



STOCKPORT
METROPOLITAN BOROUGH COUNCIL

Infrastructure Funding Statement 2020/21

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1 Introduction

About this document

- 1.1 This is the annual infrastructure funding statement (IFS) prepared by Stockport Council. The purpose of this document is to share information on how money is being used to secure and improve infrastructure in Stockport.
- 1.2 Local authorities are now required to produce an IFS on an annual basis, relating to the developer contributions from section 106 agreements (S106) and the Community Infrastructure Levy (CIL). As Stockport does not have a CIL in place, our IFS provides information on s106 planning obligations only. This year's update includes funds relating to the provision of affordable housing, open space contributions, sustainable transport and monitoring fees. It sets out how much income and expenditure has been made in relation to S106s covering the period 1 April 2020 to 31 March 2021.
- 1.3 Throughout this report, financial amounts are rounded to the nearest pound or thousands of pounds to make the information easier to read, with the exact amounts detailed to pence held on the Council's accounting systems.

Planning Obligations

- 1.4 Planning obligations, sometimes referred to as developer contributions, are tools used by local planning authorities within the planning process. Developer contributions can be sought in line with local and national planning policy using legal agreements. They are made under the specific part of the law that describes when those legal agreements can be used.

Section 106 agreements

- 1.5 S106 agreements are used to mitigate the impacts of development and ensure that Stockport's planning policy requirements are fully met. They are used to secure measures that cannot be done with a planning condition, to make a development acceptable (as required by regulation 122 of the Community Infrastructure Levy Regulations 2010). S106 planning obligations include:
 - site-specific financial contributions - these are secured and must be used for defined purposes; for instance, the provision of traffic and transport/highways related works, open space provision and affordable housing contributions (where accepted in lieu of on-site provision);
 - provision of on-site affordable housing and education; and

- non-financial obligations, including requirements such as training and employment management provision, sustainable transport contributions or travel plans.

- 1.6 A S106 legal agreement is signed by the Council and the developer (and other relevant parties) before a planning application is granted permission. Planning obligations secured through a S106 legal agreement can either be an in-kind contribution of infrastructure delivered directly by the developer, or a financial contribution of money paid to provide the infrastructure. There are a number of legal tests which must be passed for a S106 to be agreed and signed.
- 1.7 Where the Council is the landowner of the development site, we would require the developer/applicant to enter into a Section 111 agreement as an alternative mechanism to securing the necessary planning obligation(s). This is because the Council, as both the landowner and local planning authority (LPA), cannot enter into an obligation with itself. Section 111 of the Local Government Act 1972 (entitled 'subsidiary powers of local authorities') is a catch all provision which gives LPAs power to do anything "which is calculated to facilitate, or is conducive or incidental to the discharge of any of their functions" and is drafted very widely, applying to all local authority functions including planning.

The Community Infrastructure Levy (CIL)

- 1.8 The Community Infrastructure Levy (CIL) was introduced by the government for use in 2010, but it is up to a local authority to choose whether or not they want to use CIL. It is similar to S106 because it allows local authorities to raise money from new developments but is different because it is not negotiable. CIL introduces a set of tariffs in a formal document called the "charging schedule", and these are charged on a £ per square metre basis of new development. A lot of work is needed to get a charging schedule into place, and it is more frequently used in areas with higher house prices, such as the London boroughs and southern local authorities, which tend to have better development viability.
- 1.9 As there is no local CIL in place, there have been no funds collected through CIL in Stockport and consequently no infrastructure projects of types of infrastructure can be funded by CIL. This means that there is nothing to report on CIL in the relevant sections of this document.
- 1.10 The government has proposed changes to the current S106 and CIL system through the planning white paper. It proposes the introduction of a new "infrastructure levy", being a reform and extension of the Community Infrastructure Levy (CIL) combined with the abolition of section 106 agreements and planning obligations. The results of this consultation are awaited and will be used to inform a

revised approach to contributions within Stockport, taking into account infrastructure needs and local viability.

Section 278 highway agreements

- 1.11 A section 278 agreement (s278) is named after a specific section of the Highways Act 1980 that allows developers to enter into a legal agreement with the council to make permanent changes or improvements to a public road or footpath as part of a planning proposal. The s278 agreements are used when developers need to make changes to existing roads, for example to add a new access road to a new housing development. The reporting of this s278 information is optional within the IFS, so the Council will look at the possibility of including information for s278 agreements within future versions of the IFS.

Local policy context

- 1.12 Within Stockport, the current adopted development plan comprises:
- Stockport Core Strategy (2011)
 - Stockport Unitary Development Plan Review (May 2006) Saved Policies (2011)
 - Stockport Unitary Development Plan Proposals Map 2006
 - Greater Manchester Joint Waste Development Plan Document (2012)
 - Greater Manchester Joint Minerals Development Plan Document (2013)
- 1.13 The Core Strategy was adopted in March 2011 and is currently the principal document that sets the framework for securing developer contributions. Visit the Stockport Council website for more [information on the adopted plan and emerging plans](#).

2 Developer contributions agreed, received, spent, and retained

- 2.1 Planning obligations are the primary means of securing local infrastructure, including facilities and services that are essential for allowing any particular development to take place. During the financial year planning obligations were used to secure contributions towards the following categories: affordable housing, open space, transport and monitoring. Money was also received and spent from legal agreements that were signed in previous years.
- 2.2 A summary of s106 planning obligations activities in the financial year 2020 is set out in a number of tables below, with Table 2.1 providing the overall summary of activity.
- 2.3 New s106 agreements were signed to the value of £1,844,699 with a large portion of this being agreed as a result of the planning application reference DC/071147 for the erection of retirement living accommodation at land adjacent to Hillbrook Grange Care Home, Ack Lane East, Bramhall Stockport SK7 2BY.
- 2.4 A total of £864,134 was received during the past financial year, most of which is related to the provision of open space.
- 2.5 During the same period £473,985 was spent on improving infrastructure, with the majority of this going towards open space.
- 2.6 The Council has recently introduced fees to cover the efforts spent monitoring the implementation of s106 agreements. As this is a new approach, funding received for the financial year being reported is low and is anticipated to grow over the next couple of years.

Table 2.1 s106 overall monetary contributions summary

Type of provision	Agreed	Received	Spent	Retained
Affordable housing (financial contribution)	£1,282,025	£248,000	£24,084	£1,360,201
Open space	£365,364	£610,739	£335,746	£5,349,119
Transport and travel	£168,360	£3,144	£114,155	£1,306,615
Monitoring	£28,950	£2,250	£0	£2,250
Total	£1,844,699	£864,134	£473,985	

* Please note the figures in the “Agreed” column of Table 2.1 do not include those secured via s111 agreements, deeds of variation and direct payments, however full information on these is included within Table 2.4 later in this document.

2.7 In addition to financial contributions, a number of onsite schemes have been secured via s106 agreements, these relate to the provision of affordable homes and are detailed in Table 2.2.

Table 2.1 s106 overall non-monetary contributions summary

Type of affordable housing provision	Units	Notes
Agreed	2	DC/075513 Land at Corner of Apsley Street (5% of 34 unit scheme)
Agreed	22	DC/076785 & DC/077008 Greek Street Campus
Delivered	14	DC/053832 former Woodford Aerodrome
Delivered	16	DC/057596 former Cheadle and Marple 6th form college site
Delivered	11	Delivered using commuted sums spent on fire safety improvements at 96/98 Shaw Heath to provide affordable accommodation for care leavers.

2.8 A detailed breakdown of the new legal agreements signed is shown in Table 2.3 below. Table 2.4 provides details of other planning proposals where funds have been agreed through means other than via a s106.

2.9 There is usually a lag of a few years between an agreement being signed and monies being received, to allow for development to commence on site. Furthermore, the receipt of monies will also depend on whether a planning permission is implemented or not.

2.10 Table 2.5 shows the monies that have been received during the monitoring period covered by this statement.

Table 2.2 Details regarding new s106 agreements agreed

Development	Planning Reference	Date agreed	Affordable Housing	Open Space	Transport	Monitoring fee	Total	Notes
Windyridge, 65 Bridle Road	DC/073788	20-Apr-20		£9,010			£9,010	
Land at Dark Lane, Bredbury	DC/066644	15-May-20			£3,000		£3,000	
Bredbury St Marks Church Cricket Club	DC/066645	15-May-20			£7,500	£1,500	£9,000	Includes a clawback clause
229-231 Bramhall Lane	DC/076435	10-Jun-20		£5,984			£5,984	
66 Brinnington Road	DC/076322	03-Jul-20		£3,604			£3,604	
144 Compstall Road	DC/076239	11-Aug-20		£8,976		£500	£9,476	
547 Chester Road	DC/076003	14-Sep-20		£2,992		£500	£3,492	
Marple Yard	DC/074338	22-Sep-20		£43,384	£7,500		£50,884	
141 Woodford Road	DC/076101	24-Sep-20		Calculation		£500	£500	Open space contribution is based on dwelling size.
69 Midland Road	DC/076590	24-Sep-20		£4,488		£500	£4,988	
51 Woodhall Road	DC/076655	05-Nov-20		£7,480		£500	£7,980	
36-38A Gorton Rd	DC/075580	19-Nov-20		£43,384			£43,384	
6 Kings Close	DC/074660	26-Nov-20		£14,960		£750	£15,710	
163 Compstall Road	DC/074803	11-Jan-21				£500	£500	
Land at Corner of Apsley Street	DC/075513	19-Jan-21	5% of units to be affordable dwellings	£117,453			£117,453	
2 Great Underbank	DC/077072	19-Jan-21		£4,794		£500	£5,294	

Development	Planning Reference	Date agreed	Affordable Housing	Open Space	Transport	Monitoring fee	Total	Notes
28 Broomfield Drive	DC/075901	02-Feb-21		£5,984		£500	£6,484	
11 Compstall Rd/Orlando House	DC/076025	09-Feb-21		£37,400		£2,000	£39,400	
269 Buxton Road	DC/076311	09-Feb-21		£5,984		£500	£6,484	
2-4 Carrington Road	DC/076727	09-Feb-21		£23,426		£750	£24,176	
Lowfield Road	DC/077786	09-Mar-21		£14,960		£750	£15,710	
Easy Access	DC/076528	09-Mar-21			£10,360	£1,000	£11,360	
Gatley Primary School	DC/075720	09-Mar-21			£30,000	£2,000	£32,000	
Hillbrook Grange	DC/071147	17-Mar-21	£1,282,025				£1,282,025	Contribution is £1,282,025 or £1,551,035 based on details in agreement.
410 Didsbury Road	DC/076443	25-Mar-21		£1,496		£100	£1,596	
Flora Cottage 438 Chester Road	DC/076685	30-Mar-21		£8,109		£600	£8,709	
Greek Street Campus	DC/076785 & DC/077008	31-Mar-21	22 affordable dwellings	£1,496	£110,000	£15,000	£126,496	Clawback provisions are made for additional open space contributions.
		Totals	£1,282,025	£365,364	£168,360	£28,950	£1,844,699	

Table 2.3 Details on deed of variations and contributions agreed through s111 agreements, deed of variations and direct payments

Development	Planning Reference	Date agreed	Affordable Housing	Open Space	Transport	Monitoring fee	Total	Notes
Three Ways Farm	DC/075742	22-Apr-20		£2,703.00			£2,703.00	This was a direct contribution rather secured via a legal agreement.
Meadow Mill, Water Street	DC/063280	09-Jun-20	11 affordable dwellings	£347,910.50	£7,500.00		£355,410.50	This is a deed of variation, with changes relating to provision of affordable housing and open space
75 Hulme Hall Road	DC/074708	24-Sep-20	This is a deed of variation, relating to phasing of payments of the open space contribution.					
Cheadle & Marple College (Chatsworth Grange)	DC/057590	10-Oct-20	This is a deed of variation, with changes relating to definitions for the provision of affordable housing.					
Land off Gordon St / Nicholson St Orphange St / Tunstall St Heaton Norris	DC/075512	11-Dec-20		£99,633.40	£7,804.67		£107,438.07	Secured via a S111 agreement
Offerton Works, Hempshaw Lane	DC/075497	16-Feb-21	This is a deed of variation, to reflect a minor material amendment to the approved scheme.					

Development	Planning Reference	Date agreed	Affordable Housing	Open Space	Transport	Monitoring fee	Total	Notes
Woodford Phase 3	DC/053832	09-Mar-21	This is a deed of variation, with changes relating to the provision of affordable housing.					
186 Stockport Road Cheadle Heath	DC/077784	12-Mar-21		£20,944.00		£1,000.00	£21,944.00	Secured via a S111 agreement

Table 2.4 Details regarding s106 monies received

Planning ref	Site address	Type of infrastructure	Monies received
DC/075569 DC/067919	Former Royal Oak, 104 Commercial Road, Hazel Grove, Stockport SK7 4BP	Affordable Housing	£248,000
DC/064296	Roland Road	Open space	£93,180
DC/065826	92-94 Church Lane, Marple	Open space	£92,036
DC/068959	394 Wellington Road	Open space	£22,990
DC/070776	Melford Rd	Open space	£213,123
DC/070776	Melford Road	Open space	£12,353
DC/074708	Hulme Hall School	Open space	£60,252
DC/074917	5 Ladybarn Crescent	Open space	£1,496
DC/075244	124 Shaw Heath, Cale Green, Stockport SK2 6QS	Open space	£5,984
DC/075538	Moorend Golf Club	Open space	£28,832
DC/075742	Barn Adjacent To Threeways Farm, Blossoms Lane, Woodford, Stockport SK7 1RE	Open space	£2,703
DC/076311	269 Buxton Road	Open space	£5,984
DC/077075	130 Heathbank Road SK8 6JD	Open space	£7,480
DC/077784	186 Stockport Road	Open space	£20,944
DC/077786	Lowfield Road	Open space	£14,960
DC/079000	1 Mellor Road	Open space	£10,472
DC/079239	5 Chatham	Open space	£17,952
DC/070503	2-6 Churchgate	Transport	£3,144
DC/075244	124 Shaw Heath, Cale Green, Stockport SK2 6QS	Monitoring fees	£300
DC/076311	269 Buxton Road	Monitoring fees	£200
DC/077784	186 Stockport Road	Monitoring fees	£1,000
DC/077786	Lowfield Road	Monitoring fees	£750
		Total	£864,134

Affordable Housing

- 2.11 Where the Council works with a registered provider of affordable housing, affordable housing tends to be secured via the use of a planning condition, rather than a s106 legal agreement. A total of 41 units have been delivered using s106 agreements for on-site and off-site provision, and a further 90 units have been delivered through other means, resulting in a total of 131 units this year, as shown in Table 2.6.

Table 2.5 Affordable homes delivered across Stockport via s106 and other means

Type of affordable housing provision	Units	Notes
On site provision secured and delivered via s106	14	DC/053832 former Woodford Aerodrome
On site provision secured and delivered via s106	16	DC/057596 former Cheadle and Marple 6th form college site
Off-site commuted sum secured and delivered via s106	11	The commuted sum of £24,084 facilitated the delivery of 11 affordable units. Monies were spent on fire safety improvements at 96/98 Shaw Heath to provide affordable and safe accommodation for care leavers.
On site provision delivered by registered providers	48	DC/068342 Land Off Stockholm Road
On site provision delivered by registered providers	31	DC/067397 Land South of Booth Street
On site provision delivered by registered providers	7	DC/077784 186 Stockport Road
On site provision delivered by registered providers	4	DC/069676 Hempshaw House And Brook House

Open Space

- 2.12 Financial contributions secured for open space provision in Stockport is spent on capital and revenue projects for children's play equipment and sports provision across the borough. Table 2.7 provides a summary of the money that has been spent on improving and expanding children's play equipment in parks and open spaces in Stockport, totalling £111,948.

Table 2.6 Money spent on children's play infrastructure

Site	Project description	s106 spend
Peel Moat Open Space	New play area	£62,708
Bruntwood Park	New accessible multi play unit and wheelchair accessible roundabout	£13,213
Heaton Moor Park	New toddler play equipment	£10,405
Bridgehall Play Area	New toddler multi play unit	£8,862
Brinnington Park	New play space	£5,105
Crescent Park	New three bay swing with inclusive nest seat and ground level trampoline	£4,015
Various sites (South Reddish, Dysart Street, Parkside, Grafton St, Alexandra Park, High Lane)	Small contributions to play improvements	£7,640
	Total	£111,948

- 2.13 Table 2.8 provides a summary of the money that has been spent on improving and expanding formal sports such as tennis courts and skateboarding facilities in parks in Stockport, resulting in £173,185 worth of improvements.

Table 2.7 Money spent on formal sports infrastructure

Site	Project	s106 spend
Cheadle Heath Park	New multi-use sports area	£88,496
Marple Memorial Park	Skate park extension and creation upgrade of the basketball court to multi sports	£74,689
Ladybridge Sports Club	Improvements to the infrastructure of the community sports building	£10,000
	Total	£173,185

- 2.14 In addition to the sums detailed in table 2.7 and 2.8, a further £40,517 has been spent on the maintenance of children’s play areas and £10,096 on sports maintenance, taking the overall total spend on open space provision to £335,746 during the financial year.

Table 2.8 Overview of all s106 spend for open space provision

Type of investment	s106 spend
Capital – children’s play	£111,948
Capital – sports provision	£173,185
Maintenance (revenue) – children’s play	£40,517
Maintenance (revenue) – sports provision	£10,096
Total	£335,746

Transport

- 2.15 Table 2.10 provides a summary of the money that has been spent in the last financial year on improving and making safer transport and travel across the borough such as better car parking and footpaths, resulting in £114,155 spent on improved infrastructure.

Table 2.9 Money spent on transport infrastructure

Planning reference	Development address	Project description	s106 spend
DC/043577	Land at Hopes Carr, Stockport	Signal junction & footway improvement to provide for pedestrians	£31
DC/053832	Former Woodford Aerodrome, Chester Road, Woodford, Stockport SK7 1QR	Design of path improvements to link to Bramhall High School	£1,152
DC/053832	Former Woodford Aerodrome, Chester Road, Woodford, Stockport SK7 1QR	Improvements to Woodford Road roundabout	£1,137
DC/053832	Former Woodford Aerodrome, Chester Road, Woodford, Stockport SK7 1QR	Design of footway / cycleway on Chester Rd	£5,293

Planning reference	Development address	Project description	£106 spend
DC/056267	Chapel Street, Hazel Grove, Stockport SK7 4HW	Bus stop improvements on Commercial Road	£1,305
DC/056881	Elizabeth Mill, Houldsworth Street, North Reddish, Stockport SK5 6BN	Design of traffic calming parking restrictions scheme on local streets	£9,883
DC/056881	Elizabeth Mill, Houldsworth Street, North Reddish, Stockport SK5 6BN	Design of traffic calming parking restrictions scheme on local streets	£2,901
DC/057163	Impact House Charles Street Heaviley Stockport SK1 3LH	Signal crossing improvement on route to school	£20,164
DC/061111	Former Sovereign Rubber, Carrington Field Street, Heaviley, Stockport	Speed reduction signage	£3,389
DC/064636	Brite Court, Park Road, Gatley, Stockport SK8 4HZ	Project / account closure	£7
DC/066233	Former Brighton Road Industrial Estate, Brighton Road, Heaton Mersey, Stockport SK4 2BE	Design of path improvements for Green Lane Heaton Norris	£9,308
DC/066233	Former Brighton Road Industrial Estate, Brighton Road, Heaton Mersey, Stockport SK4 2BE	Resident parking facilities	£299
DC/066998	C&M College Hibbert Lane	Traffic Regulation Order	£2,846
DC/067919	Former Royal Oak Hotel 104 Commercial Road Hazel Grove Stockport SK7 4BP	Pedestrian crossing improvements on Commercial Rd	£25,477
DC/067919	Former Royal Oak Hotel 104 Commercial Road Hazel Grove Stockport SK7 4BP	Pedestrian crossing improvements on Commercial Rd	£30,963
		Total	£114,155

Retained funds

- 2.16 The remaining balance of unspent money carried over from one financial year to the next is referred to as the “retained funds”. Table 2.11 below provides a summary of the money that the council has received but that has not been spent at that point in time, with an overall total of £8,015,185 in retained funds. Of this sum, a total of £5,176,585 has been allocated for spend on capital projects and maintenance. In this table, the word “allocated” means that a decision has been made by the local authority to commit funds to a particular item of infrastructure or project.
- 2.17 Financial contributions received for affordable housing via s106 agreements are utilised to support the delivery of affordable housing projects in partnership with Registered Providers who are members of the Stockport Housing Partnership (an agreement between the Council and the 7 RPs who between them own and manage over 95% of the social housing stock in Stockport), and Stockport Homes, the Council's Arm's Length Management Organisation. There is currently the sum of £1,360,201 earmarked for spend on affordable housing that has not yet been approved for delivery on specific projects.
- 2.18 For open space, the policy requiring offsite sums for open space specifies that the funds will be spent on formal recreation and children's play space, and their associated maintenance costs. Funds for children's play must be spent within the local area in line with the distances described in policy SIE 2 of the Stockport Core Strategy 2011, and so are considered to be “allocated” at the point an agreement is made. The sum of £699,796 is therefore allocated for spend on children's play.
- 2.19 For formal sports it is recognised that people travel greater distances to use facilities, however individual contributions are often too small to fund improvements to facilities upon receipt. Funds for formal sports can only be used on projects that are easily accessible from the new homes, thereby ensuring a direct relationship between a facility and the development. Funds from different housing developments are aggregated together until there is sufficient monies available to fund a project, allocated to that project and are then spent as soon as possible to improve facilities. The council holds funds for a reasonable period of time, usually up to 8 years, to allow this process to take place. Close monitoring of the funds is undertaken to ensure funds are allocated and spent on projects at the appropriate time and that the direct relationship test is met. The sum of £1,455,918 which is noted as “unallocated” for spend will be used on projects for formal sports provision in line with guidance and policy.
- 2.20 Transport contributions are agreed on a site-by-site basis to mitigate any negative impacts of the development and are bespoke to that development. Where funds are

noted as being unallocated, they are generally awaiting designs to be agreed before a project can be approved for delivery, this currently amounts to £22,482.

Table 2.10 Money retained by the Council at the end of the financial year

Type of provision	Retained allocated for spend	Retained unallocated	Retained for maintenance	Total
Affordable housing (financial contribution)	£0	£1,360,201	£0	£1,360,201
Open space	£699,796	£1,455,918	£3,193,405	£5,349,119
Transport and travel	£1,281,134	£22,482	£0	£1,303,615
Monitoring fees	£2,250	£0	£0	£2,250
Total	£1,983,180	£2,838,601	£3,193,405	£8,015,185

3 Future reporting

- 3.1 National guidance suggests that councils should consider reporting on estimated future income where possible. Income through s106 varies as contributions are negotiated on a site-by-site basis and depend on a range of factors, such as the viability of development and site-specific considerations to make developments acceptable in planning terms. This makes it difficult to forecast future s106 income and expenditure. Funds must be spent in accordance with the terms of the legal agreement (as part of the planning application process). Forecasts have therefore not been included in this document. The Council will keep this position under review and will look at incorporating forecasting of developer contributions within future versions of the IFS.
- 3.2 Developer contributions will continue to be sought in line with the latest regulations, guidance and development plan policies, to ensure that developments are acceptable in planning terms are served by the infrastructure that is needed to support the sustainable delivery of those developments. These agreements will be made on a case-by-case basis, in line with the specific needs identified as a result of the proposed development.
- 3.3 Visit the GOV.UK website for more [information and guidance on planning obligations](#).