



STOCKPORT
METROPOLITAN BOROUGH COUNCIL

Infrastructure Funding Statement 2019/20

Contents

1	About this document.....	2
	Introduction.....	2
	Section 106 agreements.....	3
	The Community Infrastructure Levy (CIL).....	4
	Section 278 highway agreements.....	5
	Local policy context	5
2	S106 collection and spend	6
3	Future reporting.....	12
4	Project Showcases.....	13
	Bruntwood park interactive electronic play unit.....	13
	Gatley recreation ground sports area and play area improvements	14
	Shaw Heath toddler's play area.....	16
	Safety improvements on Church Road, Gatley.....	17
	Brighton Road.....	18
	Table 2.1 s106 overall monetary summary 19/20	6
	Table 2.2 s106 overall non-monetary contributions summary 19/20.....	6
	Table 2.3 Details regarding new s106 agreements signed and agreed in 19/20	8
	Table 2.4 Details regarding s106 monies received in 19/20	9
	Table 2.5 Money spent on children's play equipment in open spaces 19/20	10
	Table 2.6 Money spent on formal sports provision in open space 19/20	10
	Table 2.7 Money spent on transport and travel 19/20.....	11
	Table 2.8 Money retained by the Council at the end 19/20.....	11
	Figure 4.1 New interactive play pillars installed in Bruntwood Park	13
	Figure 4.2 Gatley recreation ground before improvements.....	14
	Figure 4.3 Gatley recreation ground before improvements.....	14
	Figure 4.4 Multi-sports play area in Gatley recreation ground after improvements.....	15
	Figure 4.5 Children's play area in Gatley recreation ground after improvements	15
	Figure 4.6 Shaw Heath toddler's play area after improvements	16
	Figure 4.9: Widened pavement, parking bays and a new bench	17
	Figure 4.10: Some of the new parking bays on Brighton Road.....	18

1 About this document

Introduction

- 1.1 This is the first infrastructure funding statement (IFS) prepared by Stockport Council¹. The purpose of this document is to share information on how money provided by developers is being used to improve infrastructure in Stockport. It sets out how much income and expenditure has been made in relation to section 106 agreements covering the period 1 April 2019 to 31 March 2020.
- 1.2 In relation to developer contributions, infrastructure is described as including the following:
- *Affordable housing*
 - *Education*
 - *Primary*
 - *Secondary*
 - *Post-16*
 - *Other*
 - *Health*
 - *Highways*
 - *Transport and travel*
 - *Open space and leisure*
 - *Community facilities*
 - *Digital infrastructure*
 - *Green infrastructure*
 - *Flood and water management*
 - *Economic development*
 - *Land*
 - *Section 106 monitoring fees*
 - *Bonds (held or repaid to developers)*
 - *Other*
 - *Neighbourhood CIL*
 - *Mayoral CIL*

Community Infrastructure Levy administration costs²

¹ As required by regulation 121A of the Community Infrastructure Levy Regulations 2010 (as amended)

² Paragraph: 035 Reference ID: 23b-035-20190901 <https://www.gov.uk/guidance/planning-obligations>

- 1.3 For the purpose of seeking contributions from development in Stockport, this is secured under section 106 with requirements under policy to deliver affordable housing, open space contributions as well as contributions towards sustainable transport initiatives.
- 1.4 Local authorities are now required to produce an IFS on an annual basis, relating to the developer contributions from section 106 agreements and CIL. Developer contributions are used to help fund development related infrastructure provision and to maximise the benefits and opportunities from growth. In accordance with the regulations, the annual IFS must comprise the following three parts:
- A report relating to the previous financial year on the Community Infrastructure Levy;
 - A report relating to the previous financial year on section 106 planning obligations;
 - A report on the infrastructure projects or types of infrastructure that the authority intends to fund wholly or partly by the levy (excluding the neighbourhood portion).
- As Stockport does not have a CIL in place, the IFS reports on s106 planning obligations only.
- 1.5 The IFS provides information on funding generated by development in Stockport for the past financial year (2019/20). Case studies are used to show a selection of projects where infrastructure improvements have been made.

Section 106 agreements

- 1.6 Planning obligations, sometimes referred to as developer contributions, are mechanisms used by local planning authorities within the planning process. They are made under the specific part of the law that describes when those legal agreements can be used to secure planning obligations: “section 106” (s106). They are used to secure measures that cannot be done with a planning condition, to make a development acceptable³.
- 1.7 S106 agreements are used to mitigate the impacts of development and ensure that Stockport’s planning policy requirements (as set out in the Core Strategy and UDP review) are fully met.
- 1.8 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

³ As required by regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended)

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.

- 1.9 A s106 legal agreement is signed by the Council and the developer (and other interested 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.

The Community Infrastructure Levy (CIL)

- 1.10 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.
- 1.11 Stockport Council has not been actively progressing the implementation of a CIL Charging Schedule. As there is no CIL in place, there have been no funds collected through CIL 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.
- 1.12 The government has proposed changes to the current 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

- 1.13 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. 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

- 1.14 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)
- 1.15 The Core Strategy was adopted in March 2011 and is currently the principal document that sets the framework for securing developer contributions. For more information on the adopted plan and any emerging plans, please visit <https://www.stockport.gov.uk/development-plan>

2 S106 collection and spend

- 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 2019/20 planning obligations were entered into, in order 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 total of £1,936,967 was received in the past financial year, around half of which came from the scheme currently being built at the former Woodford Aerodrome site. New agreements were signed to the value of £652,768, most of which is related to the provision of open space. During the same period £804,044 was spent on improving infrastructure, with the majority of this going towards open space.
- 2.3 A summary of s106 planning obligations activities in the financial year ending 31 March 2020 is set out in a number of tables below, the amounts are rounded to the nearest pound or thousands of pounds to make the information easier to read. It should be noted that the exact amounts detailed to pence are held on the Council's accounting systems.

Type of provision	Agreed	Received	Spent	Retained
Affordable housing (financial contribution)	£0	£1,115,120	£0	£1,435,155
Open space	£623,268	£502,216	£637,706	£5,074,968
Transport and travel	£28,000	£319,631	£166,338	£1,541,244
Monitoring	£1,500	£0	£0	£0
Total	£652,768	£1,936,967	£804,044	£8,051,367

Table 2.1 s106 overall monetary summary 19/20

Type of provision	Agreed	Delivered
Affordable housing units (homes)	9	19

Table 2.2 s106 overall non-monetary contributions summary 19/20

- 2.4 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, and so the number of new affordable homes that have been secured is higher than the 9 homes indicated in Table 2.2. The Council is unable to enter into a s106 where homes are developed on Council-owned land, as the Council is not able to enter into a legal agreement with itself.

- 2.5 The Council has recently introduced fees to cover the time spent by officers in monitoring the implementation of s106 agreements. As this is a new approach, no funds have been received for the financial year being reported in this IFS for the monitoring of planning obligations.
- 2.6 A detailed breakdown of the new legal agreements signed in 19/20 is shown in Table 2.3 below. 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.

Planning ref	Site address	Type of infrastructure	Amount agreed	Affordable homes	Date agreed
DC/066706	Ash Hotel, 232 Manchester Rd	Affordable housing		4	2019-05-17
DC/066706	Ash Hotel, 232 Manchester Rd	Open space	£ 40,319		2019-05-17
DC/070503	2-6 Churchgate, Stockport	Open space	£ 39,910		2019-08-01
DC/070503	2-6 Churchgate, Stockport	Transport	£ 3,000		2019-08-01
DC/070776	Melford Road Stockport	Open space	£ 208,746		2019-06-14
DC/070776	Melford Road Stockport	Transport	£ 4,000		2019-06-14
DC/071566	Marple Dale Care Centre	Open space	£ 45,559		2019-05-07
DC/072513	The Meeting Room, Woodland Rd	Transport	£ 7,000		2019-10-17
DC/072863	Ash Hotel, 232 Manchester Rd	Transport	£ 8,000		2019-08-08
DC/074708	Hulme Hall School	Open space	£ 237,864		2020-03-19
DC/074708	Hulme Hall School	Monitoring	£ 1,500		2020-03-19
DC/074810	Deed of variation Covent Garden (on DC/060027)	Affordable housing		5	2019-06-12
DC/074810	Deed of variation Covent Garden	Open space	£ 23,840		2019-06-12
DC/074810	Deed of variation Covent Garden	Transport	£ 6,000		2019-06-12
DC/075073	Fletcher Street	Open space	£ 27,030		2020-03-16

Table 2.3 Details regarding new s106 agreements signed and agreed in 19/20

Planning ref	Site address	Type of infrastructure	Amount received	Date Received
DC/053832	Former Woodford Aerodrome	Affordable housing	£ 1,115,120.00	06-Mar-20
DC/060231	Land to the rear of Athlone Ave	Open space	£ 42,421.67	14-Jan-20
DC/063988	Blackstone Fields Stockport Homes	Open space	£ 41,656.99	21-May-19
DC/065326	School brow	Transport	£ 105,190.56	11-Jun-19
DC/066807	Offerton Industrial Estate, Battersby Hatworks	Open space	£ 209,837.39	28-Nov-19
DC/066807	Offerton Industrial Estate, Battersby Hatworks	Transport	£ 150,000.00	30-Dec-19
DC/067388	Cherry Tree Hospital - Hornbeam Close	Open space	£ 43,427.41	31-Oct-19
DC/067397	Booth Street (Stockport Homes)	Open space	£ 88,440.80	18-Apr-19
DC/067919	Former Royal Oak Pub, 104 Commercial Rd	Open space	£ 76,431.92	05-Sep-19
DC/067919	Former Royal Oak Pub, 104 Commercial Rd	Transport	£ 56,440.58	04-Sep-19
DC/072863	Ash Hotel, 232 Manchester Rd	Transport	£ 8,000.00	05-Aug-19

Table 2.4 Details regarding s106 monies received in 19/20

- 2.7 Table 2.5 below provides a summary of the money that has been spent in the last financial year on improving and expanding children's play equipment in parks in Stockport, totalling £276,000.

Project	Amount *
The extension of the play space and increased play provision at St Thomas Recreation Ground	£59,000
A new play area at Peel Moat Open Space works <i>This investment will continue into the next financial year</i>	£48,000
Interactive electronic play equipment at Bruntwood Park	£37,000
Improved play provision at Shaw Heath Recreation Ground	£35,000
Improved play provision at Gatley Recreation Ground	£29,000
Improved play provision at North Reddish	£26,000
New climbing net at Woodbank	£13,000
Extended play area at Heaton Moor Park	£12,000
Smaller contributions used over various park improvement projects: <i>Brindale Road, Heaton Norris park outdoor gym facility, Cromwell, Maple Avenue and Craig Road</i>	£17,000
(* amounts rounded to nearest thousand) Total	£276,000

Table 2.5 Money spent on children's play equipment in open spaces 19/20

- 2.8 Table 2.6 below provides a summary of the money that has been spent in the last financial year on improving and expanding formal sports such as tennis courts and skate boarding facilities in parks in Stockport, resulting in close to £309,000 worth of improvements.

Project	Amount *
Bruntwood Park BMX – car park works that serve this regional competition standard facility.	£192,000
Gatley Recreation Ground – creation of a multi-use sports area	£89,000
Ladybridge Sports – match funding to a new community sports hub	£17,000
Cale Green Park – tennis court improvements	£8,000
Marple Memorial Park – wheeled sport area extension (phased works)	£3,000
(* amounts rounded to nearest thousand) Total	£309,000

Table 2.6 Money spent on formal sports provision in open space 19/20

- 2.9 In addition to the sums shown in Table 2.5 and Table 2.6, a further **£52,000 has been spent on the maintenance of play areas**, taking the overall total monies spent on open space provision from during 2019/20 to just over £637,000.
- 2.10 Table 2.7 below 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 just over £166,338 spent on improved infrastructure.

Planning ref	Project	Amount
DC/058710 DC/066326	Bruntwood park car park resurfacing	£70,000
DC/066233	Brighton road additional parking bays and residents parking permit scheme	£65,504
DC/064636	Church Road, Gatley Green: improved and enhanced facilities and environment for pedestrians and addressed operational safety issues	£18,275
DC/053832	Woodford Aerodrome housing site: preparing designs for improvements to nearby footpaths	£8,174
DC/053832	Woodford Aerodrome housing site: nearby road safety improvements for benefit of pedestrians and cyclists	£4,385
	Total	£166,338

Table 2.7 Money spent on transport and travel 19/20

- 2.11 Table 2.8 below provides a summary of the money that the council had already received at the end of the financial year but that had not been spent. This money can be split into two types: money that has been formally earmarked to be spent on named infrastructure projects, and money that has not yet been approved for specific projects.

Type of provision	Retained allocated for spend	Retained unallocated	Retained for maintenance	Total
Affordable housing (financial contribution)	£0	£1,435,155	-	£1,435,155
Open space	£658,066	£1,399,725	£3,017,176	£5,074,968
Transport and travel	£1,510,472	£30,772	-	£1,541,244
Total	£2,168,538	£2,865,653	£3,017,176	£8,051,367

Table 2.8 Money retained by the Council at the end 19/20

3 Future reporting

- 3.1 National guidance suggests that councils should consider reporting on estimated future income where possible. S106 income 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. S106 funding 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 version of the IFS.
- 3.2 S106 agreements 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 Each local authority is also required to prepare an authority's monitoring report (AMR), monitoring the performance of local planning policy over the previous 12 months. Monitoring is essential to understand whether planning policies are effectively delivering what they seek to achieve, and this information is valuable when developing new planning documents. After the publication of the first IFS, the Council will review whether it is better to combine the AMR and IFS into a single source of information that is updated on an annual basis, rather than having two separate documents.

4 Project Showcases

Bruntwood park interactive electronic play unit

- 4.1 The Yalp Memo interactive play pillars consist of a playing field and 7 columns equipped with a 360° LED touch screen that shows arcade-like visual effects. The equipment adapts itself to the present day to remain interesting to children. There are around 90 of these installations globally. The equipment is Wifi connected so usage can be monitored, and in March 2020, Stockport's installation was the 6th most used in terms of play time across the world.

Project cost: £57,887

Amount paid from s106: £37,439



Figure 4.1 New interactive play pillars installed in Bruntwood Park

Gatley recreation ground sports area and play area improvements

- 4.2 The redundant space has been transformed into a sports area for the community at this key neighbourhood sports area. The sports area includes provision for basketball, football, tennis and create. Target boards have been installed to allow for solo sports play. New play opportunities and experiences have been created in the neighbouring play area.

Project Cost: £147,787.76

Amount paid from s106: £120,675.10



Figure 4.2 Gatley recreation ground before improvements



Figure 4.3 Gatley recreation ground before improvements



Figure 4.4 Multi-sports play area in Gatley recreation ground after improvements



Figure 4.5 Children's play area in Gatley recreation ground after improvements

Shaw Heath toddler's play area

- 4.3 Shaw Heath Play Area is an important recreational space for children. Play opportunities and experiences have been improved throughout the play space and include new swings, trim trail and ground level trampoline.

Project Cost: £39,749.90

Amount paid from s106: £34,749.90



Figure 4.6 Shaw Heath toddler's play area after improvements

Safety improvements on Church Road, Gatley

- 4.4 A financial contribution was secured from the residential development at Oak Gardens on Stonepail Close towards highway improvements at the nearby junction of Gatley Green with Church Road. This has provided an improved environment for pedestrians and addressed safety issues.

Amount paid from s106: £18,275



Figure 4.7: Widened pavement, parking bays and a new bench

Brighton Road

- 4.5 The development of the new Mercedes-Benz dealership next to the M60 on Brighton Road provided a financial contribution towards local parking improvements to help mitigate the impacts of the development. An improved junction to access the dealership led to the loss of existing parking, so additional parking bays and a resident's parking scheme needed to be introduced. The new junction was delivered through a s278 agreement, and the parking bays and permit scheme were covered through the s106 agreement. Mitigation works are continuing beyond 2019/20.

Amount paid from s106: £114,000



Figure 4.8: Some of the new parking bays on Brighton Road