

Stockport Council

Interim Authority's Monitoring Report 2017/18

May 2019

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1 Introduction

An Interim Report for 2017/18

The Localism Act¹ includes a statutory requirement for every local authority to prepare an Authority's Monitoring Report covering no more than a 12 month period, monitoring the performance of local planning policy. The National Planning Policy Framework lays out broad guidelines for local planning authorities to prepare a Local Plan. Monitoring is essential in assessing whether existing planning policies are addressing what they are intended to address and to inform and review the progress on the preparation of new planning documents.

In light of the work underway on both the Greater Manchester Spatial Framework and the new Stockport Local Plan, an interim annual Authority's Monitoring Report for April 2017 to March 2018 has been produced.

A combined detailed AMR for 2017/18 and 2018/19 will be produced later in 2019 and the format will be radically altered reflecting a more easily updated digital format.

Content of the Interim AMR 2017/18

The Interim AMR reports on housing, employment and retail / leisure completions in the Borough. It also contains information on open space monitoring.

All other aspects of monitoring reporting will be addressed through delivery of a more detailed report as part of the 2018/19 reporting.

¹ www.gov.uk/government/uploads/system/uploads/attachment_data/file/5959/1896534.pdf

2 Housing Monitoring 2017/18

Indicators included for Housing

The following indicators for housing monitoring are addressed in this section:

- 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)
- Percentage of dwellings built at a density of: <30 dwellings/ha; 30-50 dwellings/ha; >50 dwellings/ha²
- 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

Housing Monitoring Data

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

There were 746 gross completions in 2017/18 with only 3 losses resulting in a net number of 743 completions. The larger sites developed include 90 dwellings on Blackberry Lane, Brinnington; 113 dwellings at Impact House on Charles Street; 86 dwellings completing the site at the Former Barnes Hospital on Kingsway; 63 units delivered at the Woodford Garden Village site; and 58 units at Carrington Field Street. These account for more than half of the total net figure.

Year	Number of Gross Completions	Dwellings Lost	Number of Net Completions
2013/14	393	19	374

² policies encourage efficient use of land and the need to minimise number of dwellings built at a density of <30 dwellings per hectare

Year	Number of Gross Completions	Dwellings Lost	Number of Net Completions
2014/15	543	79	464
2015/16	338	17	321
2016/17	693	29	664
2017/18	746	3	743
Totals	2713	147	2566
Five year average	543	29	513

Table 1 Gross / Net Housing Completions

Larger sites fully completed in this period include Man Diesel at Mirlees Drive, Buckingham Road in The Heatons and Brite Court, Park Road, Gatley.

Gross Affordable Housing Completions (broken down by type)

Of the total completions in 2017/18, 22% were flats and 78% were houses. This is the third year which represents a lower proportion of flatted development than seen in previous years, where figures a few percentage points around 50% have been recorded. 13% of units were one bedroom flats with 30% two bedrooms. Flats formed 18% of the affordable units delivered.

Dwelling Type / Size	Number of Gross Completions	% of Total	Number of Affordable Completions	% of Total	% of Type
Flat - 1 bed	95	12.73	29	8.53	30.53
Flat - 2 bed	65	8.71	32	9.41	49.23
Flat - 3 bed	2	0.27	0	0.00	0.00
Flat - 4 bed	0	0.00	0	0.00	0.00
House - 1 bed	3	0.40	3	0.88	0.00
House - 2 bed	159	21.31	124	36.47	77.99
House - 3 bed	276	37.00	131	38.53	47.46
House - 4+ bed	146	19.57	21	6.18	14.38
Totals	746	100	340	45.58	

Table 2 Net completions and affordable completions by type

45% of all units delivered in 2017/18 were affordable, higher than any previous year since the Core Strategy was adopted. The delivery of the units at Charles Street by Stockport Homes was a significant contributory factor to this. Of the 340 affordable units delivered, 36% were 2 bed houses, 39% were three bed and 6% were four bed. Of the 584 total houses delivered around 47% were affordable.

Committee Area	2015/16		2016/17		2017/18	
	Net Completions	% of Total	Net Completions	% of Total	Net Completions	% of Total
Bramhall	57	17.76	74	11.14	63	8.48
Central	16	4.98	149	22.44	408	54.91
Cheadle	13	4.05	75	11.3	125	16.82

Committee Area	2015/16		2016/17		2017/18	
	Net Completions	% of Total	Net Completions	% of Total	Net Completions	% of Total
Heatons & Reddish	71	22.12	75	11.3	42	5.65
Marple	9	2.80	41	6.17	33	4.44
Stepping Hill	135	42.06	245	36.9	66	8.88
Werneth	20	6.23	5	0.75	6	0.81
Totals	321	100	664	100	743	100

Table 3 Net Completions by Committee Area (2015/16 to 2017/18)

The delivery of affordable housing by committee area shows that the majority of affordable units were delivered in Central area (81%). This reflects the delivery of affordable units on developments at Blackberry Lane (90 units), Impact House (113 units), Carrington Field Street (30 units) and Bridgehall Sidings (34 units) amongst others. Table 4 below shows the affordable units per committee area for the last three years.

Committee Area	2015/16		2016/17		2017/18	
	Affordable Dwellings	% Total Affordables	Affordable Dwellings	% Total Affordables	Affordable Dwellings	% Total Affordables
Bramhall	0	0	15	6.85	17	5
Central	0	0	71	32.42	274	80.59
Cheadle	0	0	33	15.07	0	0
Heatons & Reddish	17	30.36	95	43.38	10	2.94
Marple	0	0	0	0	6	1.76
Stepping Hill	29	51.79	2	0.91	27	7.94
Werneth	10	17.86	3	1.37	6	1.76
Totals	56	100	219	100	340	100

Table 4 Affordable Completions by Committee Area (2015/16 to 2017/18)

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

Density (Dwellings per hectare)	Number of Completions	Percentage
Gross completions at a density of < 30 dph	255	36
Gross completions at a density of between 30-50 dph	399	56
Gross completions at a density of > 50 dph	63	8
Total	717	100

Table 5 Density of Dwellings per Hectare

Considering schemes of 5 or more dwellings, only one site saw completions at a density of less than 30 dwellings per hectare (dph): 63 dwellings at Woodford Aerodrome. 399 units were delivered at 30-50 dph over fourteen sites. 36% of the remaining completions on schemes of 5 or more units

were more than 50 dph and were delivered over 7 sites, with over half of the units were flats (132 out of 255).

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)³ by excluding private residential gardens from the definition. This definition is continued in the NPPF, although case law has established that this is only the case within the urban area; residential curtilage within the Green Belt is considered to be previously developed.

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

The figure for this year of 83% which is the lowest figure for some time. This is primarily due to the delivery of housing in Brinnington on greenfield and Green Belt land, which has been delivered in order to support the ongoing regeneration of that area.

The PDL Trajectory up to 2017/18 shown in Table 6 is based on specific sites in the five year deliverable supply.

Year	% Completions on PDL	PDL Definition
2006/07	98	PPS3 2006
2007/08	96	PPS3 2006
2008/09	98	PPS3 2006
2009/10	99 / 96	PPS3 2006 / 2010
2010/11	93	PPS3 2010
2011/12	99.5	PPS3 2010
2012/13	97.4	NPPF
2013/14	90.6	NPPF
2014/15	95.8	NPPF
2015/16	84.0	NPPF
2016/17	94	NPPF
2017/18	83	NPPF

Table 6 Percentage of completions on Previously Developed Land

Overall the Council continues to exceed the 90% target for delivery of housing on previously developed land, despite the lack of a 5-year housing land supply position. The National Planning Policy Framework (NPPF) requires Local Authorities to identify and maintain at least a 5 year deliverable supply. As of April 1st 2018 the Council's current 5 year land supply position is 2.8 years. Further information on that is available at <https://www.stockport.gov.uk/5-year-housing-supply>

³ <http://webarchive.nationalarchives.gov.uk/+/http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements/planningpolicystatements/pps3/>

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

- 495 new homes p.a. between 2018 and 2023

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

However, the Core Strategy was adopted prior to both the first iteration of the NPPF (2012) and the subsequent production of an assessed need for the area. It is clear from government guidance that in these circumstances the more recently assessed need should form the basis for determining the 5 year housing land position.

The most recent source is the Local Housing Need (LHN) figure published in April 2018 which set a figure of 1087 per annum. Applying a 20% buffer, due to past under-delivery against other housing targets, this sets a 5 year target of 5,435.

There are 2,336 gross dwellings on sites under construction and 1,941 dwellings on sites either with permission or identified as likely to deliver housing within 5 years that have not yet started. Of that total (4,277) 228 dwellings will be lost through construction, making the net figure 4,049. Of that total number of dwellings, 400 units are not considered to be deliverable within 5 years – these are at the former Woodford aerodrome site.

Therefore, there are currently 3,649 dwellings in the deliverable supply. This equates to 5.46 year supply against Core Strategy figure, allowing for backlog and the 20% buffer but represents a 2.8 year supply against the most recently published LHN plus buffer.

3 Employment Monitoring 2017/18

The following indicators for employment monitoring are addressed in this section:

- 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

Employment Monitoring Data

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;

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

Traditionally, Stockport has recorded the amount of employment land available or completed in hectares and this information is reflected in the graph in Figure 1.

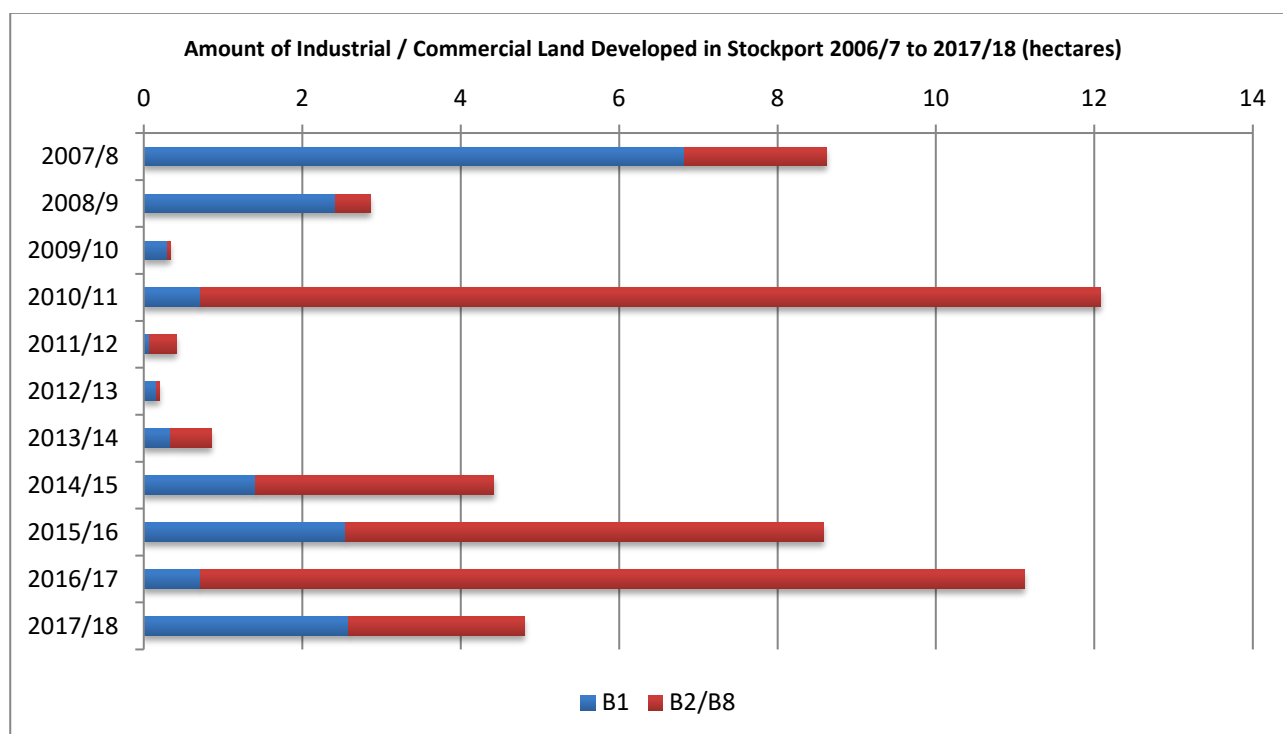


Figure 1 Industrial / Commercial Land Developed in Stockport 2006/7 to 2017/18 (hectares)

This record reflects the whole area of all sites where development has taken place, shown in hectares. However, for clarification data is also shown (where available) in m² in Table 7 for

completions in Stockport Borough. The m² figures reflect the floorspace of buildings developed and not the whole area of each site.

The average amount of employment land developed since 2008/09 stands at 4.7 hectares per annum. As can be seen in Figure 1 a total 4.81 hectares was developed in Stockport during the reporting period 2017/18.

In order to consider future trends, the Council completed the Employment Land Review (ELR) in June 2015 covering the period up to 2031. Initial findings suggested a slight shortfall in land for office provision to 2031. An update of the ELR was undertaken to inform preparation of the Stockport Local Plan. This was completed in early 2018 and amongst other things assesses the potential impact of Brexit on employment land requirements in Stockport.

For 2017/18 there were fifteen B1 and B2/8 completions, which is similar to the sixteen delivered in the previous year. Completion area totals in hectares show a decrease from 11.12 ha in the previous monitoring year to 4.81 ha for this reported period.

Year:	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Average
B1	9923	6938	5662	55	1635	3382	1272	5090	2970	22670	7209
B2/B8	2667	441	28654	3418	408	1728	15597	14971	8923	7471	9328
Total	12590	7379	34316	3473	2043	5110	16869	20061	11893	30141	13524

Table 7 Amount of industrial / commercial floorspace developed in Stockport 2008/09 to 2017/18 (m²)

The major upsurge in office development reflects the completion of the following office developments in the Central area: 1 Stockport Exchange⁴; Aurora Business Park; Stockport Homes' offices at Cornerstone and two major changes of use from leisure uses to office space at 1-15 Middle Hillgate and at the Park View Centre on Baker Street in Heaton Norris.

B2 and B8 delivery is lower than previous years despite the development of 5,385m² of B2 uses at Aurora and total new B8 completions of 6,567m². The loss of Springmount Mill (to housing) and Newbridge Lane Mill together with a change of use to a trampoline outlet at Brent Road in Heaton Norris have contributed to a low B2 figure overall (904m²).

Committee Area	No B1, B2 and B8 Completions	Area B1 (m ²)	Area B2 and B8 (m ²)	Total Area (m ²)
Bramhall & Cheadle Hulme South	0	0	0	0
Stockport Central	9	19245	17081	36326
Cheadle	0	0	0	0
Heatons & Reddish	5	6200	5300	11500
Marple	0	0	0	0
Stepping Hill	0	0	0	0
Werneth	1	0	300	300
Stockport Totals	15	25445	22681	46126

⁴ 1 Stockport Exchange opened in April 2017 and therefore is included in the 2017/18 monitoring

Committee Area	No B1, B2 and B8 Completions	Area B1 (m ²)	Area B2 and B8 (m ²)	Total Area (m ²)
2016/17	16	7056	104098	111154

Table 8 Industrial and Commercial Completions in each Committee Area (2017/18)

The total amount of additional employment floorspace delivered in 2017/18 was 46,126m², of which 3,915m² was in the Town Centre at Stockport Exchange, Cornerstone, Middle Hillgate and High Bank Side. The Heatons & Reddish developments include developments at Crossley Park (2), Vaughan Road and Station Road, North Reddish.

Monitor losses of employment units, floor area and land area to non-employment uses

Losses of B1, B2 and B8 uses to other uses have declined since the recent high levels of 2014-15. The largest loss in floorspace has been a change from offices to residences at Archer House on John Street in the town centre under Prior Approval Processes (3,974 m²). Losses reflect, in part, the more flexible approach undertaken to employment creation in new development in the Core Strategy, beyond the traditional B1, B2 and B8 employment uses and the introduction of the Prior Approval Process which allows change of use from other to residential without the need for planning permission. This flexibility is reinforced in the National Planning Policy Framework.

Industrial & commercial Development	2016/17	2017/18
Total floorspace completed (Gross) that is on Previously Developed Land	11,893m ² (100%)	30,141m ² (100%)
Total Amount of Employment Land available for Office, Industrial & Warehouse Use (hectares):		
Office (B1)	22.54 ha	19.95 ha
Industrial (B2/B8)	42.3 ha	34.08 ha
Total	64.84 ha	54.03 ha
Total amount of industrial / commercial floorspace lost to other uses (i.e. all other use classes)	17,026m ²	26,400m ²

Table 9 Industrial and Commercial Developments (Use Class Orders B1, B2 and B8) in Stockport

The loss of offices through Prior Approval in town and district centres remains a concern. The revision of the ELR in 2018 examined the implications of such losses in terms of employment land in centres and stated that *'Over recent years, losses of employment floorspace within the Borough have been larger than completions. This has resulted in a net loss of employment floorspace over the past 5 years.'*

The majority of losses during the 2017/18 period were to housing (7,700m²) with 1,400m² lost to D1 non residential uses including a special school in Reddish, a Nursery and a private clinic. B2 loss to D2 uses were as a result of development of Trampoline leisure facility in Heatons & Reddish (800m²).

As well as concerns about losing employment in the Borough, there are associated concerns around increased journeys adding to congestion. Commuting out of the Borough for work is higher than those commuting in to Stockport for work by some 11,000 commuters⁵. Whilst there is major development coming forward in the Town Centre, more is needed to address the need for jobs in

⁵ Stockport Employment Land Review 2018 <https://www.stockport.gov.uk/evidence-planning-policy>

the Borough. There are other associated issues such as the undersupply of affordable housing and open space provision as a result of Prior Approval conversion of offices.

4 Retail & Leisure Development Monitoring 2017/18

The following indicators are included in this interim AMR for Retail Monitoring:

- 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

Retail & Leisure Monitoring Data

Table 10 below shows the data for indicators concerning completed retail and leisure development for the whole Borough, the Town Centre, the District Centres and the Local Centres over the last six years.

Stockport	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Borough (Total)	17930	7567	4791	6352	19493	14067
Town Centre	4443	489	480	690	8662	10239
District Centres	487	1211	116	994	1537	36
Local Centres	483	1864	-92	1028	495	17

Table 10 Amount of (net) completed retail and leisure development by floor area (m²)

Figures for the reporting period show a good amount of new retail and leisure development in the Borough for this reporting period over previous years, but not as high as the previous reporting period. The majority of development for retail and leisure comes from the town centre, reflecting the delivery of Red Rock and associated leisure and retail development.

Levels in other centres are lower than the previous two years, with 3,745m² of development not in centres. However a large part of that figure (1,800m²) reflects the development of the Council's new Leisure Centre at Brinnington⁶, which has provided much needed local leisure provision in an area of great need.

The delivery of Redrock resulted in completion of 8,786m² of new D2 (leisure) and a further 2,907m² of A3 (restaurants and cafes) uses in the Town Centre. However the loss of Cineworld to new office development at the Stockport Interchange combined with the loss of a Gymnasium to office use on Middle Hillgate resulted in a net loss of D2 uses in the Town Centre. A further 453m² of A3 and 44m² of A4 (drinking establishments) uses were delivered across five District Centres (Bramhall, Cheadle, Cheadle Hulme, Hazel Grove and Marple). Table 11 below shows completions in square metres for the last six years.

Use Class	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
A2 Financial and professional services - banks, building societies, estate and employment	757.5	115	312.2	0	0	0

⁶ <https://www.lifeleisure.net/our-centres/brinnington-park/>

Use Class	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
agencies, professional and financial services and betting offices						
A3 Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafés	436.4	374	0	334.3	475	2715
A4 Drinking establishments - Public houses, wine bars or other drinking establishments (but not nightclubs)	0	0	0	165.1	155.1	192
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)	2651	0	87.3	0	160.9	-2095

Table 11 A2, A3, A4 and D2 Uses completed in the Town Centre since 2012/13

5 Open Space

As part of the wider reporting on the Core Strategy Section on Safeguarding & Improving the Environment, the AMR reports on Open Space changes. Data for this element of the AMR is available for 2017/18.

The following indicator will be reported on in this section - Change in amount of Local Open Space – Target: no less

Change in amount of Local Open Space – Target: no less

There was no net loss of Local Open Space (LOS) during the 2017/18 monitoring period, although there was one planning application approved, which involved losses to LOS and one application which involved a net gain in LOS but where construction has not yet started. The details are set out below and these proposals will be reported in the next monitoring period. St Bernadette's was reported in the last monitoring report as one to monitor again the following year, however construction has not yet started.

Royal Oak: the proposal for demolition of the existing public house and construction of retirement living accommodation, and associated car parking and landscaping at the site of the Royal Oak pub on Commercial Road Hazel Grove (planning reference DC/063988) involves a net loss of net loss of 1,321m² taking into account a newly marked area of LOS along the frontage to the site. This was approved in this monitoring period. A section 106 was signed to secure a compensation sum of £72,750 to ensure enhancement to the facilities at the nearby Torkington Park. This had not made a start in the 2017/18 monitoring year.

Blackstone Fields: a planning application was approved in August 2017 for 27 affordable houses on Blackstone Fields local open space, Offerton. The proposal will involve the loss of 0.55 hectares (ha) of LOS. Although the works have not started, the children's play area located at the south-eastern corner of the application site has been replaced on the corner of Castle Shaw Road, approximately 235 metres to the south east of the application site. In order to adequately mitigate the loss of LOS, the Council, working in partnership with the applicants, have agreed to provide and make the former Dial Park Primary School site available to the public as LOS, in addition to the new play area.

This was subject to planning application ref: DC/065730 being considered alongside the housing development application. In quantitative terms, the former Dial Park site is 2.22 ha in size which is sufficient to offset the loss at Blackstone Field and the quantum of LOS lost at the former Dialstone Centre under planning permission ref: DC/048027 (1.6 ha) that is yet to be replaced, providing a net gain of 700 square metres in LOS. The LOS at Dial Park is under construction and will be assessed in the next monitoring year.

St Bernadette's RC Church: the proposal for a residential /community building at St Bernadette's RC Church, Brinnington will involve the loss of 200m² of LOS, although the LOS is not designated according to the UDP proposals map. The improvements to the existing open space will, however, be enhancing the visual amenity value of the land that can lend itself to improving the wellbeing of the community, which the church will serve. This had not made a start in 2017/18.

Quantity standards of Open Space should be used to identify areas of shortfalls and help with setting requirements for future developments. Guidance on quantity levels is published by Fields In Trust (FIT). The guidance provides standards for three types of open space provision: parks and gardens, amenity greenspace and natural and semi-natural greenspace. The National Society of Allotment and Leisure Gardeners (NSALG) offers guidance on allotments.

Quantitative shortfalls have been identified across all of the analysis areas in Stockport, in terms of both the quantity and accessibility of open space. The following standards are recommended for addressing the deficiencies in open space across the borough. Table xx below illustrates the recommended standards against the national guideline and current standards.

Typology	Current Provision	Recommended Quantity Standard (ha per 1,000 population)	National Quantity Guideline (ha per 1000 population)
Parks and gardens	1.01	1.01	0.8
Natural and semi-natural greenspace	1.64	1.80	1.8
Amenity greenspace	0.86	0.86	0.6
Allotment	0.13	0.25	0.25
Provision for children and young people	0.04	0.25	0.25

Table 12 Recommended Quality Standards

Table 12 provides a summary of current provision against the recommended Stockport quantity standard for the seven committee areas⁷. For clarification, this is the recorded provision at the time the audit was undertaken (summer 2016). The figures for standards of provision are updated annually as part of the Annual Monitoring Report.

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

During this monitoring period there have been seventeen developments approved that are of appropriate size to have triggered the threshold for on-site play provision; four of those planning applications plan to provide children's pay provision on site with the remaining sites providing a commuted sum to fund new facilities in the local area.

The table below illustrates the play areas⁸ which have been completed this reporting period (2017/18).

⁷ <https://www.stockport.gov.uk/evidence-planning-policy/open-space-sport-and-recreation>

⁸ Local Areas of Play (LAPs), Local Equipped Areas of Play (LEAPs) and Neighbourhood Equipped Areas of Play (NEAPs) – see paragraph 3.295 of [Stockport's Core Strategy](#) for further detail.

Housing Development Location	Details of play Provision
MAN Diesel and Turbo UK Ltd, Mirlees Drive	3 LAPS, 1 LEAP
Land To The North Of Blackberry Lane, Brinnington; Full planning permission for 99 residential units	1 LAP site and area of Public Open Space
Woodford Aerodrome, Chester Road phase 1	4 LAPS , 1 LEAP
Woodford Aerodrome, Chester Road phase 2b/c	1 LAP , 1 LEAP and (Sports Pitches not marked out)
Former Sovereign Rubber, Carrington Field Street Heaviley	1 LAP
Brite Court Park Road Gatley Cheadle SK8 4HZ	1 LAP
Buckingham Road (Heaton Moor Campus) 129 dwellings- Buckingham Road Stockport SK4 4RA	4 LAPS and area of general opens space
Impact House Charles Street	2 LAPS we are taking on
Buckingham Road (Heaton Moor Campus) 129 dwellings- Buckingham Road	4 LAPS
Former Barnes Hospital, Kingsway	2 LAPS , 1 LEAP, 1 AWP (part complete)
Land at Convent Garden	London square rejuvenated LEAP and new LAP
Bredbury Curve, Land At Former Railway Cutting To North East Of Stockport Road East, Bredbury	2 LAPS managed by the developer
Cheadle Marple college site Hibbert lane	1 LEAP 1 LAP
Dialstone Centre, Lisburne Lane	2 LAPS and general open space(part complete)
Europa Way	3 LAPS 1 LEAP (part complete)

Table 13 Play Provision Resulting from Development

Commuted Sums Spend

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.

The total amount of commuted sums spent on children's and formal recreation facilities in 2017/18 was £ 175,540.50 which was spent on the following facilities:

SITE	AREA COMMITTEE	PLAY IMPROVEMENT
Boothby Street Play Area	Stepping Hill	Junior play improvements including access and security improvements

SITE	AREA COMMITTEE	PLAY IMPROVEMENT
Lumb Lane Play Area	Bramhall and Cheadle Hulme South	New swings
Heaton Norris Play Area	Central	New swings
Adder Park	Central	New swings
Unity Park	Heatons and Reddish	New swings
Diamond Jubilee Play Area	Cheadle	New junior play equipment
Thornfield Play Area	Heatons and Reddish	New junior and toddler play equipment
Manchester Road Play Area	Heatons and Reddish	New junior play equipment
Alexandra Park Play Area	Central	New junior and toddler play equipment
Rose Vale Play Area	Cheadle	New toddler rockers and safer surface improvements
South Park Play Area	Bramhall and Cheadle Hulme South	New junior equipment
Adswood Play Area	Central	New junior play equipment
Bredbury Recreation Ground	Werneth	New junior play equipment
Cale Green Play Area	Central	New junior play equipment
Torkington Park	Stepping Hill	New junior and toddler play equipment

Table 14 Commuted Sums Spend

The total amount of commuted sums received from planning applications for 2017/18 is £1,233,420.39. The funds will be allocated to the parks below:

- Great Moor Park
- St Thomas's Rec Ground
- Green Lane Rec Ground
- Peel Moat Greenspace
- Heaton Norris Play Area
- Goyt Valley Road Play Area
- Alexandra Park
- Torkington Park
- Grafton Street Play Area
- Gatley Recreation Ground
- Shaw Heath Park
- Half Moon Lane Play Area

Open Space Assessment

The Council recently had an Open Space Assessment⁹ undertaken. The purpose of the Open Space Assessment is to provide an evaluation of the quantity, quality and accessibility of open space

⁹ <https://www.stockport.gov.uk/evidence-planning-policy/open-space-sport-and-recreation>

provision in the Borough; to identify shortfalls in provision and recommend standards and effective mechanisms in order that appropriate provision is secured to meet future needs.

The role of open space in the borough takes the various forms as set out below:

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

An audit has been undertaken of all of the above types of open space and will be monitored through the AMR. The main changes in this AMR have been to children's play space, this is a result of play space being provided as part of new development and new equipment being provided on existing play spaces.

Playing pitches for football, hockey, etc., have not been assessed as part of this study. This is because Sport England advise that these be assessed as part of a Playing Pitch Strategy (PPS). A PPS was undertaken in 2012/13, and a summary has been provided as part of the Open Space Assessment. The PPS is however out of date according to Sport England's guidance. A Playing Pitch Strategy and Local Football Facilities plan (LFFP) is being undertaken and should be available in the next monitoring year (2018/19). LFFPs are designed to set out a ten-year vision for football facilities in each local authority. It will identify projects to deliver and capture the football assets in the borough; it is funded by Sport England, the Football Association and the Premier League.

Formal Sport

Formal Sport improvement was undertaken at the following locations:

SITE	AREA COMMITTEE	SPORT IMPROVEMENT
Marple Memorial Park	Marple	Phase 1 Skate park improvements
South Park	Bramhall & Cheadle Hulme	New basketball courts with senior and junior posts
Football Pitch	Borough wide	Goal Posts

Table 15 Sport Improvement

Peel Moat Compensatory open space: £405,000 was paid to the Council to compensate for the loss of a sports pitch on the former North Area College at Buckingham Road, Heaton Moor. A total of

£253,000 of this sums has been spent on the following projects (set out in Table 16) which are now complete, the remainder is ring fenced for sport improvements in the area.

Site	Open Space Improvement
North Reddish Park	<p>The project included the re-orientation of the adult 11v11 pitch and marking out of a new U15/U16 Youth 11v11 pitch, with works to re-level, drain and renovate the pitches.</p> <p>The supporting infrastructure was also improved with the construction of two spectator shelters and provision of goals for both pitches.</p>
Crescent Park	The project included the creation of a figure of eight exercise circuit with outdoor gym area.
Peel Moat Open Space	Sports Trim trail route.

Table 16 Open Space Improvement