

Stockport Council

Interim Authority's Monitoring Report 2018/20

April 2021

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1 Introduction

An Interim Report for 2018/20

The Localism Act¹ includes a statutory requirement for every local authority to prepare an Authority's Monitoring Report covering 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.

There is a major piece of data mapping work being undertaken which will inform the content and structure of monitoring reporting. Also, due to the time constraints that resulted from extensive work on the Stockport Local Plan, a placeholder interim Authority's Monitoring Report for April 2018 to March 2020 has been produced covering two years of monitoring.

Content of the Interim AMR 2018/20

The interim AMR reports on housing, employment and retail / leisure completions in the Borough. It also contains information on open space monitoring and transport indicators from the usual list of indicators reported on in AMRs historically.

All other aspects of monitoring reporting will be addressed through delivery of the data mapping / dashboard work currently being delivered by the Council.

It should be noted that this will be the last reporting that uses the old use classes (pre-April 2020). Future monitoring will address the recent changes in use classes and, where possible, comparisons with previous years' monitoring will be made.

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

2 Housing Monitoring 2018/20

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

This section of the report covers gross and net housing completions taking account of any demolished dwellings or conversions to other uses. The section reflects the completions for recent years as a comparison for current levels of delivery.

Table 1 below shows the Gross and Net housing completions for the last five years including the two years reported on within this edition of the monitoring report for April to March for 2019/20 and 2018/19:

Year	Number of Gross Completions	Dwellings Lost	Number of Net Completions
2015/16	338	17	321
2016/17	693	29	664
2017/18	746	3	743
2018/19	765	36	729
2019/20	1412	113	1299
Totals	3944	197	3747
Five year average	789	39	749

Table 1 Gross / Net Housing Completions

The 113 dwellings lost figure in Table 1 for 2019/20 includes the overall loss of 48 dwellings demolished at Covent Garden and 38 dwellings lost at Fulstone Mews. Table 2 overleaf shows the net completions broken down for each committee area for the last three years of monitoring. The minus figure for Stepping Hill reflects the net losses at Fulstone Mews. Table 3 highlights the affordable completions by committee area

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

over the same time period. Stockport Central, Bramhall & Cheadle Hulme South along with Heatons & Reddish saw high levels of delivery for 2019/20 which is clarified in subsequent sections.

Committee Area	2017/18		2018/19		2019/20	
	Net Completions	% of Total	Net Completions	% of Total	Net Completions	% of Total
Bramhall	63	8.48	136	18.89	358	25.85
Central	408	54.91	316	43.89	577	44.26
Cheadle	125	16.82	52	7.22	89	6.30
Heatons & Reddish	42	5.65	30	4.17	254	17.99
Marple	33	4.44	51	7.08	29	2.05
Stepping Hill	66	8.88	60	7.08	-21	2.62
Werneth	6	0.81	84	11.67	13	0.92
Totals	743	100	729	100	1299	100

Table 2 Net Completions by Committee Area (2017/18 to 2019/20)

Table 3 below outlines the affordable units and percentage of provision per committee area for the last three years. The data shows areas where no affordable housing units were delivered. The table highlights that Cheadle has seen no affordable units delivered for three years running. Also of note is the continuing trend of some areas to deliver low numbers and rates of affordable provision.

Committee Area	2017/18		2018/19		2019/20	
	Affordable Dwellings	% Total Affordables	Affordable Dwellings	% Total Affordables	Affordable Dwellings	% Total Affordables
Bramhall	17	5	6	5.83	0	0
Central	274	80.59	31	30.10	51	50.5
Cheadle	0	0	0	0	0	0
Heatons & Reddish	10	2.94	12	11.65	18	17.82
Marple	6	1.76	0	0	12	11.88
Stepping Hill	27	7.94	6	5.83	20	19.8
Werneth	6	1.76	48	46.60	0	0
Totals	340	100	103	100	101	100

Table 3 Affordable Completions by Committee Area (2017/18 to 2019/20)

The above tables are reflected in the following summaries on the two monitoring periods 2019/20 and 2018/19.

2019/20 Housing Completions Summary

Gross completions of dwellings in 2019/20 were 1,412 which is almost double each of the previous two years' totals as shown in Table 1. Larger sites delivering completions included 201 units at New Mill, Houldsworth Street, 184 units at the former Sim Chem House on Warren Road in Cheadle Hulme, 145

units on Lapwing Lane at the former Castlefields School site, 121 at Woodford Garden Village and 117 at The Mailbox development (the former Sorting Office on the A6).

These sites account for 768 units which is 54% of the gross completions for this monitoring year. Three medium sized levels of completions occurred at Wellesley House (77 units), Covent Garden (74 units) and the former Bridgehall Sidings (70 units). One hundred units were delivered on sites of 5 dwellings or less. There were 16 dwellings delivered in the Town Centre area as designated in the Proposals Map. These were at North Place and the White Lion on Great Underbank. There were three developments that delivered 268 units close to the Town Centre. These were at the Mailbox (the former Sorting Office) and Wellesley House (both on the A6) and the Covent Garden site.

Table 4 shows that of the net completions in 2019/20, 62% were flats and 38% were houses. The table shows gross affordable completions of 101 units completed on sites in this time period. The actual net affordable figure is -5 affordable units due to an overall loss of 106 existing affordable dwellings. This occurred at Covent Garden (48 units) and Fulstone Mews (58 units) where older dwellings have been replaced by better quality new affordable, intermediate and (in the case of Covent Garden) market units.

Dwelling Type / Size	Number of Gross Completions	% of Total	Number of Affordable Completions	% of Total	% of Type
Flat - 1 bed	582	41.22	50	49.50	8.59
Flat - 2 bed	296	20.96	13	12.87	4.39
Flat - 3 bed	13	0.92	0	0	0
Flat - 4 bed	0	0	0	0	0
House - 1 bed	1	0.07	0	0	0
House - 2 bed	58	4.11	21	20.79	36.21
House - 3 bed	326	23.09	17	16.83	5.21
House - 4+ bed	136	9.63	0	0	0
Totals	1412	100	101	7.15	

Table 4 Net completions and affordable completions by type 2019/20

This monitoring period saw a major completion of flats at 62% of the total completed units, reflecting the delivery of flats at the following sites:

- New Mill, Houldsworth Street (158 flats)
- Sim Chem House (184 flats)
- Mailbox (former Sorting Office – 117 flats)
- Wellesley House (A6 – 77 flats)
- Covent Garden (47 flats)
- Former Travis Perkins Depot (48 flats)
- The Orchard / The Hill (39 flats)
- MAC House (32 flats)
- Former Tatton Cinema (25 flats)

Medium sized sites at 70 Range Road, Edward House, the Former Bardsley Nursery and Bredbury Curve delivered 10 or more flats on each site. In addition, several smaller sites saw former public houses or hotels converted to flats including the White Lion Public House on Great Underbank, the Bow Garrett on Brinksway, the White Hart on London Road and the Florist Hotel in Cale Green.

7.15% of the total completions were affordable with 101 affordable units completed in this monitoring period. Of these 62% were one or two-bedroom flats. The 38% that were houses were 2 and 3-bedroom houses. This figure is the sixth lowest out of the 9 years since the Core Strategy was adopted. In terms of affordable housing proportion of overall net figure this ranks the lowest at 8%. The net affordable figure of -5 units is the lowest delivery of affordable units since the Core Strategy was adopted, but reflects major demolition unique to this period.

The majority of affordable units were delivered in Stockport Central area (51%). Three other Committee Areas saw affordables delivered in Stepping Hill (20%), Heaton & Reddish (18%) and Marple (12%). The Stockport Central sites delivering affordable units include two sites on Range Road, Shaw Heath and a site at 101-107 Buxton Road. The majority of these are 1-bed flats (25 units). In Stepping Hill, the redevelopment of Fulstone Mews resulted in a net loss of 38 units but provided 20 new affordable units of 2 and 3-bedroom houses. The 18 units in Heaton & Reddish are mostly at the former Bardsley Nursery site (12 x 1-bed flats) and York House (5 x 1-bed flats). The 12 affordable units in Marple are flats on the Hibbert Lane development.

There were five sites that were delivered under Prior Approval with a total of 194 units being achieved on these sites. Warren House on Mowbray Street delivered six market units of 4 one-bed and 2 two-bed flats. Three smaller sites delivered four market units of 2 two-bed flats, 1 two-bed house and a four-bed house. The main site to deliver prior approval market sale flats was the former offices at Sim Chem House in Cheadle Hulme behind the District Centre and close to the railway. This delivered 184 apartments of 172 one-bed flats and 12 two-bed flats. No affordable units were delivered or can be required via prior approval.

2018/19 Housing Completions Summary

For 2018/19 there were 765 dwellings delivered with 36 losses and a net total of 729 units (see Table 1). The larger sites that delivered units in this period included 85 units at Woodford Garden Village; 82 at Regal House; 59 at the former St Thomas' Hospital site, 48 at Bredbury Curve, 44 at the former Bridgehall Sidings and 36 at the former Barnes Hospital site (now completed). These account for nearly half of the total net figure.

Larger sites fully completed in this period included Regal House and St Thomas Hospital site, both in Central Area, as well as the former Barnes Hospital site in Cheadle Area. There were 184 completions in the town centre area including the Regal House and St Thomas's sites.

Of the total completions in 2018/19, 36% were flats and 64% were houses. As can be seen from Table 5 below, 2018/19 was the fourth year where a lower proportion of flatted development was achieved than seen in earlier years, where figures a few percentage points around 50% have been recorded. 25% of units were one-bedroom flats with 10% two bedrooms. Flats formed 15% 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	186	24.64	8	7.77	4.30
Flat - 2 bed	78	10.33	8	7.77	10.26
Flat - 3 bed	7	0.93	0	0.00	0.00
Flat - 4 bed	2	0.26	0	0.00	0.00
House - 1 bed	9	1.19	4	3.88	0.00
House - 2 bed	125	16.56	53	51.46	42.40
House - 3 bed	197	26.09	28	27.18	14.21
House - 4+ bed	151	20.00	2	1.94	1.32
Totals	755	100	103	13.64	

Table 5 Net completions and affordable completions by type 2018/19

13.64% of all units delivered in 2018/19 were affordable, which represents the seventh lowest proportion of overall housing delivery since the Core Strategy was adopted. 103 units is the fifth lowest year of

delivery in numbers terms. This reflects a higher number of large sites coming forward where lower levels of affordable provision are made, but is also a function of housing being delivered via Prior Approvals where no affordable provision can be sought. The main sites where affordable units were delivered were at Bredbury Curve and the former St Thomas's Hospital. Of the 103 affordable units delivered, 51% were 2-bed houses, 27% were three-bed and 14% were 1 and 2-bed flats. Almost 85% of affordable units were houses.

Table 3 shown earlier highlights that the majority of affordable units in 2018/19 were delivered in two areas: Werneth (46.50%) and Central (30.1%). Further units were delivered in Heatons & Reddish Area (11.65%), Bramhall & Cheadle Hulme South Area (5.83%) and Stepping Hill Area (5.83%).

In terms of Prior Approval sites, a total of 142 units were delivered across 15 sites with no affordable units delivered. 135 of these units were flats and of those 112 were one-bed flats mainly delivered on four sites: Regal House on Duke Street (70 one-bed flats); 6-14 Millgate (18 one-bed flats) and two sites on Wellington Road South which delivered 8 one-bed flats each. There were some two and three-bed flats on the two larger sites too. Five houses were delivered across smaller sites.

Density of Dwellings

Considering schemes of 5 or more dwellings for each of the two years of monitoring:

Density (Dwellings per hectare)	2018/19		2019/20	
	Number of Completions	Percentage	Number of Completions	Percentage
Gross completions at a density of < 30 dph	106	18	146	11
Gross completions at a density of between 30-50 dph	224	37	267	20
Gross completions at a density of > 50 dph	273	45	930	69
Total	603	100	1343	100

Table 6 Density of Dwellings per Hectare

2019/20 density figures reflect the high levels of flatted developments delivered in this period with 25 sites delivering flats. The bullet list on page 4 of this report highlights the large and medium sites where flats were completed. The change of use of public houses and a hotel have also resulted in flats delivering higher densities for the sites mentioned earlier in this report. Five sites delivered completions at densities between 30 and 50 dwellings per hectare – mostly at Lapwing Lane and Bridgehall Sidings. Three sites delivered development at less than 30 dwellings per hectare. Fulstone Mews saw 20 units replacing 58 older units; Hilltop Farm delivered 5 units; and Woodford Garden Village where 121 units were delivered.

2018/19 had four sites that saw completions at a density of less than 30 dwellings per hectare (dph) consisting of: 85 dwellings at Woodford Garden Village; 6 units at the former High Grove Public House on Silverdale Road, Gatley; 7 dwellings at 10 Manor Road, Marple; and 8 dwellings at the former nursery on Hall Moss Lane. The latter three sites have location constraints that determine scale of layout. 224 dwellings were delivered at 30-50 dph over ten sites. 273 dwellings were delivered at 50 dph or more on 15 sites and 208 of those at 50 dph were flats (76%).

Previously Developed Land

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 2019/20 of 96% is the highest for a few years and reflects the majority of development is on brownfield, including the prior approval developments in the Borough.

The PDL Trajectory up to 2021/22 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
2018/19	85	NPPF
2019/20	96	NPPF
2020/21	90	NPPF
2021/22	90	NPPF

Table 7 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 2020 the Council's current 5 year land supply position is 2.6 years. Further information on that is available at: www.stockport.gov.uk/5-year-housing-supply

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

3 Employment Monitoring 2018/20

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

It should be noted that this will be the last reporting that uses the old use classes for employment uses. Future monitoring will address the recent changes⁴ in use classes and, where possible, comparisons with previous years' monitoring will be made.

The following sections cover both 2019/20 and 2018/19 monitoring years with data on total completions and additional floorspace as well as losses of B1 (offices), B2 (General Industry) and B8 (Storage & Distribution) use classes. Each year is separately reported on in detail for these indicators after the general reporting, showing the most recent data first.

Employment Monitoring Data

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

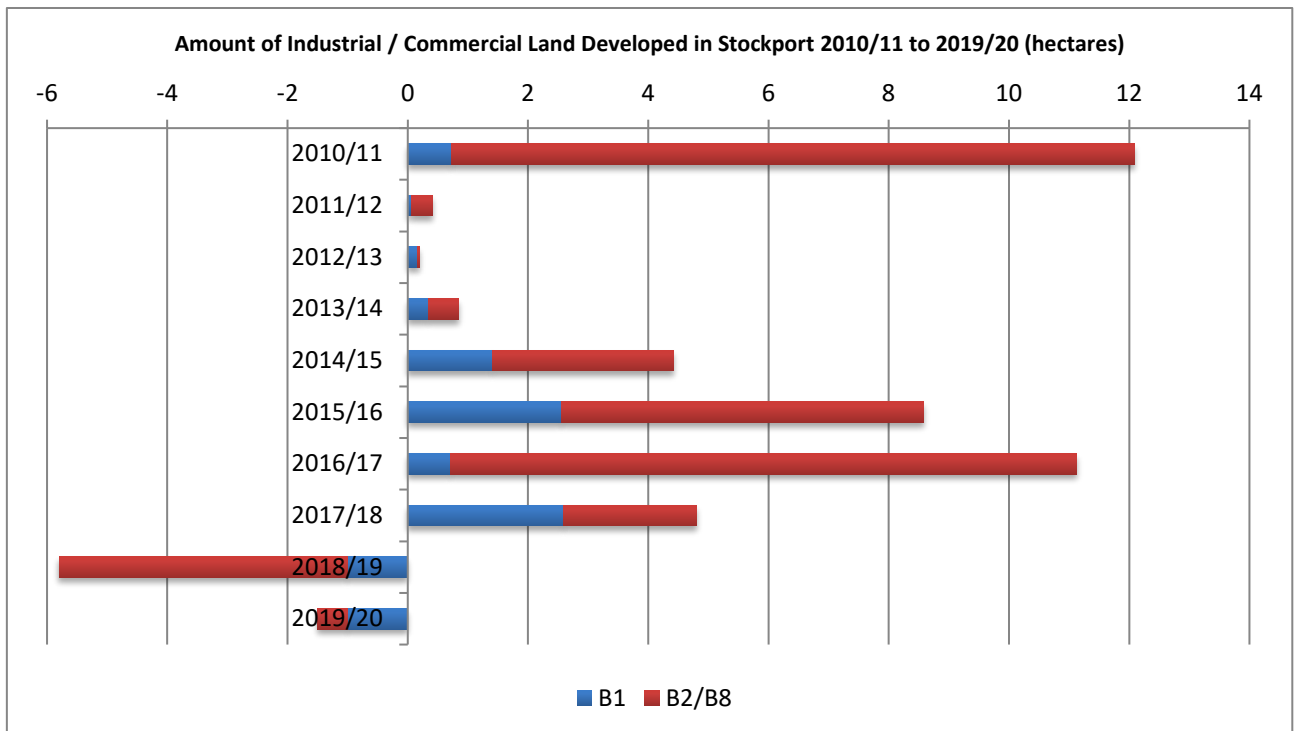


Figure 1 Industrial / Commercial Land Developed in Stockport 2010/11 to 2019/20 (hectares)

⁴ www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

This graph reflects the whole area of all sites where development (whether a gain or a loss) has taken place, shown in hectares.

However, for clarification data (where available) is also shown for completions in Stockport Borough in square metres (see Table 8). The square metres figures reflect the floorspace of buildings developed and not the whole area of each site.

Year:	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Average
B1	5662	55	1635	3382	1272	5090	2970	22670	-13391	-6981	4878
B2/B8	28654	3418	408	1728	15597	14971	8923	7471	-7837	583	8278
Total	34316	3473	2043	5110	16869	20061	11893	30141	-21228	-6398	13156

Table 8 Amount of industrial / commercial floorspace developed 2010/11 to 2019/20 (m²)

The average amount of employment land developed since 2010/11 now stands at 3.81 hectares per annum. As can be seen in Figure 1, for the first time there has been an overall loss of 7.3 hectares of employment land during the reporting periods 2018/19 and 2019/20. There were completions of B use classes in both years totalling 7,158m² of development on previously developed land. However, as shown in Table 9, the overall loss of these use classes to other types of use results in a net loss for both monitoring periods. Further detail is provided in the sections for each period laid out below.

Industrial & commercial Development	2017/18	2018/19	2019/20
Total floorspace completed (Gross) that is on Previously Developed Land	30,141m ² (100%)	2,327m ² (100%)	4,831m ² (100%)
Total Amount of Employment Land available for Office, Industrial & Warehouse Use (ha):			
Office (B1)	19.95 ha	18.95 ha	17.95 ha
Industrial (B2/B8)	34.08 ha	30.0 ha	29.5 ha
Total	54.03 ha	48.95 ha	47.45 ha
Total amount of industrial / commercial floorspace lost to other uses (i.e. all other use classes)	26,400m ²	23,634m ²	10,445m ²

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

It should be noted that the next round of monitoring will reflect the completion of 44,900m² of office development at 2 Stockport Exchange. There is a further 4,029m² of total office development under construction at Cheadle Royal Business Park, in Heaton Norris and at Edgeley. A major B2 use of 53,000m² is under construction on Sir Richard Fairey Road at Heaton Chapel. However further losses through change of use to residential are also under construction totalling 13,571m².

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.

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.'

As well as concerns about losing employment sites in the Borough, there are associated concerns around increased journeys adding to congestion. Traditionally commuting out of the Borough for work is

higher than those commuting in to Stockport for work by some 11,000 commuters⁵. Whilst major development has come forward in the Town Centre, more is needed to address the need for jobs in 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.

Employment Monitoring 2019/20

The Central area saw 842m² of office development completed at Bank Chambers in the town centre due to a change of use from retail. There was an overall net gain for B2/B8 uses from new development in Werneth and Stepping Hill. These include 2,400m² of B8 uses at Unit 9, Far Cromwell Road and 580m² of B1/B2 uses on land adjacent to Arnold Plant Hire at Bredbury Business Park as well as 225m² of B2/B8 use at Newby Road Industrial Estate. There have also been some changes of use within B use classes such as the one at Heatons & Reddish, however these result in no net gain of floorspace. Marple saw no B use class development but there was an Animal Hydrotherapy Centre (use class Sui Generis) development of 100m² at Lomber Hey Farm.

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	-372	0	-372
Stockport Central	1	-3218	0	-3218
Cheadle	0	-153	-635	-788
Heatons & Reddish	1	-56	0	-56
Marple	0	0	0	0
Stepping Hill	1	-3600	225	-3375
Werneth	2	418	993	1411
Stockport Totals	5	-6981	583	-6398
2018/19	31	-13391	-7837	-21228

Table 10 Industrial and Commercial Completions / Losses in each Committee Area (2019/20)

The losses of employment uses in this monitoring period are smaller than the previous year. The majority of losses from the B1 use are to residential, totalling 3,977m² with 1,306m² of that via Prior Approval. That total includes losses of B1 at:

- Former Sorting Office, A6 (954m²)
- Old Brewery Building, Union St (485m²)
- Warren House, Mowbray Str (520m²)
- 250 Wellington Rd South, Heaviley (308m²)

The five sites completed via Prior Approval were at 3-9 North Place, Warren House on Mowbray Street, 52-54 Lord Street, 250 Wellington Road South at Heaviley and 38 Station Road, Cheadle Hulme. All of these sites involved a change of use to residential.

The largest area of B1 loss (3,600m²) was to additional gym space at Unit 2 Pepper Road in Hazel Grove. A further substantial loss of office space (1,004m²) occurred at Unit A Atlas House on Bird Hall Lane with a change of use to a Veterinary Hospital. In addition, there has been a substantial B2 loss at the former Travis Perkins Depot in Cheadle (635m²) to housing. There is a net 38,014m² of proposed B uses in the pipeline for the Borough, including 2 Stockport Exchange, which will be reported in future AMRs.

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

Employment Monitoring 2018/19

A more complex breakdown of the information for the period April 2018 to March 2019 reveals that there were completions on several sites around the Borough, mainly through changes of use. These included the change of use from A4 (Drinking Establishment) to B1 (Office) at 11 Warren Road in Cheadle Hulme (607m²), 135-137 The Fairway off Higher Hillgate (316m²) and change from A1 (Retail) to B2/B8 (Industrial) at the Tile Clearing House in Reddish (727m²). In addition, there was a B2/B8 development involving change of use from Sui Generis to B8 at Buxton Road, Hazel Grove (604m²).

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	4	-7109	-873	-7982
Stockport Central	11	-1049	-733	-1782
Cheadle	2	-284	0	-284
Heatons & Reddish	9	-4752	-6835	-11587
Marple	2	-88	0	-88
Stepping Hill	3	-109	604	495
Werneth	0	0	0	0
Stockport Totals	31	-13391	-7837	-21228
2017/18	15	25445	22681	46126

Table 11 Industrial and Commercial Completions / Losses in each Committee Area (2018/19)

However, these developments were offset by major losses of B use classes including loss of 4.5 hectares of B2/B8 uses at Brighton Road where the Mercedes Benz garage was completed (Sui Generis). Nearly 1 hectare of employment land was lost to residential use in the monitoring period – the largest loss being Sim Chem House (7,666m²) in Cheadle Hulme District Centre to flats (Prior Approval). A further 0.3 hectares of employment land was lost to leisure uses (D2).

Losses of B1, B2 and B8 uses to other uses was lower than the previous year 2017/18 (26,400m²) but higher than other years. The largest losses in floorspace were to Sui Generis uses at the Mercedes Benz site and 9,793m² lost to residential uses across the Borough where offices were converted to dwellings; the largest of these being Sim Chem House at Cheadle Hulme and Wellesley House on Wellington Road North. 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.

According to Table 11 for 2018/19 there were thirty-one B1 and B2/8 related developments. Twenty-six of these were losses to other uses outside of B1/B2/B8 uses.

As a reminder, the previous monitoring period in 2017/18 saw a major upsurge in office development reflecting the completion of office developments in the Central area: 1 Stockport Exchange⁶; Aurora Business Park; and Stockport Homes' offices at Cornerstone.

The development at Buxton Road, Hazel Grove was a change of use from Sui Generis to B8 storage uses and distribution uses, which makes Stepping Hill the only Committee Area with an increase in developed employment space for this monitoring period.

⁶ 1 Stockport Exchange opened in April 2017 and therefore was included in the 2017/18 monitoring

The total amount of employment floorspace lost in 2018/19 was 21,228m², of which 1,010m² was lost in the Town Centre. The largest losses were at Joules Court (change of use from B8 to Sui Generis) and 30-32 Great Underbank (change of use from B1 to Residential – Prior Approval).

4 Retail & Leisure Development Monitoring 2018/20

The following indicators are included in this interim AMR for Retail and Leisure 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
- Delivery of A2, A3, A4 and D2 uses in the Town Centre

It should be noted that this will be the last reporting that uses the old use classes for retail and leisure. Future monitoring will address the recent changes⁷ in use classes and, where possible, comparisons with previous years' monitoring will be made.

Retail & Leisure Monitoring Data

Table 12 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 eight years. The use classes included are A1 (Retail), A2 (Financial & Professional Services), A3 (Restaurants & Cafes), A4 (Drinking Establishments), A5 (Hot Food Takeaway) and D2 (Assembly & Leisure). Below are sections for each of the monitoring periods that this report covers:

Stockport	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Borough (Total)	17930	7567	4791	6352	19493	14067	13140	-4048
Town Centre	4443	489	480	690	8662	10239	-1485	-2157
District Centres	487	1211	116	994	1537	36	-485	-286
Local Centres	483	1864	-92	1028	495	17	-734	-25

Table 12 Amount of (net) completed and lost retail and leisure development by floor area (m²) since 2012/13

Retail Monitoring 2019/20

Retail and leisure completions show overall losses of 4,048m² for this monitoring period. There was a Sui Generis completion of a Porsche dealership on Marsland Street (20,546m²). However, this did not fall within the A use classes in the planning system at the time of reporting. Indeed, there were several Sui Generis developments totalling 22,120m² which include a go karting facility (557m²) and a virtual reality arcade (273m²) as well as two beauty treatment centres (404m²) all in the town centre. In addition, there were 306m² of animal treatment units at Lomber Hey Farm near Marple with several smaller sites elsewhere in the Borough.

There were overall gains in A3 and A5 uses of 1,252m² and 278m² respectively but none were located in the town centre. Three District Centres saw a gain in A3 uses of 661m² with several cafes opening in local centres totalling 376m². There was also one out of centre A3 completion at the Mailbox (215m²) on

⁷ www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

the A6 outside of the town centre. Local centres across the Borough also saw an increase through changes of use of A3 and A4 but losses of A1 as well. A5 completions occurred outside of centres with two takeaways completing at the A6 in Heaviley (184m²) and Osborne Street, Bredbury (94m²).

Meanwhile A1, A2, A4 and D2 losses of 2,742m², 303m², 178m² and 2,534m² respectively contributed to the overall loss of retail and leisure uses in total. Eighteen losses were to other A or D2 uses while nine were to other uses such as D1 (Non-Residential Institutions), Sui Generis or C3 (Residential). There is a further net gain of 226m² of A and D2 class uses under construction with a further 7,069m² not started.

D1 completions of 3,167m² reflect completion of twelve developments for education and health needs ranging from a special needs training facility to school extensions and from a dental surgery and a denture clinic to a podiatry clinic. There was one loss of D1 which was changed to A1 use at Offerton Community Centre where a shop facility was created from part of the community centre (183m²). 84% of the D1 uses completed were outside of centres.

2019/20 is the first monitoring period since records started in 2012 to see an overall loss of retail and leisure development which is not located in centres (1,580m²). A2, A3 and A5 saw positive levels of development totalling 650m² outside of centres but this was offset by losses of A4 (the Florist Hotel, Shaw Heath 322m²) and D2 (1,761m²) consisting mostly of a unit on Far Cromwell Road, Bredbury changing to B uses. There is 7,760m² of proposed retail and leisure development in the pipeline for the Borough.

Retail Monitoring 2018/19

Figures for the reporting period showed an overall good amount of retail and leisure development in the Borough for this reporting period over previous years, although slightly lower than the previous reporting period. The majority of development for retail and leisure occurred out of centres (10,436m²) with net losses in all centres.

Out of centre developments included the new Lidl store at Hempshaw Lane (1,424m²) and major leisure developments at Seashell Trust (sports pitch 9,034m²) and Brinnington Leisure Centre (1,800m²). There were several developments out of centres resulting from changes of use from employment uses to leisure including: Unit K1 at Stanley Green (873m²), Manor Works in South Reddish (844m²) and Sunaco House in Heaton Mersey (800m²).

Levels in all centres show losses of A1 uses. All 7 District Centres experienced the loss of at least one A1 use. These all resulted from change of use to a variety of non-A1 classed uses. There were leisure uses gained from changes of use in Cheadle Hulme (Station Road) and Edgeley District Centres.

The Local Centres saw changes of use from A1 to a variety of uses including A3 and residential.

The Town Centre saw major changes of use from A1 to A3 at the Produce Hall and the Jungle Grill on Princes Street.

Delivery of A2, A3, A4 and D2 uses in the Town Centre

Table 13 below shows completions in square metres for the last seven years for A2, A3, A4 and D2 uses in Stockport Town Centre.

The **2019/20 monitoring period** saw no A2 use delivered in the town centre with overall losses of A3, A4 and D2 uses. The A4 losses occurred where The Royal Oak and the upper floors of the White Lion public houses have been converted to residential use (total loss of 1019m²). However, there were three new completions of A4 use on St Petersgate (Enigma), Mealhouse Brow (The Good Rebel) and Little Underbank (The Cracked Actor). The gain of a gym converted from office space on Princes Street (170m²) was offset

by the loss of D2 uses at 21-23 Merseyway; although this resulted as a change of use from D2 to Sui Generis (557m²) and was for a Go Karting facility which arguably provides a form of leisure use. There was a considerable gain in Sui Generis development of 1,234m² consisting of the previously mentioned go karting, a virtual reality arcade and two new beauty treatment outlets. There is just over 1,000m² of proposed A3 and A4 uses in the pipeline for the town centre, including the refurbishment of Winters on Underbanks, which will be reported on in future monitoring reports.

Use Class	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
A2 Financial & professional services ⁸	757.5	115	312.2	0	0	0	-670	-370
A3 Restaurants & cafés ⁹	436.4	374	0	334.3	475	2715	2493	0
A4 Drinking establishments ¹⁰	0	0	0	165.1	155.1	192	0	-524
D2 Assembly & leisure ¹¹	2651	0	87.3	0	160.9	-2095	458	-387

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

Like earlier monitoring periods, **2018/19** saw delivery of a considerable amount of restaurants and cafes in the town centre. These included the Produce Hall on Market Place, two changes of use on Princes Street close to the cinema (Creams Café and the Jungle Grill), an extension to a restaurant on Vernon Street and a change of use at Graylaw House on Chestergate to provide a café. Creams Café was a result of change of use from A2 uses (582m²) on Princes Street. An Anytime Fitness Gym opened on St Peters Square (change of use from A1/A2/A3 to D2) and part of Graylaw House changed use to a Yoga Studio.

The shift to a café and gym culture in the town centre under typical conditions reflects the shifting styles of shopping (including shifts to online shopping) and the increasing use of centres for social interaction over traditional retail uses. The pandemic has obviously highlighted potential issues for the town centre economy going forward, where many cafes / restaurants have had to close temporarily during lockdowns or shift to takeaway provision. It would be useful to establish how many cafes and restaurants survive the pandemic. In addition, there has been a major shift to delivery of goods and services which could continue in the longer term. It should be noted that delivery companies nationwide are looking for affordable spaces¹² in town and local centres for facilities to enable last mile deliveries¹³.

⁸ banks, building societies, estate and employment agencies, professional and financial services and betting offices

⁹ for the sale of food and drink for consumption on the premises - restaurants, snack bars and cafés

¹⁰ public houses, wine bars or other drinking establishments (but not nightclubs)

¹¹ 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)

¹² https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/777682/fom_last_mile_road_freight.pdf

¹³ Last mile delivery is defined as the movement of goods from a transportation hub to the final delivery destination.

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 both 2018/19 and 2019/20.

The following indicators will be reported on in this section:

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

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

The following sections cover the two monitoring years separately for open space reporting.

Summary of 2019/20:

There was one development that involved loss of undesignated Local Open Space (LOS) during the 2019/20 monitoring period, although there was no net loss overall. The 2.2 hectare new LOS at the former Dial Park Primary School site (see 'Blackstone Fields' in 2018/19) was completed in 2019/20, taking the total spend on this project to £306,000.

Covent Garden: In quantitative terms there was an initial loss of 350m² at London Square when construction of a replacement Local Equipped Area of Play (LEAP) and new Local Area of Play (LAP) began in the monitoring period although this is to be offset by a larger new tiered open space of 425m² to the rear of the new apartment block fronting Lower Hillgate. The rejuvenated LEAP and new LAP at London Square were still under construction as of 2019/20 and replaced old equipment at the former LEAP. It should be noted that the London Square site is not formally designated as an LOS on the Unitary Development Plan Proposals Map, although it was judged to meet the requirement under Saved Policy UOS1.3 for smaller areas of open space under the 0.2 hectare threshold of making a contribution to the local recreational provision and to the quality of life of communities.

Summary of 2018/19:

There were three developments which led to losses of LOS during the 2018/19 monitoring period. In quantitative terms there was an overall net loss of 821m². In qualitative terms, a Section 106 was signed which committed sums to be spent at Torkington Park and the schemes which have involved losses have made enhancements to the open space on site. Further detail is provided below for specific sites.

Royal Oak: The proposal was for demolition of the existing public house and construction of retirement living accommodation and associated car parking and landscaping at the site on Commercial Road, Hazel Grove¹⁴. This resulted in a net loss of 1,321m² taking into account a newly marked area of LOS along the frontage to the site. A Section 106 was signed to secure a compensation sum of £72,750 to ensure enhancement to the facilities at the nearby Torkington Park. The approved scheme is complete and the LOS, which was a former bowling green, was therefore lost during the monitoring period 2018/19.

Blackstone Fields: a development for 27 affordable houses on Blackstone Fields LOS, Offerton was completed during 2018/19 monitoring period. This involved the loss of 0.55 hectares of LOS. The children's play area located at the south-eastern corner of the application site was replaced on the

¹⁴ planning reference DC/063988

corner of Castle Shaw Road. In order to help mitigate the loss of LOS, the Council worked in partnership with the applicant and 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 a further planning application¹⁵ being considered alongside the housing development. In quantitative terms, the former Dial Park site is 2.22 hectares in size which is sufficient to offset the loss at Blackstone Field and the quantum of LOS lost at the former Dialstone Centre¹⁶ (1.6 hectares), providing a net gain of 700m² in LOS.

St Bernadette's RC Church: the proposal for a residential /community building at St Bernadette's RC Church, Brinnington involved the loss of 200m² of LOS, although not designated within the UDP proposals map. The improvements to the existing open space however enhance the visual amenity value of the land that can lend itself to improving the wellbeing of the community which the church and community building serve.

The completion of the on-site public open space at the Blackberry Lane/Lapwing Lane redevelopment in Brinnington in the previous monitoring year 2017/18 resulted in a gain of 674sqm.

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

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.

2019/20 Summary of Children's Play & Casual Recreational Facilities provided from New Development

During the 2019/20 monitoring period there were 8 developments approved that were of appropriate size to trigger the threshold for on-site play provision.

Three of those planning applications committed to provide children's play provision on site. Six provided a commuted sum to fund new facilities in the local area. One was exempt from having to provide contributions due to being for Class C2 Sheltered Housing, a use that is listed as an exemption from making contributions at Paragraph 4.18 of the Open Space Provision and Commuted Payments SPD.

MAC House in St Thomas's Place was approved prior to 2019/20 and required 1 LAP although the scheme completed in 2019/20 is not provision for play but is laid out as a private residents' garden.

2018/19 Summary of Children's Play & Casual Recreational Facilities provided from New Development

During the 2018/19 monitoring period there were sixteen developments approved that were of appropriate size to trigger the threshold for on-site play provision.

Three of those planning applications committed to provide children's pay provision on site with the remaining sites either providing a commuted sum to fund new facilities in the local area or they are exempt from having to provide contributions due to being Prior Approval applications.

Table 14 below illustrates the play areas which were completed in both monitoring periods:

Year of Completion	Housing Development	Detail of play provision
2019/20	DC/063988 Blackstone Road	1 LAP ¹⁷

¹⁵ planning reference DC/065730

¹⁶ planning reference DC/048027

¹⁷ LAP Local Area of Play

Year of Completion	Housing Development	Detail of play provision
2019/20	DC/067961 Brinnington: Castle Hill School / Blackberry Lane / Lapwing Lane / Truro Avenue	1 LAP
2019/20	DC/058298 Woodford Aerodrome Phase 1	1 LAP
2018/19	DC/060491 Land at former St Thomas's Hospital	1 LAP
2018/19	DC/052222 Former Barnes Hospital, Kingsway	2 LAPs, 1 LEAP ¹⁸ , 1 AWP ¹⁹
2018/19	DC/062373 Bredbury Curve, Land At Former Railway Cutting To North East Of Stockport Road East, Bredbury, Stockport, Stockport	2 LAPs
2018/19	DC/048027 Dialstone Centre, Lisburne Lane	2 LAPs, 1 LEAP and general open space
2018/19	DC/57163 Impact House, Charles Street	1 LAP

Table 14 Play Areas completed in both monitoring periods

Table 15 below illustrates the play areas which were under construction during both monitoring periods:

Year Under Construction	Housing Development	Detail of play provision
2019/20 & 2018/19	DC/60027 Land at Covent Garden	London Square rejuvenated LEAP and new LAP
2019/20 & 2018/19	DC/057596 Cheadle Marple College site Hibbert Lane	1 LEAP 1 LAP (not complete, negotiations ongoing)
2019/20 & 2018/19	DC/059483 Europa Way	3 LAPs 1 LEAP (not complete, negotiations ongoing)
2019/20	DC/058298 Woodford Aerodrome Phase 2B & C	1 LEAP 1 LAP
2018/19	DC/063988 Blackstone Road	1 LAP
2018/19	DC/067961 Brinnington: Castle Hill School / Blackberry Lane / Lapwing Lane / Truro Avenue	1 LAP

Table 15 Play Areas under construction during both Monitoring Periods

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.

This is in accordance with the requirements of the Core Strategy Development Management Policy SIE-2 Provision of Recreation and Amenity Open Space in New Developments.

Children's Play Spend 2018/19

The total amount of commuted sums spent on children's and formal recreation facilities in 2018/19 was £128,489.27 which was spent on the facilities shown in Table 16 below.

Children's Play Spend 2019/20

¹⁸ Local Equipped Area of Play

¹⁹ All Weather Pitch

The total amount of commuted sums spent on children's and formal recreation facilities in 2019/20 was £637,706.00 with £52,000 of this directed specifically towards maintenance of play areas. The remainder was spent on the facilities shown in Table 16 below.

Year of Spend	Site	Area Committee	Play improvement
2019/20	St Thomas Recreation Ground (NEAP)	Central	Extension of play space and increased play provision including three bay swing, new rotator and new challenging multi play unit
2019/20	Peel Moat Open Space (LEAP)	Heatons and Reddish	New play area with investment/works to continue into 2020/21
2019/20	Bruntwood Park (NEAP)	Bramhall and Cheadle Hulme South	Provision of interactive electronic play equipment
2019/20	Shaw Heath Recreation Ground (NEAP)	Central	New double bay toddler swing, trim trail and trampoline. New double bay junior swing, junior rocker and a rotator
2019/20	Gatley Recreation Ground (NEAP)	Cheadle	New three bay swing, roundabout, three way see saw, trampoline and dynamic rotator
2019/20	North Reddish Park (NEAP)	Heatons and Reddish	New junior multi play unit with tube slide, dynamic rotator, inclusive rotator and trampoline
2019/20	Woodbank Park (NEAP)	Central	New climbing net
2019/20	Heaton Moor Park (LEAP)	Heatons and Reddish	Extension to play area to include new inclusive swing
2019/20	Brindale Road (LEAP)	Central	New synthetic play surface
2019/20	Heaton Norris Recreation Ground (NEAP)	Central	New roundabout
2019/20	Cromwell Avenue (LEAP)	Marple	New junior balancing item
2019/20	Maple Avenue Park (LEAP)	Cheadle	New play area gates
2019/20	Craig Road (LEAP)	Heatons and Reddish	New three bay swing with inclusive nest seat and mirage seat and new dynamic rotator and inclusive rotator.
2018/19	Riverdale (LEAP)	Werneth	Interactive play panel and improved safer
2018/19	Overdale Rec (LEAP)	Werneth	New swings and standalone slide
2018/19	Marple Memorial Destination park	Marple	New springer
2018/19	Heaton Norris (NEAP)	Central	New roundabout

Table 16 Sites where Play Improvement Spends were made during both Monitoring Periods

Formal Sport Spend

Year of Spend	Site	Area Committee	Sport improvement
2019/20	Bruntwood Park	Bramhall and Cheadle Hulme South	Works to the car park that supports the BMX track
2019/20	Gatley Recreation Ground	Cheadle	Creating of multi-sports area
2019/20	Ladybridge Sports	Cheadle	Match funding for a new community sports hub
2019/20	Cale Green Park	Central	Improvements to tennis courts
2019/20	Marple Memorial Park	Marple	Wheeled sport area extension (phased works)
2018/19	Marple Memorial Park	Marple	Phase 1 Skate park improvements
2018/19	Alexandra Park	Central	Fencing of the third bowling green
2018/19	Ladybridge Sports	Cheadle	New community sports hub

Table 17 Locations of Sports Facilities Improvement Spend during both Monitoring Periods

The total amount of commuted sums received from planning applications for 2019/20 is £502,216.00.

The funds are allocated to the improvement of the following play facilities:

- Woodbank Park
- Woodlands Park
- Half Moon Lane Play Area
- Alexandra Park
- Adswood Park

The total amount of commuted sums received from planning applications for 2018/19 is £539,989.32.

The funds are allocated to the improvement of the following play facilities:

- Marple Skate Park and Sports Area upgrade
- Gatley Recreation Ground
- Torkington Park Sports
- Heaton Norris Recreation Ground
- Heaton Moor Park
- Hollywood Park
- Bridgehall Road Play Area
- Davenport Playing Fields

Sport Facilities 2018/20

A Playing Pitch Strategy (PPS) and Local Football Facilities plan (LFFP) was published in the 2019/20 monitoring year. LFFPs are designed to set out a ten-year vision for football facilities in each local authority.

The primary purpose of the PPS is to provide a strategic framework which ensures that the provision of outdoor playing pitches meet local and community needs of existing and future residents and visitors to Stockport.

The Strategy will provide robust and objective justification for future playing pitch provision throughout the Stockport Borough. 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.

The Outdoor Sports completions for 2018/20 are set out below, these will be fed into the monitoring of the PPS going forward.

Outdoor Sport facilities 2018/20

Planning Ref	Location	Proposal
DC/056550	Land at Brinnington park, Northumberland road, Brinnington and land adjacent to Brinnington hall care home, Brinnington road, Brinnington, Stockport.	Land adjacent to Brinnington Hall Care Home - Reinstatement of the former bowling green adjacent to Brinnington Hall, together with the erection of a bowling pavilion and provision of access to the bowling green from the adjacent Health Centre car park.
DC/066326	Land To The South West Of The Cheadle College Cheadle Road Cheadle Hulme Cheadle SK8 5HA	Development of a nursery, primary and secondary school with sports hall and sports pitches comprising 1 football pitch no 2 MUGAs, 1 Rugby pitch and an Athletics track.
DC/059242	Seashell Trust, Royal School Manchester, 160 Stanley Road, Heald Green, Cheadle, SK8 6RQ	Construction of a synthetic sports pitch with associated floodlighting, fencing, viewing area and footpath
DC/071548	Woodford Road Recreation Ground Pavilion, Woodford, Stockport, SK7 1QD	Demolition of a single storey timber framed modular building providing 4 changing rooms, showers and toilet - Woodford Recreation Ground Pavilion.

Table 18 Outdoor Sports Facilities completed during the 2018/20 Monitoring Periods

6 Transport Indicator Monitoring 2018/20

The following Transport indicator is included in this interim 2018/20 AMR.

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

Transport Monitoring Data

Figure 2 overleaf shows the average spread of different travel mode usage for sustainable transport and car trips into Stockport Town Centre. It covers three daytime periods for a ten year period from 2010 to 2019. The 2019 data is the most recently available data from TfGM Highways Forecasting and Analytical Services²⁰.

There have been fluctuations in mode levels with increases in shifts to non car modes over many of the recent years, however the shifts are only slight. Use of walking, cycling and public transport remains considerably less than car use levels.

The Stockport Interchange application will be reported on in future reports and that, together with other major cycling and walking infrastructure improvements in and around the town centre needs to be monitored. There have been three major applications for housing developments in the town centre that are proposing reduced car parking and greater cycle parking. These developments and their potential impact on travel choices will be reported on in future monitoring reports.

²⁰ Source: <https://www.gmtu.gov.uk/reports/transport2017.htm>

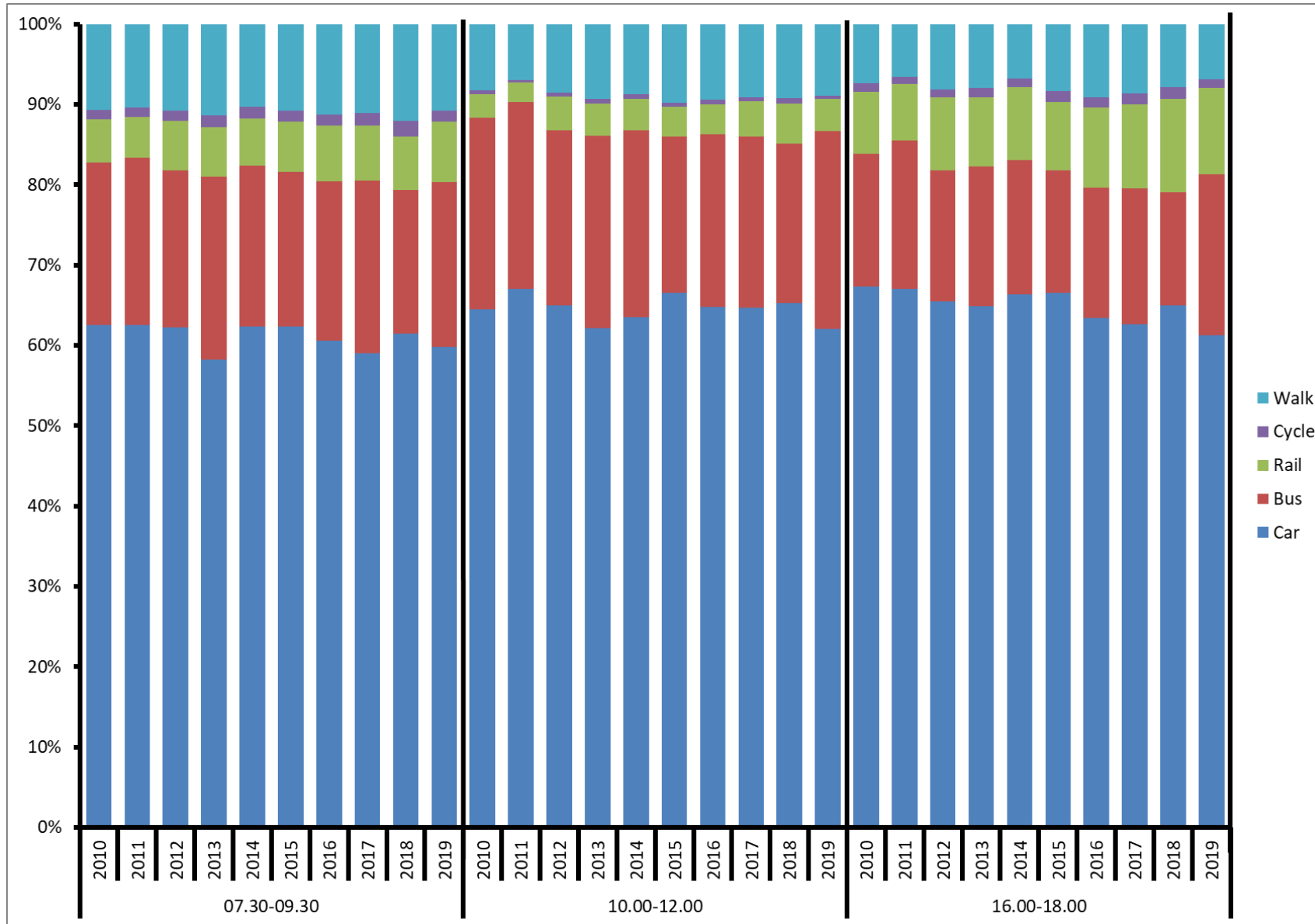


Figure 2 All Modes

