Authority’s Monitoring Report (AMR)
For the period 1st April 2013 to 31st March 2014
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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 2013 to 31st March 2014. This report is the third monitoring report since the adoption of Stockport's Core Strategy, which replaced large parts of the Unitary Development Plan (UDP) from the start of April 2011.

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

Section 7 ‘Conclusions’ provides a more detailed overview. The Introduction lays out why monitoring is done and why it is useful. To provide context the Background section reminds readers of baseline data from development of the Core Strategy and the Sustainability Appraisal of the various elements of the Local Development Framework (LDF). Section 4 provides information on the progress of local plan documentation preparation. Section 5 contains detail on the monitoring of each policy topic section of the Core Strategy. Details of proposed Future Monitoring & Reporting are provided in Section 8.

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

Stockport's tenth AMR covers the Reporting Year from 1st April 2013 to 31st March 2014, apart from Section 4 ‘Development Plan Production’ which provides information on the state of play as at December 2014. 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.

Executive Summary

Monitoring Headlines

Implementation of Stockport’s Core Strategy remains reasonable, with improvement in the levels of development reflecting the economic circumstances during the monitoring period from April 2013 to March 2014. However this monitoring period has seen a further reduction in available data to ensure a robust monitoring process as staff and capacity changes have occurred across the Council.

The achievement of sustainable development is reasonably strong in the Borough, impacted on more by national and international economic circumstances and policy changes than any specific failure of local policy. Below are snapshots from the policy topic sections reported on in detail in Section 5 of this document referring to achievements during the monitoring period 1st April 2013 to 31st March 2014. For a more detailed summary read Section 6 Conclusions.

Development Plan Document (DPD) Preparation

The Duty to Co-operate requirements within the Localism Act (2011) are being addressed primarily through historic partnerships with neighbouring stakeholders. Stockport Council adopted its Core Strategy in 2011 and continues to work on the Site Allocations DPD and an Enforcement DPD. There have been delays to this process initially reflecting the need to examine in greater detail the issue of provision of Gypsy, Traveller and Travelling Showpeople sites in the Borough and subsequently to take account of work on the Greater Manchester Spatial Framework - see Section 4 for further detail of the situation to date.

Overarching Principles: Delivering Sustainable Development

Childhood obesity remains at levels which continue to require consideration of how design can help prevent obesogenic environments\(^2\). Stockport Borough has some areas of deprivation which policies are targeted at addressing. An estimated average of 503 tonnes of carbon savings per year have been achieved for the monitoring period through the house extension policy. There have been major improvements in obtaining Energy Statements resulting in the calculation (for the first time since policies were adopted) of a carbon savings figure of nearly 50 tonnes per annum from new development. Several renewable energy schemes have received planning permission including a major solar photovoltaics array for British Gas, a biomass boiler installation at a Church and the micro hydro scheme at Stringer's Weir. One dwelling designed to Passivhaus\(^3\) and one dwelling designed to Code Level 5 of Code for Sustainable Homes\(^4\) (zero carbon) were granted planning permission. 66 new dwellings were delivered to Code for Sustainable Homes Level 3 in the Borough. No new commercial development was delivered to environmental design

\(^2\) an environment that tends to cause obesity whether through lack of encouragement of activity or access to healthy food options
\(^3\) [www.passivhaus.org.uk](http://www.passivhaus.org.uk)
\(^4\) [www.breeam.org/page.jsp?id=86](http://www.breeam.org/page.jsp?id=86)
standards, however the A6 Relief Road was granted planning permission and will deliver to the CEEQUAL standard\(^{(5)}\). 40% of relevant applications included sustainable urban drainage, with further work needed to improve applicants' awareness of this requirement.

**Providing a Decent Home for Everyone**

374 net dwellings were delivered this monitoring year, higher than the previous four years but still below the 450 target. The highest proportion were two bedroom flats with some three bedroom houses. 118 affordable dwelling units were delivered. There was no overall focus of new housing in a particular Committee Area, however Stepping Hill and Werneth remain areas of relatively low delivery. 90.6% of dwellings were built on previously developed land. As at April 2014 Stockport does not have a five year deliverable supply. However since April 2014 an application for Woodford Aerodrome has been approved which will bring around 500 units into the deliverable supply. In addition the Council has been working with developers to identify deliverable sites in the short to medium term which should contribute to addressing this situation which will be reflected in next year’s reporting.

**Access to Services**

Retail and leisure development levels continue to steadily increase, however there were lower figures for the town centre this year. There has been a slight reduction in vacancy rates in District Centres. Only Cheadle and Cheadle Hulme District Centres have gained major national multiples this year whilst Town Centre levels are lower but this may be due to refined recording mechanisms eliminating double counting. The Town and District Centres continue to report a reasonable level of retail in the main frontages. Expansion projects took place at 9 primary schools. There continues to be a shortfall of four court sports halls (11.5) and no new allotment sites were granted planning permission, however no new hot food takeaways were completed outside of district centres. No new hotels were granted planning permission during the 2013/14 monitoring period with major town centre hotel developments in the pipeline.

**Accommodating Economic Development**

There was more than double the level of office development this year over last year and more than four times the levels of industrial and warehouse development. Of the total delivered, only 187m\(^2\) was in the Town Centre. Twenty nine new jobs were created in total from the new development across the Borough. The Council has identified nearly 24 hectares of industrial use (B2/B8) and upwards of 29 hectares of office space for development. There are several major employment developments in the pipeline which will be reported in the subsequent AMR. Unemployment levels in the Borough reduced this monitoring period, however the figures for unemployment still outline the issues around the more deprived areas of the borough continuing to have higher unemployment levels.
Safeguarding and Improving the Environment

This reporting period sees the Borough’s first losses of local open space since formal monitoring first commenced in 2003 involving two schemes at the Dialstone Centre, Blackstone Fields and the former Dale Park Primary School, Offerton. The reasons for the losses at the Dialstone Centre and related sites result from the proposed regeneration of Offerton. The redundant North Area College site was released for residential development resulting in £417K paid to the Council to compensate for the loss of a sports pitch. However, the total overall loss of 4.48 hectares remains contrary to adopted local planning policy and related targets. One new Local Area for Play has been delivered at the housing development on Heaton Moor Campus on Buckingham Road, however three other housing developments resulted in commuted sums payments. One open space / amenity site in the Borough was improved using commuted sums - no new sites were created. Staff changes have continued to result in delays to the spend of collected monies. There were no inappropriate developments in the Green Belt. There was no loss of any designated sites. No planning applications were determined contrary to advice from external agencies. Stockport retained its 37 Conservation Areas with no change in the number of Scheduled Monuments. There was a considerable increase in the number of Locally Listed Buildings as a result of a review of Marple’s listings. No new waste management sites were developed in the period. Recycling rates continue to be good reflecting both improvements to waste collection systems as well as availability of new waste management facilities which have come forward in previous years. There were no losses of minerals resources in Stockport.

Transport

New development provided full compliance with the Council’s Parking Standards and sustainable modes of transport showed a continued marginal increase in use over car use across the daytime slots assessed. Once again, due to staff capacity issues, the data regarding Travel Plans was unable to be assessed for this monitoring period, however the iTrace system should provide data for the subsequent AMR. Accessibility levels have not been monitored this year due to staff changes, capacity and issues with software - this will be addressed in the next AMR.
2 Introduction

The Localism Act\(^6\) 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)\(^7\) 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 2013 to 31st March 2014, except for Section 4 'Development Plan Production', which is detailed as at December 2014, when this document was finalised. This AMR is the third to report on the performance of Stockport's Core Strategy\(^8\) adopted in March 2011. The AMR also reports on the Unitary Development Plan (UDP) Review 2006 saved policies which are retained until further LDF policy documents are adopted (see Core Strategy web pages).

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\(^9\) (LDS) and, as such, assesses where the Council:

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

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8. www.stockport.gov.uk/corestrategy
9. 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 tenth AMR the list of policy performance indicators has been revised, building on earlier monitoring experiences and needs, as well as reflecting data availability and the requirements of Core Strategy policy monitoring. A full list of indicators is available in 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)' \(^{(10)}\).

All the documents that form part of Stockport's Local Plan underwent various forms of statutory and non-statutory appraisal including Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), 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.
3 Background

Stockport's Core Strategy\textsuperscript{(11)} contains a Spatial Portrait (Section 2.1 of the Core Strategy) which painted a picture of the Borough circa 2010. This provided a detailed baseline of information comprising of geographical, demographical, biological, archaeological and geological data. Population, transport routes, life expectancy, deprivation and housing information informed the Spatial Portrait, along with data on employment, commuting and skills. Service provision data including education, leisure and sports facilities levels, public rights of way and retail service provision were also included, as were data on heritage and environmental assets. Baseline information on issues such as congestion and carbon emissions were incorporated to inform policy and future monitoring.

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

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

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

Out-commuting levels are high and for every 6 who commute out 4 commute in; and

Provision of cemeteries, in light of predicted need.

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

Ensure that planning policy contributes to a sustainable development approach in the Borough, particularly with regards to low carbon;

Ensure that in relieving congestion, that management of emission levels are taken into account as well; and

Ensure evidence bases from different sources inform spatial policy development including the needs of a range of minorities.

**Significant Effects Indicators**

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

National Planning Policy Framework (NPPF) 2012

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

For the purposes of decision taking, the policies in the local plan should not be considered out of date simply because they were adopted prior to publication of the NPPF. However the policies contained in the NPPF are material considerations which local planning authorities should take into account from the day of its publication. NPPF must also be taken into account in the preparation of plans. Plans may need to be revised to take into account the policies in NPPF, either through partial review or by preparing a new plan. For 12 months from the day of publication decision takers were able to continue to give full weight to relevant policies adopted since 2004 (in development plan documents adopted in accordance with the Planning and Compulsory Purchase Act 2004) even if there is a limited degree of conflict with the NPPF. In other cases and following this 12 month period due weight should be given to relevant policies in existing plans according to their degree of consistency with NPPF (the closer the policies in the plan to the policies in NPPF, the greater the weight that may be given).

Stockport’s Core Strategy was formally adopted in March 2011 prior to the changes in the national planning policy regime. However the NPPF requires that local plans must be prepared with the objective of contributing to the achievement of sustainable development 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\(^{(12)}\). 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.
Figure 1 Stockport and Neighbours
Duty to Co-operate

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

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

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

The Association of Greater Manchester Authorities (AGMA)\(^{13}\) 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 (GMJWDPDP)
- GM Joint Minerals Development Plan Document (GMJMDPD)
- GM Strategic Housing Land Availability Assessment
- GM Strategic Housing Market
- GM Employment Land Position Statement
- GM Forecasting Model
- GM Gypsy and Traveller Accommodation and Service Delivery Needs

\(^{13}\) http://www.agma.gov.uk/
In addition Stockport is bordered by Cheshire East, Derbyshire County and the Peak District National Park as well as High Peak local authorities. Further evidence of joint cooperative working with these agencies is as follows:

- South East Manchester Multi Modal Strategy
- Woodford Aerodrome Opportunity Site Supplementary Planning Document

There was a particular emphasis during the monitoring period and continuing on since, on seeking to work with and hold an ongoing dialogue with Cheshire East and High Peak Councils as they prepare their own local plans.

- Cheshire East's Local Plan - the Inspector's interim view is that the duty to co-operate has been met
- High Peak's Local Plan - was recently submitted with examination hearings to take place in early 2015 which a Stockport representative will attend

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

Further work is ongoing to establish more formal links regarding Duty to Co-operate now that authorities are in a post regional strategy position and will no doubt, be informed by emerging guidance from Government and other agencies. This will be reported on in subsequent AMRs.

**Local Development Framework**

An important function of the Authority's Monitoring Report is to consider whether:-

(a) the timetable and milestones for the preparation of documents set out in the Council's Local Development Scheme (LDS) have been met,
or

(b) progress is being made towards meeting them, or

(c) where they are not being met and not on track to being achieved, the reasons why, and proposed adjustments to the LDS.

In line with most local planning authorities the Council has found it difficult to predict the length of time needed to prepare the local development documents in the LDF not least because of the changing national policy position and uncertainties as to local resource availability. Set out below is the progress made on the Development Plan Documents (DPD) and Supplementary Planning Documents (SPD) updated from that as detailed in the previous AMR and the 2012 LDS\(^{(14)}\).

**Unitary Development Plan & Saved Policies**

Unitary Development Plan Review policies have been saved until they are replaced by LDF policies and proposals. As stated in the NPPF Annex 1 Paras 214 and 215, the policies in the local plan should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication decision takers were able to give full weight to relevant policies adopted since 2004 (in development plan documents adopted in accordance with the Planning and Compulsory Purchase Act 2004) even if there is a limited degree of conflict with the NPPF. In other cases and following this 12 month period due weight should be given to relevant policies in existing plans according to their degree of consistency with NPPF (the closer the policies in the plan to the policies in NPPF, the greater the weight that may be given).

UDP Review Part 1 policies are replaced by the Core Strategy DPD as this is a key element of the local spatial plan which was adopted in 2011. The exceptions are policies TCG1, TCG3 and TCG4, which relate to defined areas on the Proposals Map and are thus retained as saved UDP Review policies\(^{(15)}\) until they are superseded by new plan policies.

UDP Review Part 2 policies relating to waste are replaced by the adopted Greater Manchester Joint Waste DPD (GMJWDPD) whilst some other of these policies are replaced by the Development Management Policies in Stockport's adopted Core Strategy. Those which relate to specific sites or areas however, will be progressively replaced by other 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

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\(^{(15)}\) [www.stockport.gov.uk/corestrategy](http://www.stockport.gov.uk/corestrategy)
Working, Restoration and Aftercare) is superseded in part by the GMJWDPD and is fully superseded by the Greater Manchester Joint Minerals DPD adopted in April 2013.

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

**Development Plan Documents (DPDs)**

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

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

Greater Manchester Joint Waste DPD: was adopted in April 2012 by all ten Greater Manchester districts, including Stockport.

Greater Manchester Joint Minerals DPD: was adopted in April 2013 by all ten Greater Manchester districts, including Stockport.

The following DPDs are in the process of being prepared, however because of the Greater Manchester Spatial Framework the Council are re-considering the likely timetable, structure and content of future development plan documents. The Council will produce a revised LDS to clarify those timetables once they are established. This will include details of the GMSF.

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 Spatial Framework**

**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 GMJMMDPD. The adopted Proposals Map from the UDP Review will be assessed and revised through future plan preparation.
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\(^{(17)}\) 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

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<thead>
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<th>Stage</th>
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<tr>
<td>Commencement of Production</td>
<td>July 2010</td>
</tr>
<tr>
<td>Consult statutory bodies on the scope of the Sustainability Appraisal / Habitats Regulation Assessment (Appropriate Assessment) / Health Impact Assessment / Equality Impact Assessment (as required)</td>
<td>October 2010</td>
</tr>
<tr>
<td>Regulation 25 Consultation (Issues &amp; Options / Preferred Options)</td>
<td>November 2010 / To be confirmed</td>
</tr>
<tr>
<td>Publication of the DPD</td>
<td>Due to the Greater Manchester Spatial Framework the Council are re-considering the likely timetable, structure and content of future development plan documents.</td>
</tr>
<tr>
<td>Submission of the DPD</td>
<td></td>
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<tr>
<td>Pre-hearing Meeting</td>
<td></td>
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<td>Start of the Examination Hearing</td>
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<tr>
<td>Receipt of the Inspectors Report</td>
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<tr>
<td>Adoption of the DPD</td>
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**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. Work has now commenced on the Greater Manchester Spatial Framework (GMSF) which is likely to have an impact on both the housing numbers and employment land requirements in the borough. It is very likely that any work undertaken on the Allocations DPD at this stage would be abortive given the timescales for delivery of the GMSF and the potential effect of land requirements arising from it. Work can be undertaken to develop an Allocations DPD concurrently with the GMSF, however at this stage it is difficult to provide a more detailed timetable.

Enforcement DPD

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

Coverage: The Borough of Stockport

Status: Development Plan Document

Conformity: With the Core Strategy and the NPPF

Table 2 Enforcement DPD Timetable

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<tr>
<td>Commencement of Production</td>
<td>December 2010</td>
</tr>
<tr>
<td>Consult statutory bodies on the scope of the Sustainability Appraisal / Habitats Regulation Assessment (Appropriate Assessment) / Health Impact Assessment / Equality Impact Assessment (as required)</td>
<td>January 2011</td>
</tr>
<tr>
<td>Regulation 25 Consultation (Issues &amp; Options / Preferred Options)</td>
<td>January 2011 - July 2012</td>
</tr>
<tr>
<td>Publication of the DPD</td>
<td>Due to the Greater Manchester Spatial Framework the Council are re-considering the likely timetable, structure and content of future development plan documents.</td>
</tr>
<tr>
<td>Submission of the DPD</td>
<td></td>
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<tr>
<td>Pre-hearing Meeting</td>
<td></td>
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<tr>
<td>Start of the Examination Hearing</td>
<td></td>
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<tr>
<td>Receipt of the Inspectors Report</td>
<td></td>
</tr>
<tr>
<td>Adoption of the DPD</td>
<td></td>
</tr>
</tbody>
</table>

19  www.agma.gov.uk/what_we_do/planning_housing_commission/greater-manchester-spatial-framework/index.html
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(20):

- 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.


Status: Joint Development Plan Document

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

Progress: Adopted April 2012.
Greater Manchester Joint Minerals DPD

Role and Subject: The GM Joint Minerals DPD\(^{21}\):

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


Status: Joint Development Plan Document

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

Progress: Adopted April 2013.
**Neighbourhood Planning**

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

A Neighbourhood Forum and Neighbourhood Area were designated for Woodford within this monitoring period. Work is beginning on the preparation of a Neighbourhood Plan. Further details will be provided in successive AMRs including monitoring of any subsequently adopted policies.

Further information is available on the Council's website[^22].

**Supplementary Planning Documents**

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

The Woodford Aerodrome Opportunity Site SPD (adopted January 2013) was subject to an application for Judicial Review made by a neighbouring landowner but the application was refused in the High Court on 5th November 2013. The claimant subsequently sought permission to appeal the High Court's decision but on 16th May 2014 the Court of Appeal judged that the previous judgement was correct and did not grant permission to appeal. There is no further route to challenge the decision of the Court of Appeal.

**Other Plan Documents**

There was no update to the Statement of Community Involvement during this monitoring period, but monitoring suggests that an update is required due to elements no longer being up to date.

There was no update to the Local Development Scheme during this monitoring period.

[^22]: [www.stockport.gov.uk/neighbourhoodplans](http://www.stockport.gov.uk/neighbourhoodplans)
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\(^{(23)}\) 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 2013/14 edition of the AMR:

**Overarching Principles**

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

[23] www.stockport.gov.uk/corestrategy
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
- Accessibility Scoring for Residential Permissions (New Indicator for 2013/14)
- 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

24 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

- 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 District Centres and local centres measured approximately every five years in Stockport’s retail capacity study, focusing on convenience goods
- Number of hotel bed spaces in the Town Centre
- Number of new C1 use bed spaces in the Borough at Romiley District Centre, Marple District Centre and Marple Bridge Local Centre
- Supply of land for cemetery provision

Accommodating Economic Development

- Total amount of additional floorspace by type
- Total amount of employment floorspace on previously developed land by type
- Employment land available by type
- Total amount of floorspace for Town Centre uses
- Annual survey of planning permissions for B1 uses granted and implemented in the town centre and assessment of the number of jobs created by those developments
Monitoring of Policy Performance

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

Safeguarding and Improving the Environment

- 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
- Number of listed buildings / ancient scheduled monuments / buildings of local interest
Monitoring of Policy Performance

- Capacity of new waste management facilities by waste planning authority
- Targets for Policies 1 to 12 in the GMJWDPD & Scenario 2 of the Waste Needs Assessment
- Amount of municipal waste arising and managed by management type by Waste Planning Authority
- Production of primary land won aggregates by mineral planning authority
- Production of secondary and recycled aggregates by mineral planning authority
- Reporting on Policies 1 to 13 in the GMJMDPD (New Indicator for 2013/14)
- Area of land of known mineral resources lost to development

Transport

- Numbers of new, non-residential, developments complying with Council parking standards as set out in the LDF.
- Modal Share of public transport, walking, cycling and car modes
- Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.
- Percentage of development schemes requiring travel plans in which plans are secured (through a Section 106 agreement) - Target: 100%
- No incidences of loss of land on disused rail alignments that can be potentially re-used for transport uses

Stockport Town Centre Strategic Location

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

Woodford Aerodrome Opportunity Site

Stockport Council adopted a Supplementary Planning Document (SPD) for this opportunity site on 14th January 2013. The SPD determines how any planning applications should come forward. Applications for the site are being determined at the time of publishing of the AMR. 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.
Monitoring of Policy Performance

Overarching Principles

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

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

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

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

Relevant Policies

The following policies are monitored within this section of the 2013/14 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 / Healthy Life Expectancy

Stockport’s Director of Public Health has noted in his annual reports that ‘a healthy life expectancy\(^{25}\) 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

\(^{25}\) Healthy Life Expectancy: a situation where longevity is matched by independence and good health
housing and access to services in particular. It is key to address the issue of accessibility, both with regards to equitable communities and an ageing society, but also regarding the significant borough wide health agendas of obesity, smoking, alcohol and sexual health.

‘Life Expectancy Male/Female for Stockport’ and ‘Healthy Life Expectancy Male/Female for Stockport’ show both ONS and local Stockport sourced data on Life Expectancy and Healthy Life Expectancy for 2001 (ONS only), 2009-11 and 2010-12 (3 year averages).
The Office for National Statistics (ONS) have moved away from using the Census data to using a sample survey, to assist in the calculation of Healthy Life Expectancy. This has the benefit of being more up to date and produced on an annual basis but the disadvantage of being less robust and more volatile. Stockport Council's Public Health Teams are in the process of analysing this year on year change. Note that the national data uses a sample survey to estimate the proportion of life spent in good health, whereas local estimates use the Census. Both sources show life expectancies that are comparable, the ONS Healthy Life Expectancy is higher than the local estimate for males as it was in the previous period. The ONS Healthy Life Expectancy estimates show large (although not necessarily statistically significant) changes year on year,
unsurprisingly given the sample sizes involved. However it can be concluded that based on these outputs, around 13-15 years of life are spent in poor health for men, and around 17-18 years of life are spent in poor health for women in the Borough.

In addition there is local data at ward level for 2011-13 which clearly shows the disparity between wards in the Borough whereby the need to address inequalities, whether economic or health, are clear.

Stockport Life Expectancy by Gender for Wards 2011-13
In the face of an increasingly ageing population, living longer too, this clearly remains an issue that requires monitoring, although the exact nature of the impact of spatial planning on life expectancy and healthy life expectancy is not yet fully understood. However there are various studies which acknowledge that planning can affect health. Stockport's Sustainable Community Strategy emphasises the disparity, particularly in health, between more and less deprived areas, citing a 12 year difference in male life expectancy between Brinnington (the lowest) and Bramhall (the highest) for example. The Strategy also raises the issue of poorer mental health in the deprived areas, emphasising the need to prioritise the deprived neighbourhoods for action.

**Healthy Weight Factors**

Healthy weight is an issue that has risen up local authority and other stakeholder's agenda in recent years. Obesogenic environments are ones which fail to encourage healthy and sustainable transport options, and include buildings and public realm which discourage activity, and do not facilitate activity during the working day. Children's obesity levels continue to be monitored locally. Figure 2 'Obesity levels in Primary School Children 2005 to 2014' shows that Stockport's figures for obese children reached a peak in 2008. More recent figures indicate that Year 6 levels are slowly reducing as a result of planned actions by local public health teams and the Reception year shows a trend of decreasing. However levels have not fallen so far that the issue can be said to have been addressed and, indeed, even if obesity were to be eliminated the issue of children being over weight may remain with the associated impacts on other aspects of public health. It remains critical that planning policies that support development of environments that encourage activity and access to healthy food are fully implemented.

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 healthy weight in childhood. See the sections on 'Safeguarding and Improving the Environment' and 'Transport' for monitoring data on play facility provision and accessibility.

During 2013/14 Stockport Council co-sponsored the work of the Town & Country Planning Association on Phase 3 of their Reuniting Health with Planning project which specifically tackles healthy weight environments by planning and design. This work has enabled further streamlining of the already effective work that Stockport's Planning, Transport and Public Health Teams have undertaken historically. Most importantly the

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26 www.spahg.org.uk
27 Stockport Sustainable Community Strategy 2020: www.stockportpartnership.org.uk/521360/671117/stockport2020strategy
28 http://www.nhs.uk/conditions/obesity/Pages/Introduction.aspx
Planning and Public Health teams continue to work together to improve the skills of public health professionals to comment on planning applications in terms of issues of health.

Figure 2 Obesity levels in Primary School Children 2005 to 2014
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.\(^{30}\)

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.\(^{31}\) 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.

The Government aims to provide updated Indices of Multiple Deprivation in 2015 and the Council’s Housing Needs Assessment will be available in 2015. The subsequent AMR will provide an update as available.

Table 3 ‘Greater Manchester DECC Data on Carbon Dioxide emissions in Kt of CO2 for 2012’ shows carbon dioxide emissions across the ten local authorities that make up Greater Manchester. Stockport has the third highest population figures after Manchester and Wigan in Greater Manchester. Carbon dioxide emission figures for Stockport show it ranks fourth out of Greater Manchester authorities in terms of total kilo tonnes of CO\(_2\) emitted but joint seventh with Bolton (previous year sixth) for per capita emissions (5.6 t). The domestic sector emissions for Stockport rank third after Manchester and Wigan in terms of emissions of CO\(_2\) with 675.3 kilo tonnes emitted in 2012 from this sector. Stockport ranks fourth within Greater Manchester for industrial emissions and sixth for road transport emissions.\(^{32}\) Stockport’s Housing Strategy Team work to promote improvements to the existing housing stock in terms of energy demand minimisation.

31 Stockport Housing Needs Assessment 2011 [www.stockport.gov.uk/services/housing/housingdocuments/housingstrategies/housingneedsassessment](http://www.stockport.gov.uk/services/housing/housingdocuments/housingstrategies/housingneedsassessment)
Table 3 Greater Manchester DECC Data on Carbon Dioxide emissions in Kt of CO2 for 2012

<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>1078</td>
<td>532</td>
<td>339</td>
<td>1958</td>
<td>228,500</td>
<td>8.6</td>
</tr>
<tr>
<td>Salford</td>
<td>476</td>
<td>504</td>
<td>550</td>
<td>1555</td>
<td>237,100</td>
<td>6.6</td>
</tr>
<tr>
<td>Bury</td>
<td>343</td>
<td>428</td>
<td>407</td>
<td>1181</td>
<td>186,200</td>
<td>6.3</td>
</tr>
<tr>
<td>Rochdale</td>
<td>400</td>
<td>450</td>
<td>445</td>
<td>1300</td>
<td>212,000</td>
<td>6.1</td>
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<td>Manchester</td>
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<td>934</td>
<td>645</td>
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<td>5.8</td>
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<tr>
<td>Wigan</td>
<td>619</td>
<td>706</td>
<td>471</td>
<td>1806</td>
<td>318,700</td>
<td>5.7</td>
</tr>
<tr>
<td><strong>Stockport</strong></td>
<td><strong>500</strong></td>
<td><strong>675</strong></td>
<td><strong>418</strong></td>
<td><strong>1596</strong></td>
<td><strong>283,900</strong></td>
<td><strong>5.6</strong></td>
</tr>
<tr>
<td>Bolton</td>
<td>482</td>
<td>609</td>
<td>460</td>
<td>1555</td>
<td>279,000</td>
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<td>Tameside</td>
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<td>270</td>
<td>1159</td>
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<td>Oldham</td>
<td>385</td>
<td>462</td>
<td>234</td>
<td>1085</td>
<td>225,900</td>
<td>4.8</td>
</tr>
</tbody>
</table>

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

The Council's Sustainable Design & Construction Supplementary Planning Document(33), 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.

33 [www.stockport.gov.uk/planningsustainabledevelopment](http://www.stockport.gov.uk/planningsustainabledevelopment)
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 requires applicants, where possible and practical, to undertake reasonable improvements to the energy performance of the existing dwelling. This is in addition to the requirements under Part L of the Building Regulations (which apply to new buildings or the extensions) for which planning permission is sought. Applicants are asked to complete a checklist (see C.2 Energy Efficiency Checklist in the Core Strategy - page 164) and guidance is provided to assist with this. Improvements include (but are not restricted to): loft and cavity wall insulation, draught-proofing, improved heating controls and replacement boilers. The total cost of the measures should be no more than 10% of the build cost and payback in less than 7 years.

In the monitoring period 82% (2012/13 = 80%; 2011/12 = 86.6%) of applications that required a checklist had a checklist present. In the meantime, work is ongoing to assess the missing percentages to ascertain why a checklist may not be present, and this could be for a variety of reasons ranging from administrative (e.g. the checklist has not yet been scanned into the document storage system) to planning (e.g. circumstances unique to the application may have resulted in a decision not to require a checklist). Of the 82% submitted for this monitoring period 11% (20% in 2012/13; 14.4% in 2011/12) had some quality issues. These issues continue to be addressed through advice and support for planning officers to ensure that checklists are completed appropriately.

The measures required by this policy produce an estimated maximum additional saving of 503 metric tonnes of carbon per year for Stockport Borough for the monitoring period (2012/13 = 403; 2011/12 = 562). 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 total saving of 284 tonnes of carbon. In addition there is no data to allow for the translation of draught proofing or energy efficient lighting so these measures are not included in the calculation.

The Checklist has also provided information on stock that already has measures in place. These include 270 cavity wall insulations, 218 loft insulations, 40 floor insulations, 294 had adequate boilers, 303 have already had heating control upgrades, 125 have already had hot water tank improvements, 343 have existing draught proofing and 230 applicants stated that energy efficient light bulbs were already installed. In some
instances measures cannot physically be implemented due to a variety of reasons including solid walls, converted loft space, inaccessible floors, combination boilers or non-traditional heating systems.

### Carbon reductions from new development

Core Strategy Policy SD3 Energy Opportunities Plan - New Development requires the preparation of Energy Statements for all new development, regardless of size or scale. In addition carbon reduction targets outlined in the policy and guidance should be applied for those developments of more than 10 dwellings or more than 1000m² of non-domestic development. Stockport Council provides guidance on the content and structure, including sample Energy Statements.

This is the first monitoring period where a substantial number of applications that should have had an energy statement submitted have complied with the policy. Of 66 cases that required an energy statement, 43 submitted an energy statement (65%). 19 of these were not fully compliant with the policy requirements (44%). However in the 10 cases where the policy targets applied, 7 of them had appropriately applied the targets in a submitted energy statement (70%). 18 of the applications that should have had an energy statement did not provide them either because they chose not to or because an energy statement was not requested by the case officer. 4 of the 63 applications are not available on the Council's scanned document system and there is no energy statement present on the online system. For one application an energy statement was requested and submitted but has been deleted subsequently and cannot be assessed for monitoring.

Of the 43 energy statements submitted 37 clearly stated a low carbon design approach (86%), 21 showed carbon savings figures (49%), 28 (65%) provided technical feasibility assessment of low and zero carbon (LZC) technologies and 21 (49%) showed consideration of the costs of LZCs.

This is the first year that it has been possible to calculate an estimated carbon saving from the information provided in the submitted energy statements. A total estimate of 49.57 tonnes per year of carbon will be saved over and above the Part L Building Regulation requirements. The majority of this figure results from the installation of a major solar PV array at the British Gas site at Carrington Road (36 tonnes per year). There was one Passivhaus\(^{36}\) granted planning permission and one Code for Sustainable Homes Level 5 dwelling (zero carbon).

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\(^{36}\) A Passivhaus is a building in which thermal comfort can be achieved solely by post-heating or post-cooling the fresh air flow required for a good indoor air quality, without the need for additional recirculation of air
The Council provides free to download sample energy statements and a Low Carbon Design Guidance document to support applicants dealing with the considerations of low carbon design as well as low / zero carbon technologies. Work will continue to provide guidance and support to applicants and planning officers to ensure that policy is complied with.

Stockport Council continue to provide free training sessions to developers on what should be included in an Energy Statement. Two one hour sessions in May 2014 were attended by a total of 19 people (there were 45 bookings in total) taking attendees through the sample energy statements provided by the Council to assist with preparation of energy statements. In 2010/11 and in 2012 initial sessions were funded to provide a half day training session including information on the policy and targets, some idea of low carbon design options, as well as information on low carbon technologies. Signposting has been provided to all the resources which can inform the construction of an energy statement. In addition, six free one hour sessions were provided in 2013 (and well attended - 80 attendees). Details of the training sessions provided and the comments from trainees are available on request from the Council's Technical Policy and Planning Team.

### Renewable Energy & Heat Generation

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

In 2013/14 planning permission was granted for a micro hydro development at Stringer’s Weir for an Archimedean Screw type scheme which has a peak output of 70kW (would supply approximately 70 homes). A 90kW solar photovoltaics system at British Gas, Carrington Road was also granted permission which will deliver an annual carbon saving of 36,630 kg. A passive solar designed subterranean dwelling with ground source heat pump and solar technologies was refused planning permission on open space issues. Our Lady’s Parish Centre on Flint Street had biomass storage containers installed after planning permission was granted, to store fuel for a new biomass boiler (98kW) replacing the old fossil fuel system. A new vehicle dealership at Kings Reach will utilise an Air Source Heat Pump to generate heat and hot water and deliver an annual carbon saving of 8,504 tonnes. Several other applications for single dwellings have looked at solar technologies in light of the income generation opportunities being offered by the Feed in Tariff and Renewable Heat Incentive.

In addition, data is available from Ofgem regarding installed renewable energy from the Feed in Tariff scheme and according to their data for April 2010 to September 2012 there were 2,928 applications for FIT resulting in an installed capacity of 7.50 Mwe - this is recorded as the highest installed capacity within Greater Manchester. Stockport’s planning policies will have contributed to this installed capacity, either through requiring consideration of renewable energy options or through creating a supportive planning environment for renewable energy installations.

---

Table 4 'Renewable Energy Generation in Stockport' shows previous years reporting of newly installed or granted renewable energy capacity in the Borough.

<table>
<thead>
<tr>
<th>Monitoring Year</th>
<th>Site Description</th>
<th>Generation Type</th>
<th>Generation Capacity / Carbon Saved</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012/13</td>
<td>Queens Road Primary School</td>
<td>Solar Photovoltaic</td>
<td>7.6 tonnes / annum</td>
</tr>
<tr>
<td>2012/13</td>
<td>Rose Hill Primary School</td>
<td>Ground Source Heat Pump / Solar Hot Water</td>
<td>Not known</td>
</tr>
<tr>
<td>2012/13</td>
<td>Stockport Homes: Mottram Street; Hollywood Towers; Heaton Towers</td>
<td>Three Biomass District Heating Networks</td>
<td>50,000 tonnes / annum</td>
</tr>
<tr>
<td>2011/12</td>
<td>The Heatons Sports Club</td>
<td>Solar Photovoltaic</td>
<td>1.4 tonnes / annum</td>
</tr>
<tr>
<td>2011/12</td>
<td>Hollands Mill</td>
<td>Solar Photovoltaic</td>
<td>0.4 tonnes / annum</td>
</tr>
<tr>
<td>2011/12</td>
<td>Unit 28 Demmings Industrial Estate, Cheadle</td>
<td>Solar Photovoltaic</td>
<td>18.7 tonnes / annum</td>
</tr>
<tr>
<td>2011/12</td>
<td>Dialstone Lane Methodist Church</td>
<td>Solar Photovoltaic</td>
<td>1.88 tonnes / annum</td>
</tr>
<tr>
<td>2011/12</td>
<td>Watchgate, Hazel Grove</td>
<td>Solar Photovoltaic</td>
<td>11.3 tonnes / annum</td>
</tr>
<tr>
<td>2011/12</td>
<td>Grove Lane Baptist Church, Cheadle Hulme</td>
<td>Solar Photovoltaic</td>
<td>1.2 tonnes / annum</td>
</tr>
<tr>
<td>2011/12</td>
<td>Chetham House, Cheadle Heath</td>
<td>Solar Photovoltaic</td>
<td>12.2 tonnes / annum</td>
</tr>
<tr>
<td>2011/12</td>
<td>Armit House, Cheadle Hulme</td>
<td>Solar Photovoltaic</td>
<td>4.5 tonnes / annum</td>
</tr>
<tr>
<td>2011/12</td>
<td>Equity Housing (Cheadle Hulme)</td>
<td>Solar photovoltaic installation on head office</td>
<td>2 tonnes</td>
</tr>
<tr>
<td>Monitoring Year</td>
<td>Site Description</td>
<td>Generation Type</td>
<td>Generation Capacity / Carbon Saved</td>
</tr>
<tr>
<td>-----------------</td>
<td>--------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------</td>
<td>-----------------------------------</td>
</tr>
<tr>
<td>2011/12</td>
<td>Stockport Homes Domestic Stock</td>
<td>Solar photovoltaic installations to appropriate roofs</td>
<td>220 tonnes / annum</td>
</tr>
<tr>
<td>2010/11</td>
<td>Stockport Homes Lancashire Hill</td>
<td>Biomass Boiler Mini District Heating Network</td>
<td>75% reduction in carbon emissions</td>
</tr>
<tr>
<td>2010/11</td>
<td>Domestic Installations</td>
<td>One six metre wind turbine / several solar photovoltaic installations</td>
<td>Not known</td>
</tr>
<tr>
<td>2009/10</td>
<td>Viridor Waste Management Facility at Bredbury</td>
<td>Anaerobic Digestion</td>
<td>Heat used to re-heat buildings on site</td>
</tr>
<tr>
<td>2009</td>
<td>Stringer’s Weir (extended Planning Permission)</td>
<td>Micro Hydro Scheme (Archimedean Screw)</td>
<td>Peak output 75kW</td>
</tr>
<tr>
<td>2009</td>
<td>Otterspool Weir (in operation)</td>
<td>Micro Hydro Scheme (Archimedean Screw)</td>
<td>50kW</td>
</tr>
<tr>
<td>2009</td>
<td>Farm in Mellor</td>
<td>Micro Wind Turbine on 9m mast</td>
<td>5 kW</td>
</tr>
<tr>
<td>2007/08</td>
<td>Stockport Academy&lt;sup&gt;(38)&lt;/sup&gt;</td>
<td>Ground Source Heat Pump</td>
<td>Carbon saved: 60,000kg / annum</td>
</tr>
</tbody>
</table>

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

<sup>(38) www.modbs.co.uk/news/fullstory.php/aid/4399/Ground-source_heat_pumps_deliver_over_20%25_renewable_energy_for_Stockport_school.html</sup>
Incorporation of Sustainable Drainage (SUDS) on New and Redevelopment Schemes

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

Of the 70 major applications monitored in this period, 9 were refused (not on grounds of surface water run off). Of the seventy assessed 28 stated that SUDS would be provided (including soakaways) for their development and of those 7 also ticked mains sewer. 38 applications indicated mains sewer as the option for dealing with run off. 2 applications were not applicable and 1 was not available, while one did not tick any response.

Monitoring links to Stockport’s planning application electronic system are being examined to improve monitoring of the implementation of this policy. Future proposed changes in registration of paperwork will ensure that this policy has a higher profile in terms of implementation. In addition, Stockport’s Sustainable Design & Construction SPD 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 on flood risk issues, one of which has been resolved and one was withdrawn for several reasons including an unsatisfactory Flood Risk Assessment. There were no objections on water quality grounds.

<table>
<thead>
<tr>
<th>Case Reference &amp; Address</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>DC/053306 Andrew Street, Compstall</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>DC/053394 Parklands Phase 5</td>
<td>Resolved</td>
</tr>
</tbody>
</table>

[39] [www.stockport.gov.uk/planningsustainabledevelopment](http://www.stockport.gov.uk/planningsustainabledevelopment)
Therefore no cases were granted contrary to the advice of the Environment Agency.

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

Table 6 '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>2013/14</td>
<td>The A6 MARR Relief Road(^{(40)}) scheme was granted planning permission - this has been designed to CEEQUAL(^{(41)}) standard which is the civil engineering equivalent standard to BREEAM.</td>
</tr>
<tr>
<td></td>
<td>According to data from the Department for Communities and Local Government(^{(42)}), there have been 246 registrations in Stockport for Design Stage Code for Sustainable Homes and 196 certified at Post Construction Stage as at March 2014.</td>
</tr>
<tr>
<td></td>
<td>Stockport Homes have delivered Code for Sustainable Homes Level 3(^{(43)}) dwellings to the following developments: 8 dwellings at Willow Avenue, 17 dwellings at Peacefield, 6 dwellings at Sandringham Road and 18 at Essex Road. Equity Housing delivered 17 units to Code Level 3 at the former Cherry Tree Pub in Romiley.</td>
</tr>
<tr>
<td></td>
<td>One PassivHaus dwelling was granted planning permission. One Code for Sustainable Homes Level 5 application for a single dwelling was granted planning permission.</td>
</tr>
</tbody>
</table>

---

40 [www.semmms.info/](http://www.semmms.info/)
41 [www.ceequal.co.uk](http://www.ceequal.co.uk)
43 It should be noted that Code Level 3 energy requirements are now below the Building Regulations Part L requirements for 2013
<table>
<thead>
<tr>
<th>Year</th>
<th>Summary of Design Standards Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012/13</td>
<td>According to data from the Department for Communities and Local Government(^{44}), there have been 144 registrations in Stockport for Design Stage Code for Sustainable Homes and 121 certified at Post Construction Stage as at March 2013. Data from social housing providers shows that in total 25 Code Level 4 houses were delivered and 46 Code Level 3.</td>
</tr>
<tr>
<td>2011/12</td>
<td>According to data from the Department for Communities and Local Government(^{45}), there were 137 registrations in Stockport for Design Stage Code for Sustainable Homes and 73 certified at Post Construction Stage as at March 2012. Equity Housing delivered 51 apartments at Royal Oak Brewery which were Code Level 3 and 28 apartments at Church Lane which were Code Level 4.</td>
</tr>
<tr>
<td>2010/11</td>
<td>Stockport Homes delivered 8 Code for Sustainable Homes Level 3 properties at Blackberry Lane and 22 Code for Sustainable Homes Level 4 properties (Mendip Close, Marhill Close and Bideford Road) during the monitoring period. Stockport Council’s own office redevelopment was completed in the monitoring period achieving BREEAM Excellent. Mossbank Homes delivered 74 apartments in a refurbishment scheme to Ecohomes Very Good standard(^{46}). Planning permission was granted on the following two sites in the monitoring period. A low carbon PassivHaus(^{47}) re-development of a house in Woodford which results in a super air-tight property which minimises energy demand. Another replacement dwelling in the green belt which received planning permission was built to Code for Sustainable Homes requirements. Also Rose Hill Primary School redevelopment included aims for BREEAM Very Good and incorporated a green roof, cycle parking and showers, as well as low carbon design techniques with a ground source heat pump and solar thermal hot water systems (completed 2012).</td>
</tr>
<tr>
<td>2009/10</td>
<td>The BAM Building offices on the A6 achieved BREEAM Excellent on completion.</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>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 7 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>

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

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

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

Relevant Policy

The following policies are reported on in this section of the 2013/14 AMR:

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

For clarification, Core Policy CS2 Housing Provision says that 7,200 additional homes will be provided over the 15 year period from 2011 to 2026. CS2 also states that 'The focus will be on providing new housing through the effective and efficient use of land within accessible urban areas.' The housing targets for the next 5 years, as set out in Core Strategy Policy CS2 are as follows:

- 495 new homes p.a. between 2014 and 2019

This amounts to 2,475 new homes between 2014 and 2019.

Indicators

The following indicators are reported on in this section for the 2013/14 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
- Accessibility Scoring for Residential Permissions
- Monitoring the number of households on the housing waiting list
- Carrying out regular housing needs studies

Policies encourage efficient use of land and the need to minimise number of dwellings built at a density of <30 dwellings per hectare
Housing Development 2013/14

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

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

In addition to the Core Strategy target, since its adoption in 2011 there has been a total shortfall of 522 dwellings. Combined with the 5 year figure above, this equates to 2,997 homes in total. The NPPF also requires an additional buffer of either 5% or 20%. Given the housing delivery position in the borough over the past decade Stockport is seeking to deliver an additional 5% on top of the Core Strategy target and shortfall. Consequently the total number of units required to meet the 5 year deliverable requirement is 3,147.

There are 1,913 gross dwellings in total on 'Undeveloped Sites' and 'Sites Under Construction'. In addition there are 449 dwellings not started on sites that are under construction. Of that total (2,362) 34 dwellings will be lost through construction, making the net figure 2,328. Of that total number of dwellings, 366 units across both 'Undeveloped Sites' and ‘Sites Under Construction’ are not considered to be deliverable.

Therefore, there are currently 1,962 dwellings in the deliverable supply. This equates to 4.0 year supply against Core Strategy figure alone but represents a 3.1 year supply against shortfall plus buffer.

The number of dwellings in the deliverable supply has marginally decreased from 2,054 last year to 1,962 this year and remains less than a 5 year supply. This figure is a snapshot of the position as of 1st April 2014. Since that time an application for development at Woodford Aerodrome has been approved, which will bring around 500 units into the deliverable supply and the Council has been working with developers to identify and bring forward sites that the market is capable of delivering in the short to medium term. It is expected that this will increase the supply when the position is reassessed in 2015.
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. Appendix 2 of that document contains the list of 'Sites Under Construction'.

There were 374 net completions this year (393 gross), which falls just short of the 390 completions predicted in last year's AMR, although this is still below Core Strategy target. Despite the permissions and work being undertaken by the Council outlined above completions are expected to remain below target for the next 2 years at least. The projected completions in Figure 3 'Housing Trajectory' for years 2014-19 are based on 1,962 dwellings in the deliverable supply alongside the expected additional supply.
Monitoring of Policy Performance

Figure 3 Housing Trajectory

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Actual Completions</th>
<th>Total Projected Completions</th>
<th>Annual housing target</th>
<th>Managed delivery target (annual requirement taking into account actual/projected completions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006/07</td>
<td>370</td>
<td>280</td>
<td>420</td>
<td>460</td>
</tr>
<tr>
<td>2007/08</td>
<td>306</td>
<td>330</td>
<td>450</td>
<td>490</td>
</tr>
<tr>
<td>2008/09</td>
<td>270</td>
<td>340</td>
<td>477</td>
<td>510</td>
</tr>
<tr>
<td>2009/10</td>
<td>240</td>
<td>400</td>
<td>510</td>
<td>550</td>
</tr>
<tr>
<td>2010/11</td>
<td>400</td>
<td>550</td>
<td>570</td>
<td>610</td>
</tr>
<tr>
<td>2011/12</td>
<td>650</td>
<td>560</td>
<td>570</td>
<td>610</td>
</tr>
<tr>
<td>2012/13</td>
<td>560</td>
<td>650</td>
<td>570</td>
<td>610</td>
</tr>
<tr>
<td>2013/14</td>
<td>560</td>
<td>560</td>
<td>570</td>
<td>610</td>
</tr>
<tr>
<td>2014/15</td>
<td>560</td>
<td>560</td>
<td>570</td>
<td>610</td>
</tr>
<tr>
<td>2015/16</td>
<td>560</td>
<td>560</td>
<td>570</td>
<td>610</td>
</tr>
<tr>
<td>2016/17</td>
<td>560</td>
<td>560</td>
<td>570</td>
<td>610</td>
</tr>
<tr>
<td>2017/18</td>
<td>560</td>
<td>560</td>
<td>570</td>
<td>610</td>
</tr>
<tr>
<td>2018/19</td>
<td>560</td>
<td>560</td>
<td>570</td>
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</tr>
<tr>
<td>2019/20</td>
<td>560</td>
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<td>570</td>
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</tr>
<tr>
<td>2020/21</td>
<td>560</td>
<td>560</td>
<td>570</td>
<td>610</td>
</tr>
<tr>
<td>2021/22</td>
<td>565</td>
<td>565</td>
<td>570</td>
<td>610</td>
</tr>
<tr>
<td>2022/23</td>
<td>570</td>
<td>570</td>
<td>570</td>
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</tr>
<tr>
<td>2023/24</td>
<td>570</td>
<td>570</td>
<td>570</td>
<td>610</td>
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<tr>
<td>2024/25</td>
<td>570</td>
<td>570</td>
<td>570</td>
<td>610</td>
</tr>
<tr>
<td>2025/26</td>
<td>570</td>
<td>570</td>
<td>570</td>
<td>610</td>
</tr>
</tbody>
</table>
Monitoring of Policy Performance

When adopted, Core Strategy Policy H-2 Housing Phasing expected sites for houses and flats to achieve scores of at least 50 and 60 respectively when assessed against the Council's accessibility model. In order to comply with NPPF and top up the supply, these scores were lowered through Development Management to 45 and 55 because there was not a 5 year supply when the Core Strategy was adopted. Whilst there remains less than a 5 year supply the accessibility scores for new houses and flats are set at 34 and 45 respectively.

![Table 8 Number of dwellings completed per annum](image)

1. Figure revised since 2009/10 AMR after 35 dwellings at Woodgrove Court, Hazel Grove were included in error.

There were 393 gross completions (all on windfall sites) and 19 losses in 2013/14, giving a net figure of 374 additional dwellings for the year.

---

50 A site not specifically allocated for housing but which has become available for development.
Monitoring of Policy Performance

The only completions of over 50 units this year were at developments for older persons' housing, although Hopes Carr delivered 46 units, all of which were affordable, the former Peaches Nightclub resulted in 31 units being completed and Mill Works at Strines delivered a further 24 of its total of over 90 units.

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

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

64.46% of completions in 2013/14 were flats and 35.54% were houses. This represents a greater proportion of flatted development than seen in recent years, where figures a few percentage points around 50% have been recorded. As with last year the majority of flats had two bedrooms and this was the type and size of dwelling in the greatest number, reflecting to some degree the development of older persons accommodation. Almost half of those 2 bedroom flats were affordable. For houses, there was a reasonable mix, with 3 bedroom houses making up just under half of all house completions. Again a good proportion of those units were affordable units.

<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>103</td>
<td>26.14</td>
<td>10</td>
<td>8.47</td>
<td>9.71</td>
</tr>
<tr>
<td>Flat - 2 bed</td>
<td>145</td>
<td>36.80</td>
<td>67</td>
<td>56.78</td>
<td>46.21</td>
</tr>
<tr>
<td>Flat - 3 bed</td>
<td>6</td>
<td>1.52</td>
<td>0</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Flat - 4 bed</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>House - 1 bed</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>House - 2 bed</td>
<td>19</td>
<td>4.82</td>
<td>8</td>
<td>6.78</td>
<td>42.11</td>
</tr>
</tbody>
</table>

Table 9 Number of Gross Completions and Affordable Completions by type
118 of the 394 completions were affordable dwellings (29.95%) with around 30% of those being houses. 28% of the affordable dwellings were 3 bed houses.

The 118 affordable dwellings were provided in the following Committee Areas: Central (87 units over 3 sites) Cheadle (14 over 2 sites) and Marple (17 on 1 site).

Table 10 'Number of Net Completions & Percentage of Total by Committee Area for the last 3 years' shows that housing development in 2013/14 was not overly focused on one area, although the increased development in Central over the previous year is in part the result of flat developments at Peaches Nightclub and Hopes Carr. Werneth and Stepping Hill remain areas of relatively low delivery for the borough.
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, as with last year only one of the completions in 2013/14 was built at a density of less than 30 dwellings per hectare (dph) which was due to development on MEDS in the Green Belt. The site was at Mill Green at Station Road, Strines. The majority of completions were above 50dph, reflecting the greater volume of flatted development completions this year compared to previous years.

Table 11 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>24</td>
<td>7.32</td>
</tr>
<tr>
<td>Gross completions at a density of between 30-50 dph</td>
<td>63</td>
<td>19.21</td>
</tr>
<tr>
<td>Gross completions at a density of &gt; 50 dph</td>
<td>241</td>
<td>73.48</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>328</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)\(^{(51)}\) by excluding private residential gardens from the definition. This definition is continued in the NPPF. However, the percentage of housing completions in Stockport on PDL has been consistently high for many years and this is set to continue for at least the next the five years, despite the change made.

The PDL Trajectory up to 2017/8 shown in Table 12 ‘Previously-developed land trajectory’ is based on specific sites in the five year deliverable supply and is therefore robust.

<table>
<thead>
<tr>
<th>Year</th>
<th>% of Completions on PDL</th>
<th>PDL Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006/07</td>
<td>98%</td>
<td>PPS3 2006</td>
</tr>
<tr>
<td>2007/08</td>
<td>96%</td>
<td>PPS3 2006</td>
</tr>
<tr>
<td>2008/09</td>
<td>98%</td>
<td>PPS3 2006</td>
</tr>
<tr>
<td>2009/10</td>
<td>99% / 96%</td>
<td>PPS3 2006 / 2010</td>
</tr>
<tr>
<td>2010/11</td>
<td>93%</td>
<td>PPS3 2010</td>
</tr>
<tr>
<td>2011/12</td>
<td>99.5%</td>
<td>PPS3 2010</td>
</tr>
<tr>
<td>2012/13</td>
<td>97.4%</td>
<td>NPPF</td>
</tr>
<tr>
<td><strong>2013/14</strong></td>
<td><strong>90.6%</strong></td>
<td><strong>NPPF</strong></td>
</tr>
<tr>
<td>2014/15</td>
<td>96%</td>
<td>NPPF</td>
</tr>
</tbody>
</table>

No dwellings were granted planning permission in the Town Centre this year. However, 90 new dwellings were completed in the Town Centre for this monitoring year, significantly exceeding the total for last year as completions occurred at the Hopes Carr and Peaches Nightclub sites. Work continues on both these sites and it is anticipated that there will be further completions next year.

### Accessibility Scoring for Residential Permissions

As a result of the continued position of under supply the Council has been applying Core Strategy Policy H2 'Housing Phasing' to applications for residential development. In order to assess the scale and trends in respect of accessibility the Council has, the 2013-14 year, started monitoring the accessibility scores for each permission granted. The current minimum scoring threshold is 34 for houses and 45 for flats. At present there are no comparable figures for previous years, however it is the intention to revisit permissions for previous years of the Core Strategy in preparation for next year's AMR. Table 13 'Accessibility Scores for Residential Permissions 2013-14' provides a breakdown of the average score for each committee area and for the borough as a whole and also shows the number of sites where permission has been granted where site score fell below the minimum threshold. It should be noted that this does not necessarily mean that the site fails to accord with policy, as it may meet other criteria within Policy H2, e.g. re-use of a Listed Building.
### Table 13 Accessibility Scores for Residential Permissions 2013-14

<table>
<thead>
<tr>
<th>Area</th>
<th>Number of Sites</th>
<th>Average Accessibility Score</th>
<th>Number of Sites Below Threshold Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bramhall and Cheadle Hulme South</td>
<td>6</td>
<td>55.83</td>
<td>0</td>
</tr>
<tr>
<td>Central</td>
<td>16</td>
<td>72.63</td>
<td>0</td>
</tr>
<tr>
<td>Cheadle</td>
<td>10</td>
<td>58.50</td>
<td>0</td>
</tr>
<tr>
<td>Heatons and Reddish</td>
<td>22</td>
<td>69.32</td>
<td>0</td>
</tr>
<tr>
<td>Marple</td>
<td>13</td>
<td>39.38</td>
<td>3</td>
</tr>
<tr>
<td>Stepping Hill</td>
<td>9</td>
<td>58.67</td>
<td>0</td>
</tr>
<tr>
<td>Werneth</td>
<td>12</td>
<td>52.50</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>88</strong></td>
<td><strong>59.97</strong></td>
<td><strong>3</strong></td>
</tr>
</tbody>
</table>

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

Stockport currently has 6,439 registrations on the housing register up from 5,962 reported in the previous AMR.

**Carrying out regular housing needs studies**

Over 2010/11 Stockport Council carried out a survey to look at the current and future housing needs of all local people. This survey split the Borough down into housing market areas and looked at people’s incomes, their housing aspirations and needs and their plans for moving home or staying put.
The extent of need for affordable accommodation in the Borough continues to be high with the delivery of smaller one and two bed properties, as well as larger family accommodation recommended. The majority of housing need is for smaller properties, but there is such a shortage of affordable family accommodation in the Borough that turnover is very low. There continues to be a particular need for supported and specialist accommodation. Improving choices for older people in the Borough and those with physical disabilities is increasingly important.

This year's delivery of 118 affordable dwellings contributes to address the identified need. The delivery of 69 three bedroom dwellings (33 of which are Affordable dwellings - see Table 9 'Number of Gross Completions and Affordable Completions by type') and 52 four bedroom dwellings should also assist with addressing the shortage of family dwellings in the Borough.

Housing Needs Assessments (HNAs) are undertaken every three years. The current 2010/11 edition is available on the Council's website[^52]. An update of the HNA is being undertaken at the time of writing.
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\(^{(53)}\) indicates District Centres are at the heart of our communities providing accessible facilities, whilst our Town Centre is a regional hub, an asset for retail, business and leisure opportunities. It goes on to say that Stockport should have a vibrant Town Centre complemented by individual District Centres which are well used by residents and well served by retail, leisure and cultural facilities.

One of the Council’s key aims is to ‘maintain and promote the borough’s distinct District Centres’ and ‘to ensure Stockport’s Town Centre retains its position as a leading retail centre in the region’. These aims are in line with the Local Plan policies on retail and local services which aim to concentrate development in Stockport’s existing town and other centres, and also to ensure that local services are accessible to all sections of the community.

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

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

Relevant Policies

The following policies are reported on in this Section of the 2013/14 AMR;

- Core Policy CS5 Access to Services (Page 74)
- Core Policy CS6 Safeguarding and Strengthening the Service Centre Hierarchy (Page 76)

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- 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 2012/13 Reporting Year:

- Amount of completed retail and leisure development for the borough
- Amount of completed retail and leisure development for the Town Centre
- Amount of completed retail and leisure development for the District Centres
- Amount of completed retail and leisure development for the Local Centres
- Number of vacant properties in Stockport Town and District Centres and vacancy rates as a percentage in primary shopping and all frontages
- Proportion of A1 use in Primary Frontages in Stockport's Town Centre's Core Retail Area (CRA) and at District Centres (DCs).
- Diversity of economic development in secondary frontages in Town Centre CRA and DCs
- Proportion of vacant street level property and the length of time properties have been vacant in the CRA of Town Centre and local centres annually.
- Retailer representation of major national multiples - Target: no less
- Amount of A2, A3, A4 and D2 use floor space developed annually in Town Centre, DCs and local centres. Amount of comparison retail floorspace developed annually in the Town Centre CRA and amount of A1 use developed annually in the DC and local centres.
- Size (gross floorspace) of individual new A1 units in CRA of Town Centre, DCs and local centres.
- Perception of safety and occurrence of crime in Town Centre
- Modernisation and improvement in the quality of health and education facilities
- Provision of a comprehensive and efficient library service
- Number and quality of indoor sports halls
- Level of new and temporary allotments and plots
- Access to fresh food in areas of deprivation
- Proximity of new hot food take aways and fast food restaurants to schools and parks
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- Number of hotel bed spaces in the Town Centre
- Number of new C1 use bed spaces in the Borough at Romiley District Centre, Marple District Centre and Marple Bridge Local Centre
- Supply of land for cemetery provision
- Footfall at primary and secondary frontages of the CRA in Town Centre and DCs
- State of the environmental quality of Town Centre and DCs
- Vitality and viability of the DC and local centres measured approximately every five years in Stockport's retail capacity study, focusing on convenience goods
- Access to services and facilities by public transport, walking and cycling\(^{(54)}\)

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.

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54 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.
Outputs & Findings

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 14 ‘Amount of (net) completed retail and leisure development by floor area (m²)’ shows the data for indicators concerning completed retail and leisure development for the whole Borough, the Town Centre, the District Centres and the Local Centres in the monitoring period 2013/14.

Figures for the monitoring period show a general increase in the amount of new retail and leisure development in the Borough for this monitoring period over earlier years, except for the previous year where several large scale developments occurred, particularly in the Town Centre.

<table>
<thead>
<tr>
<th>Amount of completed retail and leisure development</th>
<th>2010/11</th>
<th>2011/12</th>
<th>2012/13</th>
<th>2013/14</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stockport Borough (Total)</td>
<td>6,379</td>
<td>5,453</td>
<td>17,929.7</td>
<td>7,567</td>
</tr>
<tr>
<td>Stockport Town Centre</td>
<td>411</td>
<td>185</td>
<td>4,443.4</td>
<td>489</td>
</tr>
<tr>
<td>Stockport District Centres</td>
<td>907</td>
<td>1,150</td>
<td>486.8</td>
<td>1,211</td>
</tr>
<tr>
<td>Stockport Local Centres</td>
<td>607</td>
<td>1,044</td>
<td>483</td>
<td>1,864</td>
</tr>
</tbody>
</table>

This period sees a steady increase in the level of development in the District and Local Centres compared to previous years. The increased levels of development in the District Centres result from a community café opening in Edgeley, a Sainsbury's Local in Cheadle, a restaurant in Hazel Grove and in Marple a café / delicatessen relocated and there was a change of use to a financial services facility. A Timpson pod\(^{(55)}\) was
completed at the Sainsbury's at Hazel Grove. Two restaurant / cafés completed at the Hopes Carr residential led development in the Town Centre but these are not yet occupied.

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

In terms of whether or not Street Level Vacancies in Town, District and Local Centres reduced, the findings are as follows, taking into account that the UK was officially in recession for several years until recently.

As at Spring 2014 there were 84 vacancies in the Core Retail Area of Stockport Town Centre meaning that 17.7% of ground floor units were vacant, which is only marginally higher than the North West average (17.3%\(^{(56)}\)) for 2013. This is a marginal increase on the 82 vacant units reported in Stockport Town Centre's Core Retail Area in May 2013. In Spring 2014 there were 27 vacancies in the Core Retail Area of Stockport Town Centre that had been vacant for two and half years or more.

In Spring 2014, 69% of the secondary shopping frontage length in the Core Retail Area of the Town Centre was in non A1 use.

The following three tables show the total number of ground floor level (GFL) units in the relevant centres, how many of those units are vacant and the percentage of vacancies of ground floor units. The tables also show the percentage of Primary Frontage in A1 use (shops) as well as showing the percentage of the secondary frontage in uses other than A1 (except for Other Local Centres). In addition data is included in the tables for long term vacancies. This data informs the vitality and viability\(^{(57)}\) of retail and other services in the various centre hierarchies.

---

56 north west average sourced from Local Data Company 2013 vacancy report 'Divide and Rule', February 2014
57 health of centres
Table 15 Average percentage vacancies / Averages for Frontages / Long Term Vacancies in District Centres 2013/14

<table>
<thead>
<tr>
<th>Name of Centre</th>
<th>Total no of GFL(1) units in centre</th>
<th>No of GFL vacancies</th>
<th>Total % vacancies</th>
<th>% Primary Frontage Vacancies</th>
<th>% Primary Frontage length in A1 use</th>
<th>% Secondary Frontage in non-A1 use</th>
<th>% length of Other Main Shopping Frontage in A1 use</th>
<th>No of Properties vacant for 2 years or more</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bramhall</td>
<td>153</td>
<td>12</td>
<td>7.8</td>
<td>12.1</td>
<td>Block A 67.4 Block B 63.3 Mean av. 65.4</td>
<td>62.6</td>
<td>Block 1: 69.7 Block 2: 47.1 Mean av: 58.4</td>
<td>3</td>
</tr>
<tr>
<td>Cheadle</td>
<td>195</td>
<td>16</td>
<td>8.2</td>
<td>8.4</td>
<td>Block A 68.4 Block B 46.9 Block C 38.0 Mean av. 51.1</td>
<td>62.7</td>
<td>Block 1: 77.1 Block 2: 66.2 Mean av: 71.7</td>
<td>7</td>
</tr>
<tr>
<td>Cheadle Hulme</td>
<td>128</td>
<td>8</td>
<td>6.3</td>
<td>8.3</td>
<td>70.6</td>
<td>68</td>
<td>No OMSF allocated</td>
<td>2</td>
</tr>
<tr>
<td>Edgeley</td>
<td>150</td>
<td>13</td>
<td>8.7</td>
<td>4.2</td>
<td>81.8</td>
<td>56</td>
<td>Block 1: 74.1 Block 2: 16.4 Block 3: 50.2 Mean av: 46.9</td>
<td>7</td>
</tr>
<tr>
<td>Hazel Grove</td>
<td>226</td>
<td>28</td>
<td>12.4</td>
<td>10.1</td>
<td>Block A 70 Block B 66 Mean av. 68</td>
<td>51.6</td>
<td>Block 1: 30.1 Block 2: 39.7 Mean av: 34.9</td>
<td>15</td>
</tr>
<tr>
<td>Houldsworth Square, Reddish</td>
<td>84</td>
<td>5</td>
<td>6</td>
<td>9.7</td>
<td>77</td>
<td>61.3</td>
<td>No OMSF Allocated</td>
<td>2</td>
</tr>
</tbody>
</table>
### Monitoring of Policy Performance

#### Table 16: Average percentage vacancies / Averages for Frontages / Long Term Vacancies in Large Local Centres 2013/14

<table>
<thead>
<tr>
<th>Name of Centre</th>
<th>Total no of GFL(^{(1)}) units in centre</th>
<th>No of GFL vacancies</th>
<th>Total % vacancies</th>
<th>% Primary Frontage Vacancies</th>
<th>% Primary Frontage length in A1 use</th>
<th>% Secondary Frontage in non-A1 use</th>
<th>% length of Other Main Shopping Frontage in A1 use</th>
<th>No of Properties vacant for 2 years or more</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marple</td>
<td>254</td>
<td>18</td>
<td>7.4</td>
<td>5.3</td>
<td>Block A 84.6 Block B 73.1 Mean av. 78.9</td>
<td>74.1</td>
<td>65.6</td>
<td>10</td>
</tr>
<tr>
<td>Romiley</td>
<td>122</td>
<td>9</td>
<td>7.1</td>
<td>2.9</td>
<td>78.5</td>
<td>62.6</td>
<td>Block 1: 57.3 Block 2: 76.7 Mean av: 67</td>
<td>3</td>
</tr>
<tr>
<td><strong>Average</strong></td>
<td><strong>164</strong></td>
<td><strong>14</strong></td>
<td><strong>8</strong></td>
<td><strong>7.6</strong></td>
<td><strong>71.4</strong></td>
<td><strong>62.4</strong></td>
<td><strong>57.4</strong></td>
<td><strong>N/A</strong></td>
</tr>
<tr>
<td>2012/13 Average</td>
<td>164.5</td>
<td>14.5</td>
<td>8.6</td>
<td>N/A</td>
<td>73.5</td>
<td>63.6</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

1. Ground Floor Level

---

<table>
<thead>
<tr>
<th>Name of Centre</th>
<th>Total no of GFL(^{(1)}) units in centre</th>
<th>No of GFL vacancies</th>
<th>% vacancies</th>
<th>% Primary Frontage length in A1 use</th>
<th>% Secondary Frontage in non-A1 use</th>
<th>No of Properties vacant for 2 years or more</th>
</tr>
</thead>
<tbody>
<tr>
<td>Davenport</td>
<td>37</td>
<td>6</td>
<td>16.2</td>
<td>81.2</td>
<td>37.3</td>
<td>0</td>
</tr>
<tr>
<td>Gatley</td>
<td>96</td>
<td>11</td>
<td>11.5</td>
<td>61.5</td>
<td>51.9</td>
<td>5</td>
</tr>
<tr>
<td>Great Moor</td>
<td>90</td>
<td>8</td>
<td>8.9</td>
<td>74.3</td>
<td>62.1</td>
<td>6</td>
</tr>
</tbody>
</table>
### Monitoring of Policy Performance

#### 1. Ground Floor Level

<table>
<thead>
<tr>
<th>Name of Centre</th>
<th>tal no of GFL (1) units in centre</th>
<th>No of GFL vacancies</th>
<th>% vacancies</th>
<th>% Primary Frontage length in A1 use</th>
<th>% Secondary Frontage in non-A1 use</th>
<th>No of Properties vacant for 2 years or more</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heald Green</td>
<td>46</td>
<td>1</td>
<td>2.2</td>
<td>86.4</td>
<td>69.5</td>
<td>0</td>
</tr>
<tr>
<td>Heaton Chapel</td>
<td>81</td>
<td>9</td>
<td>11.1</td>
<td>58.1</td>
<td>49.1</td>
<td>4</td>
</tr>
<tr>
<td>Marple Bridge</td>
<td>43</td>
<td>1</td>
<td>2.3</td>
<td>74.3</td>
<td>76.5</td>
<td>1</td>
</tr>
<tr>
<td>Moor Top, Heaton Moor</td>
<td>56</td>
<td>1</td>
<td>1.8</td>
<td>66.5</td>
<td>64.2</td>
<td>0</td>
</tr>
<tr>
<td>North Reddish</td>
<td>29</td>
<td>2</td>
<td>6.9</td>
<td>54.7</td>
<td>80.4</td>
<td>0</td>
</tr>
<tr>
<td>Shaw Road / Heaton Moor Road</td>
<td>57</td>
<td>6</td>
<td>10.5</td>
<td>56.8</td>
<td>60.7</td>
<td>3</td>
</tr>
<tr>
<td><strong>Average</strong></td>
<td><strong>59.4</strong></td>
<td><strong>5</strong></td>
<td><strong>7.9</strong></td>
<td><strong>68.2</strong></td>
<td><strong>61.3</strong></td>
<td>N/A</td>
</tr>
<tr>
<td>2012/13 Average</td>
<td>59.6</td>
<td>4.7</td>
<td>7.5</td>
<td>68.2</td>
<td>60.9</td>
<td>N/A</td>
</tr>
</tbody>
</table>

1. Ground Floor Level
### Monitoring of Policy Performance

Table 17: Average percentage vacancies / Averages for Frontages / Long Term Vacancies in Other Local Centres 2013/14

<table>
<thead>
<tr>
<th>Name of Centre</th>
<th>Total no of GFL (1) units in centre</th>
<th>No of GFL vacancies</th>
<th>% vacancies</th>
<th>% Primary Frontage length in A1 use</th>
<th>No of Properties vacant for 2 years or more</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adswood</td>
<td>6</td>
<td>1</td>
<td>16.7</td>
<td>49.4</td>
<td>0</td>
</tr>
<tr>
<td>Berrycroft Lane, Higher Bredbury</td>
<td>19</td>
<td>1</td>
<td>5</td>
<td>57.3</td>
<td>1</td>
</tr>
<tr>
<td>Brinnington (Berwick Parade)</td>
<td>12</td>
<td>3</td>
<td>25</td>
<td>39.9</td>
<td>3</td>
</tr>
<tr>
<td>Cheadle Health</td>
<td>28</td>
<td>5</td>
<td>17.9</td>
<td>58.1</td>
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<tr>
<td>Councillor Lane</td>
<td>13</td>
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<td>7.7</td>
<td>68.2</td>
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<tr>
<td>Fir Road</td>
<td>17</td>
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<td>0</td>
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<td>21</td>
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<td>0</td>
<td>41.2</td>
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</tr>
<tr>
<td>Hall Street, Offerton</td>
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<td>0</td>
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<td>Heaton Mersey</td>
<td>22</td>
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<td>29.5</td>
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<td>0</td>
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<td>0</td>
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<td>North Park Road</td>
<td>4</td>
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<td>0</td>
<td>100</td>
<td>0</td>
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<tr>
<td>Offerton</td>
<td>11</td>
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<td>0</td>
<td>66.6</td>
<td>0</td>
</tr>
<tr>
<td>Offerton Green</td>
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<td>0</td>
<td>85</td>
<td>0</td>
</tr>
<tr>
<td>Smithy Green</td>
<td>17</td>
<td>1</td>
<td>5.9</td>
<td>76.6</td>
<td>0</td>
</tr>
<tr>
<td>Turves Road</td>
<td>29</td>
<td>3</td>
<td>10.3</td>
<td>75.3</td>
<td>2</td>
</tr>
</tbody>
</table>
### Monitoring of Policy Performance

<table>
<thead>
<tr>
<th>Name of Centre</th>
<th>Total no of GFL (1) units in centre</th>
<th>No of GFL vacancies</th>
<th>% vacancies</th>
<th>% Primary Frontage length in A1 use</th>
<th>No of Properties vacant for 2 years or more</th>
</tr>
</thead>
<tbody>
<tr>
<td>Woodley</td>
<td>24</td>
<td>1</td>
<td>4.2</td>
<td>61.2</td>
<td>1</td>
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<tr>
<td><strong>Average</strong></td>
<td><strong>16.5</strong></td>
<td><strong>1</strong></td>
<td><strong>5.8</strong></td>
<td><strong>59.6</strong></td>
<td><strong>N/A</strong></td>
</tr>
<tr>
<td>2012/13 Average</td>
<td>17.7</td>
<td>2.1</td>
<td>12.7</td>
<td>61.4</td>
<td><strong>N/A</strong></td>
</tr>
</tbody>
</table>

1. Ground Floor Level
Retailer representation of major national multiples - Target: no less

District Centre Major National Representation (8 years)
‘District Centre Major National Representation (8 years)’ demonstrates the retailer representation of major national multiples in the district centres and compares the current figures with previous years. The reduction in the number of multiples for the monitoring period is partly due to economic conditions affecting multiples across the country with some going into administration during the monitoring period.

With regards to the Town Centre, as at Spring 2014 there were 174 ground level units in the Core Retail Area of Stockport Town Centre that are occupied by a national multiple. The reduction from the 2013 figure of 187 is mainly due to eliminating double counting where the shops face more than one street. This figure includes banks, building societies and other uses that are not A1 use (shops), consistent with the method used for gathering multiple data for units within the District Centres as reported in previous AMRs.

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

This array of indicators report on the performance of Development Management Policy AS-1 The Vitality and Viability of Stockport's Service Centres using the following data.

As in the previous monitoring periods, no new A1 units were delivered in the Town Centre. There is a shortage of medium sized retail units in the range of 465-930m² in the Town Centre's Core Retail Area. The Red Rock development (formerly Bridgefield) will be reported in subsequent AMRs and could go someway to addressing this shortfall with a maximum of 9,360m² in gross A1 and A3 uses potentially being provided.

A1 uses are those uses classed for Shops including shops, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, domestic hire shops, dry cleaners, funeral directors and internet cafés. There are 25 Primary Frontage Blocks in the Town Centre of which 9 blocks have less than 80% of their frontage in A1 use. However the current target of 80% has been met overall. The marginal District Centre decrease is still below the 80% target. The Local Centres remain steady but below the 80% target.

The aim of the policy is to achieve a range of non A1 main Town Centre uses, including public & community uses in Secondary Frontages to support the vitality and viability of the centres. Only ALDI at Offerton Local Centre exceeded the policy guideline scale for retail units. However the difference in uplift between Offerton Precinct (now demolished) and ALDI is less than 2,000m² which is a material consideration of the Policy. ALDI is the only food store in this Local Centre and being just over double the size of the former Co-op at the site, allows for access to a greater range of fresh food. ALDI has improved the vitality and viability of Offerton Local Centre and better serves its top-up shopping function.
Monitoring of Policy Performance

A1 Uses within Frontages

Town Centre
District Centres
Local Centres

0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%

2010/11 2011/12 2012/2013 2013/14
Amount of A2, A3, A4 and D2 use floor space developed annually in Town Centre, District Centres and local centres

There are a range of A2, A3, A4 and A5 uses in the Town Centre Secondary Shopping Frontage as well as a clinic, a wellbeing & advisory centre, a theatre, a museum, nail salons, a casino and an amusement arcade. This is considered to be an adequate range of non-A1 use but the range of cafés, restaurants and bars would benefit from improvement to diversify the evening economy and provide a better range of complementary facilities for shoppers and to help to improve the performance of the Town Centre as a whole.
This monitoring period notable completions included a Betting Office (A2 use) in the town centre, two restaurants / cafés (A3 use) at Hopes Carr, a financial services unit in Marple, a café at Edgeley, a restaurant at Hazel Grove, a café / delicatessen at Marple and a restaurant in Heaton Mersey Local Centre.

Table 18 Amount of A2, A3, A4 and D2 use floor space developed annually in Town Centre (m$^2$)

<table>
<thead>
<tr>
<th>Use Class</th>
<th>2010/11</th>
<th>2011/12</th>
<th>2012/13</th>
<th>2013/14</th>
</tr>
</thead>
<tbody>
<tr>
<td>A2 Financial and professional services - banks, building societies, estate and employment agencies, professional and financial services and betting offices</td>
<td>145</td>
<td>100</td>
<td>757.5</td>
<td>115</td>
</tr>
<tr>
<td>A3 Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafés</td>
<td>257.1</td>
<td>0</td>
<td>436.4</td>
<td>374</td>
</tr>
<tr>
<td>A4 Drinking establishments - Public houses, wine bars or other drinking establishments (but not nightclubs)</td>
<td>9</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>D2 Assembly and leisure - cinemas, music and concert halls, bingo and dance halls (but not nightclubs), swimming baths, skating rinks, gymnasiums or sport arenas (except for motor sports, or where firearms are used)</td>
<td>0</td>
<td>0</td>
<td>2,651</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 18 ‘Amount of A2, A3, A4 and D2 use floor space developed annually in Town Centre (m$^2$)’ 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. Furthermore, the Red Rock (formerly Bridgefield) scheme was granted outline planning permission in this monitoring period which includes significant A3 use provision in the proposal and its delivery will be reported in subsequent AMRs. The extant outline planning permission for Red Rock allows for a maximum of 9,360m$^2$ gross A1 and A3 use. The alternative Red Rock scheme$^{(58)}$ involves the relocation of a cinema from Stockport Exchange (Grand Central) to Red Rock and the provision of 3,009m$^2$ of restaurants / cafés (D2 use).

A2 use has been completed in the Town Centre at Warren Street, in Marple District Centre and at an out of centre location at Cale Green in this monitoring period.
At ground floor level, there are 4 Local Centres without A2 use, 7 without A3 use, 17 without A4 use and of the Local Centres, only Moor Top Local Centre contains D2 use at ground floor level. The Large Local Centres have an average of 6 units in A2 use, 4 units in A3 use and 1 unit in A4 use at ground floor level. The Other Local Centres contain an average of 1.4 units in A2 use, 0.9 units in A3 use and 0.2 units in A4 use.

Development of A3 use has further increased in the period between adoption of the Core Strategy and the end of March 2014. There were three A3 use developments in the Town Centre and one A3 development in Edgeley, Hazel Grove and Marple District Centres. In addition, there were A3 developments at Gatley (out of centre) and Heaton Mersey Local Centres as well as a one off at Stanley Green Retail Park (out of centre).

Development activity in the Town Centre involving the A4 use class has marginally increased since adoption of the Core Strategy, but no new A4 use development has taken place in Stockport centres for this period. No A4 or D2 use was completed in the Stockport Centres this monitoring period.

Development of the D2 use class increased in the previous year with no further additional development in the 2013/14 monitoring period. 3,236m² of D2 use cinema development is proposed at the Red Rock scheme, the planning application for which was granted during this monitoring period.

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

During the year 2013-2014, there were 1,347 total incidents of crime reported as having occurred in Stockport Town Centre\(^{(59)}\), which is only a marginal rise on the previous monitoring period (1,313). The Stockport Shopping Study 2014\(^{(60)}\) was partly based on the results of a household telephone survey of residents that was undertaken\(^{(61)}\) in February / March 2014.

94\(^{(62)}\) of respondents who had visited Stockport Town Centre in the last 12 months felt safe when visiting in the evening. The most popular reasons respondents gave were 'Never seen anything to make me feel unsafe', 'Well lit', 'Don't know' and 'Busy / lots of other people around'. Respondents who had visited the town centre in the last 12 months who reported not feeling safe in the Town Centre at night, gave the following

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59 Source: Community Safety Officer, Stockport Council  
60 undertaken by Hollissvincent  
61 by the market research company NEMS  
62 this is a weighted result [93% unweighted result]
as the most common reasons: anti-social / drunken behaviour, lack of street lighting, it was very quiet, people loitering and a lack of police presence.

The Access to Services policies of the Core Strategy (Policies CS5, CS6 and DMP AS-1) encourage the development and enhancement of leisure facilities including bar, café-bar, restaurant, health and fitness as well as cinema provision in the town centre. These are facilities that often open during the evening, thereby helping people to feel safer in Stockport Town Centre at that time of the day.

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

Core Strategy Policy DMP AS-2 Improving Indoor Sports, Community and Education Facilities and their Accessibility requires that ‘Health facilities [be] developed and improved so that 98% of residents are within 1.5km and 74% are within 1km of a health and well being centre.’ At December 2012, 98.30% of Stockport residents live within 1.5 km of a health centre, and 88.60% live within 1.0 km of a health centre, based on GP registered population figures. Due to staff capacity issues there is no update on these figures reported in the previous AMR.

This monitoring period a Renal Haemodialysis Unit was completed in the Town Centre. Planning applications were granted for improvements to Stepping Hill Hospital. The Hospital's replacement catering block was under construction in Summer 2014.

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’. During the 2013/14 monitoring year, a number of significant projects to modernise, improve or expand school buildings have been completed.

In terms of the repairs and maintenance programme, 19 schools benefited from roof, boiler, rewire and modernisation works with investment of approximately £4.13 million. In addition, a number of re-developments have taken place as part of primary school expansion plans. Expansion projects across 9 schools were completed in the 2013/14 year, totalling approximately £3.3 million and providing nearly 400 additional primary school places.

Despite this level of investment, the backlog of repairs and maintenance works has remained similar to the previous year. This is largely due to the nature of the rolling programme of works meaning that while some schools benefit from improvements, others deteriorate. It is anticipated that there will be a reduction in the next monitoring year due to a number of school re-builds and some academy conversions.
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'.

There have been some slight alterations to service provision during the 2013/14 monitoring period. This includes changes in library opening hours, and the withdrawal of the Community Bus service, which in many ways duplicated the service provided by the Home Library Service. There have been no closures, in fact a new library has opened at Adswood and Bridgehall, which in addition to the Home Library Service, mitigates against the withdrawal of the Community Bus service which covered that area.

The Principal Manager, Customer Engagement at Stockport Council has confirmed therefore, that during the monitoring period, Stockport Council has continued to maintain a network of facilities that are sufficient to provide a ‘comprehensive and efficient’ public library service to the Borough.

Number and quality of indoor sports halls

A target attached to Core Strategy Policy DMP AS-2 states that the plan should ‘Aspire to achieve quality indoor sports hall provision [...] as a minimum seek no overall reduction in the number or quality of indoor sports halls in the borough’. It is suggested in the Core Strategy that this is best monitored by future studies that examine such matters. In the meantime, there continues to be a shortfall of 11.5 four court sports halls. The proposed four court sports hall at Blackstone Field in Offerton has extant full planning permission granted during the monitoring period. It is not yet implemented but it will replace the temporary sports hall at Offerton High School, thereby resulting in no overall increase in four court sports halls across the Borough.

A new building including two sports halls has extant permission at the Together Trust Centre in Cheadle. However it appears there is no dual use agreement to allow for its use by the general public and its dimensions do not meet Sport England’s minimum size of a four court sports hall. A planning permission was submitted in June 2014 (after the monitoring period being reported) for a four court sports hall in Marple which would be for the use of the college during operating hours and for the community use outside of those hours.

63 following a full consultation exercise with residents
64 a four court sports hall should be a minimum of 34.5m by 20m
The Stockport Gymnastics training facility was completed at Newby Road in Hazel Grove but this does not affect the amount of four-court indoor sports halls across the Borough, as it will not be made available for use as a four-court sports hall due to the occupants seeking its use for a different purpose.

### Level of new and temporary allotments and plots

No additional allotments were provided in this AMR period. The Council’s web-page on allotments\(^{(65)}\) details allotment sites and the number of plots in the Borough.

Council colleagues were unable to confirm the amount of plots since local associations divide up sites to meet local needs. Volunteer organisations worked to clear Offerton Orchard for food production, including replanting some plants, trees and crops as well as the addition of bee-friendly perennials. Herbs for harvesting were planted outside the Cherrywell Cafe on Cherry Tree Lane, while Rosies of Romiley created a Community Edible Area at Romiley Train Station. In addition volunteers improved the Tangshutt Lane site with fruit bushes and the Tangshutt Orchard was pruned as part of the Incredible Edible Romiley scheme. A new bed was planted up outside Cheadle Medical Practice. According to the 2014 Offerton Review a community growing plot was improved and provided at Dial Park Allotments.

Feeding Stockport\(^{(66)}\) co-ordinated by the Kindling Trust is a combined programme to make Stockport a more Sustainable Food City. The project centres around working towards a more fair, economically, environmentally and healthy food system. This will look towards growing Stockport’s fledgling sustainable food sectors, utilising Stockport’s assets such as its greenspace, the community, local enterprises and businesses with the backing of numerous partners including the Council and social housing providers. The scheme involves consideration of some existing and potential allotment quality and provision as well as community growing in other formats.

### Access to fresh food in areas of deprivation

This indicator is usually reported on via an Access to Food Retail graph in the Transport section of the AMR. However due to staff changes and capacity as well as issues with ICT systems there has been no assessment of accessibility for this monitoring period.

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\(^{(65)}\) [www.stockport.gov.uk/2013/3000/8784/stockportallotments](http://www.stockport.gov.uk/2013/3000/8784/stockportallotments)

\(^{(66)}\) [http://sustainablefoodcities.org/findacity/cityinformation/userid/40](http://sustainablefoodcities.org/findacity/cityinformation/userid/40)
It is anticipated that an ASDA will open at Manchester Road Retail Park in November 2014 - a related signage application has been submitted confirming ASDA wish to occupy the site. ALDI was completed in Offerton Local Centre. Lawful Development Certificates were issued in the monitoring period and full planning permission was granted at Manchester Road Retail Park which will allow for the delivery of an ASDA stores at the former MFI unit and the erection of an associated ‘home shopping pod’ to facilitate internet shopping.

**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 2013/14. No Hot Food Takeaways have been completed outside of Centres during this monitoring period within the 300m exclusion zone of policy DMP AS-3.

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

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

As with the previous two monitoring periods, no planning permissions for new hotels have been granted or implemented during 2013/14 in either the Town Centre, Romiley, Marple or Marple Bridge. The latest proposal for Red Rock (Bridgefield in July 2014) anticipates that a hotel would be delivered in the third phase of the development on the site of the temporary car park, which would be completed after the next monitoring period. In the Town Centre there are extant planning permissions at Red Rock (outline) and The Rock Buildings (full) for schemes involving provision of hotels. A planning application was submitted for the Stockport Exchange schemes, including a 115 bed hotel, which was granted planning permission after the current monitoring period. The extant full planning permission for the provision of a Hilton Garden Inn Hotel outside the Town Centre is unlikely to be implemented because the site is under construction for a car showroom.
Supply of land for cemetery provision

Burial space has been available for this period of time. General burial space is projected to run out by 2025. Shared baby burial provision is due to run out in 2016 and ashes burial provision in 2017.

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 continue to be monitored in future Stockport Shopping and Leisure Studies. The most recent data on these indicators is available in the Stockport Shopping Update 2014 undertaken for the Council by Hollis Vincent.

Javelin Group's Venue Score 2013/14 ranks Stockport Town Centre fourth out of the Greater Manchester centres and twelfth in the north west regional hierarchy. However, it has declined in their overall rankings from 96 in 2010 to 103 in 2013. Experian's May 2013 Retail Scape Report places Stockport as seventh in the north west regional retail hierarchy, with the ranking based on an estimated comparison goods spend (55th in national ranking).

In January 2014 the Manchester Evening News reported that in the trading week before Christmas 2013 more than 216,000 people visited Merseyway Shopping Centre - an increase of 4.2% on the equivalent week in 2012 and the highest total since 2009. The number of shoppers at Merseyway for December as a whole exceeded one million for the third successive year. This contributed to Merseyway Shopping Centre exceeding a footfall of 10 million for the whole of 2013, again for the third consecutive year. Merseyway is within the Primary Shopping Frontage of the central shopping Core Retail Area in the Town Centre.

The future Red Rock and Stockport Exchange proposals will further enhance the vitality and viability of the Town Centre and its performance. The Town Centre public realm will be enhanced through the Red Rock proposals. The scheme version outlined in July 2014 involves the development of two public squares on Bridgefield Street, changes to the highway to accommodate bus re-routing, a proposed access strategy and improvements to the rear of properties on Princes Street which borders Bridgefield Street. The Red Rock proposals also include street planting and furniture. The extant Stockport Exchange scheme in the town centre involves public realm improvements. A comprehensive scheme
Monitoring of Policy Performance

of access arrangements and public realm works is included as part of the full planning application of the Stockport Exchange Scheme, including a pedestrian plaza of approximately 2,250m², lawned terrace, feature seating and other outdoor space including tree / planted avenues.

In terms of the District Centres, the Shopping Study Update 2014 found Bramhall and Marple are very healthy, Cheadle, Cheadle Hulme and Romiley are healthy, Hazel Grove is experiencing some difficulties while both Edgeley and Reddish are experiencing substantial difficulties. The Shopping Study Update 2014 included a survey by NEMS market research in April 2014 of 1,282 pedestrians in Stockport's eight District Centres, with a minimum of 150 respondents in each centre. The District Centres were ranked against each other, assessed against five environmental quality and personal safety factors. The overall ranking for these factors was Marple in first place followed in order by Bramhall, Romiley, Cheadle Hulme, Hazel Grove, Cheadle, Reddish and Edgeley. A children's play area opened in Bramhall precinct during the monitoring period and a refurbishment of Bramhall Precinct has commenced.

The extant foodstore proposal (granted March 2013) at Chadwick Street in Marple District Centre proposed hard and soft landscaping and highway improvements and public realm works along Trinity Street. This would include enhancement to the pedestrian route between Trinity Street and Market Street, the installation of a 'shared space' highway surface treatment to Trinity Street and the improvement of Trinity Street to an adoptable standard.
Accommodating Economic Development

Stockport's Sustainable Community Strategy 2020\(^{(67)}\) 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 2013/14 AMR:

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

Indicators

The following indicators are reported on in this section for the 2013/14 Reporting Year:

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

Data in the ‘Transport’ section of the AMR reports on the accessibility of employment sites via sustainable transport modes from new housing development in the Borough.
Outputs & Findings

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

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

Traditionally, Stockport has recorded the amount of employment land available or completed in hectares and this information is reflected in 'Amount of Industrial / Commercial Land Developed in Stockport 2004 to 2013/14 (hectares)'. This record reflects the whole area of all sites where development has taken place, shown in hectares. However, data is also shown (where available) in m² in Table 19 'Amount of Industrial/Commercial floorspace developed in Stockport 2004 - 2013/14 (square metres)' for completions in Stockport Borough for clarification. The square metres figures reflect only the floorspace of buildings developed and not the whole area of each site.

The average amount of employment land developed since 2004 stands at 5.07 hectares per annum. As can be seen in 'Amount of Industrial / Commercial Land Developed in Stockport 2004 to 2013/14 (hectares)' a total 0.82 hectares have been developed in Stockport for 2013/14. To cover the longer term, the Council is preparing an Employment Land Review covering the period up to 2032. Initial findings suggest a shortfall in employment land within this time frame and the need to consider how this shortfall could be addressed. This Review is due for completion in late 2014.

The amount of floorspace relative to the total amount of the employment land developed is shown in Table 19 'Amount of Industrial/Commercial floorspace developed in Stockport 2004 - 2013/14 (square metres)'. For 2013/14 there were fourteen B1 and B2/8 completions compared to ten for the previous year. More striking however was the huge increase in associated area for both B1 and B2/8 uses from 0.21 hectares total site area in 2012/3 to 3.76 hectares total site area in 2013/4, an eighteenfold increase, with about two thirds being for B1 use. This reflects the expansion / redevelopment in situ of large businesses within existing employment areas which in turn reflects an increase in investment commensurate with a general upturn in the economy.
Monitoring of Policy Performance

Amount of Industrial / Commercial Land Developed in Stockport 2004 to 2013/14 (hectares)

![Bar chart showing the amount of industrial/commercial land developed in Stockport from 2004 to 2013/14. The chart indicates the hectares developed in each year.](chart.png)
Table 19 Amount of Industrial/Commercial floorspace developed in Stockport 2004 - 2013/14 (square metres)

<table>
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</tr>
</thead>
<tbody>
<tr>
<td>B1</td>
<td>8,126</td>
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<td>1,635</td>
<td>555</td>
<td>6,938</td>
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</tr>
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<td>B2/B8</td>
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<td>28,654</td>
<td>3,418</td>
<td>408</td>
<td>1,728</td>
<td>9,820</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>17,946</td>
<td>5,110</td>
<td>2,043</td>
<td>3,473</td>
<td>34,316</td>
<td>3,473</td>
<td>2,043</td>
<td>5,110</td>
<td>17,946</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

For B1 (Office) use the largest area of site redevelopment took place in the Central Committee Area followed by Werneth which records 86% of the total area. For Central however the majority of the site area was related to a relatively small office development of 89m² floorspace within a 9,200m² site occupied by Landis and Gyr at Birdhall Lane. Similarly at Werneth one site at Unit A Horsfield Way is responsible for 97% of the total site area but only involving 180m² of additional B1 floorspace.

For B2/B8 uses 91% of site area redevelopment was recorded in Werneth, accounted for by two sites. One was at Hollingworth Road (4,600m² site area) involving a change from office to industrial use (re-use of an 832m² floorspace unit). The other was at Corrie House, Bredbury Parkway (6,160m² site area) involving the creation of an additional 700m² of floorspace.

Thus the increase in area of employment land completed for the 2013/14 monitoring period needs to be treated with caution given the relatively small floorspace involved. However, as stated in the last monitoring report, there are two large sites in the pipeline for future monitoring at Yew Street (2.54 Ha) and S Park at Tiviot Way (6.6 Ha). The former site, which mainly comprises the development of four large office blocks, is now under construction, whilst S Park, which largely comprises B2 and B8 units and a large Jaguar Landrover Dealership, is due for completion by the end of 2014.

The completions of these large sites will considerably decrease the amount of B2/B8 employment floorspace available from 2014-5 onwards. However, in terms of office use, the future completion of office floorspace at Yew Street will be more than outweighed by the future creation of a maximum 44,900m² of B1 office floorspace at Stockport Exchange, for which planning permission was granted in July 2014. There also remains a considerable store of land suitable for office development at Cheadle Royal Business Park.
### Table 20 Industrial and Commercial Completions in each Committee Area (2013/14)

<table>
<thead>
<tr>
<th>Committee Area</th>
<th>No. B1, B2 and B8 Completions</th>
<th>Area B1 (m²)</th>
<th>Area B2 and B8 (m²)</th>
<th>Total Area (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bramhall &amp; Cheadle Hulme South</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Central</td>
<td>4</td>
<td>12,213</td>
<td>0</td>
<td>12,213</td>
</tr>
<tr>
<td>Cheadle</td>
<td>1</td>
<td>3,286</td>
<td>0</td>
<td>3,286</td>
</tr>
<tr>
<td>Heatons &amp; Reddish</td>
<td>2</td>
<td>319</td>
<td>253</td>
<td>573</td>
</tr>
<tr>
<td>Marple</td>
<td>1</td>
<td>0</td>
<td>173</td>
<td>173</td>
</tr>
<tr>
<td>Stepping Hill</td>
<td>2</td>
<td>0</td>
<td>581</td>
<td>581</td>
</tr>
<tr>
<td>Werneth</td>
<td>4</td>
<td>9,979</td>
<td>10,760</td>
<td>20,739</td>
</tr>
<tr>
<td><strong>Stockport Totals</strong></td>
<td><strong>14</strong></td>
<td><strong>25,797</strong></td>
<td><strong>11,767</strong></td>
<td><strong>37,564</strong></td>
</tr>
<tr>
<td><strong>2012/13 Totals</strong></td>
<td><strong>10</strong></td>
<td><strong>1682</strong></td>
<td><strong>408</strong></td>
<td><strong>2090</strong></td>
</tr>
</tbody>
</table>

The total amount of additional employment floorspace delivered in 2013/14 was 37,564 m² of which 187 m² was in the Town Centre.

Monitoring of completions indicates that there is a massive increase in floor space lost to all other use classes. This reflects, in part, the more flexible approach undertaken to employment creation in new development in the Core Strategy, beyond the traditional B1, B2 and B8 employment uses. This flexibility is reinforced in the National Planning Policy Framework.
Monitoring of Policy Performance

Table 21 Industrial and Commercial Developments (Use Class Orders B1, B2 and B8) in Stockport

<table>
<thead>
<tr>
<th>Industrial &amp; Commercial Development</th>
<th>2012/13</th>
<th>2013/14</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total floorspace completed (Gross) that is on Previously Developed Land</td>
<td>2,043m² (100%)</td>
<td>5,110m² (100%)</td>
</tr>
<tr>
<td>Total amount of Employment land available for Office, Industrial &amp; Warehouse Use:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office (B1)</td>
<td>24.31 Ha</td>
<td>23.96 Ha</td>
</tr>
<tr>
<td>Industrial (B2/B8)</td>
<td>31.25 Ha</td>
<td>28.21 Ha</td>
</tr>
<tr>
<td>Total</td>
<td>55.56 Ha</td>
<td>52.15 Ha</td>
</tr>
<tr>
<td>Total Amount of Industrial / commercial Floorspace lost to other uses (i.e all other use classes)</td>
<td>14,844m²</td>
<td>9,453m²</td>
</tr>
</tbody>
</table>

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 2013/14.

No permissions granted and implemented for B1 uses in the district centres in the year 2013/14.

Three permissions were granted and implemented for B1 uses in employment areas in the year 2013/14 resulting in a total of 29 jobs created. The development at Avtech House in Birdhall Lane resulted in 18 jobs created. A development at Discovery House (near the McVities site) resulted in 6 jobs. A change of use from warehousing to office at Biobank, Spectrum Way resulted in 5 jobs.
No permissions granted and implemented for B1 uses in rural areas in the year 2013/14.

The Council expects that most new employment developments will still occur in the town and district centres and in employments areas.

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

The Local Employment and Training Benefits SPD\(^{(68)}\) relates to Core Strategy Policy AED5 and was adopted in July 2012. Until such time as this SPD has had a chance to take effect it is not possible to assess its impact in detail. There have been no employment generating developments, including for B1, B2 or B8 developments, which have given rise to the need to implement the policy. The SPD will continue to be monitored.

**Employment Rates**

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

Stockport Council continues to receive unemployment data from the Association of Greater Manchester Authorities’ Commission for the New Economy. This data is compiled from NOMIS statistics provided by the Office of National Statistics (ONS). The data is based upon the economically active population aged 16 years to retirement and reflects the data around Job Seekers Allowance (JSA) claimants.

For 2013/14 the percentage change in unemployment was only exceeded by Bolton. Despite the impact of the recent 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. However, it should be noted that Stockport is now fifth lowest in terms of JSA claimants rather than third lowest that it has been for previous years. However Stockport has the second lowest unemployment rate in Greater Manchester after Trafford. Stockport’s rate of unemployment for March 2014 (2.7%) is lower than the national rate of 2.9%. However the graph below clearly shows that the more deprived areas of the borough remain the highest areas of unemployment.

68 http://stockport-consult.objective.co.uk/portal/pp/letb/letb?tab=files
The following figures show the average percentage rate of unemployment by ward for the total populations for March 2013/14 and March 2012/13. 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:

- A graph shows the Rate of Unemployment in Stockport by Ward 2004 to 2014 covering 9 years of data
- The wards used are dictated by ONS data which uses the pre-2004 ward delineations
- Retention of the old ward structure allows comparison with earlier years data
- Darker areas on the maps indicate areas of higher unemployment
### Table 22 Greater Manchester: JSA Claimant Count March 2014 (annual change)

<table>
<thead>
<tr>
<th>Area</th>
<th>Number</th>
<th>Rate (%)</th>
<th>Mar 13</th>
<th>Mar 14</th>
<th>Annual Change (%)</th>
<th>Mar 13</th>
<th>Mar 14</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bolton</td>
<td>8,669</td>
<td>7,046</td>
<td>-18.7</td>
<td>4.9</td>
<td>4.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bury</td>
<td>4,770</td>
<td>3,637</td>
<td>-23.8</td>
<td>4.0</td>
<td>3.1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manchester</td>
<td>20,229</td>
<td>15,582</td>
<td>-23.0</td>
<td>5.7</td>
<td>4.3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Oldham</td>
<td>8,187</td>
<td>4,720</td>
<td>-42.3</td>
<td>5.8</td>
<td>3.3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rochdale</td>
<td>7,541</td>
<td>5,070</td>
<td>-32.8</td>
<td>5.5</td>
<td>3.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Salford</td>
<td>8,472</td>
<td>5,957</td>
<td>-29.7</td>
<td>5.4</td>
<td>3.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Stockport</strong></td>
<td><strong>6,100</strong></td>
<td><strong>4,854</strong></td>
<td><strong>-20.4</strong></td>
<td><strong>3.4</strong></td>
<td><strong>2.7</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tameside</td>
<td>7,187</td>
<td>4,678</td>
<td>-34.9</td>
<td>5.0</td>
<td>3.3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trafford</td>
<td>4,645</td>
<td>3,341</td>
<td>-28.1</td>
<td>3.2</td>
<td>2.3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wigan</td>
<td>9,666</td>
<td>6,521</td>
<td>-32.5</td>
<td>4.7</td>
<td>3.2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Greater Manchester</td>
<td>85,466</td>
<td>61,406</td>
<td>-28.2</td>
<td>4.9</td>
<td>3.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>North West</td>
<td>198,096</td>
<td>146,708</td>
<td>-25.9</td>
<td>4.4</td>
<td>3.2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>United Kingdom</td>
<td>1,584,468</td>
<td>1,196,269</td>
<td>-24.5</td>
<td>3.9</td>
<td>2.9</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Monitors of Policy Performance

Unemployment 2013 - 2014

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Monitoring of Policy Performance

Unemployment 2012 - 2013

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Monitoring of Policy Performance

Ward Unemployment Rates 04-14
Safeguarding and Improving the Environment

This section of the AMR monitors the performance of those policies in the Safeguarding & Improving the Environment element of Stockport's adopted Core Strategy as well as the Greater Manchester Joint Waste Development Plan Document (GMJWDPD) and the Greater Manchester Joint Minerals Development Plan Document (GMJMDPD). This results in the following areas of policy being monitored in this section:

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

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

Stockport contains a range of physical environmental assets, which can collectively be referred to as Green Infrastructure (GI), which provide multiple social, economic and environmental benefits. The Core Strategy recognises the cross cutting function that GI has, and the benefits of integrating GI with social and economic priorities, which will help contribute to the development of sustainable communities. A plan showing the general extent of Green Infrastructure is shown in the Core Strategy. Stockport’s Open Space and Recreational Study in 2005 provided data concerning urban open space and leisure provision in Stockport, informing the LDF policies.

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

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

Stockport has a rich cultural heritage and the Council works to protect and ensure easy access for all to its many heritage and cultural sites throughout the borough. Stockport’s Sustainable Community Strategy states ‘the borough has a proven track record in conserving its built heritage and preserving its open space to support ambitions for local regeneration and tourism’. Stockport’s Conservation & Heritage Strategy highlights the important role that heritage assets have to play in shaping our future. For more detail on the specific activities of managing the historic environment, outside the planning policy role reported here, visit the relevant webpages on Stockport Council’s website: www.stockport.gov.uk/historicareas.

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

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

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

Relevant Policies

- Core Policy CS8 Safeguarding and Improving the Environment (Page 102)
- Development Management Policy SIE-1 Quality Places (Page 106)
- Development Management Policy SIE-2 Provision of Recreation and Amenity Open Space in New Developments (Page 107)
- Development Management Policy SIE-3 Protecting, Safeguarding and Enhancing the Environment (Page 113)
- Development Management Policy SIE-4 Hazardous Installations (Page 123)
- Development Management Policy SIE-5 Aviation Facilities, Telecommunications and other Broadcast Infrastructure (Page 124)
In addition this section of the AMR includes reported minerals and waste information provided by the Greater Manchester Minerals and Waste Planning Unit on policies in the adopted Greater Manchester Joint Waste\(^{(69)}\) and Minerals\(^{(70)}\) Development Plan Documents.

**Indicators**

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

**Biodiversity**
- Changes in areas of biodiversity importance

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

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\(^{69}\) [http://www.gmwastedpd.co.uk/](http://www.gmwastedpd.co.uk/)
\(^{70}\) [http://www.gmmineralsplan.co.uk/](http://www.gmmineralsplan.co.uk/)
Monitoring of Policy Performance

Conservation & Heritage

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

Waste & Minerals

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

Outputs & Findings

Natural England's Accessible Natural Green Space Standard - ANGsT

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

- of at least 2 hectares in size, no more than 300 metres (5 minutes walk) from home;
- at least one accessible 20 hectare site within two kilometre of home;
- one accessible 100 hectare site within five kilometres of home; and
- one accessible 500 hectare site within ten kilometres of home; plus
- a minimum of one hectare of statutory Local Nature Reserves per thousand population.
A total of 1,705 households out of Stockport's total 126,477 households meet none of the ANGsT requirements. The following levels were recorded in 2011:

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

There is obviously room for further improvement, reflecting the lack of open space availability in most parts of the Borough. Core Strategy policies promote the consideration and inclusion of open and green space provision in new development wherever feasible. However financial viability considerations will continue to place pressure on development coming forward and this is one critical community infrastructure consideration of many that developers and planning decision makers have to face. However given the benefits that accrue from delivery of this type of community facility it is highly desirable that such provision is achieved.

Open Space

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

This reporting period sees the Borough's first losses of local open space (involving formal open space and amenity open space) since formal monitoring first commenced in 2003. The two schemes involved are at the Dialstone Centre, Blackstone Fields and the former Dale Park Primary School, Offerton (a net loss of 1.25 hectares of local open space (Dialstone Centre site) but 2 hectares loss over all three sites) and the former North Area College at Buckingham Road in Heaton Moor (Net loss 2.48 hectares).

The reasons for the losses at the Dialstone Centre and related sites result from the proposed regeneration of Offerton, including provision of a new community centre, new sports facilities and improvements to the remaining open space. Following Stockport College restructuring resulting in the North Area College site becoming redundant it was released for residential development which involved the loss of 2.48 hectares open space. The development has resulted in £417,000 paid to the Council to compensate for the loss of a sports pitch.
The provision of Local Areas of Play, Local Equipped Areas of Play and Neighbourhood Equipped Areas of Play will satisfy the open space needs generated by new housing development and therefore do not constitute a substitution for loss of existing open space. While the £417,000 constitutes compensation for a 0.7 hectare sports pitch, the total overall loss of 4.48 hectares remains contrary to adopted local planning policy and related targets.

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

In terms of the amount of children’s play and casual recreational facility provided from new development – Targets: Formal 1.7ha/1,000 population; Children’s 0.7 ha / 1,000 population; these targets are being met in various forms. During this monitoring period there have been four developments of appropriate size to have triggered the threshold for delivering local areas for play\(^{71}\). The site at Buckingham Road (Heaton Moor Campus) is where four LAPs have been included.

Where the open space requirement cannot be met on the individual sites, contributions are made through the payment of commuted sums. Open space commuted sums are also collected from other residential developments towards the provision and maintenance of formal and casual open space facilities within the Borough, in accordance with the requirements of the Core Strategy Development Management Policy SIE-2. For this monitoring period on the following sites a commuted sum payment was negotiated which will contribute to the delivery and / or improvement of other play facilities; Hopes Carr (Phase 1), Former Peacefield School at Cross Lane in Marple and the Peaches Night Club development.

For the Reporting Year 13/14 only one open space / amenity site in the Borough was improved using commuted sums - no new sites were created. The site that was improved was the Play Area at Parkside Walk in Bramhall. Staff changes in April 2012 have continued to result in delays to the spend of collected monies, compared to previous monitoring years. However the Council is allowed eight years from date of payment to spend any commuted sums that are paid, and any subsequent improvements recorded will inform subsequent AMRs.

\(^{71}\) Local Areas for Play or LAPs are required on sites where the development accommodates approximately 50 or more residents.
Adult participation in sport

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

<table>
<thead>
<tr>
<th>Year</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>2005/06</td>
<td>22.4%</td>
</tr>
<tr>
<td>2007/09</td>
<td>21.0%</td>
</tr>
<tr>
<td>2009/11</td>
<td>22.4%</td>
</tr>
<tr>
<td>2010/12</td>
<td>25.0%</td>
</tr>
<tr>
<td>2011/13</td>
<td>26.2%</td>
</tr>
</tbody>
</table>

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

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

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

- 05/06 - 60%
- 06/07 - 67%
- 07/08 - 75%
- 08/09 - 79%
- 09/10 - 86%
It should be noted that no specific guidance on a measuring method for five hours of quality sport (as originally required by the NI) was available. Therefore a type of floor target was used to measure the percentage of 5-16 year olds participating in at least 2 hours a week of high quality PE and sport at school during curriculum time. This national indicator is no longer collected. Stockport Council are examining other ways of obtaining data on this indicator or similar.

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

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

### Changes in areas of biodiversity importance

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

- Sites of Biological Importance (SBI) (72)
- Sites of Special Scientific Interest (SSSI) (73)
- Local Nature Reserves (LNR) (74)

Stockport has no European designations within its boundaries, but several sites lie within a 15 km radius, further information on these sites can be found in the Habitats Regulations Assessment on the Core Strategy (75).
During the review period of 2013 there was a partial loss at Bruntwood Park SBI which was not as a result of planning development. 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, which enables clearer boundary definition.

Table 24 Sites of Biological Importance in Stockport (Source: GMEU)

<table>
<thead>
<tr>
<th>DISTRICT FACT SHEET (All areas in hectares)</th>
<th>1984</th>
<th>2012</th>
<th>2013</th>
<th>Net Change 2012-13</th>
<th>No.</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Number of SBIS</td>
<td>29</td>
<td>66</td>
<td>66</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total Area of SBIS</td>
<td>421.9</td>
<td>725.4</td>
<td>724.3</td>
<td>-1.1</td>
<td>-0.2</td>
<td></td>
</tr>
<tr>
<td>Total Number Grade A</td>
<td>11</td>
<td>22</td>
<td>22</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total Area Grade A</td>
<td>231.5</td>
<td>414.6</td>
<td>414.6</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total Number Grade B</td>
<td>9</td>
<td>19</td>
<td>19</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total Area Grade B</td>
<td>89.1</td>
<td>207.3</td>
<td>206.2</td>
<td>-1.1</td>
<td>-0.5</td>
<td></td>
</tr>
<tr>
<td>Total Number Grade C</td>
<td>9</td>
<td>25</td>
<td>25</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total Area Grade C</td>
<td>101.3</td>
<td>103.5</td>
<td>103.5</td>
<td>-2.2</td>
<td>-2.1</td>
<td></td>
</tr>
</tbody>
</table>
### SITES OF BIOLOGICAL IMPORTANCE IN STOCKPORT – 2013 REVIEW

<table>
<thead>
<tr>
<th>Grid Ref</th>
<th>Change in Grade of existing SBI</th>
<th>2012</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
<td>-</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>-</td>
<td>-</td>
<td>-</td>
<td>-</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>SJ860867</td>
<td>Bruntwood Park</td>
<td>B</td>
<td>1.1</td>
<td>18.1</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>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Grid Ref</th>
<th>Site visited with no overall change / change to description only</th>
</tr>
</thead>
<tbody>
<tr>
<td>SJ950879</td>
<td>Woodville Drive Wood</td>
</tr>
<tr>
<td>SJ936898</td>
<td>Otterspool &amp; Little Woods</td>
</tr>
<tr>
<td>SJ966884</td>
<td>Roman Lakes</td>
</tr>
</tbody>
</table>
Monitoring of Policy Performance

SITES OF BIOLOGICAL IMPORTANCE IN STOCKPORT – 2013 REVIEW

<table>
<thead>
<tr>
<th>DISTRICT FACT SHEET (All areas in hectares)</th>
<th>Net Change 2012-13</th>
</tr>
</thead>
<tbody>
<tr>
<td>SJ945902 Kirk &amp; River Woods</td>
<td></td>
</tr>
<tr>
<td>SJ941933 - SJ946904 Peak Forest Canal (South)</td>
<td></td>
</tr>
<tr>
<td>SJ997907 Ludworth Moor</td>
<td></td>
</tr>
</tbody>
</table>

There are still two Sites of Special Scientific Interest (SSSI) in Stockport with a total of 14.11 ha which has not changed over the last three monitoring periods. There remain 13 Local Nature Reserves (LNR) in the Stockport area totalling 314.5 ha. Stockport retains 66 Sites of Biological Importance (SBI) with a total area of 724.3 ha.

<table>
<thead>
<tr>
<th>Type of Site</th>
<th>2008/9</th>
<th>2009/10</th>
<th>2010/11</th>
<th>2011/12</th>
<th>2012/13</th>
<th>2013/14</th>
</tr>
</thead>
<tbody>
<tr>
<td>SSSI</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>SBI</td>
<td>65</td>
<td>64</td>
<td>65</td>
<td>67</td>
<td>66</td>
<td>66</td>
</tr>
<tr>
<td>LNR</td>
<td>12</td>
<td>13</td>
<td>13</td>
<td>13</td>
<td>13</td>
<td>13</td>
</tr>
</tbody>
</table>

One SBI at Bruntwood Park was reduced in size which was not due to planning development.
Figure 4 Area of Site Designations (Ha)
Environmental Protection

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

Once again due to officer capacity 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 continue to be investigated and will be reported in future AMRs.

The Health & Safety Executive (HSE) were asked to comment on 4 applications during 2013/14. HSE raised no objections against this planning application during the Monitoring Period, therefore 100% were determined in line with HSE consultation responses.

Manchester Airport were asked to comment on 31 applications and no objections were recorded, therefore 100% were determined in line with the Manchester Airport responses.

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

Conservation & Heritage

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

Stockport retains 37 designated Conservation Areas in the borough. The amount of area shown remains at 8.41 km² in this reporting year. This means that the target was achieved for this Reporting Year. Figure 5 ‘Conservation Areas’ below shows the Conservation Areas in detail.
There has been no change in the number of Scheduled Monuments or Statutory Listed Buildings. The increase in the number of Locally Listed Buildings shown in Table 26 'Numbers of conservation and heritage assets in Stockport' results from a review of the locally listed buildings in
Marple and the addition of several new designations. Further information is available on the web page:  
www.stockport.gov.uk/services/environment/planningbuilding/conservationheritage/heritageassets/locallylistedbuildings/locallistreview

The figures for the last eight years are shown below:

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Listed Buildings</td>
<td>368</td>
<td>375</td>
<td>377</td>
<td>386</td>
<td>387</td>
<td>387</td>
<td>388</td>
<td>388</td>
</tr>
<tr>
<td>Scheduled Monuments</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>Locally Listed Buildings</td>
<td>131</td>
<td>130</td>
<td>131</td>
<td>368</td>
<td>368</td>
<td>367</td>
<td>367</td>
<td>468</td>
</tr>
</tbody>
</table>

Like the previous monitoring period Stockport retains 2 Registered Historic Parks & Gardens and there are now 3,618 Stockport entries in the Greater Manchester Historic Environment Record.

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

Waste

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

No new facilities were granted planning permission during the monitoring period. The Legget Site at Lingard Lane was completed during the monitoring period as a waste transfer station and material recycling facility with a capacity for 75,000 tonnes per annum. 2011/12 saw the reporting of the development of an anaerobic facility for the treatment of commercial and household food waste at Bredbury Parkway with a capacity for 25,000 tonnes per annum.
In relation to the amount of municipal waste arising, a total of 101,912.01 tonnes of municipal waste was managed in Stockport for the monitoring period. Of the collected waste 61.1% was either composted, recycled or re-used, compared to 61.4% and 63.3% in the previous years respectively.

Table 27 'Amount and type of waste recycled 2011-14' shows the various tonnages of recyclate collected. The total figure for 2011/12 includes an element of textile re-use.

<table>
<thead>
<tr>
<th>Type of Recycling Tonnage</th>
<th>2011/12</th>
<th>2012/13</th>
<th>2013/14</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brown Bin - glass, tins, cans, aerosols, plastic bottles, aluminium foil / trays</td>
<td>12,300</td>
<td>12,331</td>
<td>12,421</td>
</tr>
<tr>
<td>Blue Bin - paper, card, cardboard including cartons</td>
<td>16,100</td>
<td>15,224</td>
<td>15,007</td>
</tr>
<tr>
<td>Green Bin - garden and solid food waste</td>
<td>35,800</td>
<td>34,370</td>
<td>36,159</td>
</tr>
<tr>
<td><strong>Total Tonnage</strong></td>
<td><strong>64,363</strong></td>
<td><strong>61,955</strong></td>
<td><strong>63,587</strong></td>
</tr>
</tbody>
</table>

The Greater Manchester Joint Waste Development Plan\(^{76}\) was adopted in April 2012 and the first year of monitoring was completed and reported in late 2013. The 2014 monitoring report has now been published by Urban Vision (the Minerals & Waste Planning Team for Greater Manchester) and the report is available to download here: [www.gmwastedpd.co.uk/annmonitor.html](http://www.gmwastedpd.co.uk/annmonitor.html)
Minerals

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

The Greater Manchester Joint Minerals Development Plan\(^{(77)}\) was adopted in April 2013 and the first year of monitoring has been completed. The most recent annual monitoring report produced by the Greater Manchester Waste and Minerals Planning Unit is available to download: \(\text{http://www.gmmineralsplan.co.uk/annmon.html}\). This document details minerals reporting for the North West of England which includes for Stockport. Below as a summary are the tables for Indicators M1 and M2 as reported in the Annual Monitoring Report for the GMJMDPD.

Table 28 Greater Manchester, Merseyside and Warrington aggregate crushed rock landbank as at 31 December 2013 - Indicator M1

<table>
<thead>
<tr>
<th>Landbank as at 31.12.12 (years)</th>
<th>Permitted reserves as at 31.12.13 (mt)</th>
<th>Annual apportionment requirement 05-20 (mt)</th>
<th>Landbank as at 31.12.13 (years)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greater Manchester, Merseyside &amp; Warrington</td>
<td>15.2</td>
<td>20.32</td>
<td>1.32</td>
</tr>
</tbody>
</table>

Table 29 Greater Manchester, Merseyside and Warrington aggregate crushed sand and gravel landbank as at 31 December 2013 - Indicator M2

<table>
<thead>
<tr>
<th>Landbank as at 31.12.12 (years)</th>
<th>Permitted reserves as at 31.12.13 (mt)</th>
<th>Annual apportionment requirement 05-20 (mt)</th>
<th>Landbank as at 31.12.13 (years)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greater Manchester, Merseyside &amp; Warrington</td>
<td>10.5</td>
<td>4.27</td>
<td>0.43</td>
</tr>
</tbody>
</table>

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

\(^{(77)}\) http://www.gmmineralsplan.co.uk/
There were no losses of known mineral resources to development within Stockport during the monitoring period.
Transport

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

Relevant Policies

The following policies are monitored within this section of the 2013/14 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
Findings & Outputs

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

Table 30 ‘Industrial and Commercial developments complying with Council car parking standards (13/14)’ depicts the number of developments completed in the local authority area (non-residential types) complying with Stockport's car parking 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>14</td>
<td>14</td>
<td>100%</td>
</tr>
<tr>
<td>New Retail developments (UCOs A)</td>
<td>14</td>
<td>14</td>
<td>100%</td>
</tr>
<tr>
<td>New Leisure developments (UCOs D)</td>
<td>2</td>
<td>2</td>
<td>100%</td>
</tr>
</tbody>
</table>

Any non-compliance results from changes of use developments only, whereby existing car parking is in excess of the new requirement. All new developments are in compliance.

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

Figure 6 ‘All Modes’ shows the latest statistics from Transport for Greater Manchester’s website for Stockport. The overall picture shows an increasing share of the majority of non-car modes in the morning peak period and a decreasing car mode usage in the inter peak and afternoon periods for the past two years, following rising trends for both time periods.
Monitoring of Policy Performance

Figure 6 All Modes

0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%
07:30-09:30 10:00-12:00 16:00-18:00
Walk Cycle Rail Bus Car
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. Future monitoring of the Core Strategy will assess compliance levels with the accessibility thresholds.

Due to staff changes and officer capacity issues in 2014, as well as issues with access to software, there has been no monitoring completed for this year’s transport assessment. Future monitoring will require re-running of the model used to inform the development of the Core Strategy and will be undertaken when software issues have been addressed.

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

Unfortunately due to staff changes and capacity issues the data for this indicator has not been assessed for a second monitoring period. A new system called iTrace is being considered for use and will provide data for this indicator in subsequent AMRs.

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

There have been no incidences of loss in the first two years of monitoring the Core Strategy.
Stockport Town Centre Strategic Location

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

- Why Stockport's town centre should be the primary focus for development in the borough
- Which uses should be encouraged in the town centre
- Setting out the broad areas in which these uses should be focused

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

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

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

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

- Number of new dwellings in Stockport Town Centre granted planning permission and constructed during the monitoring year
- Amount of completed retail and leisure development for the Town Centre
- Number of vacant properties in Stockport town and district centres and vacancy rates as a percentage in primary shopping and all frontages
- Proportion of A1 use in Primary Frontages in Stockport's Town Centre's Core Retail Area (CRA) and at District Centres (DCs).
- Diversity of economic development in secondary frontages in Town Centre CRA and DCs
- Footfall at primary and secondary frontages of the CRA in Town Centre and DCs
- Amount of A2, A3, A4 and D2 use floor space developed annually in Town Centre, DCs and local centres. Amount of comparison retail floorspace developed annually in the Town Centre CRA and amount of A1 use developed annually in the DC and local centres.
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

No dwellings were granted planning permission in the Town Centre this year. However, 90 new dwellings were completed in the Town Centre for this monitoring year, significantly exceeding the total for last year as completions occurred at the Hopes Carr and Peaches Nightclub sites. Work continues on both these sites and it is anticipated that there will be further completions next year.

489m² of completed retail and leisure development was delivered in the town centre, around 6% of overall retail and leisure development in Stockport. This included two cafés at the Hopes Carr development.

As at May 2013 there were 84 vacancies in the Core Retail Area of Stockport Town Centre meaning that 17.7% of ground floor units were vacant.

As in the previous monitoring period, no new A1 units were delivered in the Town Centre. The Bridgefield development will do some way to addressing the shortfall of medium sized retail units. This will be reported in the subsequent AMR.

A1 uses are those uses classed for Shops including shops, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, domestic hire shops, dry cleaners, funeral directors and internet cafés. There are 25 Primary Frontage Blocks in the Town Centre of which 9 blocks have less than 80% of their frontage in A1 use. However the current target of 80% has been met overall.

There are a range of A2, A3, A4 and A5 uses in the Town Centre Secondary Shopping Frontage as well as a clinic, a wellbeing and advisory centre, a theatre, a museum, nail salons, a casino and an amusement arcade. This is considered to be an adequate range of non-A1 use but the range of cafés, restaurants and bars would benefit from improvement to diversify the evening economy and provide a better range of complementary facilities for shoppers.
Table 31 Amount of A2, A3, A4 and D2 use floor space developed annually in Town Centre (m²)

<table>
<thead>
<tr>
<th>Use Class</th>
<th>2010/11</th>
<th>2011/12</th>
<th>2012/13</th>
<th>2013/14</th>
</tr>
</thead>
<tbody>
<tr>
<td>A2 Financial and professional services - banks, building societies,</td>
<td>145</td>
<td>0</td>
<td>757.5</td>
<td>115</td>
</tr>
<tr>
<td>estate and employment agencies, professional and financial services and</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>betting offices</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A3 Restaurants and cafés - For the sale of food and drink for</td>
<td>257.1</td>
<td>531.2</td>
<td>436.3</td>
<td>374</td>
</tr>
<tr>
<td>consumption on the premises - restaurants, snack bars and cafés</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A4 Drinking establishments - Public houses, wine bars or other</td>
<td>9</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>drinking establishments (but not nightclubs)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>D2 Assembly and leisure - cinemas, music and concert halls, bingo and</td>
<td>0</td>
<td>843</td>
<td>2,651</td>
<td>0</td>
</tr>
<tr>
<td>dance halls (but not nightclubs), swimming baths, skating rinks,</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>gymnasiums or sport arenas (except for motor sports, or where firearms</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>are used)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 31 ‘Amount of A2, A3, A4 and D2 use floor space developed annually in Town Centre (m²)’ shows the amount of floor space developed annually for these uses in the Town Centre. It is the Gross figure for these uses not including losses for change of use. A2 use class development has increased since the adoption of the Core Strategy.

A2 use has been completed in the Town Centre at Warren Street and there were three A3 use developments. Development activity in the Town Centre involving the A4 use class has marginally increased since adoption of the Core Strategy, but no new A4 use development has taken place in Stockport centres for this period. No A4 or D2 use was completed in the Stockport Centres this monitoring period. 3,236m² of D2 use cinema development is proposed at the Bridgefield scheme, the planning application for which was granted during this monitoring period.

As with the previous two monitoring periods, no planning permissions for new hotels have been granted or implemented during 2013/14 in the Town Centre. The latest proposal for Bridgefield (July 2014) anticipates that a hotel would be delivered in the third phase of the development on the site of the temporary car park, which would be completed after the next monitoring period. In the Town Centre there are extant planning permissions at Bridgefield (outline) and The Rock Buildings (full) for schemes involving provision of hotels. A planning application was submitted for the Stockport Exchange schemes, including a 115 bed hotel, which was granted planning permission after the current monitoring period.
With regards to perceptions of safety and crime in the town centre, during the year 2012-2013 there were 1313 total incidents of crime reported as having occurred in Stockport Town Centre\(^{80}\). This is a reduction on the 1,542 incidents reported for the previous monitoring period.

The Stockport Shopping Study 2014 undertaken by Hollissvincent was partly based on the results of a household telephone survey of residents that was undertaken by the market research company NEMS in February / March 2014. 94\% of respondents\(^{81}\) who had visited Stockport Town Centre in the last 12 months felt safe when visiting in the evening. The most popular reasons respondents gave were 'Never seen anything to make me feel unsafe', 'Well lit', 'Don't know' and 'Busy / lots of other people around'. Respondents who had visited the town centre in the last 12 months who reported not feeling safe in the Town Centre at night, gave the following as the most common reasons: anti-social / drunken behaviour, lack of street lighting, it was very quiet, people loitering and a lack of police presence.

The Access to Services policies of the Core Strategy (Policies CS5, CS6 and DMP AS-1) encourage the development and enhancement of leisure facilities including bar, café-bar, restaurant, health and fitness as well as cinema provision in the town centre. These are facilities that often open during the evening, thereby helping people to feel safer in Stockport Town Centre at that time of the day.

The total amount of additional employment floorspace delivered in 2012/13 was 37,564 m\(^2\) of which 187 m\(^2\) 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\(^{82}\) developments to 'Excellent' standard.

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80 Source: Community Safety Officer, Stockport Council
81 this is a weighted result [93\% unweighted result]
82 http://www.breeam.org/page.jsp?id=17
Monitoring of Policy Performance

Woodford Aerodrome Opportunity Site

Stockport Council adopted a Supplementary Planning Document (SPD) for this opportunity site on 14th January 2013.

The SPD determines how any planning applications should come forward. Applications for the site are being determined at the time of finalising the AMR. 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.

The Woodford Aerodrome Opportunity Site SPD (adopted January 2013) was subject to an application for Judicial Review made by a neighbouring landowner but the application was refused in the High Court on 5th November 2013. The claimant subsequently sought permission to appeal the High Court's decision but on 16th May 2014 the Court of Appeal judged that the previous judgement was correct and did not grant permission to appeal. There is no further route to challenge the decision of the Court of Appeal.
6 Planning Obligations

Due to staff changes at the Council there was no assessment undertaken of Section 106 agreements signed as a result of negotiations by Stockport’s Planning Department during this monitoring period.

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

With regard to potential monies being secured under the Community Infrastructure Levy (CIL), the Council’s Executive resolved in December 2014 to approve a Preliminary Draft Charging Schedule for consultation and to commence the statutory stages towards its adoption. CIL is a charge based on £/square metre of net additional floorspace for the viable land uses listed in the Schedule and is to be used to contribute towards the provision of strategic infrastructure in the Borough. It is expected that monies from CIL will start to become available from 2016-17.
Conclusions

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

Implementation of Stockport’s Core Strategy remains reasonable, with improvement in the levels of development reflecting the changing economic circumstances during the monitoring period from April 2013 to March 2014. However this monitoring period has seen a further reduction in available data to ensure a robust monitoring process as staff and capacity changes have occurred across the Council.

Stockport retains pockets of deprivation despite ranking 167th out of 326 authorities in England. The data for Life Expectancy and Healthy Life Expectancy show that despite overall good levels there is discrepancy in Healthy Life Expectancy between areas like Bramhall and Brinnington, for both women and men. Concerns regarding childhood healthy weight levels remain an issue, highlighting the need to prioritise designing out obesogenic environments.

Low carbon development in the borough was good for the third year of the Core Strategy’s adoption with an approximate 503 metric tonnes of carbon saved through the house extensions policy alone. The number of Energy Statements on new development obtained by planning officers (65%) rose considerably on the previous two years. Seventy percent of those applications that should have addressed policy carbon reduction targets achieved that requirement. Indeed this is the first year that has facilitated the calculation of a carbon saved estimate at nearly 50 tonnes of carbon per year from new development. The majority of this figure comes from a major solar photovoltaic installation by British Gas. However other smaller developments such as an application for a Passivhaus and a Code for Sustainable Homes Level 5 application have also contributed to that figure, alongside carbon reduction target delivery from 70% of the developments required to achieve targets. The Council continues to offer free training sessions to applicants to enable skills development in undertaking energy statements and signposting information on low carbon design.

Some renewable energy installations have been granted planning permission during 2013/14 including one biomass heat system at a local Church and micro hydro scheme at Stringers Weir led by the Council which will have capacity to power the equivalent of 70 homes. Twenty eight out of 70 relevant applications applied sustainable drainage approaches as the policy requires. A total of 66 dwellings were completed to Code for Sustainable Homes Level 3.

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83 a situation where longevity is matched by independence and good health
84 an environment that tends to cause obesity whether through lack of encouragement of activity or access to healthy food options
85 equivalent to 2010 Part L Building Regulations requirements for carbon reductions
Reflecting the economic circumstances prior to the monitoring period, the below target housing delivery of recent years continues, but the figure for this year (374) continues the trend of improvement on the previous years (298, 201, 187 and 172). 118 affordable dwellings were completed, with most being flats but a reasonable percentage of family housing units provided (28%). There was no overall focus of new housing in a particular area, however Stepping Hill and Werneth remain areas of relatively low delivery. Stockport continues its record of sustainable development of housing built on previously developed land. However, with 6,439 registered entries on the housing register, more houses are still needed. Due to Stockport having 1,962 deliverable units in the Five Year Supply, there remains less than a five year deliverable supply. However since April 2014 an application for Woodford Aerodrome has been approved which will bring around 500 units into the deliverable supply. In addition the Council has been working with developers to identify deliverable sites in the short to medium term.

Retail and leisure development levels continue to steadily increase. However there were lower figures for the town centre this year compared to last year but an increase over previous years nonetheless. There has been a slight reduction in vacancy rates in District Centres and a major decrease in Other Local Centres, while Large Local Centres have seen a slight increase. Only Cheadle and Cheadle Hulme District Centres have gained major national multiples this year, whilst Bramhall, Marple and Reddish show losses and the other District Centres remain at the same levels. Town Centre levels are reported as lower but this is due to refined recording mechanisms eliminating double counting. Frontages in the Town and District Centres continue to report a reasonable level of A1 in the main frontages and a variety of use class types in the secondary frontages, with current shortfalls in the Town Centre of medium sized retail units to be addressed through the Red Rock development. A new Renal Haemodialysis Unit was completed in the Town Centre and improvements for Stepping Hill Hospital were granted planning permission. Expansion projects took place at 9 primary schools resulting in 400 additional school places. There continues to be a shortfall of four court sports halls (11.5), where the proposed four court sports hall at Blackstone Field will replace the temporary sports hall at Offerton High School. No new allotment sites were granted planning permission, however no new hot food takeaways were completed outside of district centres. No new hotels were granted planning permission during the 2013/14 monitoring period (Stockport Exchange will be reported in the subsequent AMR).

In terms of floorspace (m$^2$) there was more than double the level of office development this year (3,382m$^2$) over last year and more than four times the levels of industrial and warehouse development (1,728m$^2$). Of the total floorspace delivered, 187m$^2$ was delivered in the Town Centre. Twenty nine new jobs were created in total from the new development across the Borough with the majority at Avtech House on Birdhall Lane. The Council has identified nearly 24 hectares of industrial use (B2/B8) and upwards of 29 hectares of office space for development. There are several major employment developments in the pipeline which will be reported in the subsequent AMR.

Unemployment levels in the Borough reduced this monitoring period and remain one of the lowest in Greater Manchester. However the figures for unemployment still outline the issues around the more deprived areas of the borough continuing to have higher unemployment levels. Indeed the majority of Stockport’s employment sites are readily accessible from the more deprived areas of the Borough, making the case for low skills
levels to potentially be the issue, although the types of employment available also need to be taken into account. Until such time as the Local Employment & Training Benefits SPD\(^{(86)}\) has had a chance to take effect it is not possible to assess its impact.

71\% of households in the Borough have access to a 100 hectare open space within 5 kilometres of their homes. However 1,705 households do not meet all Natural England criteria for access to open and green space.

This reporting period sees the Borough’s first losses of local open space since formal monitoring first commenced in 2003 involving two schemes at the Dialstone Centre, Blackstone Fields and the former Dale Park Primary School, Offerton. The reasons for the losses at the Dialstone Centre and related sites result from the proposed regeneration of Offerton. The redundant North Area College site was released for residential development resulting in £417K paid to the Council to compensate for the loss of a sports pitch. However, the total overall loss of 4.48 hectares remains contrary to adopted local planning policy and related targets. One new Local Area for Play has been delivered at the Heaton Moor Campus site on Buckingham Road whilst three other developments resulted in commuted sum payments for open space. One open space / amenity site in the Borough was improved using commuted sums - no new sites were created. Staff changes in April 2012 and beyond have continued to result in delays to the spend of collected monies, compared to previous monitoring years. However the Council is allowed eight years from date of payment to spend any commuted sums that are paid, and any subsequent improvements recorded will inform successive AMRs. There were no inappropriate developments in the Green Belt except in situations where very special circumstances were demonstrated to clearly outweigh the potential harm by reason of inappropriateness and any other harm. There was a partial loss of one Site of Biological Interest at Bruntwood Park which was not due to planning development. 13 Local Nature Reserves and two Sites of Special Scientific Interest were retained.

No planning applications were determined contrary to advice from external agencies such as the Environment Agency, the Health & Safety Executive or Manchester Airport. 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 a future AMR as a system is developed.

Stockport retained its 37 Conservation Areas covering 8.41\(\text{km}^2\) of the Borough, with no change in the number of Scheduled Monuments. There was a considerable increase in the number of Locally Listed Buildings as a result of a review of Marple's listings.

No new waste management sites were developed in the period. Recycling rates continue to be good reflecting both improvements to waste collection systems as well as availability of new waste management facilities which have come forward in previous years. There were no losses of minerals resources in Stockport.
New development provided full compliance with the Council's Parking Standards. Sustainable modes of transport showed a continued marginal increase in use over car use across the daytime slots assessed. For the second year running due to staff capacity issues the data regarding Travel Plans was unable to be assessed for this monitoring period, however the iTrace system is being assessed for use and may well provide data for the subsequent AMR. Accessibility levels have not been monitored this year due to staff changes, capacity and issues with software.

Ninety new dwellings were completed in Stockport’s Town Centre this year but no dwellings were granted planning permission, however there are several developments in the pipeline. There were lower levels of completed retail and leisure development than the previous year with no new A1 floorspace delivered in the Core Retail Area, however there are proposed developments which will be reported in subsequent AMRs. As at May 2014 there were 84 vacancies in the Core Retail Area of Stockport Town Centre reflecting that 17.7% of ground floor units were vacant. No new hotels were built within the town centre but the latest proposals for Red Rock and Stockport Exchange include for new hotel provision which will be reported in subsequent AMRs. 9 out of the 25 Primary Frontage Blocks in the Town Centre have less than 80% of their frontage in A1 use but the current 80% target has been met overall. There is considered to be an adequate range of non-A1 use but the range of cafés, restaurants and bars would benefit from improvement to diversify the evening economy and provide a better range of complementary facilities for shoppers. 187m² of additional employment development was delivered in the Town Centre this year.
8 Future Monitoring & Reporting

There is continued concern around staff capacity to provide adequate and appropriate monitoring to inform policy implementation and future policy work. The Technical Policy & Planning Team will examine various options for making data gathering more efficient, however site visiting to confirm commencement and completion of sites is necessary for accurate monitoring and is a time consuming activity. As in the previous monitoring period, there remain three further areas of concern regarding monitoring. The first is around SUDS where processes require establishing to enable the implementation of this policy. The second is around the administrative options for gathering data on objections by Environmental Health colleagues. The third is around data collection ceasing for children and young people's participation in sport which serves to indicate that facilities are accessible and available - work continues to research new potential data resources.

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

The Council are re-considering the likely timetable, structure and content of future development plan documents and a revised Local Development Scheme will clarify the timetable once they are established. This will include details of the Greater Manchester Spatial Framework(87). Potential new monitoring indicators and resources will emerge from this process and be included in future monitoring reports.

The Technical Policy & Planning 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.