380kg/CO2/annum for Stockport Borough, i.e. 174 tonnes of CO2. It should be noted that a proportion of these measures were being undertaken anyway, without the encouragement of the Checklist. A range of Energy Saving Trust 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 44 tonnes of CO2.

The Checklist has also provided information on stock that already has measures in place. These include 82 cavity wall insulations, 112 loft insulations, 12 floor insulations, 122 replaced boilers, 126 heating control upgrades, 37 hot water tank improvements, 113 draught proofing.

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25 www.stockport.gov.uk/planningsustainabledevelopment
26 www.stockport.gov.uk/corestrategy - see Page 45
actions and 87 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. Some of the Checklists stated that clients were resistant to some measures and further effort will take place to ensure that these are addressed.

Reflecting the apparent low return rate and poor quality of some of the checklists planning officers have been reminded that appropriately completed Checklists must be submitted before planning permission is granted. However it appears that administrative systems require review to ensure that where a Checklist has been submitted, it is available to inform monitoring. Next year’s AMR will contain an update for this year’s figures reflecting initial issues around availability of checklists via several data systems.

Carbon reductions from new development

Core Strategy Policy SD3 Energy Opportunities Plan - New Development requires the preparation of Energy Statements for all new development, regardless of size or scale. In addition carbon reduction targets outlined in the policy and guidance should be applied for those developments of more than 10 dwellings or more than 1000m$^2$ of non-domestic development. Stockport Council provides guidance on the content and structure of Energy Statements in Stockport's 'Low Carbon Design Guidance'. This document provides clear steps on what should be included in an Energy Statement.

Broadly the guidance takes applicants through 5 steps. Step 1 helps to establish if policy targets apply (i.e. if the development is more than 10 dwellings or greater than 1000m$^2$ of non-domestic development) and whether the site is within a district heating favourable area. Step 2 directs the preparation of a baseline of emissions suggesting use of the Building Regulations Target Emissions Rate. Step 3 suggests consideration of the Building or Dwelling Emissions Rate and suggests two design considerations to inform this: these are the built fabric and the use of low or zero carbon technologies. Step 4 clarifies the actions needed to establish the non-feasibility of LZCs and then, where necessary, how to make the case for the non-viability of any technically feasible technologies whose costs might prohibit the project going forward. Evidence of costs for the technologies are required to justify these claims. Step 5 suggests negotiation of carbon offset for sites where technologies have been proven not to be technically feasible or where there maybe issues around viability.

This AMR only assesses those applications that have been granted planning permission within the monitoring period therefore not all applications that were submitted during that time have been assessed to date. The assessment includes only those applications where the appropriate documents have been scanned and uploaded to the Council's online planning database.
There were 44 applications that required energy statements i.e. new development that was not a householder application. 28 of the 44 applications do not have an energy statement (64%) and 16 do (36%). Four of those that did not provide a formal energy statement do include some detail on sustainability.

Any new development of more than 10 dwellings or non-residential development of more than 1000m$^2$ requires the application of the targets as outlined in Core Strategy Policy SD3 – Energy Opportunities Plan – New Development. There were 4 applications that should have had targets applied and only one partially applied them, with only two actually having energy statements but no statement of achievement of policy targets. One application does not state the area in m$^2$ and therefore cannot be assessed for whether or not targets should be applied - it does not have an energy statement.

There were 16 applicants that provided energy statements. Of these:

- 1 clearly states carbon savings;
- 2 give an estimate of some carbon savings;
- 13 do not detail any carbon savings;
- All 16 do state what design measures are being included to address energy efficiency but for 13 of them no annual carbon savings are stated;
- six examine Low or Zero Carbon (LZC) technologies for feasibility and one looked at costs.

Six 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. 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.

Stockport Council's Low Carbon Design Guidance clearly states: 'It would be useful for the TER to be stated in the Design & Access Statement (DAS) or Energy Statement to inform the Planning Department’s assessment of policy target achievements.' It also states: 'It would be of further use for the DAS / Energy Statement to clearly show the difference between the TER and the D/BER to emphasise the additional savings, above building regulations, that the development will achieve in kg CO$_2$/m$^2$/annum. In addition it would be useful if the Energy Statement or DAS displayed the calculated percentage of the policy targets that the development is deemed to achieve.'

Finally the Guidance states: 'A simple statement of infeasibility or non-viability will not provide enough information to inform the Planning Department’s decision process and may result in delay to a planning decision. Evidence should be provided of feasibility work undertaken to inform selection of appropriate options. For example a statement of how infeasible solar systems are could include mention of the unsuitable
orientation of the site for solar, referencing plans to show orientation, whilst demonstrating the inability to re-orient buildings. Another suggestion maybe that wind speeds may be inappropriate for the site and these should be stated to support the statement. In terms of cost of feasible technologies, some evidence of quoted costs should be included as part of the application to make the case for claims of viability prohibiting development.’

Stockport Council have provided free training sessions to developers and planners on what should be contained in an Energy Statement. Details of the training and the comments from trainees are available on request from Stockport's Planning Policy Team.

Clearly this is the first year of policy implementation and problems were to be expected with this new area of policy as well as a steep learning curve for both the Council and applicants, in terms of low carbon design and energy statement content. However, this poor return of information has been noted and a reminder sent to all Planning Officers of the need to ensure that Energy Statements are submitted as part of the planning application process and that they are of a sufficient quality to inform the decision making process. Potentially further work needs to be done to inform Members' decision making skills in terms of planning applications and low carbon elements of design.

In addition two sample energy statements are being developed to provide further guidance to applicants in terms of good quality energy statements regarding content and structure. These will be made available via Stockport Council's website.

**Renewable Energy & Heat Generation**

Planning policies have supported the installation of a variety of renewable energy technologies around the Borough. The total estimated savings for these technologies is 269.87 tonnes of carbon per annum. The bulk of this comes from the efforts of Stockport Homes who estimate that they will save 220 tonnes thanks to their solar pv installations scheme for their housing stock.

There have been several large arrays of solar pv 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 have installed solar pv on their head office in Cheadle Hulme which has resulted in over 2 tonnes of carbon saved since March 2012. In addition to this an anaerobic digestion scheme (Bioenergy Ltd) received planning permission in Bredbury during the monitoring period which will generate up to 10 million kilowatt hours of renewable energy annually.

28  www.fitariffs.co.uk/FITs/
In the pipeline are several applications which have been granted during 2012/13 and will be formally reported on in the 2013 AMR. The majority of these relate to Stockport Homes who have a variety of biomass installations going in to their high rise flats across the Borough. Several applications have come in during the summer of 2012 for large scale solar photovoltaic installations.

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 have 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 and are in operation or shortly to be commissioned:

<table>
<thead>
<tr>
<th>Site</th>
<th>Generation Type</th>
<th>Generation Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stringer’s Weir</td>
<td>Micro Hydro Scheme (Archimedean Screw)</td>
<td>Peak output 75kW</td>
</tr>
<tr>
<td>Otterspool Weir</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 states 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 previous 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 CO$_2$(29).

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 44 major applications monitored in this period 67% stated that 'mains sewer' was the proposed option for disposal of surface water. 6.82% respectively stated either that disposal would be to an existing water course or provided no information with regard to surface water management. A further 6.82% stated the use of soakaways as their proposed disposal route. 11.36% of applicants cited SUDS as the method of choice for managing surface water. 1 applicant stated that consideration of surface water disposal was not applicable as it was an existing building, despite the fact that the application was for demolition of an existing building and a new building to replace it.

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(30) has a 'Water' topic section which provides guidance on what SUDS are and provides links to resources such as CIRIA where an online network is provided for SUDS development and training.

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

There were two cases that the Environment Agency objected to one of which has been resolved and one is still under discussion in terms of provision of the Flood Risk Assessment.

Table 13

<table>
<thead>
<tr>
<th>Case Reference &amp; Address</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>DC/047842 Warth Meadow Playing Field, Welkin Road, Bredbury</td>
<td>Resolved to EA satisfaction</td>
</tr>
</tbody>
</table>
Therefore no cases have been 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)**

Table 14 ‘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>
<thead>
<tr>
<th>Year</th>
<th>Summary of Design Standards Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011/12</td>
<td>According to data from the Department for Communities and Local Government(^{(31)}), there have been 137 registrations in Stockport for Design Stage Code for Sustainable Homes and 73 certified at Post Construction Stage as at March 2012.</td>
</tr>
<tr>
<td></td>
<td>In addition in the current monitoring period Stockport Homes have delivered 8 dwellings at Blackberry Lane in Brinnington to Code Level 3 and 4 dwellings at Bideford Road to Code Level 4.</td>
</tr>
<tr>
<td></td>
<td>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</td>
</tr>
</tbody>
</table>

Monitoring of Policy Performance

<table>
<thead>
<tr>
<th>Year</th>
<th>Summary of Design Standards Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>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. Planning permission was granted on the following two sites in the monitoring period. A low carbon PassivHaus re-development of a house in Woodford which results in a super air-tight property which minimises energy demand. Another replacement dwelling in the green belt which received planning permission is being built to Code for Sustainable Homes requirements. Also Rose Hill Primary School redevelopment includes aims for BREEAM Very Good and incorporates a green roof, cycle parking and showers, as well as low carbon design techniques with a ground source heat pump and solar thermal hot water systems.</td>
</tr>
<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>

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 15 Ecohome Certificate Registrations in Stockport

<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>

[32] [www.breeam.org/page.jsp?id=21](www.breeam.org/page.jsp?id=21)
[33] [www.passivhaus.org.uk/](www.passivhaus.org.uk/)
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 target is 450 net additional dwellings a year as outlined in the adopted Core Strategy. This was the target set during the work undertaken to inform the Regional Spatial Strategy for the North West (RSS).

Relevant Policy

The following policies are reported on in this section of the 2011/12 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 are as follows:

- 450 new homes p.a. between 2012 and 2013
- 495 new homes p.a. between 2013 and 2017

This amounts to 2,430 new homes between 2012 and 2017.
Indicators

The following indicators are reported on in this section for the 2011/12 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

Housing Development 2011/12

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

34 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

In order to achieve the housing target of 2,430 new homes between 2012 and 2017 the Council is required to identify and maintain a 5 year supply of ‘deliverable’ land for housing.

There are 2,397 dwellings in total on Undeveloped Sites, Sites Under Construction and dwellings not started. 373 are deemed NOT to be deliverable. Therefore, there are currently 2,024 dwellings in the deliverable supply, equal to a 4.2 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(35). Appendix 2 of that document contains the list of 'Sites Under Construction'.

There were 201 completions this year, which is marginally more than the 170 completions predicted in last year's AMR but still well below target. Completions are expected to remain below target for the next 2 years at least. The projected completions in 'Housing Trajectory for the period 2006 - 2026' for years 2012-17 are based entirely on the 2,024 dwellings in the 5 year deliverable supply.

NPPF states that Local Planning Authorities should identify and update annually a supply of specific deliverablesites 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 increased from 1,994 last year to 2,024 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 2013 to achieve a 5 year supply.

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 PPS3 (now replaced by 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 306 completions are predicted for 2012/13 the accessibility scores for new houses and flats are set at 40 and 50 respectively. This position will be reassessed in 12 months time and if the housing supply has increased as envisaged then the accessibility score may be increased.

35 5 year Deliverable Housing Supply assessment: www.stockport.gov.uk/ldf
Housing Trajectory for the period 2006 - 2026

- **Year**
  - 2006/07
  - 2007/08
  - 2008/09
  - 2009/10
  - 2010/11
  - 2011/12
  - 2012/13
  - 2013/14
  - 2014/15
  - 2015/16
  - 2016/17
  - 2017/18
  - 2018/19
  - 2019/20
  - 2020/21
  - 2021/22
  - 2022/23
  - 2023/24
  - 2024/25
  - 2025/26

- **Net Additional Dwellings**
  - 0
  - 10
  - 50
  - 100
  - 150
  - 200
  - 250
  - 300
  - 350
  - 400
  - 450
  - 500
  - 550
  - 600
  - 650
  - 700
  - 750
  - 800

- **Legend**
  - Total Actual Completions
  - Total Projected Completions
  - Annual housing target
  - Managed delivery target (annual requirement taking into account actual/projected completions)
Net additional dwellings in previous years; Net additional dwellings for the reporting year; Gypsy & Traveller Additional Pitches; Housing Quality - Building for Life Assessments; Number of dwellings demolished per annum

There were 259 gross completions (all on windfall sites\(^{36}\)) and 58 losses in 2011/12, giving a net figure of 201 additional dwellings for the year. Most of the losses involved demolitions due to a re-build of a site at MacNair Court, Church Lane in Marple, where 37 dwellings were replaced with 28 new dwellings.

The biggest development this year was at Royal Oak Brewery in the Town Centre where 51 flats have been developed for Equity Housing on a former brewery site. The two other developments providing the most completions this year are both in Marple - Mill Green at Station Road, Strines (46 dwellings) and The Coppice on Church Lane (43 dwellings eight of which are affordable housing).

No additional Gypsy and Traveller pitches were delivered in the monitoring period and no Building for Life Assessments were undertaken. At the time of publication the Building for Life Assessment system is under review for further use.

<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>2007/08</td>
<td>717</td>
<td>85</td>
<td>632</td>
</tr>
<tr>
<td>2008/09</td>
<td>445</td>
<td>50</td>
<td>395</td>
</tr>
<tr>
<td>2009/10</td>
<td>194(^{(1)})</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>Total</td>
<td>1818</td>
<td>231</td>
<td>1587</td>
</tr>
</tbody>
</table>

\(^{36}\) A site not specifically allocated for housing but which has become available for development.
### Gross Affordable Housing Completions (broken down by type)

**Table 17 Number of Gross Completions and Affordable Completions by type**

<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>28</td>
<td>10</td>
<td>7</td>
<td>8.9</td>
<td>25</td>
</tr>
<tr>
<td>Flat - 2 bed</td>
<td>95</td>
<td>37</td>
<td>48</td>
<td>60.8</td>
<td>50.5</td>
</tr>
<tr>
<td>Flat - 3 bed</td>
<td>4</td>
<td>1.5</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Flat - 4 bed</td>
<td>1</td>
<td>0.3</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>House - 1 bed</td>
<td>2</td>
<td>0.7</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>House - 2 bed</td>
<td>12</td>
<td>4.5</td>
<td>6</td>
<td>7.6</td>
<td>50</td>
</tr>
<tr>
<td>House - 3 bed</td>
<td>82</td>
<td>32</td>
<td>18</td>
<td>22.7</td>
<td>22</td>
</tr>
<tr>
<td>House - 4+ bed</td>
<td>35</td>
<td>14</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>259</strong></td>
<td><strong>100</strong></td>
<td><strong>79</strong></td>
<td><strong>100</strong></td>
<td><strong>30.5</strong></td>
</tr>
</tbody>
</table>
48.8% of completions in 2011/12 were flats and 51.2% were houses. This repeats the more even split of last year when 51% 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 the majority of the the 2 bedroom flats were affordable dwellings.

79 of the 259 completions were affordable dwellings (30.5%) with most of them flats. 77.2% of the affordable dwellings were units for smaller households (1 and 2 beds).

The 79 affordable dwellings were provided in the following Committee Areas: 36 in Marple; 29 in the Town Centre; 14 in Stepping Hill.

Table 18 'Number of Net Completions & Percentage of Total by Committee Area for the last 3 years' shows that housing development in 2011/12 was focused on the Town Centre and Marple.
Percentage of dwellings built at a density of: <30 dwellings/ha; 30-50 dwellings/ha; >50 dwellings/ha

Considering schemes of 5 or more dwellings, two of the gross completions in 2011/12 were built at a density of less than 30 dwellings per hectare both of which were due to developments on MEDS in the Green Belt, reflecting the limited space for these developments. The sites were Mill Green at Station Road, Strines and the former Tame Valley Primary School site.

Table 19 Density of New Housing Developments

<table>
<thead>
<tr>
<th>Density (Dwellings per hectare)</th>
<th>Number of Completions</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross completions at a density of &lt; 30 dph</td>
<td>2</td>
<td>22.2</td>
</tr>
<tr>
<td>Gross completions at a density of between 30-50 dph</td>
<td>2</td>
<td>22.2</td>
</tr>
<tr>
<td>Gross completions at a density of &gt; 50 dph</td>
<td>5</td>
<td>55.6</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>9</strong></td>
<td><strong>100</strong></td>
</tr>
</tbody>
</table>

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

In June 2010 the Government changed the definition of Previously Developed Land (PDL) in Planning Policy Statement 3 Housing (PPS3)\(^{(37)}\) by excluding private residential gardens from the definition. This definition is continued in the NPPF. However, the percentage of housing completions 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 2015/16 shown in Table 20 'Previously-developed land trajectory' is based entirely on specific sites in the five year deliverable supply and is therefore robust.

### Table 20 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><strong>2011/12</strong></td>
<td><strong>99.5%</strong></td>
<td>PPS3 2010</td>
</tr>
<tr>
<td>2012/13</td>
<td>98%</td>
<td>NPPF</td>
</tr>
<tr>
<td>2013/14</td>
<td>97%</td>
<td>NPPF</td>
</tr>
<tr>
<td>2014/15</td>
<td>97%</td>
<td>NPPF</td>
</tr>
<tr>
<td>2015/16</td>
<td>98%</td>
<td>NPPF</td>
</tr>
<tr>
<td>2016/17</td>
<td>99%</td>
<td>NPPF</td>
</tr>
</tbody>
</table>

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

16 dwellings were granted planning permission in the Town Centre this year (not including renewals). 70 new dwellings were constructed in the Town Centre for this monitoring year - more than the 57 completed last year mainly due to the former Royal Oak Brewery being completed earlier than anticipated. The Peaches Nightclub site is aiming to be completed providing 51 dwellings and Hopes Carr will provide 46 units later in 2012.
Monitoring the number of households on the housing register

Stockport currently has 6,484 registrations on the housing register.

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 79 affordable dwellings contributes to addressing the identified need. The delivery of 82 three bedroom dwellings (18 of which are Affordable dwellings - see Table 17 '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 are undertaken every three years. The current 2010/11 edition is available on the Council's website.
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 LDF 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 (as shown as the Central Shopping Area on the Proposals Map) is sequentially preferable for the purpose of A1 use (shops) and the Town Centre is sequentially preferable for the purpose of non-A1 main town centre uses (cafes, restaurants, drinking establishments, leisure development, hotels and cultural facilities) and 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 2011/12 AMR;

- Core Policy CS5 Access to Services (Page 74)
- Core Policy CS6 Safeguarding and Strengthening the Service Centre Hierarchy (Page 76)
- Development Management Policy AS-1 The Vitality and Viability of Stockport’s Service Centres (Page 77)
- Development Management Policy AS-2 Improving Indoor Sports, Community and Education Facilities and their Accessibility (Page 81)


- Development Management Policy AS-3 Main Town Centre Uses, Hot Food Takeaways and Prison Development Outside Existing Centres (Page 85)
- Development Management Policy AS-4 Visitor Accommodation and Other Tourism Development (Page 87)
- Development Management Policy AS-5 Cemeteries (Page 89)

**Indicators**

The following indicators are reported on in this section for the 2011/12 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
- Retailer representation of major national multiples - Target: no less
- Proportion of A1 use in Primary Frontages in Stockport's Town Centre's Core Retail Area (CRA) and at District Centres (DCs).
- Diversity of economic development in secondary frontages in Town Centre CRA and DCs
- Footfall at primary and secondary frontages of the CRA in Town Centre and DCs
- Amount of A2, A3, A4 and D2 use floor space developed annually in Town Centre, DCs and local centres. Amount of comparison retail floorspace developed annually in the Town Centre CRA and amount of A1 use developed annually in the DC and local centres.
- Proportion of vacant street level property and the length of time properties have been vacant in the CRA of Town Centre and local centres annually.
- Size (gross floorspace) of individual new A1 units in CRA of Town Centre, DCs and local centres.
- Perception of safety and occurrence of crime in Town Centre
- State of the environmental quality of Town Centre and DCs
- 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 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\(^{39}\)
Number of hotel bed spaces in the TC
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

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**

| 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 |

Table 21 'Amount of (net) completed retail and leisure development by floor area' 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 2011/12.

Figures for the monitoring period show an overall slight decrease in the amount of retail and leisure development in the Borough. However this period sees an increase in the level of development in the District Centres and more than double in Local Centres. Retail and leisure development in the District Centres mostly relates to small scale changes of use to A3 (restaurants and cafés) or A4 (drinking establishments) use. Retail and leisure development in the Local Centres consisted mostly of small scale changes of use to cafés. Tesco opened in Gatley, introducing a new supermarket to the local centre.

\(^{39}\) 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.
Table 21 Amount of (net) completed retail and leisure development by floor area

<table>
<thead>
<tr>
<th>Amount of completed retail and leisure development</th>
<th>2010/11 Square metres</th>
<th>2011/12 Square metres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stockport Borough (Total)</td>
<td>5,957</td>
<td>5,453</td>
</tr>
<tr>
<td>Stockport Town Centre</td>
<td>266.1</td>
<td>185</td>
</tr>
<tr>
<td>Stockport District Centres</td>
<td>766.7</td>
<td>1,150</td>
</tr>
<tr>
<td>Stockport Local Centres</td>
<td>520.4</td>
<td>1,044</td>
</tr>
</tbody>
</table>

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

There were 17.8% vacancies in the Central Shopping Area at ground floor level as at November 2011. The Local Data Company reported in February 2012 that Great Britain had an average vacancy rate for large centres of 17.2% and the North West had an average vacancy rate of nearly 19%. Therefore, the town centre’s vacancy rate is slightly above the national average and below the regional average.

There was no loss of retail premises with Marple gaining 2 new premises. Overall vacancy rates increased. Hazel Grove and Reddish reduced vacancy rates, while Cheadle Hulme, Edgeley and Romiley remained the same and Bramhall, Cheadle and Marple had increases - the highest being in Marple which possibly reflects the gain in business premises. There was an increase in primary frontage vacancies except for Bramhall, Edgeley, Hazel Grove and Romiley where numbers fell.

Table 22 District Centre Vacancy Rates

<table>
<thead>
<tr>
<th>District Centre</th>
<th>Total number of business units</th>
<th>Number of primary frontage premises</th>
<th>Primary frontage vacancies</th>
<th>All vacancies</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Number</td>
<td>Apr 12 %</td>
</tr>
<tr>
<td>Bramhall</td>
<td>185</td>
<td>66</td>
<td>3</td>
<td>4.5</td>
</tr>
</tbody>
</table>
### Monitoring of Policy Performance

<table>
<thead>
<tr>
<th>District Centre</th>
<th>Total number of business units</th>
<th>Number of primary frontage premises</th>
<th>Primary frontage vacancies</th>
<th>All vacancies</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Number</td>
<td>Apr 12 %</td>
</tr>
<tr>
<td>Cheadle</td>
<td>182</td>
<td>101</td>
<td>16</td>
<td>15.8</td>
</tr>
<tr>
<td>Cheadle Hulme</td>
<td>136</td>
<td>40</td>
<td>7</td>
<td>17.5</td>
</tr>
<tr>
<td>Edgeley</td>
<td>136</td>
<td>69</td>
<td>5</td>
<td>7.2</td>
</tr>
<tr>
<td>Hazel Grove</td>
<td>197</td>
<td>92</td>
<td>5</td>
<td>5.4</td>
</tr>
<tr>
<td>Marple</td>
<td>200</td>
<td>83</td>
<td>9</td>
<td>10.8</td>
</tr>
<tr>
<td>Reddish</td>
<td>77</td>
<td>19</td>
<td>3</td>
<td>15.8</td>
</tr>
<tr>
<td>Romiley</td>
<td>106</td>
<td>43</td>
<td>1</td>
<td>2.3</td>
</tr>
</tbody>
</table>

The target of 'an overall reduction' has not been achieved, however the impact of a continuing sluggish economy has to be taken into account. In addition there were losses of national chains in Cheadle Hulme, Edgeley and Romiley while there were gains of national chains in Bramhall, Hazel Grove and Marple. The target was not achieved with an overall loss of three national chains, again reflecting the continuing national economic situation.

#### 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

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 two years:
In 2010/11 the Town Centre had a 20% vacancy rate (following the 2011 survey, a revised figure was calculated for 2010 of 17.18% as a result of a number of Policy Area TCG2.1 premises being omitted in error in the 2010 survey list but retrospectively added). The Town Centre's TCG2.1 area vacancy rate (ground floor level) as at September 2011 was 17.84%.

For District Centres between March 2010 and March 2011 the average District Centre vacancies rose from 10.3% to 11%. From March 2011 to March 2012 they fell from 11% to 10.5%.

In 2010 the Local Centres had an average vacancy rate of 10.2%\(^{(40)}\). The average vacancy rate for the Large Local Centres in 2012 was 7.1%. The average vacancy rate in the Other Local Centres in 2012 was 11.6%. See Table 23 'Large and Other Local Centre Vacancy Rates' below for the initial baseline of vacancy rates. Future AMRs will build on this data allowing for comparison across time.

Table 23 Large and Other Local Centre Vacancy Rates

<table>
<thead>
<tr>
<th>Centres</th>
<th>Vacancy Rate 2011/12 (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Large Local Centres</strong></td>
<td></td>
</tr>
<tr>
<td>Davenport</td>
<td>5.4</td>
</tr>
<tr>
<td>Gatley</td>
<td>8.8</td>
</tr>
<tr>
<td>Great Moor</td>
<td>8.8</td>
</tr>
<tr>
<td>Heald Green</td>
<td>11.9</td>
</tr>
<tr>
<td>Heaton Chapel</td>
<td>15.3</td>
</tr>
<tr>
<td>Marple Bridge</td>
<td>4.5</td>
</tr>
<tr>
<td>Moor Top, Heaton Moor</td>
<td>1.8</td>
</tr>
<tr>
<td>North Reddish</td>
<td>0</td>
</tr>
</tbody>
</table>

\(^{(40)}\) Excludes North Reddish, Marple Bridge, Adswood, Brinnington, Chadle Heath, Berycroft Lane, Hall Street, Offerton Green and Councillor Lane
### Monitoring of Policy Performance

#### Centres

<table>
<thead>
<tr>
<th>Centre</th>
<th>Vacancy Rate 2011/12 (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shaw Road / Heaton Moor Road</td>
<td>7.1</td>
</tr>
<tr>
<td><strong>Large Local Centre Average</strong></td>
<td><strong>7.1</strong></td>
</tr>
<tr>
<td><strong>Other Local Centres</strong></td>
<td></td>
</tr>
<tr>
<td>Adswood</td>
<td>16.7</td>
</tr>
<tr>
<td>Berrycroft Lane, Higher Bredbury</td>
<td>5</td>
</tr>
<tr>
<td>Brinnington</td>
<td>16.7</td>
</tr>
<tr>
<td>Cheadle Heath</td>
<td>7.1</td>
</tr>
<tr>
<td>Councillor Lane</td>
<td>7.1</td>
</tr>
<tr>
<td>Fir Road</td>
<td>0</td>
</tr>
<tr>
<td>Fiveways Parade</td>
<td>5</td>
</tr>
<tr>
<td>Hall Street, Offerton</td>
<td>16.7</td>
</tr>
<tr>
<td>Heaton Mersey</td>
<td>0</td>
</tr>
<tr>
<td>High Lane</td>
<td>5.9</td>
</tr>
<tr>
<td>North Park Road</td>
<td>33.3</td>
</tr>
<tr>
<td>Offerton</td>
<td>54.5</td>
</tr>
<tr>
<td>Offerton Green</td>
<td>0</td>
</tr>
<tr>
<td>Smithy Green</td>
<td>0</td>
</tr>
</tbody>
</table>
Table 24 'District Centre Major National Representation' demonstrates the retailer representation of major national multiples in the district centres and compares the current figures with the previous AMR.

### Table 24 District Centre Major National Representation

<table>
<thead>
<tr>
<th>District Centre</th>
<th>Number of major national multiples April 2011</th>
<th>Number of major national multiples April 2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bramhall</td>
<td>43</td>
<td>45</td>
</tr>
<tr>
<td>Cheadle</td>
<td>49</td>
<td>49</td>
</tr>
<tr>
<td>Cheadle Hulme</td>
<td>23</td>
<td>20</td>
</tr>
<tr>
<td>Edgeley</td>
<td>26</td>
<td>25</td>
</tr>
<tr>
<td>Hazel Grove</td>
<td>27</td>
<td>29</td>
</tr>
<tr>
<td>Marple</td>
<td>33</td>
<td>35</td>
</tr>
<tr>
<td>Reddish</td>
<td>16</td>
<td>16</td>
</tr>
</tbody>
</table>

**Retailer representation of major national multiples - Target: no less**

Centres | Vacancy Rate 2011/12 (%)
---|-----------------------
Turves Road | 13.8
Woodley | 8.3
Other Local Centre Average | 11.6
Monitoring of Policy Performance

<table>
<thead>
<tr>
<th>District Centre</th>
<th>Number of major national multiples April 2011</th>
<th>Number of major national multiples April 2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Romiley</td>
<td>20</td>
<td>17</td>
</tr>
</tbody>
</table>

**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; Amount of A2, A3, A4 and D2 use floor space developed annually in Town Centre, DCs 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.**

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.

Table 25  A1 Use within Frontages

<table>
<thead>
<tr>
<th>Centre Type</th>
<th>2010/11</th>
<th>2011/12</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town Centre</td>
<td>88%</td>
<td>85%</td>
</tr>
<tr>
<td>District Centres</td>
<td>73%</td>
<td>70%</td>
</tr>
<tr>
<td>Local Centres</td>
<td>69%</td>
<td>68%</td>
</tr>
</tbody>
</table>

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. Overall there has been a general reduction reflecting the current economic circumstances. Consideration should also be taken of vacancy rates and major nationals as shown above.
### Table 26 Percentage of length of Secondary Frontage in non A1 use

<table>
<thead>
<tr>
<th>Centre type</th>
<th>2010/11</th>
<th>2011/12</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town Centre</td>
<td>60%</td>
<td>41%</td>
</tr>
<tr>
<td>District Centres</td>
<td>60%</td>
<td>66%</td>
</tr>
<tr>
<td>Local Centres</td>
<td>60%</td>
<td>57%</td>
</tr>
</tbody>
</table>

The aim of the policy is to achieve a range of non A1 main town centre uses, public & community uses in Secondary Frontages. Stockport's District Centres show an increase in non A1 use for the Monitoring Period, all other centres show a reduction with the Town Centre showing a considerable reduction. Once again this reflects the current economic climate.

### Table 27 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>
</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>0</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>531.2</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>
</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>843</td>
</tr>
</tbody>
</table>

Table 27 '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.
There has been some A2 and A3 use completed in the Local Centres but no A4 or D2 use. The Large Local Centres generally contain more A2 / A3 / A4 use units than the Other Local Centres, partly as a result of their role and size, with some Large Local Centres containing D1 use (Non-Residential Institutions) or D2 use. North Reddish lacks A4 use, D1 use, D2 use and only contains one A2 use unit at ground floor level. Heaton Chapel lacks a restaurant (A3 use), however, it is located near two other Large Local Centres in the Heatons that contain concentrations of A3 use.

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

Since March 2011 there were no in-centre retail units completed that exceeded the maximum scale guidelines for retail units set out in Core Strategy Policy DMP AS-1. No new medium sized A1 use units (465-930m²) have been completed in the Town Centre Core Retail Area since March 2011. However, the impact of the UK economic climate should be taken into consideration.

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

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 panel members (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.

Although not completed in the 2011/12 monitoring period, café / restaurant developments in the pipeline in the town centre include the following: a new Nando’s restaurant was granted planning permission in 2011/12 and is anticipated to open by the end of 2012; an extension to the KFC restaurant was granted planning permission in June 2012; a new Costa Coffee building at the Peel Centre was granted planning permission in 2011/12 and anticipated to open for the Christmas 2012 shopping season. In addition, two café / restaurants at Hopes Carr are under construction.
Other small scale changes of use to cafés have been granted planning permission but not opened in the town centre during the 2011/12 monitoring period, one of these is 'Serenity Café' which has since opened.

In addition, a change of use to dance studios, a meeting area with members' bar and a performance area was granted planning permission in 2011/12 but building had not yet started at time of reporting. A change of use was granted in 2011/12 to a gym at Merseyway 'Metro Fitness', which has evening opening hours 7 days a week and opened in summer 2012. The new town centre gym should help people to feel safer in that part of the town centre in the evenings by attracting customers to the new facility at that time of day, when the majority of shops have closed.

During the year 2011-2012, there were 1542 total incidents of crime reported as having occurred in the Town Centre

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.' As at March 2012, 98.42% of Stockport residents live within 1.5km of a health centre and 88.97% live within 1.0km 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 estimated repairs backlog of the school building stock has reduced from approximately £140 million to approximately £98 million. This has been partly as a result of the closure of Offerton High School in August 2012, partly due to schools becoming Academies and also partly the investment of £3.7 million across two years in the repair and maintenance of schools. For example, Bramhall High School is halfway through a major roofing programme and approximately £1 million is being spent over two years on refurbishment at Kingsway High School.

In regards to capacity creation, Stockport School has been expanded in order to accept some of the ex-Offerton students. Primary school developments to cope with the upsurge in birthrate includes current schemes at St. Paul's CE in Brinnington; further work at Westmorland Primary; a doubling of the size of Cheadle Heath Primary and increases at Norris Bank and Bradshaw Hill Primary. The new Vale View Primary School in Reddish opened in September 2011 and was completed during 2011/12. The new Rose Hill Primary School in Marple has been under construction during 2011/12 and opened in September 2012.

41 Source: Community Safety Officer, Stockport Council
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'. This requirement has been met this monitoring period. Stockport Council's Libraries, Information and Advice Service Strategic Plan 2011-12 reports that as of 18 March 2011 there were 194,258 individual registered library members (plus 695 group tickets), equivalent to almost 69% of the total borough population figure (although it also includes registered members living outside the borough boundary).

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 PPG17 studies that examine such matters. In the meantime, there continues to be a shortfall of 11.5 four court sports halls. This has been further exacerbated by the closure of Target Fitness at Peel Moat. The shortfall has not been mitigated by the new Target Fitness+ at Houldsworth Village that was completed in 2010/11. However, it has been stated that some adaptations can be made to the Houldsworth Village facility to create more flexible use of space, subject to resources\(^{42}\).

Construction began on Stockport Sports Village (otherwise known as Woodley Sports) in Woodley in 2011/12 and opened in September 2012, however there are no indoor halls provided as part of this develop which includes gym facilities and dance studios. Stockport School of Gymnastics was granted planning permission in 2011/12 for a new facility and is due to open in 2012. The gym at Grand Central began refurbishment. Therefore, the quality of some sports facilities has improved.

Level of new and temporary allotments and plots

Report to the Council Executive Meeting 27th February 2012: [www.stockport.gov.uk/services/councildemocracy/democracy/onlinecommitteeppapers](http://www.stockport.gov.uk/services/councildemocracy/democracy/onlinecommitteeppapers)
No allotment sites or plots were provided in this AMR period. The Council's web-page on allotments\(^{(43)}\) 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 'Food Retail' the graph in the Transport section of the AMR. However for this year's reporting only 0.16% of new housing development was more than 30 minutes from food retail facilities and those are likely to be in the more remote rural areas of the Borough, where deprivation is not usually an issue.

### 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 2011/12. One of the changes of use granted planning permission in 2011/12 was for use of a property for a sandwich bar / café / hot food take away within 300m of a Primary School. However, the site was already being used as a sandwich bar that also served some hot food. In addition children are not allowed out of the Primary school unescorted at lunchtime and the business closes between 3.30pm and 5pm thereby avoiding the period when children leave the school.

### 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

No planning permissions for new hotels have been granted or implemented during 2011/12 in either the Town Centre, Romiley, Marple or Marple Bridge.

\(^{(43)}\) [www.stockport.gov.uk/2013/3000/8784/stockportallotments](http://www.stockport.gov.uk/2013/3000/8784/stockportallotments)
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.

Stockport’s 2009 Shopping Study 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. The Study undertaken to inform the Core Strategy found the following about the vitality and viability of the town centre.

Stockport declined in Experian’s retail rankings for the North West from 5th in 2003 to 7th in 2007. 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\(^{45}\) 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 2011/12 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)

45 http://193.112.136.165/draft_community_strategy.html
Indicators

The following indicators are reported on in this section for the 2011/12 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 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

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 has been equally split between the two years.

Traditionally, Stockport has recorded the amount of employment land available or completed in hectares and this information is reflected in Table 28 'Amount of Industrial/Commercial land developed in Stockport 2001 - 2011/12 (hectares)'. However, data is also shown (where available) in m² in Table 29 'Amount of Industrial/Commercial floorspace developed in Stockport 2001 - 2011/12 (square metres)' for completions in Stockport Borough for clarification.

The average amount of employment land developed since 2002 stands at 6.22 hectares per annum. In total 0.41 hectares have been developed in Stockport for 2011/12.

<table>
<thead>
<tr>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>B1</td>
<td>3.26</td>
<td>3.26</td>
<td>2.73</td>
<td>2.25</td>
<td>3.35</td>
<td>6.82</td>
<td>2.42</td>
<td>0.3</td>
<td>0.72</td>
<td>0.07</td>
<td>2.52</td>
</tr>
<tr>
<td>B2/B8</td>
<td>2.84</td>
<td>2.84</td>
<td>6.81</td>
<td>4.86</td>
<td>5.36</td>
<td>1.8</td>
<td>0.44</td>
<td>0.04</td>
<td>11.36</td>
<td>0.34</td>
<td>3.7</td>
</tr>
<tr>
<td>Total</td>
<td>6.1</td>
<td>6.1</td>
<td>9.54</td>
<td>7.11</td>
<td>8.71</td>
<td>8.62</td>
<td>2.86</td>
<td>0.34</td>
<td>12.08</td>
<td>0.41</td>
<td>6.22</td>
</tr>
</tbody>
</table>

The trend for office completions (B1) has remained relatively steady up to three years ago with 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 2011/12 shows the lowest level of office provision for the past ten years. Last year's office development figure reflected the achievement of public sector office development for the Council which is unlikely to be repeated soon.

2011/12 figures for B2/B8 uses saw a higher figure than 2009/10 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. It is not expected that a similarly high completion figure will be repeated in the near future, especially given the economic circumstances.

Table 29 Amount of Industrial/Commercial floorspace developed in Stockport 2001 - 2011/12 (square metres)

<table>
<thead>
<tr>
<th></th>
<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>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>9834</td>
</tr>
<tr>
<td>B2/B8</td>
<td>10376</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>11682</td>
</tr>
<tr>
<td>Total</td>
<td>21428</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>21516</td>
</tr>
</tbody>
</table>

The figures for this year reflects that in total just 4 sites were completed for B2/B8 uses and only one for B1 use. As stated above, the Council has identified suitable land for industrial and commercial uses but development has yet to come forward which strongly suggests it is not a lack of available sites that is preventing such development.

Table 30 Industrial and Commercial Completions in each Committee Area (2011/12)

<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 (m³)</th>
<th>Total Area (m³)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bramhall &amp; Cheadle Hulme South</td>
<td>1</td>
<td>0</td>
<td>223</td>
<td>223</td>
</tr>
<tr>
<td>Central</td>
<td>1</td>
<td>0</td>
<td>660</td>
<td>660</td>
</tr>
<tr>
<td>Cheadle</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Heatons &amp; Reddish</td>
<td>2</td>
<td>55</td>
<td>2,400</td>
<td>2,455</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>0</td>
<td>135</td>
<td>135</td>
</tr>
</tbody>
</table>
Table 30 'Industrial and Commercial Completions in each Committee Area (2011/12)' shows that only the Heatons & Reddish area saw office development this year. It also had the largest B2 use development. Central had the second largest B2 use development area at Orion Business Park on Birdhall Lane. Three committee areas saw no commercial or industrial development this year: Cheadle, Marple and Stepping Hill.

The total amount of additional employment floorspace delivered in 2011/12 was 3,473m² none of which was in the town centre.

Table 31 Industrial and Commercial Developments (Use Class Orders B1, B2 and B8) in Stockport

<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>Stockport Totals</td>
<td>5</td>
<td>55</td>
<td>3,418</td>
<td>3,473</td>
</tr>
<tr>
<td>2010/11 Totals</td>
<td>16</td>
<td>5,662</td>
<td>28,654</td>
<td>34,316</td>
</tr>
</tbody>
</table>

Monitoring of completions indicates that approximately 962m² of employment floorspace was lost to residential use over the last monitoring period. The greatest loss of employment floorspace overall was to this use.
Annual survey of planning permissions for B1 uses granted and implemented in the town centre and assessment of the number of jobs created by those developments; Annual survey of planning permissions for B1 uses granted and implemented in the district centres and assessment of the number of jobs created by those developments; Annual survey of planning permissions for B1 uses granted and implemented in these employment areas and assessment of the number of jobs created by those developments; Annual survey of planning permissions for B1 uses granted and implemented in these rural areas and assessment of the number of jobs created by those developments.

No permissions granted and implemented for B1 uses in the town centre in the year 2011/12.

No permissions granted and implemented for B1 uses in the district centres in the year 2011/12.

No permissions granted and implemented for B1 uses in employment areas in the year 2011/12.

No permissions granted and implemented for B1 uses in rural areas in the year 2011/12.

This data reflects the state of the wider economy and the resultant low level of development taking place and referred to above, with only five employment use completions in total and only one B1 use completion. The Council expects that most new employment developments will still occur in the town and district centres and in employment areas, however until such time as the economy recovers 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 (46) 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.
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 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 2011/12 the percentage change of unemployment in the Borough was joint lowest in the Greater Manchester area with Trafford. 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 period. Stockport’s rate of unemployment for March 2012 (3.5%) is lower than the national rate of 4.1%. 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 the current reporting year (2011/12) and the previous reporting year (2010/11). The data is based on JSA averaged monthly data for the reporting period. 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 11/12 for all 7 years and for the most recent 4 years for clarity
- The wards used are dictated by data which uses the pre-2004 ward delineations
- Retention of the old ward structure allows comparison with previous years data
- Darker areas on the maps indicate areas of higher unemployment
Table 32 Greater Manchester: JSA Claimant Count March 2012 (annual change)

<table>
<thead>
<tr>
<th>Area</th>
<th>Number</th>
<th>Rate (%)</th>
<th>Annual Change (%)</th>
<th>Mar 11</th>
<th>Mar 12</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Mar 11</td>
<td>Mar 12</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bolton</td>
<td>7,737</td>
<td>8,619</td>
<td>11.4</td>
<td>4.6</td>
<td>5.1</td>
</tr>
<tr>
<td>Bury</td>
<td>4,280</td>
<td>5,039</td>
<td>17.3</td>
<td>3.6</td>
<td>4.3</td>
</tr>
<tr>
<td>Manchester</td>
<td>17,659</td>
<td>20,554</td>
<td>16.6</td>
<td>4.9</td>
<td>5.7</td>
</tr>
<tr>
<td>Oldham</td>
<td>6,940</td>
<td>8,127</td>
<td>17.1</td>
<td>5.0</td>
<td>5.9</td>
</tr>
<tr>
<td>Rochdale</td>
<td>7,091</td>
<td>8,058</td>
<td>13.7</td>
<td>5.4</td>
<td>6.1</td>
</tr>
<tr>
<td>Salford</td>
<td>7,136</td>
<td>8,569</td>
<td>19.8</td>
<td>4.6</td>
<td>5.6</td>
</tr>
<tr>
<td><strong>Stockport</strong></td>
<td><strong>5,678</strong></td>
<td><strong>6,325</strong></td>
<td><strong>11.3</strong></td>
<td><strong>3.1</strong></td>
<td><strong>3.5</strong></td>
</tr>
<tr>
<td>Tameside</td>
<td>6,156</td>
<td>7,302</td>
<td>18.6</td>
<td>4.4</td>
<td>5.2</td>
</tr>
<tr>
<td>Trafford</td>
<td>4,258</td>
<td>4,884</td>
<td>14.2</td>
<td>3.1</td>
<td>3.5</td>
</tr>
<tr>
<td>Wigan</td>
<td>8,754</td>
<td>9,758</td>
<td>11.9</td>
<td>4.4</td>
<td>4.9</td>
</tr>
<tr>
<td>Greater Manchester</td>
<td>75,689</td>
<td>87,235</td>
<td>15.3</td>
<td>4.4</td>
<td>5.0</td>
</tr>
<tr>
<td>North West</td>
<td>186,371</td>
<td>209,366</td>
<td>12.3</td>
<td>4.2</td>
<td>4.7</td>
</tr>
<tr>
<td>United Kingdom</td>
<td>1,526,946</td>
<td>1,666,859</td>
<td>9.2</td>
<td>3.8</td>
<td>4.1</td>
</tr>
</tbody>
</table>
Monitoring of Policy Performance

Unemployment by Ward 2011 - 2012

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Monitoring of Policy Performance

Unemployment by Ward 2010 - 2011

10/11 Unemployment

- 5 to 10 (3)
- 4 to 5 (5)
- 3 to 4 (4)
- 2 to 3 (8)
- 1 to 2 (1)

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Rate of Unemployment in Stockport Wards 04/05 - 11/12
Safeguarding and Improving the Environment

This section of the AMR monitors the performance of those policies in the Safeguarding & Improving the Environment element of the Core Strategy. 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 preparation of the the 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 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)
Monitoring of Policy Performance

Indicators

Green Infrastructure
- Percentage of eligible open spaces managed to Green Flag standard
- 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

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
- 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
Safeguarding the Environment

Percentage of eligible open spaces managed to Green Flag Award standard

Stockport now has twenty-two sites that are at Green Flag Standard, maintaining the achievement of the Green Flag Award by all these parks in recent years. All sites are now judged internally with the exception of Gatley Carrs which has been awarded the Green Flag Community Award.

The Green Flag Award measures eight key criteria:\n- A welcoming place;\n- Healthy, safe and secure;\n- Clean and well maintained;\n- Sustainability;\n- Conservation and heritage;\n- Community involvement;\n- Marketing; and;\n- Management.

Table 33 Stockport Parks at Green Flag Award Standard 2012

<table>
<thead>
<tr>
<th>Park</th>
<th>Area (ha)</th>
<th>Park</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adswood Park</td>
<td>5.55</td>
<td>Heaton Norris Park</td>
<td>5.07</td>
</tr>
<tr>
<td>Bredbury Recreation Ground</td>
<td>1.45</td>
<td>Marple Memorial Park</td>
<td>4.66</td>
</tr>
<tr>
<td>Brinnington Park</td>
<td>5.5</td>
<td>North Reddish Park</td>
<td>7.09</td>
</tr>
<tr>
<td>Bruntwood Park</td>
<td>42.12</td>
<td>Oak Meadow</td>
<td>0.79</td>
</tr>
<tr>
<td>Cale Green Park</td>
<td>3.19</td>
<td>Reddish Vale Country Park</td>
<td>159.82</td>
</tr>
<tr>
<td>Chadkirk County Estate</td>
<td>29.16</td>
<td>Romiley Recreation Ground</td>
<td>1.23</td>
</tr>
<tr>
<td>Diamond Jubilee</td>
<td>2.32</td>
<td>Shaw Heath Recreation Ground</td>
<td>0.87</td>
</tr>
<tr>
<td>Etherow Country Park</td>
<td>98.05</td>
<td>South Reddish Park</td>
<td>2.45</td>
</tr>
<tr>
<td>Hallam Memorial Gardens</td>
<td>0.42</td>
<td>Thornfield Park</td>
<td>1.74</td>
</tr>
</tbody>
</table>

These awards mean that at least 67.85% of Stockport’s residents live within one kilometre of a Green Flag Standard park.

### 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:

- 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
Monitoring of Policy Performance

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

<table>
<thead>
<tr>
<th>Change in amount of recreational and amenity open space – Target: no less; Change in area of protected urban open space – Target: no less</th>
</tr>
</thead>
</table>

The targets ‘No less recreational and amenity open space’ and ‘No less protected urban open space’ have both been met in this monitoring period.

<table>
<thead>
<tr>
<th>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</th>
</tr>
</thead>
</table>

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 two new housing developments completed of an appropriate size to have triggered the threshold for delivering local areas for play\(^{48}\). These sites are; The Coppice, Cross Lane in Marple where two LAPS have been delivered; two areas of green space awaiting equipment were in place at the unfinished development at Mill Green, Station Road at Strines.

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.

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48 Local Areas for Play or LAPs are required on sites where the development accommodates approximately 50 or more residents
For the Reporting Year 11/12 the following open space and amenity sites in the Borough were implemented or improved using commuted sums: Gatley Recreation Ground; Riverside View Play Area; Brabyns Park at Marple Bridge; Catterwood Drive at Compstall; Cote Green Recreation Ground at Marple Bridge; Hawk Green Recreation Ground; Ludworth Recreation Ground; Mellor Recreation Ground; Mill Brow Play Area; Newhouse Farm Play Area at Bramhall; Lumb Lane Recreation Ground at Bramhall; Bruntwood Park; Woodlands Park at Offerton; Half Moon Lane at Offerton; Boothby Street at Great Moor; Torkington Park at Hazel Grove; Bean Leach Road Play Area at Hazel Grove; Bredbury Recreation Ground; Overdale Recreation Ground; Goyt Valley Play Area; Unity Park; Reddish Road at Reddish; Moat Walk Play Area at Brinnington; Bradshaw Play Area at Cheadle Hulme; Green Lane at Hazel Grove; Thornfield Park at Heaton Moor; North Reddish Park; and Adswood Park.

**Adult participation in sport**

Adult participation in sport and active recreation was National Indicator 008 which informed this indicator. Stockport has continued to collect data and figures for 2011/12 show 24.9% up from 22.2% for the previous two years (as a percentage of respondents indicating participation in sport 3 or more times a week). 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.

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

There have been no consents for inappropriate development in the Green Belt.

**Changes in areas of biodiversity importance**

Due to the earlier scheduling of the publication of the AMR the data for this indicator is from the previous year of 2010. The data for 2011 will be included in the next publication of the AMR in 2013.

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)\(^{(49)}\)
- Sites of Special Scientific Interest (SSSI)\(^{(50)}\)
- Local Nature Reserves (LNR)\(^{(51)}\)

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 Sustainability Appraisal Report on the Core Strategy\(^{(52)}\).

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51 [www.stockport.gov.uk/services/leisureculture/parksandrecreation/countryside/localnaturereserves/](http://www.stockport.gov.uk/services/leisureculture/parksandrecreation/countryside/localnaturereserves/)
52 [http://www.stockport.gov.uk/corestrategy](http://www.stockport.gov.uk/corestrategy)
During the review period of 2010 one new site at Chadkirk Meadows was added to the register. 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.

Table 34 Sites of Biological Importance in Stockport (Source: GMEU)

<table>
<thead>
<tr>
<th>DRAFT SITES OF BIOLOGICAL IMPORTANCE IN STOCKPORT – 2010 REVIEW</th>
<th>1984</th>
<th>2009</th>
<th>2010</th>
<th>No.</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Number of SBIS</strong></td>
<td>29</td>
<td>64</td>
<td>65</td>
<td>+1</td>
<td>+1.6</td>
</tr>
<tr>
<td><strong>Total Area of SBIS</strong></td>
<td>421.9</td>
<td>699.4</td>
<td>705.6</td>
<td>+6.2</td>
<td>+0.9</td>
</tr>
<tr>
<td><strong>Total Number Grade A</strong></td>
<td>11</td>
<td>16</td>
<td>21</td>
<td>+5</td>
<td>+31.3</td>
</tr>
<tr>
<td><strong>Total Area Grade A</strong></td>
<td>231.5</td>
<td>365.0</td>
<td>397.1</td>
<td>+32.1</td>
<td>+8.8</td>
</tr>
<tr>
<td><strong>Total Number Grade B</strong></td>
<td>9</td>
<td>24</td>
<td>19</td>
<td>-5</td>
<td>-20.8</td>
</tr>
<tr>
<td><strong>Total Area Grade B</strong></td>
<td>89.1</td>
<td>217.9</td>
<td>187.2</td>
<td>-30.7</td>
<td>-14.1</td>
</tr>
<tr>
<td><strong>Total Number Grade C</strong></td>
<td>9</td>
<td>24</td>
<td>25</td>
<td>+1</td>
<td>+4.2</td>
</tr>
<tr>
<td><strong>Total Area Grade C</strong></td>
<td>101.3</td>
<td>116.5</td>
<td>121.3</td>
<td>+4.8</td>
<td>+4.1</td>
</tr>
</tbody>
</table>
### DRAFT SITES OF BIOLOGICAL IMPORTANCE IN STOCKPORT – 2010 REVIEW

#### DISTRICT FACT SHEET (All areas in hectares)

<table>
<thead>
<tr>
<th>Grid Ref</th>
<th>Change in Grade of existing SBI</th>
<th>Net Change 2009-10</th>
</tr>
</thead>
<tbody>
<tr>
<td>SJ961897</td>
<td>Brabyns Wood</td>
<td></td>
</tr>
<tr>
<td>SJ939933</td>
<td>Apethorne House (South)</td>
<td></td>
</tr>
<tr>
<td>SJ964900</td>
<td>Woodland at Spring Garden Hotel</td>
<td></td>
</tr>
<tr>
<td>SJ936928</td>
<td>Woodland near Unity Mills</td>
<td></td>
</tr>
<tr>
<td>SJ946894</td>
<td>Nab Top Wood</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Grid Ref</th>
<th>New Sites</th>
<th>Grade</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>SJ939900</td>
<td>Chadkirk Meadows</td>
<td>C</td>
<td>4.4</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>SJ939933</td>
<td>Apethorne House (South)</td>
<td>A</td>
<td>0.2</td>
<td>3.4</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>SJ961913</td>
<td>Benfield Clough</td>
<td>A</td>
<td>0.4</td>
<td>4.3</td>
</tr>
<tr>
<td>SJ962919</td>
<td>Gigg Brook</td>
<td>A</td>
<td>0.8</td>
<td>21.6</td>
</tr>
</tbody>
</table>
### DRAFT SITES OF BIOLOGICAL IMPORTANCE IN STOCKPORT – 2010 REVIEW

**DISTRICT FACT SHEET (All areas in hectares)**

<table>
<thead>
<tr>
<th>Grid Ref</th>
<th>Site visited with no change / change to description only</th>
<th>Net Change 2009-10</th>
</tr>
</thead>
<tbody>
<tr>
<td>SJ961897</td>
<td>Brabyns Wood</td>
<td>A</td>
</tr>
<tr>
<td>SJ960909</td>
<td>Redbrow Wood</td>
<td>A</td>
</tr>
<tr>
<td>SJ933927</td>
<td>Botany Mill Wood</td>
<td>C</td>
</tr>
<tr>
<td>SJ941933</td>
<td>Pole Bank (South)</td>
<td></td>
</tr>
<tr>
<td>SJ953895</td>
<td>Marple Dale Wood</td>
<td></td>
</tr>
</tbody>
</table>

There are two Sites of Special Scientific Interest (SSSI) in Stockport. This has not changed over the last three monitoring periods as shown in the table below. There are now 13 Local Nature Reserves (LNR) in the Stockport area with a small increase in size of 1.5 ha.

Table 35 Number and area of designated Sites in Stockport

<table>
<thead>
<tr>
<th>Type of Site</th>
<th>Number of Sites</th>
<th>Total Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SSSI</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>SBI</td>
<td>65</td>
<td>64</td>
</tr>
<tr>
<td>LNR</td>
<td>12</td>
<td>13</td>
</tr>
</tbody>
</table>

Overall there was a gain of one SBI at Chadkirk Meadows and no loss of sites. There was an overall gain of 6.2 hectares reflecting both the new site and clarification of existing site boundaries.
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 have been investigated and any impacts for this year will be reported in next year's AMR.

The Health & Safety Executive (HSE) were asked to comment on 13 applications during 2011/12. HSE raised no objections against any of these planning applications during the Monitoring Period, therefore 100% were determined in line with HSE consultation responses.

Manchester Airport were invited to comment on 6 applications and made no objections to planning applications. Woodford Aerodrome were invited to comment on one application and made no objection. Therefore 100% were determined in line with any direct Manchester Airport or Woodford Aerodrome input.

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.

Table 36 Details of Designated Conservation Areas in Stockport as at 31st March 2011

<table>
<thead>
<tr>
<th>Conservation Area</th>
<th>Area (km²)</th>
<th>Conservation Area</th>
<th>Area (km²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alexandra Park, Edgeley</td>
<td>0.233</td>
<td>Hatherlow</td>
<td>0.025</td>
</tr>
<tr>
<td>Conservation Area</td>
<td>Area (km²)</td>
<td>Conservation Area</td>
<td>Area (km²)</td>
</tr>
<tr>
<td>-----------------------------------------</td>
<td>------------</td>
<td>-----------------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>All Saints, Marple</td>
<td>0.165</td>
<td>Heaton Mersey</td>
<td>0.257</td>
</tr>
<tr>
<td>Barlow Fold, Romiley</td>
<td>0.004</td>
<td>Heaton Moor</td>
<td>0.693</td>
</tr>
<tr>
<td>Bramall Park</td>
<td>0.658</td>
<td>Hillgate</td>
<td>0.131</td>
</tr>
<tr>
<td>Bramhall Lane South</td>
<td>0.263</td>
<td>Houldsworth</td>
<td>0.222</td>
</tr>
<tr>
<td>Brook Bottom</td>
<td>0.341</td>
<td>Macclesfield Canal</td>
<td>0.144</td>
</tr>
<tr>
<td>Brooklyn Crescent, Cheadle</td>
<td>0.051</td>
<td>Markets/ Underbanks</td>
<td>0.081</td>
</tr>
<tr>
<td>Cale Green</td>
<td>0.238</td>
<td>Marple Bridge</td>
<td>0.538</td>
</tr>
<tr>
<td>Chadkirk</td>
<td>0.073</td>
<td>Mauldeth Road</td>
<td>0.536</td>
</tr>
<tr>
<td>Cheadle Royal</td>
<td>0.202</td>
<td>Mellor/ Moor End</td>
<td>0.837</td>
</tr>
<tr>
<td>Cheadle Village</td>
<td>0.176</td>
<td>Mill Brow</td>
<td>0.186</td>
</tr>
<tr>
<td>Church Lane, Romiley</td>
<td>0.059</td>
<td>Peak Forest Canal</td>
<td>0.351</td>
</tr>
<tr>
<td>Compstall</td>
<td>0.559</td>
<td>St Georges, Heaviley</td>
<td>0.143</td>
</tr>
<tr>
<td>Davenport Park</td>
<td>0.129</td>
<td>St Peters</td>
<td>0.076</td>
</tr>
<tr>
<td>Dodge Hill</td>
<td>0.037</td>
<td>Station Road/ Winnington Road</td>
<td>0.102</td>
</tr>
<tr>
<td>Egerton Road/ Frewland Ave</td>
<td>0.187</td>
<td>Swan Lane/ Hulme Hall Road/ Hill Top Ave</td>
<td>0.307</td>
</tr>
<tr>
<td>Gatley Green</td>
<td>0.12</td>
<td>Syddal Park, Bramhall</td>
<td>0.199</td>
</tr>
<tr>
<td>Greave Fold, Romiley</td>
<td>0.023</td>
<td>Town Hall</td>
<td>0.034</td>
</tr>
</tbody>
</table>
There has been no change in the number of scheduled monuments or statutory listed buildings. One Locally Listed Building has been upgraded to statutory 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 six years are as follows:

<table>
<thead>
<tr>
<th>Conservation Area</th>
<th>Area (km²)</th>
<th>Conservation Area</th>
<th>Area (km²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Lane, Heaton Norris</td>
<td>0.03</td>
<td>Total Area of all sites</td>
<td>8.41</td>
</tr>
</tbody>
</table>

Table 37 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>
</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>
</tr>
<tr>
<td>Scheduled Monuments</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>
</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

Two new facilities were granted planning permission during the monitoring period. An anaerobic facility for the treatment of commercial and household food waste at Bredbury Parkway with a capacity for 25,000 tonnes per annum, received planning permission in the summer of 2011. 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.

The Greater Manchester Municipal Waste Management Strategy, was adopted in 2004 and updated in 2007. It covers nine of the ten Greater Manchester districts (all but Wigan) and sets out a framework for managing Local Authority collected waste arisings up to 2030. Significant achievements have been delivered across the Greater Manchester partnership including:

- a 366,000 tonne reduction in Local Authority Collected Waste from 2004/05 to 2010/11;
- an increase in recycling and composting to 37.01% in 2010/11; and
- a reduction in waste sent to landfill by 483,000 tonnes from 2004/05 to 2010/11.

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

In relation to the amount of municipal waste arising, a total of 101,610.07 tonnes of municipal waste was managed in Stockport for the monitoring period. Due to changes in the way data is collected the total figure cannot be compared with previous years. Of the collected waste 63.3% was either composted or recycled, compared to 48.62% in the previous year.

The table below shows the various tonnages of recyclate collected. The total figure includes an element of textile re-use.
Table 38  Amount and type of waste recycled 2011/12

<table>
<thead>
<tr>
<th>Type</th>
<th>Recycling Tonnage 2010/11</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brown Bin - glass, tins, cans, aerosols, plastic bottles, aluminium foil / trays</td>
<td>12,300</td>
</tr>
<tr>
<td>Blue Bin - paper, card, cardboard including cartons</td>
<td>16,100</td>
</tr>
<tr>
<td>Green Bin - garden and solid food waste</td>
<td>35,800</td>
</tr>
<tr>
<td><strong>Total Tonnage</strong></td>
<td><strong>64,362.67</strong></td>
</tr>
</tbody>
</table>

Minerals

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

The most up-to-date figures available for primary aggregate production are for 2010. The information is set out in North West Regional Aggregates Working Party (RAWP) Annual Report 2011 (AM2010). Figures for secondary / recycled aggregate production and re-use can also be found in this document, as well as in the ODPM Survey of Arisings and Use of Construction and Demolition and Excavation Waste as Aggregate in England 2005, and the most recent data (from 2008) in Capita Symonds and Alfatek Redox (UK) construction, demolition and excavation waste streams in the North West region of England.

**NATIONAL, REGIONAL AND LOCAL POLICY - MINERALS**

**Secondary / Recycled Aggregates**

**Construction, demolition and excavation waste streams in the North West region of England 2008**

In 2005 estimates were generated for certain key components of mainly-inert CDEW in England. WRAP, Capita Symonds and Alfatek Redox (UK) sought to update these estimates with the 2008 study named above. The headline figure was 83.24 million tonnes of CDEW generated in
2008, which is down by 7% on the 2005 figure of 89.63 million tonnes. Of this waste, 19.53 million tonnes was deposited at permitted landfill sites in 2008; which is down by 30% from the 2005 figure of 27.75 million tonnes.

NWRAWP (AM2010)

Production of primary land-won aggregates – The AWP Annual Report 2011 provides an aggregated figure for Greater Manchester, Halton, Warrington and Merseyside for the year 2010. Aggregate sales during 2010 was 0.29 million tonnes for crushed rock and 0.22 million tonnes for land-won sand and gravel, giving a total production figure of 0.51 million tonnes. Figures cannot be assigned to individual boroughs for reasons of confidentiality.

Production of secondary / recycled aggregates – In 2005 Capita Symonds was commissioned by the Department for Communities and Local Government to produce a report on the arisings and use of alternatives in England. In 2007 their report ‘Survey of Arisings and Use of Alternatives to Primary Aggregates in England 2005’ was published. Table 39 'Alternative Arisings in North West in 2005 (million tonnes)' illustrates the findings of the report for the North West and England.

<table>
<thead>
<tr>
<th>Material</th>
<th>North West</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pulverised Fuel Ash</td>
<td>0.42mt</td>
<td>5.0mt</td>
</tr>
<tr>
<td>Furnace Bottom Ash</td>
<td>0.08mt</td>
<td>1.0mt</td>
</tr>
<tr>
<td>Slate Waste</td>
<td>0.20mt</td>
<td>0.5mt</td>
</tr>
<tr>
<td>Spent Railway Track Ballast</td>
<td>0.38mt</td>
<td>1.4mt</td>
</tr>
<tr>
<td>Waste (Container) Glass</td>
<td>0.27mt</td>
<td>2.0mt</td>
</tr>
</tbody>
</table>

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 31.12.08 in the north west. Table 40 'Alternatives Arisings in North West 2008 (million tonnes)' illustrates the findings of this survey.
Monitoring of Policy Performance

Table 40 Alternatives Arisings in North West 2008 (million tonnes)

<table>
<thead>
<tr>
<th>Material</th>
<th>Cheshire</th>
<th>Cumbria</th>
<th>Lancashire</th>
<th>G’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>
<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 (PFA) 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 slightly by 31%, from 0.20mt in 2005 to 0.29mt in 2008.

Revised apportionments were agreed upon during the AM2009 monitoring period in light of the release of the ‘National and regional guidlines for aggregate provision in England 2005-2020’. Further details can be found within Chapter 12 of the North West Regional Aggregates Working Party Annual Monitoring Report 2010\(^{(53)}\). Table 41 ‘North West Sub-regional Apportionments 2005-2020 (million tonnes)’ identifies the North West sub-regional apportionments 2005-2020 (mt).

Table 41 North West Sub-regional Apportionments 2005-2020 (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>
</tbody>
</table>
In March 2012, Government published the NPPF which has introduced a new requirement on Minerals Planning Authorities (MPA) to produce, either jointly or individually, 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 and an assessment of all supply options.

The MWPU, on behalf of the 10 Greater Manchester Authorities, is preparing a joint LAA with Warrington, Halton and Merseyside. This should be completed by the end of 2012.

**Study to Fill Evidence Gaps for Construction, Demolition & Excavation Waste Streams in the North West**

The North West Regional Technical Advisory Body (NWRTAB) for Waste and the North West RAWP (which has membership of officers from the Environment Agency, all of the North West Minerals and Waste Planning Authorities and 4NW) commissioned a waste survey for the North West region of England. This was funded from the BREW fund, the North West Minerals and Waste Planning Authorities (Cheshire, Lancashire, Cumbria, 10 GM Authorities, Merseyside and Warrington), the Environment Agency and the North West Regional Assembly.

The study, 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 42 ‘CDEW Arisings 2006’. The survey estimated that some 11,345,222 tonnes of waste was generated in 2006, compared to the national survey result of 10,792,823 tonnes for 2005.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<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>North West Total</td>
<td>3.26 mt</td>
<td>52.18 mt</td>
<td>9.62 mt</td>
<td>154.08 mt</td>
</tr>
</tbody>
</table>
Table 42 CDEW Arisings 2006

<table>
<thead>
<tr>
<th>Operators that generate arisings</th>
<th>Regional estimate</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</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</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 (^{(56)})</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>
<tr>
<td>Quarries</td>
<td>1,499,436</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

---

54 Regional estimate is the mean regional estimate of CDEW arisings or waste handled for all types of waste.
55 data presented for all types of RES surveyed. There was 1,510,788 tonnes of waste received at Paragraph 9 & 19 of RESs
56 only one power station reported producing and handling relevant waste, so data is not presented
The total arisings for the region when compared to the national survey were similar, although the source of waste differed.

**Greater Manchester Construction, Demolition and Excavation Waste (CDEW)**

The 2011 Environment Agency waste interrogator data provides a figure of 1544,629 tonnes of CDEW for the Greater Manchester sub-region.

**Development of a Joint Minerals Development Plan Document**

The 10 Greater Manchester Authorities also have a requirement to include minerals policies and identify sites for aggregate extraction, processing and safeguarding within each of their LDFs. In August 2009, agreement was reached across the ten AGMA Authorities. The formal title of the Minerals Plan is the Greater Manchester Joint Minerals Development Plan Document (Minerals Plan). The production of the Minerals Plan commenced in November 2009, the date of adoption is currently (as of November 2012) set at April 2013. The Minerals Plan was submitted to the Secretary of State in November 2011 and the Hearing Sessions commenced in February 2012. There will be a re-convened Hearing Session on 21st November 2012. See 4 'Development Plan Production' for further detail on the production schedule of this document.

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

There were no losses of known mineral resources to development within Stockport.
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 NHS Stockport 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 2011/12 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 43 'Industrial and Commercial developments complying with Council car parking standards (2011/12)' depicts the number of new developments completed in the local authority area (non-residential types), and the number of sites (above a minimum floorspace of 1000m²) complying with the regional car parking standards. It should be noted that the parking standards are the maximum that planning policies allow. Once again policies achieve 100% compliance with standards.

<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>5</td>
<td>5</td>
<td>100%</td>
</tr>
<tr>
<td>New Retail developments (UCOs A)</td>
<td>6</td>
<td>6</td>
<td>100%</td>
</tr>
<tr>
<td>New Leisure developments (UCOs D)</td>
<td>18</td>
<td>18</td>
<td>100%</td>
</tr>
</tbody>
</table>

Modal Share of public, 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 non-car modes in the morning peak period (mainly from walking and rail trips) but increasing car mode usage in the inter peak since 2003.
Daytime modal share of transport modes for Stockport 2003 - 2011
Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre

As a result of the preparation of the Core Strategy, Stockport Council has developed a sophisticated accessibility model in order to monitor performance of our housing distribution policy\(^{(57)}\). 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 in the next edition of the AMR.

Generally the findings are good with the main proportion of new development easily within 30 minutes public transport access to all of the above sectors. Access to hospitals offer the only area of potential concern however this output reflects that the number of hospitals in the Borough compared to number of other venues (e.g. Schools and GPs) is much lower. One or two of the individual dwelling developments were in the more remote rural areas of Stockport.

\(^{(57)}\) www.stockport.gov.uk/ldevidence - see under Core Strategy DPD for Accessibility Appraisal
Monitoring of Policy Performance

Employment

% of net new dwellings
Travel time

- 67.42%
- 8.19%
- 22.15%
- 1.61%
- 0.48%
- 0.00%
- 0.16%
- 0.0%
- 10.0%
- 20.0%
- 30.0%
- 40.0%
- 50.0%
- 60.0%
- 70.0%
- 80.0%
Primary Schools

% of net new dwellings

Travel time

- 34.51%
- 62.44%
- 2.41%
- 0.64%
- 0%
- 10%
- 20%
- 30%
- 40%
- 50%
- 60%
- 70%
- 5
- 10
- 15
- >15

Monitoring of Policy Performance
Monitoring of Policy Performance

Secondary Schools

% of net new dwellings

<table>
<thead>
<tr>
<th>Travel time</th>
<th>0%</th>
<th>5%</th>
<th>10%</th>
<th>15%</th>
<th>20%</th>
<th>&gt;20%</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>0.96%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>5.30%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>51.04%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>35.15%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>&gt;20</td>
<td>7.54%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Further Education

<table>
<thead>
<tr>
<th>Travel time</th>
<th>% of net new dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>0.64%</td>
</tr>
<tr>
<td>10</td>
<td>60.03%</td>
</tr>
<tr>
<td>15</td>
<td>18.78%</td>
</tr>
<tr>
<td>20</td>
<td>8.99%</td>
</tr>
<tr>
<td>25</td>
<td>8.67%</td>
</tr>
<tr>
<td>30</td>
<td>2.57%</td>
</tr>
<tr>
<td>&gt;30</td>
<td>0.32%</td>
</tr>
</tbody>
</table>
Monitoring of Policy Performance

GPs

% of net new dwellings

Travel time

- 24.56%
- 57.30%
- 17.34%
- 0.80%
- 0%
- 10%
- 20%
- 30%
- 40%
- 50%
- 60%
- 70%
- 5
- 10
- 15
- >15

Travel time

% of net new dwellings
Monitoring of Policy Performance

Hospitals

<table>
<thead>
<tr>
<th>Travel time</th>
<th>% of net new dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>0.16%</td>
</tr>
<tr>
<td>10</td>
<td>12.84%</td>
</tr>
<tr>
<td>15</td>
<td>18.78%</td>
</tr>
<tr>
<td>20</td>
<td>26.65%</td>
</tr>
<tr>
<td>25</td>
<td>14.77%</td>
</tr>
<tr>
<td>30</td>
<td>6.42%</td>
</tr>
<tr>
<td>&gt;30</td>
<td>20.39%</td>
</tr>
</tbody>
</table>

% of net new dwellings
Monitoring of Policy Performance

**Food Retail**

![Bar chart showing travel times and percentages of net new dwellings.](chart.png)
In terms of the percentage of development schemes requiring travel plans in which plans are secured through a Section 106 agreement, 100% travel plans were secured during 2011/12.

There have been no incidences of loss in the first year of monitoring the Core Strategy.
5 Monitoring of Policy Performance

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. 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.

www.stockport.gov.uk/corestrategy
Monitoring of Policy Performance

- 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

16 new dwellings have been granted planning permission in the town centre during 2011/12 with 70 new dwellings constructed. The former Peaches Nightclub site is aiming for completion of 51 units (2012/13) whilst Hopes Carr should deliver 46 units later in 2012.

Only 185m² of completed retail and leisure development was delivered in the town centre, reflecting the sluggish national economy. No new A1 floorspace was delivered in the Core Retail Area. The central shopping area was registered as having a 17.8% vacancy rate, higher than the national average for large centres (17.2%) but lower than the regional rate of 19%. The Core Retail Area of the town centre reduced its vacancy level however from 20% in 2010/11 to 17.84% in 2011/12. No new hotels were built within the town centre.

85% of the primary shopping frontage is in A1 (Shops) use down from 88% in 2010/11. The diversity of uses in secondary frontages is reducing, reflected in a drop from 60% to 41% of non A1 uses. There were gains in new restaurants and cafés uses (A3 = 531m²) and leisure uses (D2 = 843m²) but no new financial (A2) or drinking establishment (A4) developments.

There are some perceptions that the town centre is not an attractive place to visit for an evening due to perceived problems with closed shops and low activity in terms of the evening economy. However there are several new cafés and restaurants in the pipeline as well as leisure facilities that will enhance the evening economy of the town centre and improve perceptions of safety as well as actual safety levels through encouraging more activity during evening hours. These include a new Nandos later in 2012 and the improvements to Merseyway Metro fitness centre which now opens in the evenings all week. A dance studio with bar and performance area has also been granted planning permission this year.

Once again reflecting the current economic constraints and despite ready availability of office (24 hectares) and industrial land (31 hectares) Borough wide, the total amount of additional employment floorspace delivered in Stockport during 2011/12 was 3473m² 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\(^{(59)}\) developments to 'Excellent' standard.

51 new dwellings on the former Royal Brewery Site were delivered to Code Level 3 of the code for Sustainable Homes.
Woodford Aerodrome Opportunity Site

Stockport Council is preparing a specific Supplementary Planning Document for this site to determine 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 2011 to 31st March 2012 there were a total of twenty-one 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 17 have a total potential income of £757,848.45. To date payments totalling £434,557.92 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 £231,100.30 from outstanding payments from 2009 to 2011 and are pursuing payments totalling £17,185.45 on other cases.

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 of 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 national economic circumstances, despite ready availability of identified housing and employment land in Stockport. 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\(^{60}\) for 2011 are not yet available, however despite overall good levels there is considerable 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\(^{61}\) remains an issue to be considered when designing or delivering new development. Stockport's low levels of open space may have causal links to this issue. However factors outside of spatial planning's influence such as behavioural change are also a key factor especially, for example, if a neighbourhood has good levels of sustainable transport infrastructure and provision but they remain little used.

Low carbon development in the borough was reasonably good for the first year of the Core Strategy's adoption with an approximate 174 tonnes of carbon saved through the house extensions policy alone. There is need to iron out some problems in obtaining Energy Statements and storage/publication of Existing Dwelling Energy Checklists. As a result of this issue being identified, Planning Officers have been advised and there is already an improvement in obtaining and accessing these items.

Several renewable energy installations have come on line during 2011/12 including some major arrays of solar photovoltaics. There have also been issues with regards to achieving Sustainable Urban Drainage to enable new development to contribute to management of surface water runoff and its associated impacts on pluvial flooding. However this data serves as a reminder to planning officers to address this issue on all major planning applications. A total of 32 dwellings were delivered in Stockport to Code for Sustainable Homes Level 4.

Reflecting the current economic circumstances the below target housing delivery of recent years continues, but the figure for this year (201) is a slight improvement on the previous two years (187 and 172). 79 affordable dwellings were completed, with most being flats but some family

\(^{60}\) a situation where longevity is matched by independence and good health

\(^{61}\) an environment that tends to cause obesity whether through lack of encouragement of activity or access to healthy food options
Conclusions

Housing units were also provided. The majority of housing was delivered in Marple and the Town Centre. Stockport continues its record of sustainable development of housing built on previously developed land. However, with 6,484 registered entries on the housing register, more houses are needed. Stockport has 2,024 deliverable units in the Five Year Supply but for the third year running there is not a five year deliverable supply when targets are taken into account.

Retail and leisure development was slightly lower than last year but higher levels of delivery than in previous years occurred in District and Local Centres. Frontage vacancy rates increased slightly overall but Hazel Grove and Reddish reduced their vacancy rates. Marple had the highest vacancy rate but also gained the most new business premises. Marple also gained 2 new major national multiples, as did Hazel Grove and Bramhall. Access to health and education facilities remains steady with more than 98% of residents living within 1.5km of a health centre. Primary School facilities are being provided to take account of predicted rising birth rates. Stockport School has been expanded to offer capacity in light of the Offerton School Closure.

There continues to be a shortfall of sports facilities, further exacerbated by the loss of Target Fitness at Peel Moat. The Woodley Sports Centre (now Stockport Sports Village) opened in September 2012 and planning permission was granted for a new gymnastics facility. However more sports facilities are needed to address the short fall of 11.5 four court sports halls, especially in light of rising childhood obesity noted earlier.

There was a low return in terms of office development this year (55m²) with reasonable levels of industrial and warehouse development (3418m²). No new jobs were created from the low levels of development in Stockport's Town Centre, the District Centres, employment sites or rural areas. The Council has identified 31 ha of industrial use (B2/B8) and 24 hectares of office space for development. However the sluggish economy is contributing to development not coming forward.

Unemployment levels in Stockport 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 the 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(62) has had a chance to take effect it is not possible to assess its impact.

22 parks in Stockport remain at Green Flag Standard and 71% of households have access to a 100 hectare open space site 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, however there remains a 105 hectare shortfall of open space. New Local Areas for Play have been delivered from two developments in the Marple area. Several existing open space and amenity areas were improved as a result of commuted

62 http://stockport-consult.objective.co.uk/portal/pp/letb/letb
s worse derived through planning applications. There were no inappropriate developments in the Green Belt. There was one additional Site of Biological Interest (SBI) at Chadkirk Meadows, with an overall gain of 6.2 ha in SBIs. There are 13 Local Nature Reserves and Stockport retains its 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. One Locally Listed Building was upgraded to Statutory Listed status.

Two new waste management sites were developed in the period. Recycling rates continue to rise 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 was no loss of minerals resources in Stockport.

There was full compliance with the adopted Parking Standards and 100% compliance on Travel Plan requirements. Accessibility levels remain good with regards to access to jobs and services from new housing development.

Stockport's Town Centre remains the focus for development with 70 new dwellings constructed there. 51 Code for Sustainable Homes dwellings were delivered to Code Level 3 on the former Royal Brewery Site. There were low levels of completed retail and leisure development with no new A1 floorpsace delivered in the Core Retail Area. Vacancy rates in the core retail area were higher than the national average but lower than the regional rate. No new hotels were built within the town centre.

Primary shopping frontage remains predominantly shops in the town centre but levels are down from the previous year. The diversity of uses in secondary frontages is suffering but there were gains in new restaurants / cafés and leisure facilities. There are also several new cafés and restaurants in the pipeline as well as further leisure facilities that will enhance the evening economy of the town centre and improve perceptions of safety.

No additional office or industrial development was delivered in the town centre this year.
8 Future Monitoring & Reporting

The Planning Policy Team has experienced unforeseeable capacity issues during the timeframe for assessing and writing up data from the 2011/12 period.

Nevertheless, data was gathered and monitoring undertaken to inform this 2011/12 AMR. This has resulted in some areas of new data not being gathered in time to be processed to inform the publication of the 2011/12 AMR. Especially there was no capacity to process the data on consultations on planning applications by colleagues from Environmental Health. However the next AMR will address this deficiency by ensuring that the data for 2011/12 is included. As stated the Transport section in the next AMR will reflect a fresh set of modelled data to compare with the assessment which informed the Core Strategy.

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.

Other factors for consideration have been the bedding in of new policies, especially the low carbon and sustainable urban drainage policies. These areas of policy have resulted in a steep learning curve for both Council officers and applicants. Every effort is being made in the current period to ensure that policy requirements are addressed. The Validation Checklist for planning applications remains a key tool for ensuring that these policies are adhered to and this will be updated to reflect Core Strategy requirements. However it should be borne in mind that there is a period of adjustment following adoption of any new policy document.

Stockport’s Allocations DPD is being 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.