



**STOCKPORT**  
METROPOLITAN BOROUGH COUNCIL

## **Housing Delivery Test: Action Plan**

**August 2020**



Cover Image: New homes delivered as part of a mixed affordable and open market development in Brinnington

## Contents

1	EXECUTIVE SUMMARY .....	1
2	INTRODUCTION .....	1
	Why is the Housing Delivery Action Plan Being Prepared? .....	1
	What is the Housing Delivery Test? .....	1
	How does Stockport perform against the HDT? .....	2
	Action Plan Status .....	3
	Document Structure .....	3
	Covid-19 Response .....	4
	2020 Update Commentary .....	5
3	ANALYSIS OF HOUSING DELIVERY IN STOCKPORT .....	8
	Local Context .....	8
	Development Plan .....	9
	Analysis of Delivery .....	10
	Housing Land Supply .....	13
	Affordable Housing Provision .....	14
	Land banking and stalled sites .....	15
	Infrastructure .....	18
	Development costs .....	18
	Planning Conditions and Developer Contributions .....	19
	Determining Planning Applications .....	21
	Issues Summary .....	23
4	RESPONSE AND ACTIONS .....	24
	Strand 1: Corporate Prioritisation Of Housing Delivery .....	24
	Stockport Town Centre Living Development Framework .....	24
	Central Stockport Infrastructure Plan .....	26
	Partnership Working .....	26
	‘Brownfield First’ Strategy .....	28
	Stalled Sites .....	29
	Housing Infrastructure Fund .....	30
	Housing Monitoring .....	30
	Housing Needs Assessment .....	30
	Prudential Borrowing .....	31
	Strand 2: Stimulating Demand Through Placemaking, Marketing & Promotion .....	32

Stockport Town Centre Strategic Regeneration Framework.....	32
Developer Workshops.....	32
Master Planning, Regeneration and Development Agreements .....	33
Strand 3: Addressing Supply Issues .....	34
Stockport Town Centre West Mayoral Development Corporation.....	34
Greater Manchester Spatial Framework.....	36
Stockport Local Plan .....	37
Strategic Housing Land Availability Assessment.....	39
Strand 4: Planning Process And Consistency In Decision Making .....	40
Member Training.....	40
Pre-Application Advice Service .....	41
Planning Conditions Review .....	41
5 IMPLEMENTATION.....	43
APPENDIX 1: HDT from previous years .....	46
APPENDIX 2: Larger sites in land supply as of 31 March 2020.....	47

## List of Tables and Figures

Table 1.1 Housing Delivery Test Measurements for Stockport	1
Table 1.2 Objectives and Actions to Improve Housing Delivery in Stockport	3
Table 2.1 Housing Delivery Test Measurements for Stockport	3
Table 3.1 Mean prices paid, year ending September 2019	8
Table 3.2 Total dwelling completions in Stockport 2007-2020	11
Figure 3.1 Annual net dwelling completions completed in Stockport 2007-2020	12
Table 3.3 Stockport town centre - residential development activity	12
Table 3.4 Number of new affordable units delivered per annum in Stockport	14
Table 3.5 Major brownfield regeneration sites	16
Table 3.6 Summary of major sites that have had lapsed planning consents	17
Figure 4.1 Extract from the Town Centre Living Development Framework	25
Figure 4.2 Boundary of Stockport Town Centre West Mayoral Development Corporation	35
Figure 4.3 Extract from the GMSF document	36
Figure 4.4 Potential residential allocations within Stockport	37
Figure 4.5 Stages of work on Stockport's Local Plan	38
Table 5.1 Actions for implementation	45

**NB THIS DOCUMENT VERSION WAS UPDATED IN JANUARY 2021 TO CORRECT THE DWELLING COMPLETIONS IN 2019/20 TO THE CORRECT FIGURE OF 1,299**

# 1 EXECUTIVE SUMMARY

- 1.1 The 2020 update of Stockport Council's Housing Delivery Action Plan provides an analysis of housing delivery, barriers to delivery and the actions needed to increase delivery in the future. It reflects the publication of the Government's latest Housing Delivery Test (HDT) data for the monitoring year 2018/19. An Action Plan is required for all those authorities that have a result of less than 95%, Stockport has a test result of 74% therefore an action plan is required, and a 20% buffer must be added to the Five-Year Land Supply.

	2016 / 17	2017 / 18	2018 / 19	Total number of homes
Number of homes required	874	895	1,087	2,856
Number of homes delivered	660	738 <sup>1</sup>	729	2,127
<b>Latest Housing Delivery Test Result (updated to 2018/19)</b>				<b>74%</b>

**Table 1.1 Housing Delivery Test Measurements for Stockport**

- 1.2 The presumption in favour of sustainable development will apply<sup>2</sup> where housing delivery falls below 75% once transitional arrangements have ended. The transitional arrangements have been moving the threshold up from 25% to 45% to 75%; with 45% being the current threshold. These transitional arrangements will end upon the publication of test results covering the monitoring year 2019/20.
- 1.3 An Action Plan has been developed in response to investigations into the causes of under-delivery. The issues identified in the first HDT Action Plan as barriers to having sufficient levels of housing delivery continue to be relevant and are identified as ongoing issues to be addressed in the current Action Plan.
- 1.4 The objectives and actions have been framed around 4 key strands of activities and provide a multi-service approach to holistically respond to the main issues.
- 1.5 The activities and interventions within Stockport Town Centre and Town Centre West Mayoral Development Corporation (MDC) are gathering momentum and are yielding promising results in terms of developer interest and investment within the area, which will markedly improve the supply and delivery position over the next 12-18 months.

<sup>1</sup> This HDT measurement figure of 738 is different from Stockport's reported figure of 743 as the number was revised after the submission of the annual Housing Flow Reconciliation to central Government.

<sup>2</sup> The presumption also applies where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites; Stockport does not have a five-year supply, so the presumption applies.

OBJECTIVE	ACTION	LEAD	TIMESCALE	AUGUST 2020 UPDATE
<b>Strand 1: Corporate Prioritisation of Housing Delivery</b>				
Reshaping and development of Stockport Town Centre as an area for residential living	Publishing Town Centre Living Development Framework	Development and Regeneration	Ongoing	Completed and in place for use.
	Creation of a £100million investment facility by Stockport Council to be used as recyclable funds over long term to bring forward residential development in Stockport Town Centre West.	Development and Regeneration	Ongoing	Facility was approved in October 2019 and is now being used.
	Preparation of an Infrastructure Plan to support growth in the centre of Stockport.	Development and Regeneration	Short	Work on the infrastructure plan is underway and is expected to be published before Autumn 2020.
Work in close partnership through Stockport Housing Partnership to enable ongoing delivery of affordable units.	Meet with Stockport Housing Partnership on a regular basis	Strategic Housing	Ongoing	Regular close liaison with all Partner RPs (5 of which are actively developing) plus Stockport Homes (ALMO) has been maintained over the past year and will continue going forwards.
Limit the number of stalled development sites through proactive intervention.	Contact developers of sites that are not delivering dwellings at expected rates to learn the reasons for delays and to provide assistance if needed.	Strategic Housing	During May and June annually	Stalled sites list has been reviewed and contact made with developers.
Maintain an up-to-date understanding of dwelling delivery rates in Stockport.	Monitor delivery of new dwellings on development sites.	Planning Policy	During April/May annually	The annual monitoring update was completed in May 2020. The 5-year housing land supply statement will be published by September 2020.
Maintain a strong housing-related evidence base to inform preparation of Local Plan.	Publish an updated Housing Needs Assessment.	Strategic Housing	Completed	Report completed – available on Council's <a href="#">website</a>
<b>Strand 2: Stimulating Demand Through Placemaking, Marketing and Promotion</b>				
Showcase the desire to deliver 3,000-5,000 new homes across Stockport Town Centre over 25 years.	Publication of Stockport Town Centre West Strategic Regeneration Framework for consultation. The SRF describes a series of new residential areas, with clear expectations of what is required from new residential developments.	Development and Regeneration	The SRF is now in ongoing use.	Published for consultation July 2019, approved by Cabinet in November 2019 for use as a material planning consideration.
Increase appetite and confidence within development sector for building new homes in Stockport.	Host regular developer and agent workshops, to increase knowledge of the borough and expectations regarding the quality of submissions.	Development & Regeneration supported by Development Management and the MDC team	Short	It was planned that this would recommence in April 2020 however this did not take place due to the pandemic. An update timetable will re-establish a programme of events before the end of March 2021. The use of conferencing technology will be explored in response to Covid-19.

OBJECTIVE	ACTION	LEAD	TIMESCALE	AUGUST 2020 UPDATE
<b>Strand 3: Addressing Supply Issues</b>				
Identifying sufficient developable land within Stockport Town Centre to ensure the delivery of 3,000-5,000 new homes across over 25 years.	Establishment of Stockport Town Centre West Mayoral Development Corporation. The additional statutory powers conferred by the establishment of the MDC will provide the opportunity to assemble land for the purposes of residential redevelopment, thus removing some of the barriers and uncertainties of development in an existing urban area.	The Mayoral Development Corporation, supported by Development and Regeneration, Greater Manchester Mayor and GMCA	MDC is now established, and activities are ongoing to bring forward sites into supply.	The Stockport Town Centre West Mayoral Development Corporation (Establishment) Order 2019 came into force on 2 <sup>nd</sup> September 2019. A board has been established, chaired by Sir Bob Kerslake, with membership from Homes England, GMCA, and Stockport Council. A Strategic Business Plan 2020-2025 was approved by Cabinet and GMCA in June 2020.
Identify strategic sites in the Green Belt to support the delivery of around 3,700 new dwellings within Stockport over the plan period.	Contribute to the successful adoption of the Greater Manchester Spatial Framework, by contributing Stockport specific content to GMSF and delivering consultation exercises.	Planning Policy and Greater Manchester Combined Authority	Medium - Long	The next stage of public consultation on GMSF is anticipated to take place in Autumn 2020.
Replace ageing development plan policies and identify new housing allocations to aid the delivery of dwellings in the urban area.	Progress to the next stage of consultation on Stockport's Local Plan.	Planning Policy	Medium - Long	Preferred Options stage will due to go out to public consultation in early 2021
Work towards establishing a five-year housing land supply	Proactively review and maintain an up to date Strategic Housing Land Availability Assessment to identify sites within years 6-10 which could be brought forward sooner	Planning Policy	Annually	A call for sites exercise was undertaken in early 2020, this information will be fed into the next SHLAA update to be published in Autumn 2020.
<b>Strand 4: Planning Process and Consistency in Decision Making</b>				
Support high quality decision making.	Continue programme of member planning and enforcement training.	Development Management	Ongoing	Focussed training programme being scoped.
Improve speed and consistency of decision making.	Review effectiveness of the paid-for pre-application advice service which commenced in April 2019.	Development Management	Monitor performance after first full year of operation, and then ongoing after that.	Performance pre-lockdown had improved, and pre-application advice service is improving quality of applications coming forward.
Reduce the amount of time between decision notice being issued and developers being able to start on site	Review of the use and discharge of planning conditions to minimise pre-commencement of conditions and to decrease the time taken to discharge conditions, particularly by internal consultees.	Development Management	Short term	October - December 2019 Continue to work with internal consultees to decrease the time taken to discharge conditions
Aid more timely decision making, by updating planning guidance to provide a more consistent interpretation of adopted policies, NPPF and PPG.	Prepare a timetable for the updating of Supplementary Planning Documents, Guidance and Development Briefs.	Planning Policy	Medium	This was previously scheduled to be updated by Autumn 2019, through an updated LDS, but this was delayed due to changes in timetable for GMSF. A new timetable can be developed following on from an update of the LDS which is likely to take place in Autumn 2020

**Table 1.2 Objectives and Actions to Improve Housing Delivery in Stockport**

## 2 INTRODUCTION

### WHY IS THE HOUSING DELIVERY ACTION PLAN BEING PREPARED?

- 2.1 One of the Government's key objectives is to significantly boost the supply and delivery of new homes, and this is described in the National Planning Policy Framework (NPPF), which sets out that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay (paragraph 59). The Council has a very important role in supporting the delivery of this objective, in its capacity as the local planning authority to determine planning applications, and through the work it undertakes to support and facilitate growth and regeneration across the borough.
- 2.2 This action plan has been produced by Stockport Council to set out the findings of the investigation into the under-delivery of new housing in the borough of Stockport, and to describe actions that will be taken, and are already being taken, to increase the delivery of housing.

### WHAT IS THE HOUSING DELIVERY TEST?

- 2.3 The government has published the 'Housing Delivery Test Rule Book' and Planning Practice Guidance, which set out the full details of the method for calculating the HDT. The total net housing completions in a local planning authority area (LPA) are gathered from local authorities and published by the Ministry for Housing, Communities and Local Government (MHCLG) on annual basis. This is then considered over a rolling three-year period to calculate each authority's performance against the HDT. The housing completions include data for houses, apartments, and communal accommodation such as student accommodation and care homes. The HDT results will be published on an annual basis by MHCLG, and local housing delivery will be measured against this and expressed as a percentage.
- 2.4 The consequences of failing the Test are set out in the National Planning Policy Framework (NPPF). These consequences will apply until subsequent HDT results demonstrate that delivery has recovered:
  - All LPAs with a Test result of less than 95% must prepare an Action Plan within six months. LPAs can prepare an Action Plan at any time, irrespective of whether it passes or fails the Test.
  - All LPAs with a Test result of less than 85% must provide a 20% buffer to the Five-Year Land Supply.

- The presumption in favour of sustainable development will apply if housing delivery falls below 75%, once transitional arrangements have ended.

2.5 For decision taking, the presumption in favour of sustainable development means that:

*“where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.” (NPPF<sup>3</sup>).*

**2.6 The presumption also applies where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, which is currently the case for Stockport.**

2.7 The transitional arrangements have been moving the threshold up from 25% to 45% to 75%; with 45% being the current threshold. The transitional arrangements are still in place, however this will change over the current year, and ramp up to the threshold of 75% for all authorities upon the publication of test results covering the monitoring year 2019/20.

## HOW DOES STOCKPORT PERFORM AGAINST THE HDT?

2.8 The most recent Housing Delivery Test: 2019 Measurement Technical Note<sup>4</sup> (MHCLG, 2020) indicates that Stockport does not have an ‘up to date plan’, due to the following definition: *“an ‘up to date plan’ for the purposes of the Housing Delivery Test is a plan which is less than five years old , or is older than five years old and has been reviewed and found not to require updating...”* Stockport’s Core Strategy was adopted in 2011. The Housing Delivery Test: 2019 Measurement Technical Note describes how the housing requirements are calculated. For Stockport, the requirement is based on household projections.

---

<sup>3</sup> Ministry of Housing, Communities & Local Government (2019) *National Planning Policy Framework* [online] [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf) (accessed 16 July 2020)

<sup>4</sup> Ministry of Housing, Communities & Local Government (2019) *Housing Delivery Test: 2020 Measurement Technical Note 13 February 2020* [online] [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/865156/HDT\\_Technical\\_Note\\_2019.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/865156/HDT_Technical_Note_2019.pdf) (accessed 16 July 2020)

- 2.9 Based on performance over the preceding 3 years and the transitional arrangements in place, Stockport has a test result of 74% therefore an action plan is required, and a 20% buffer must be added to the Five-Year Land Supply.

	2016 / 17	2017 / 18	2018 / 19	Total number of homes
Number of homes required	874	895	1,087	2,856
Number of homes delivered	660	738 <sup>5</sup>	729	2,127
<b>Latest Housing Delivery Test Result (updated to 2018/19)</b>				<b>74%</b>

**Table 2.1 Housing Delivery Test Measurements for Stockport**

### ACTION PLAN STATUS

- 2.10 An Action Plan is intended to be a practical document aimed at increasing housing delivery, and contains locally specific actions to help facilitate this, underpinned by local evidence. This document supports the delivery of the aims and objectives of the Council as a whole, especially those from Strategic Housing, Regeneration and Growth, Planning, and Corporate Estates.
- 2.11 The Action Plan does not form part of the development plan, nor is it a material consideration for the determination of planning applications.

### DOCUMENT STRUCTURE

- 2.12 The remainder of this document is structured to provide the following:
- A commentary on the most recent year
  - A detailed analysis of housing delivery in Stockport, and a review of key issues
  - Responses and actions
  - Implementation arrangements.

---

<sup>5</sup> This HDT measurement figure of 738 is different from Stockport's reported figure of 743 as the number was revised after the submission of the annual Housing Flow Reconciliation to central Government.

## COVID-19 RESPONSE

- 2.13 Covid-19 has had a major impact on the way people live and work over the shorter term with a high degree of uncertainty over its impact in the long term. In response the Government has been very clear that we need to positively plan for recovery. The Prime Minister made his “Build, Build, Build” announcement at the end of June 2020 setting a context for England as we recover from COVID-19 which emphasised:
- i. Planning reforms (relaxation of controls over changes of use to residential, demolition and rebuilding, fast track approvals for property owners wanting to extend);
  - ii. The importance of high street revival;
  - iii. The establishment of a ‘new’ cross-government strategy for the management and release of public sector land to support house building, growth, net zero carbon goals, environmental improvements;
  - iv. Support for home building across England through £12 billion affordable homes programme (over next 8 years), First Homes pilot, £400m Brownfield Land Fund, £900m Getting Building Fund.
- 2.14 The new Business and Planning Act 2020 includes mechanisms for developments affected by lockdown to be given additional time for implementation, including planning applications which have already expired<sup>6</sup>. These measures come into force on 19<sup>th</sup> August 2020 and will extend permissions until 1<sup>st</sup> May 2021. Where an application has already expired it will be the subject of an ‘Additional Environmental Approval’, for those applications which would expire between 19<sup>th</sup> August – 31<sup>st</sup> December 2020 they are automatically extended.
- 2.15 At the time of publishing this action plan, it is too early to understand the immediate and longer-term implications that Covid-19 will have on the delivery of new homes across Stockport, nor is it possible to propose how best to respond to these uncertainties. Notwithstanding this, when developers have contacted the Council regarding viability concerns, the Local Planning Authority has been working positively with them to renegotiate the phasing and trigger points for the payment of S106 agreements, to help to minimise barriers to delivery.
- 2.16 The Council estimates that it will only start to fully appreciate the impacts in around 12-18 months. It usually takes a period of around 5 years from identifying a site, acquisition, securing planning to then completing the scheme and delivery the new homes. Whilst recognising that there are a lot of unknowns, the Council will continue

---

<sup>6</sup> For more details on this visit <https://www.gov.uk/government/publications/extension-of-certain-planning-permissions-draft-guidance> (accessed 29 July 2020)

to develop the strands of work that have already identified as being within its sphere of influence and continue to look for opportunities for developing and delivering housing in innovative ways to sustain delivery rates over the coming years.

## 2020 UPDATE COMMENTARY

- 2.17 Since the first publication of Stockport's HDT Action Plan, Stockport has continued to maintain a strong level of housing delivery which exceeds the figures in the adopted Core Strategy Development Plan Document but is lower than required by the HDT. This broadly upward trend commenced in 2016 and has continued into the most recent monitoring year, as shown in Table 3.2. Activity has also continued in adding new units into the supply, which help maintain delivery rates for future years.
- 2.18 Stockport Council has put the redevelopment of the Town Centre West area at the heart of its ambition to reshape the residential offer in Stockport, and to drive this forward, the Mayoral Development Corporation was established in September 2019. Town Centre West provides the opportunity to significantly improve housing choice; harnessing one of the best-connected locations in Greater Manchester to deliver 3,500 new homes will take pressure off the Green Belt and reduce the reliance on cars within the Town Centre and across the Borough. Town Centre West provides a way to deliver new homes in a highly sustainable way, and will be the newest, greenest and coolest affordable urban neighbourhood.
- 2.19 Approximately 1 in 4 people who live in Stockport are 60 or over and has more older people living in the borough than most places in the UK. An 'Ageing Well Strategy'<sup>7</sup> has been developed to help make Stockport Age-friendly (as defined by the World Health Organisation), and make it a place where people are supported to remain active, retaining their independence, a sense of purpose and wellbeing as they grow older. Five Stockport neighbourhoods of Brinnington, Cheadle, The Heatons, Marple and Reddish have been recognised as being age-friendly by the Greater Manchester Mayor Andy Burnham, as part of the Age-Friendly Neighbourhoods Challenge. These neighbourhoods are places where residents are committed to looking out for each other, older people feel they can have a say in what's going on in their local area, and there are spaces where people can get together. Stockport is committed to delivering more new homes that are suitable for all ages, and as part of this has prepared a Prospectus for All Age Living<sup>8</sup>.

---

<sup>7</sup> Ageing Well Strategy for Stockport  
<http://democracy.stockport.gov.uk/mgConvert2PDF.aspx?ID=131801> (accessed August 2020)

<sup>8</sup> Happy, Healthy Homes to Age Well in Stockport, A Prospectus for All Age Living  
<http://democracy.stockport.gov.uk/mgConvert2PDF.aspx?ID=153914> (accessed August 2020)

- 2.20 Market appetite for sites in Stockport Town Centre has been strong over the first half of 2020, as evidenced by the acquisition of Weir Mill by Capital&Centric, and the planning application submitted by Investar for the Royal George Village scheme. Both milestones took place during lockdown, which demonstrates ongoing market confidence in Stockport town centre as a location for residential development, even at a time of wider economic uncertainty.
- 2.21 In April 2020, the Secretary of State granted the Seashell Trust Charity a hybrid permission to rebuild their campus, alongside the development of 325 new homes in the Green Belt. This site is set within a proposed Greater Manchester Spatial Framework (GMSF) allocation, and a reserved matters planning application for the new homes is expected later in 2020.
- 2.22 The growing confidence in Stockport town centre as a residential market is exemplified by the Mailbox private rented sector (PRS) scheme which opened in February 2020 and provides 117 apartments built around a stunning atrium. The development is a conversion of the former Royal Mail sorting office and is located between Stockport railway station and the A6 road that connects Stockport with Manchester. This build to rent scheme has provided a new offer for Stockport town centre residential and provides new benchmark values for residential development in the town whilst representing a more affordable option than Manchester city centre comparators. The Mailbox development has successfully provided proof of concept for PRS in Stockport town centre and demonstrates a shift in the market. The scheme has regenerated a brownfield site on a prominent A6 location in the heart of the town centre and features a roof top garden for residents as well as the largest living green wall in the North of England.



**Figure 2.1 Photo of the Mailbox showcasing living green wall**

- 2.23 Planning permission for a new transport interchange for Stockport was approved in March 2019 to transform Stockport Bus Station into an eye-catching and modern transport interchange with a roof top park and 196 new PRS homes. The transport hub will be connected to the A6 by a lift, which will also open out onto the new, two-acre public park on the roof of the interchange building, next to the residential block.

Accessible directly from the A6, the park will bring much-needed green space to the town centre. A new cycle and pedestrian route will link the development and railway station, and will improve walking and cycling routes through Stockport and to the Trans Pennine Trail. In March 2020, the main contractor and residential development partners were selected. Construction of the new interchange scheme will start in early 2021, with completion estimated for 2023. The residential development is expected to open in 2024.

- 2.24 Weir Mill was purchased by award winning property developers Capital & Centric in May 2020. Located adjacent to the iconic brick railway viaduct, this historic mill offers the opportunity to convert the 18<sup>th</sup> century grade II listed buildings into around 250 new homes, along with an element of new build. A new planning application is expected later in the year.
- 2.25 In May 2020, a planning application was submitted for the redevelopment of part of the Stockport College campus in Stockport Town Centre on Wellington Road South and Greek Street by Manchester-based Investar Property Group. The proposal for Royal George Village would see the creation of new-build homes, a co-working space, commercial/ancillary units and green public realm. The existing Lyme building will be demolished, with a 250 new apartment block to be constructed, and the Torkington building would be converted into 120 apartments. Plans also include provision for another new build block of 55 apartments located on the corner of Greek Street and Royal George Street with the listed Greek Street Centre converted into a collaborative co-working space for local businesses.
- 2.26 Adding to the momentum in the Royal George Quarter, the Council acquired the former St Thomas' hospital site, adjacent to Stockport College in December 2019. A planning application is being worked up for the conversion of Grade II Listed buildings into 55 apartments alongside 13 new build family houses. The new homes will be 100% affordable and delivered by Stockport Homes. A new 70 bed care facility known as the 'Academy of Living Well' is also proposed, which aims to transform the way that intermediate and dementia care is provided across the borough. As one of the flagship schemes for the MDC, this development will be ambitious in terms of its sustainability credentials and deliver life time homes wherever possible to attract a diverse community of all ages.

### 3 ANALYSIS OF HOUSING DELIVERY IN STOCKPORT

- 3.1 This section of the Action Plan considers factors that are likely to have affected delivery rates of homes within Stockport over the past few years. The section concludes with a summary of the key issues that need to be addressed to improve delivery rates.

#### LOCAL CONTEXT

- 3.2 Located between the Peak District, the Cheshire Plain and Manchester, Stockport is one of the most desirable and attractive places to live in Greater Manchester. As of April 2018, the borough contained 128,910 dwellings<sup>9</sup>. The local housing market is strong as set out in Table 3.1, with the average house price of £263,444 being higher than the North West average and higher than any other borough in GM apart from Trafford. The success of Stockport's residential areas presents challenges to local families, particularly in terms of increasing housing costs. Providing housing that working age residents can afford so they can live in the borough is one of the key challenges Stockport faces.

Location	Average House Price
Stockport	£263,444
Greater Manchester	£200,638
North West	£197,154
England	£303,897

**Table 3.1 Mean prices paid, year ending September 2019<sup>10</sup>**

- 3.3 It is important to note that although the high average house price suggests a strong housing market in value terms, this masks areas of lower value. Within the borough there are areas and wards with much lower prices. Overall there is a somewhat polarised housing market with a wide range of house prices across Stockport, but with a greater number of higher value areas resulting in a high mean average price.

<sup>9</sup> Ministry of Housing, Communities & Local Government (2019) *Table 100: Number of dwellings by tenure and district, England* [online] <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants> (accessed 16 July 2020)

<sup>10</sup> Office for National Statistics (ONS) *Mean house prices for administrative geographies: HPSSA dataset 12* [online] <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/meanhousepriceforationalandsubnationalgeographiesquarterlyrollingyearhpssadataset12> (accessed 17 July 2020)

- 3.4 In 2016, the population of Stockport was estimated to be around 290,000, representing 10.4% of the 2.7 million people living within Greater Manchester. However, twenty percent of Stockport's population are over 65 years of age and consequently providing housing for an ageing population is another one of the key challenges Stockport faces.
- 3.5 Notwithstanding the variability of house prices in Stockport, affordability of housing remains an issue in the borough. The most recent figures (published March 2020) indicate that the median affordability ratio, based on the relationship between house prices and incomes, is 7.74 in Stockport. This is only marginally below the national average for England, which is 7.83. However, it is the second highest in Greater Manchester and is significantly above the regional figure of 5.86 for the North West. Increased delivery of housing is one means by which this lack of affordability can be addressed.
- 3.6 The Council recognises the importance of having an up-to-date Development Plan, and the benefits that a plan-led system can bring to the borough, allowing the Council to work positively with other organisations and developers for the future benefits of communities and businesses across Stockport.

## DEVELOPMENT PLAN

- 3.7 Within Stockport, the current adopted development plan comprises:
- Stockport Core Strategy<sup>11</sup> (2011)
  - Stockport Unitary Development Plan Review (May 2006) Saved Policies (2011)
  - Greater Manchester Joint Waste Development Plan Document (2012)
  - Greater Manchester Joint Minerals Development Plan Document (2013)
- 3.8 The Core Strategy was adopted in March 2011, and is the principal document relating to the supply of housing in Stockport, requiring a total of 7,200 net additional dwellings to be delivered over the 15-year period between 2011 and 2026 (an average of 480 per year). This included a varying target over the plan period as follows:
- 450 new homes per annum between 2011 and 2013
  - 495 new homes per annum between 2013 and 2023
  - 450 new homes per annum between 2023 and 2026

---

<sup>11</sup> For more information, please visit <https://www.stockport.gov.uk/development-plan>

- 3.9 Following on from the adoption of the Core Strategy, the Council commenced work on an Allocations Plan, which would identify land for development to deliver the new houses and jobs in line with the Core Strategy policies. However, the Council has since halted work on the proposed Allocations Plan and instead started to prepare a single Local Plan. This new Local Plan will replace the Core Strategy and the older saved UDP policies and proposals map and identify sites for new development and providing the policies for assessing planning applications.
- 3.10 Stockport's Local Plan will need to have regard to the emerging GMSF, and the proposals for housing and employment numbers, the allocations and strategic priorities it sets across the whole of Greater Manchester.
- 3.11 The GMSF will ensure that we have the right land available in the right places to deliver the homes and jobs we need up to 2037, and will identify the new infrastructure such as transport, schools, health centres and utility networks required to achieve this. GMSF will set the overall housing target for Stockport, superseding the figure in the Core Strategy, and will also provide large-scale housing allocations requiring Green Belt release where necessary to help deliver this target.
- 3.12 A plan-led system is one where decisions upon planning applications should be made in accordance with the adopted development plan, unless there are other material considerations that may indicate otherwise. The UDP Review saved policies and the Core Strategy have a number of policies that are not fully consistent with the National Planning Policy Framework. Stockport Council's constitution requires applications that are a "departure" from the development plan to go to P&HR Committee for decision making. This will mean that developments that are in conformity with the NPPF but are not in accordance with adopted local policy may be subject to delays in determination and eventual delivery.
- 3.13 There are only 2 housing allocation sites on the UDP proposals map that remain to be developed, and it may be that this limited choice is leading to a lack of certainty for developers as to where housing might be acceptable elsewhere across the borough.
- 3.14 Uncertainty regarding suitable residential development sites and lack of policy clarity may be having an impact on timely decision making, which may then in turn be having an impact on the delivery of dwellings in Stockport.

## ANALYSIS OF DELIVERY

- 3.15 Stockport's Core Strategy was formally adopted in 2011, and Policy CS4 'Distribution of Housing' sets out where housing should be distributed across the borough, focusing development around the Central Housing Area, in Neighbourhood Renewal Areas, around District and Large Local Centres, and to other 'accessible' locations.

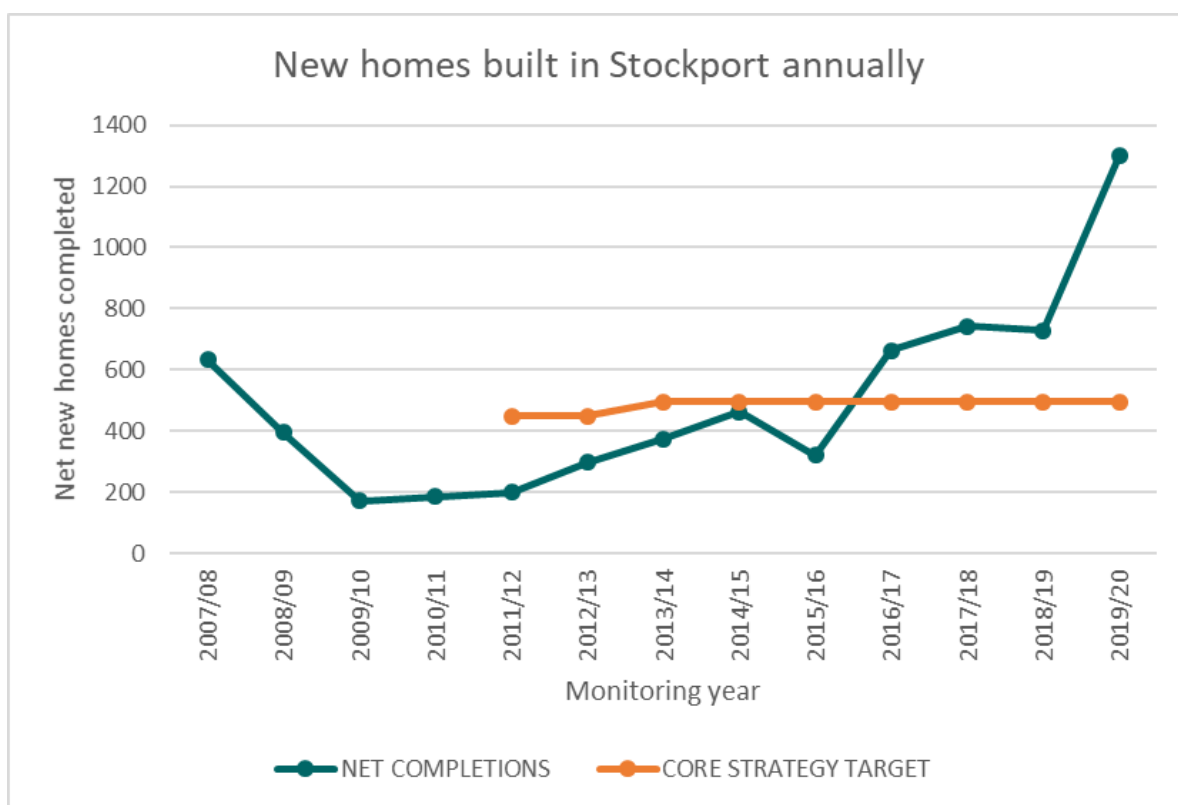
Policy H2 sets out where those ‘accessible’ locations might be, by means of an accessibility score which varies across the borough and allows for flexibility if the authority is in a position of housing undersupply. Over time, the minimum accessibility score has been lowered in line with policy H2, to allow for an increased housing supply to help support increased delivery rates, and to try and achieve a 5-year housing land supply, thus demonstrating flexibility of approach by the authority.

- 3.16 Figure 3.1 shows the number of net additional dwellings that have been delivered since 2011, plotted against the plan’s stepped target rate. Since the adoption of the Core Strategy, there have only been four years where the borough has met the adopted housing delivery targets, being the most recent four years; these years are also continuing to positively trend upward.
- 3.17 The average delivery rate taken over the plan period is an average of 525 dwellings per annum, which is higher than the Core Strategy target.

Year	Net Dwellings Completed	Core Strategy Target
2007 / 08	632	N/A
2008 / 09	395	N/A
2009 / 10	172	N/A
2010 / 11	187	N/A
2011 / 12	201	450
2012 / 13	298	450
2013 / 14	374	495
2014 / 15	464	495
2015 / 16	321	495
2016 / 17	664	495
2017 / 18	743 <sup>12</sup>	495
2018 / 19	729	495
2019 / 20	1,299	495

**Table 3.2 Total dwelling completions in Stockport 2007-2020**

<sup>12</sup> This figure of 743 is different from the HDT measurement figure of 738 as the number was revised and corrected after the submission of the figure 738 through the annual Housing Flow Reconciliation to central Government.



**Figure 3.1 Annual net dwelling completions completed in Stockport 2007-2020**

- 3.18 Stockport town centre benefits from excellent rail, road and motorway connections, however the current quality and scale of residential development in the town centre remains limited. Since the adoption of the Core Strategy, a handful of schemes have been granted planning permission or delivered dwellings, as set out in Table 3.3. Over recent years, this has started to increase, responding to inventions by the Council and the ability to apply for permission for development through prior approval for office to residential conversion, however it is still not fulfilling its potential.

Year	Granted Planning Permission	Completions
2011 / 12	16	70
2012 / 13	4	2
2013 / 14	0	90
2014 / 15	0	130
2015 / 16	34	6
2016 / 17	302	75
2017 / 18	458	64
2018 / 19	284	191
2019 / 20	344	215


**Table 3.3 Stockport town centre - residential development activity**

## HOUSING LAND SUPPLY

- 3.19 Included at appendix 2 is the list of sites in the five-year housing land supply that can yield five or more units in Stockport<sup>13</sup>. There are 89 larger sites with planning permission, and an allowance within the Town Centre Residential Living Area, which in combination can deliver 3,073 units. Including those small sites with planning permission provides a **five-year supply of 3,375 homes**.
- 3.20 This pipeline is relatively small compared with the overall housing requirement, this reflects the numerous infill sites with a small capacity and the limited number of planning permissions for large schemes that have been granted in the borough. Very few sites can accommodate 150+ dwellings. There are only 3 sites with an outstanding capacity of 150 units or greater: the former Greenhale House on Piccadilly, the former Springmount Mill on Brinksway, Stockport Interchange, Meadow Mill, and the former Woodford aerodrome is being developed by Redrow. These 5 sites have a combined remaining capacity of 1,144 units to complete.
- 3.21 The breakdown and composition of current supply is somewhat similar to that delivered during the Core Strategy plan period to date. There has been a historic reliance on small sites delivering a meaningful number of dwellings per annum, averaging out at around 60-70 units, and this is anticipated to continue for the foreseeable future.
- 3.22 The wider “baseline supply” of sites includes those with planning permission and additionally includes those sites identified in the SHLAA as having potential for delivering new dwellings over the next 15+ years. The SHLAA is available online, and the baseline supply can be downloaded as an excel spreadsheet from the Mapping GM webpage<sup>14</sup>.
- 3.23 The composition, range and limited supply of sites is identified as an issue for Stockport’s ability to ensure the delivery of dwellings against the targets set out in the HDT. Bringing sites into the supply faces a number of challenges. Fragmented land ownership leads to pockets of land that are very difficult to assemble and bring forward for comprehensive redevelopment. Businesses occupying sites may not want or be able to sell sites for residential development, as they might be having relocation issues and unable to find the right type and affordability of suitable alternative commercial premises. These considerations are particularly problematic

---

<sup>13</sup> The five-year housing land supply also includes smaller sites with planning permission, and a full analysis of this will be made available in five-year housing land supply report

<sup>14</sup> Please visit <https://mappinggm.org.uk/gmodin/> view the map, select the “planning and development” layer, and then click  to view more information on the dataset, then access the download link to the spreadsheet format

for the supply and delivery of residential development within areas of the town centre particularly when seen in the context of the viability challenges posed by current values.

- 3.24 It is important to acknowledge that overcoming these complex and multiple issues to increase land supply does not necessarily increase delivery rates. The Council has limited powers to compel developers to build out planning permissions, and there can be a whole host of reasons why sites may not be delivered; more discussion on this is set out in the section below on “Land banking and stalled sites”.

### AFFORDABLE HOUSING PROVISION

- 3.25 Affordable housing need is defined as ‘the quantity of housing required for households who are unable to access suitable housing without financial assistance. There are 6,300 entries on the Council’s Housing Register which includes 4,384 who are ‘in need’ i.e. those who are in a reasonable preference category such as homeless, overcrowding, medical, social and welfare or living in a serious hazardous conditions, however this is only one measure of the scale of affordable housing required. 65% of households in need cannot afford open market solutions.

Year	Number of affordable units
2011 / 12	79
2012 / 13	36
2013 / 14	118
2014 / 15	219
2015 / 16	56
2016 / 17	98
2017 / 18	200
2018 / 19	269
2019 / 20	130

**Table 3.4 Number of new affordable units delivered per annum in Stockport<sup>15</sup>**

- 3.26 The Housing Needs Assessment 2019 identifies that there is an overall net requirement of 549 of affordable dwellings per annum. The last few years have seen an overall increase in housing delivery (see Table 3.4) with a significant increase in

---

<sup>15</sup> Source: Strategic Housing, Stockport Council (2020)

affordable housing, this is still significantly below what is required to meet housing needs.

- 3.27 A number of Registered Providers (RPs) have properties in Stockport and, in 1992, the largest ones formed a partnership with the Council and Stockport Homes called the Stockport Housing Partnership (SHP). The SHP is currently in the third phase of an agreement between the Council and the seven member RPs who own and manage over 95% of the social housing stock in Stockport. The SHP has a well-established structure and works to make the most efficient use of Homes England's Affordable Housing Programme. It collaborates to address seven specific areas, namely: Housing Need, Regeneration, Supported Housing, Investment, General Development, Black and Minority Ethnic Needs, Local labour and Training, and has an excellent track record of delivering innovative development in a coordinated manner. Stockport Homes now deliver affordable housing as detailed elsewhere in this document.
- 3.28 The delivery of sufficient affordable homes within Stockport is identified as an issue, however in itself is not a contributing factor to the overall low delivery rates. Increasing the delivery of new dwellings is anticipated to reduce homeless and improve affordability.

#### LAND BANKING AND STALLED SITES

- 3.29 Land banking is the phrase used to describe the practice of obtaining land, not bringing it forward for development (residential or other), and instead using it as an investment and waiting for it to increase in value. Land banking can also refer to sites for which planning permission has been granted, but where no construction work has begun, or where minimal construction has been undertaken to keep the consent extant (i.e. digging foundation footings but doing no further work).
- 3.30 Property developers generally want to build as soon as possible in Stockport, as this is how they make a financial return, however this may not be the case for owner-occupiers and historic land owners. A report published in May 2014 by the Home Builders Federation<sup>16</sup> suggested that only 4% of the land owned by Britain's larger home builders had an implementable planning permission but had not started on site.
- 3.31 Stalled sites may outwardly appear to be similar to sites than have been land banked, but the reasons behind the lack of development progress are different. These issues

---

<sup>16</sup> Home Builders Federation (2014) *Permissions to land – debunking the land banking myth* [online] [https://www.hbf.co.uk/fileadmin/documents/research/HBF\\_Report\\_-\\_Landbanking\\_May.pdf](https://www.hbf.co.uk/fileadmin/documents/research/HBF_Report_-_Landbanking_May.pdf) (accessed 21 July 2020)

often revolve around land ownership or land assembly issues, development finance being withdrawn, unanticipated costs for land remediation, contractors going into administration, changes to the market affecting viability, or difficulties for the landowner being able to find a suitable purchaser of the development scheme.

- 3.32 The sites in Stockport where development has not taken place as expected have been analysed, focussing on major regeneration sites as set out in Table 3.5, and the larger sites with lapsed planning consents set out in Table 3.6.

Site	Planning reference	Units	Commentary
Weir Mill (also known as Wear Mill) Chestergate, Stockport SK3 0AG	DC/072908	~250	This site is located between the River Mersey and the railway viaduct, in Stockport town centre. There are a number of complex issues for consideration on this site including heritage. A planning application for the conversion and redevelopment of this site to residential with ancillary commercial space was validated in April 2019 but withdrawn when the site was sold to a different developer (Capital and Centric). The new developer is in pre-application discussion with the LPA and is working up their own planning application which is estimated to be submitted later in 2020.
Compstall Printworks Andrew Street Compstall Stockport SK6 5HN	DC/055286 DC/075491	~30	This site is located on the western side of Compstall Road and is also located adjacent to the River Etherow. An application was submitted in 2014, but the S106 legal agreement was not signed so a decision could not be issued. A new planning application was submitted in December 2019 for 32 units but has not been determined at the time of writing.
Phase 3 Hopes Carr, Orchard Street, Stockport	DC/071885	14	This site is located adjacent to Hempshaw Brook in Stockport Town Centre, and is part of a wider location that falls under a master plan. Phases 1 and 2 of development in the Hopes Carr have already delivered over 100 residential units. An application for phase 3 was approved in March 2019. There are a number of complex issues on this site including contamination and land stability has received Housing Infrastructure Fund (HIF) to help bring the Hopes Carr area forward. Some delays have occurred due primarily to further intrusive site investigation work being necessary, and Covid 19. The scheme is now scheduled to commence during Autumn 2020.

**Table 3.5 Major brownfield regeneration sites**

Site	Planning reference	Units	Commentary
Site Of Former Greenhale House Piccadilly Stockport SK1 3SH	DC/067771	~164	This town centre site has been subject to a number of different planning applications over the past 15 years. The most recent application was granted in January 2019 for 164 units, has now expired (conditioned to be commenced within 12 months). The site is now back in Council ownership and it is intended that it will be brought to the open market in the second half of 2020 to seek a preferred purchaser to bring forward residential development.
Compstall Mills Estate, Compstall SK6 5HN	DC/042235	120 - 160	This site is located on the eastern side of Compstall Road between a reservoir and the River Etherow. There are a number of complex issues on this site including heritage and green belt considerations. It was granted planning permission in May 2013 but this expired without being implemented, the site has since been sold to a new owner.
Land at Midland Road, Bramhall, Stockport	DC/072032	163 – 206	This former landfill site was granted planning permission for 163 flats in December 2013 but expired without being implemented (DC/043068). Prior to this, a number of applications were refused. In March 2019, a planning application was validated for the redevelopment of the site to provide 150 dwelling houses and 56 apartments but has not yet been determined. There are a number of complex issues on this site including contamination and land re-profiling.
Cranford Golf Centre, Harwood Road, Heaton Mersey, Stockport SK4 3AW	DC/062251 DC/076883	75	This site is a former golf driving range set in a suburban area, adjacent to a primary school, Mersey Common and residential dwellings. The site has a number of issues including local open space, protected species and land contamination. An outline planning application for 75 dwellings was approved in December 2017. In May 2020 an application was submitted for 106 dwellings and associated open space but has not yet been determined.

**Table 3.6 Summary of major sites that have had lapsed planning consents**

- 3.33 The summaries provided at Table 3.5 and Table 3.6 indicate that the practice of land banking is not a significant issue for Stockport. Instead, most of the larger sites that have been granted planning permission but have not been developed are subject to a number of complex issues including heritage, contamination and ground conditions,

which may have an impact on the ability to deliver these sites. The majority of these sites are brownfield, with the exception of Cranford Golf Centre.

## INFRASTRUCTURE

- 3.34 The availability of existing site infrastructure can positively support development but the absence of appropriate infrastructure can create additional challenges and constraints to delivery. Infrastructure can include various forms such as transport or highways, access, and utilities and services, namely electricity, gas, water, waste water and telephone/data connectivity. The absence of, or improvements to, certain infrastructure that is required to bring forward residential development will add additional costs to any site or potential scheme. These enabling requirements will be at differing magnitudes of cost depending on whether it is additional data network cabling, a new electricity substation, large scale highway improvements or construction of new highway infrastructure, such as access roads.
- 3.35 Infrastructure costs are identified as a potential barrier to the delivery of new homes, but this will vary on a site by site basis and may not be an issue for many sites. Larger sites are likely to have larger infrastructure cost requirements but also are likely to have more residential units to support costs. Awareness and consideration of infrastructure requirements and costs will impact the cost and value viability balance that affect all sites and development schemes.

## DEVELOPMENT COSTS

- 3.36 Unforeseen or abnormal development costs can prevent sites coming forward and can result in stalled or partly completed schemes, as described in the section above on stalled sites (see also the summaries in Table 3.5 and Table 3.6). Changing costs associated with site assembly, land remediation of contaminated sites, unknown ground conditions, heritage requirements, development finance, construction logistics and build cost inflation can affect the viability of sites and the delivery of residential schemes within Stockport. Unless offset by rising end sale or rental values, the effect of increasing, or unforeseen, development costs, will have negative impacts and can prevent housing delivery.
- 3.37 Development and housing delivery in lower value areas of the borough is more susceptible to cost issues and increases, as the lower values have less 'headroom' to absorb unanticipated costs. Development costs issues are identified as being more problematic for the lower value areas of the borough such as Brinnington, Hillgate and Stockport town centre, which would affect the delivery of residential development.

## PLANNING CONDITIONS AND DEVELOPER CONTRIBUTIONS

3.38 Planning conditions are used with almost every decision notice issued and are needed to guide certain aspects of development taking place, for example describing the application drawings and other details which form part of the permission, requiring approval of the pallet of materials used in a scheme, or ground investigation works to ensure the safety of future occupants of a development. The NPPF (MHCLG, 2019)<sup>17</sup> describes how planning conditions should be used, and paragraph 55 provides the legal tests for the imposition of conditions:

“Planning conditions should only be imposed where they are:

1. necessary
2. relevant to planning and;
3. to the development to be permitted;
4. enforceable;
5. precise and;
6. reasonable in all other respects.”

3.39 Any proposed condition that fails to meet any of the 6 tests should not be used, however it is acknowledged that the use of conditions could have potential implications on delaying the delivery of new dwellings, by affecting the timings at which stages of development can take place.

3.40 Developer contributions, also known as planning obligations, are tools available to Local Planning Authorities to utilise within the planning process. Their use can be considered when an otherwise unacceptable development could be made acceptable in planning terms through a contribution being provided by the developer. The contribution can either be “in kind” through infrastructure supplied by the developer, or a financial sum to pay for the provision of infrastructure. They are used to secure measures that cannot generally be secured by imposing a planning condition or by other statutory means.

3.41 Developer contributions are secured through Section 106 Agreements (S106) of the Town and Country Planning Act, 1990 (TCPA 1990). These require the Council, the landowner and any other party with a legal interest in the development site (such as a mortgagee) to sign the legal agreement. Once agreed, developer contributions are bound to the planning consent and those with an interest in the land, rather than to

---

<sup>17</sup> Ministry of Housing, Communities & Local Government (2019) *National Planning Policy Framework* [online] <https://www.gov.uk/government/publications/national-planning-policy-framework--2> (Accessed 24 July 2019)

an individual developer. This means that if a developer ceases trading, the new owner of the land is still required to satisfy the terms of the legal agreement.

- 3.42 Funding for off-site highways works are generally sought under Section 278 (S278) of the Highways Act 1980, but can be sought in appropriate cases by S106 agreement. Section 38 (S38) of the Highways Act 1980 is used to guide adoption agreements for public highways, and is typically used for roads within new housing estates.
- 3.43 The following Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance (SPGs) provide guidance on the use of planning conditions and obligations in relation to development proposals within Stockport:
  - Local Employment and Training SPD
  - Town Centre Housing SPD
  - Town Centre Masterplan SPD
  - Woodford Aerodrome Opportunity Site SPD
  - Sustainable Transport SPD
  - Transport in Residential Areas SPD
  - Sustainable Design and Construction SPD
  - Recreational Open Space Provision and Commuted Payments SPD
  - Affordable Housing SPG
- 3.44 In Stockport the most relevant requirements are the delivery of open space and affordable housing through planning obligations. Where obligations may cause issues for the viability of a scheme, a viability assessment can be submitted with the planning application, with the weight given to the viability assessment being ‘a matter for the decision maker’ (MHCLG, 2019)<sup>18</sup>. If a developer can demonstrate that a scheme would be unviable if part, or all, of the policy requirements were applied, then the Council can reduce the level of obligations required. Some of the SPDs and SPGs are ageing and this presents an opportunity to update and rationalise the adopted local guidance.
- 3.45 It is acknowledged that the use of planning conditions could be having some limited impacts on site delivery rates, however further investigation into this is required before actions can be identified.
- 3.46 Work was commenced on the early stages of developing a Community Infrastructure Levy (CIL) charging schedule for Stockport, but this was not progressed to the point that it could be submitted to the Planning Inspectorate for examination. At the current

---

<sup>18</sup> Ministry of Housing, Communities & Local Government (2019) *National Planning Practice Guidance – Viability, Paragraph: 008 Reference ID: 10-008-20190509* [online] <https://www.gov.uk/guidance/viability> (accessed 23 July 19)

time, Stockport Council is not pursuing implementation of the Community Infrastructure Levy. Therefore, the Council will continue to rely on developer contributions secured through Section 106 agreements to contribute towards infrastructure where required.

### DETERMINING PLANNING APPLICATIONS

3.47 Under the Council's scheme of delegation for determining planning applications, many applications are considered by elected Members at an Area Committee level. They contribute a "local dimension" to the application of the Council's policies, and ensure local inputs into planning matters, reflecting the distinctive character of different parts of the borough.

3.48 The 7 committees cover the following areas of Stockport:

- Bramhall & Cheadle Hulme South Area Committee
- Central Stockport Area Committee
- Cheadle Area Committee
- Heaton & Reddish Area Committee
- Marple Area Committee
- Stepping Hill Area Committee
- Werneth Area Committee

Under the Council's constitution, these committees determine certain applications themselves, or make comments on planning applications which are delegated to the Planning and Highways Regulatory (P&HR) Committee to determine. The P&HR Committee meets regularly throughout the year and all of the Committee meetings can be viewed by web cast.

3.49 Planning application performance is good at Stockport as decisions are made in a timely manner, and this is demonstrated through the statistics on the numbers of applications determined within the target time or the agreed time.

*2018/2019 – Majors 98.25% (57 applications)*

*Minors 88.05% (318 applications)*

*Others 92.87% (1571 applications)*

*2019/2020 - Majors 96.97% (33 applications)*

*Minors 87.14% (280 applications)*

*Others 89.21% (1427 applications)*

- 3.50 Regarding the quality of decisions being made, the picture is more mixed, as set out below. Overall however, there are more appeals dismissed than upheld, which shows the overall the quality of decisions being made by the Council is positive, with some room for improvement.

2017/18 appeals totalled 30, of which:

8 withdrawn

13 dismissed

9 allowed (7 of which were against officer recommendation)

2018/19 appeals totalled 41, of which:

28 determined

9 allowed

19 dismissed

2 withdrawn

9 in progress

2019/20 appeals totalled 44, of which:

13 determined

3 allowed

8 dismissed

no of appeals part - 1

1 withdrawn

31 outstanding

## ISSUES SUMMARY

### **An emerging market for residential living in Stockport Town Centre**

The market for residential living within Stockport Town Centre is less established than nearby areas such as Manchester City Centre, which means there is some uncertainty from developers about investing in and bringing forward residential development in this location. This uncertainty is further influenced by development cost issues and fragmented land ownership. However recent schemes such as The Mailbox are helping to establish the Town Centre as an attractive place to live.

### **Age of development plan**

The ageing nature of the development plan has resulted in some inconsistencies between local policy and national policy, and there are a limited number of remaining housing allocations. Taken in combination, these issues are eroding Stockport's ability to deliver a plan-led system, and this may be having negative impacts on the delivery of new dwellings.

### **Supply of types and sizes of potential residential development sites**

Compared to the number of new homes that need to be delivered, there are a relatively limited number of cleared sites that are ready to be developed for housing. Furthermore, there are a limited number of potential sites that can accommodate 150+ dwellings which would appeal to the top-five volume house builders. Land supply is therefore a constraint to delivery in Stockport.

### **Decision making**

Planning performance relating to the speed of decision making is good in Stockport, however the cumulative impacts of Covid-19, the committee structure and some member overturns have impacted on the speed at which decisions are made and the time taken before development can commence.

### **Planning conditions**

The time taken to discharge conditions, and the number of imposed conditions, may be a factor in delaying delivery rates.

## 4 RESPONSE AND ACTIONS

- 4.1 The previous section of this report has investigated several areas which are likely to be impacting on the delivery of new homes in Stockport. The responses to these issues are framed around 4 strands of work below. These strands include new activities that need to be taken and reiterate the need to continue activities that the authority has been undertaking over recent years to increase the delivery of new homes. A number of key actions are then identified for targeted attention over the forthcoming year, and summarised in the final section of the report, with leads identified to ensure their effective delivery.

### STRAND 1: CORPORATE PRIORITISATION OF HOUSING DELIVERY

- 4.2 To provide a focus on housing delivery across the borough, strong leadership is required across the organisation and with partner organisations to drive dwelling delivery rates upwards, a number of actions have been identified to focus on.

#### *Stockport Town Centre Living Development Framework*

- 4.3 In May 2018, the Council published a development framework setting out a vision for future town centre living in Stockport town centre. The development framework sets out an ambitious vision for residential development in Stockport town centre.
- 4.4 Stockport provides an incredible lifestyle offer by its access to attractive green spaces, an existing community with established amenity provision, authentic leisure and cultural assets and all in the context of unrivalled connectivity. It will become a residential location of choice in South Manchester, which will grow into a vibrant and sustainable community and contribute to the overall success of the town centre and the borough. The framework suggests the town centre could provide 4,000 – 6,000 residential homes, which would house a population that would fundamentally redefine the town centre's vibrancy and function, supporting local businesses.
- 4.5 The lack of variety in the existing offer provides the Council with the opportunity to positively influence a period of significant new development. Research has found there is significant 'hidden demand' from occupiers for Stockport and with the right quality of homes, the prices required to deliver viability are realisable. The framework will be the catalyst to spreading the impact of this scheme and the high level of ambition across the town centre. The key is confidence and there will need for innovative developers and occupiers to take a fresh look at Stockport and commit to building and living in the town.
- 4.6 It is clear that Stockport will further develop a residential market in the coming years because the fundamentals are so strong and the perceptions of the town have

changed. However, without intervention by the Council and public sector partners, the rate at which it occurs and its quality are uncertain. There are several suggested interventions to support the delivery of this vision. These propositions are:

- Direct intervention to improve viability.
- Using public sector powers to unlock land and development.
- The preparation of a town centre residential design guide.
- The use of planning policies which support and move with market conditions.
- The provision of more open space.

4.7 The components above will help change perceptions for stakeholders such as the community, developers and investors by helping with land assembly, viability, funding, design to create a sustainable and vibrant community.



**Figure 4.1 Extract from the Town Centre Living Development Framework**

4.8 The Town Centre Living Development Framework is now in place and is guiding the Council's approach to shaping the residential market and the residential offer in the Town Centre. The Council has made progress in delivering against each element of the Framework as demonstrated by the creation of the Stockport Town Centre West Mayoral Development Corporation in September 2019. The Council is increasingly using a development-focused approach to the use of surplus land in the Town Centre through greater use of development leases as part of asset disposal, and is directly

intervening in the market through its investment in the residential element of the proposed 'Interchange' development.

- 4.9 More detailed information on the Stockport Town Centre West Mayoral Development Corporation is provided in relevant sections of this Action Plan.

### *Central Stockport Infrastructure Plan*

- 4.10 The expectations of what it means to have sufficient infrastructure provision are increasing, and Stockport wants to have best in class infrastructure provision to support residents, jobs and ensure that it is a thriving place. It is therefore important to plan for infrastructure in a holistic manner, to ensure that plans for infrastructure provision are future-proofed, and to have a plan in place for the timely and appropriate delivery of infrastructure. An infrastructure plan is being prepared that covers Stockport Town Centre and Town Centre West. This infrastructure plan will be of critical importance for the growth and delivery of new homes taking place in the MDC area and across the wider town centre and will be used to enable the delivery of town centre residential living.
- 4.11 The infrastructure plan will feed into the Greater Manchester Infrastructure Programme (GMIP), which will be a multi-year, multi-decade investment programme, co-funded by Government and GM, to deliver the transport and economic infrastructure GM needs to realise its full potential and play its full part in rebalancing the national economy, delivery inclusive growth and achieving carbon neutrality. The vision for GMIP is to deliver an in-principle 5-10 year capital and revenue funding settlement with Government sufficient to deliver all the economic infrastructure GM needs to 2025-2020. In addition to feeding into GMIP, the infrastructure plan will also be used as supporting evidence for the development of the Greater Manchester Spatial Framework and the Stockport Local Plan

### *Partnership Working*

- 4.12 Strategic Housing and Regeneration Officers work partnership with a number of organisations as detailed below, and additionally work with Homes England (HE) and utilise their Delivery Partner Panel and Multi-Disciplinary panels to commission studies and master planning and to identify suitable developers to deliver housing led regeneration projects e.g. as with Brinnington and Covent Garden mentioned elsewhere in this Action Plan.

### Stockport Homes

- 4.13 Stockport Homes Group, the Council's housing arm's length management organisation (ALMO) continues to bid successfully on a regular basis for Affordable Housing grant from Homes England.
- 4.14 Stockport Homes Limited<sup>19</sup> (SHL) has approval to develop and is working with the Council to bring forward new affordable homes on a range of private and Council owned sites across the borough. Development is being delivered both within the housing revenue account (as Council-owned properties) and through a borrowing facility provided to SHL by the Council (as properties owned directly by SHL – SHL is registered as a developing RP in its own right).
- 4.15 SHL bids successfully on a regular basis for Affordable Housing grant from Homes England (HE). SHL has been working with the Council to deliver social and affordable rent, and intermediate products i.e. shared ownership. This approach aims to maximise both the delivery of affordable housing and the potential land receipt, whilst ensuring that normal developer profit margins are invested in providing more affordable housing. In order to deliver on this basis, a delivery vehicle has been set up with Stockport Homes, called Viaduct Housing.
- 4.16 Since April 2017, Stockport Homes have delivered 522 affordable units, and at the time of writing, have an additional 420 dwellings on site with a further 400 in the pipeline, which help to ensure ongoing delivery of new dwellings in the borough.
- 4.17 This is a current and ongoing area of work which will to be continue to be led by the Council's Strategic Housing team, working in partnership with SHL.

### Viaduct Housing Partnership

- 4.18 In 2016, to build on the earlier successes of new delivery through Stockport Homes and to increase capacity, the Council set up a not for profit Housing Development Company within Stockport Homes Group known as the Viaduct Housing Partnership<sup>20</sup> to explore ways that existing delivery strategies could be complimented and accelerated. A key element of establishing Viaduct was to change the supporting investment funding approach, with the Council creating a £77m borrowing facility utilising the Council's ability to access prudential borrowing, which in turn is then made available to Stockport Homes Group to support new housing delivery.

---

<sup>19</sup> For more information on Stockport Homes, please visit <https://www.stockporthomes.org/>

<sup>20</sup> For more information on about Viaduct Housing Partnership, please visit <https://www.viaducthousing.com/>

- 4.19 The pace of development via Viaduct and the loan facility has exceeded initial forecasts and a number of large-scale new opportunities have been identified. The loan facility of £77m is expected to reach its cap by 2020/21 and will have resulted in 1,006 new homes being built or acquired in Stockport. These developments will also have enabled £35m of capital grant funding from Homes England to be brought into the Borough. The aspiration is to deliver an additional 471 units through Stockport Homes via loans from the Council, and 509 units as Council housing through the HRA over the next 5 years. To deliver the additional 471 units through Viaduct, the Council increased the prudential borrowing facility from £77m to £91.9m in December 2019. The primary objective for Viaduct is to increase the delivery of affordable housing for social and affordable rent and shared ownership to help first time buyers. One of the primary functions of Viaduct is to assist the Council in the utilisation of its property assets to deliver new affordable housing. As Viaduct is a not for profit organisation, it is not fettered by development profit and can therefore deliver on marginal sites. It also provides the Council with the opportunity to control tenures, meet local housing need, to channel surplus Council land and to make more efficient use of the Council's estate to meet its housing objectives. Any profits are recycled into the company to use on new projects.



**Viaduct Housing Partnership unveiling the development at Edwin Street**

#### Stockport Housing Partnership

- 4.20 Whilst Partner Registered Providers have historically reduced the levels of new housing development, partially as a result of challenges brought about by the Government imposed four-year rent reduction policy, this is now changing. A number of the Council's Partner Associations are now keen to progress with new delivery, with a number of schemes now on site/progressing through pre planning phases. The Council are working with these associations to maximise these opportunities.

#### *'Brownfield First' Strategy*

- 4.21 The increasing pressure to release Greenfield and Green Belt land for new housing development in Stockport is well documented. In response to this, the Council has adopted a Brownfield First approach which seeks to identify all brownfield land across

the borough and, through proactive intervention, work with land and building owners to unblock site delivery where sites are deemed to have stalled. The Council is concentrating resource to ensure that all options are explored on these sites. The approach includes the preparation of master plans and planning briefs to offer more certainty to developers. The Council will also explore the potential to utilise its Compulsory Purchase Order (CPO) powers and to undertake development back to back with a preferred developer. In this way the Council is seeking to ensure that any required release of Greenfield and Green Belt land is kept to an absolute minimum.

- 4.22 This is an ongoing action and is being progressed by the Council's Strategic Housing Team, with support from Regeneration Officers and Planning Officers.

### *Stalled Sites*

- 4.23 The Council has been proactively identifying and bringing forward sites for new housing development. Under the 'Brownfield First' initiative, the Council has been working with land and property owners and our partner developers to identify deliverable sites. The scope of this work has included targeting sites that have had planning consent but have not been developed, or have stalled, as well as looking at underused buildings/sites that may or may not have previously been allocated for housing. Consideration has also been given to land assembly, and potentially the use of compulsory purchase if necessary and justifiable to enable developments to progress. A number of developers interested in working with land and building owners have been approached to bring forward potential housing sites across the borough with the Council acting as a conduit between these developers and the landowners. This involves matching the skills of the developers with the type of residential development needed e.g. new build, refurbishment, conversion, green field and previously developed sites. Another strand to this approach has been working with commercial/land agents who have a presence in the borough to stimulate housing growth by fostering the relationship between the agents, the Council and its development partners. This work is also assisting in regenerating poor quality underutilised buildings/sites and supporting agents where traditional commercial letting/sale has proved difficult.
- 4.24 The Development and Regeneration team, along with Strategic Housing, Planning, Estates and Asset Management, are targeting known brownfield sites in the borough to try to bring these forward in a strategic order of prioritisation. There are ways that the Council can try to encourage development but in some circumstances certain landowners for various reasons are not willing or interested in bringing forward their sites for housing. In such cases, after assessing the potential for development and constraints, the attention needs to shift to other sites for focussing activities. In

working together to bring forward housing the Council needs to work efficiently and effectively on sites, considering unit numbers, likely success and timeframes of delivering development.

### *Housing Infrastructure Fund*

- 4.25 Stockport Council has recently been successful in bidding for grant from the Government's Housing Infrastructure Fund (HIF). The £8.5m grant will help unlock three strategic brownfield housing sites in Stockport's town centre. This will open up and enhance previously underused/derelict areas of the town, creating new green spaces, bringing iconic historic buildings back into use, providing a catalyst for future development and drawing in new investment. The grant will be used to overcome the barriers of infrastructure costs and poor land conditions for Stockport's new Interchange, the Weir Mill complex and Hopes Carr (Hempshaw Brook) and will assist in the delivery of circa 500 new homes which will support and strengthen the local and town centre economy.
- 4.26 The Council will continue to bid for money as and when the bidding rounds are opened, and this work will continue to be led by officers in Regeneration and Growth Teams.

### *Housing Monitoring*

- 4.27 The Planning Policy leads the monitoring of housing delivery on an annual basis, capturing information on sites that have gained consent, started construction and the type of number of new homes that have been delivered. The majority of this work is undertaken throughout March-May each year, to correspond to the monitoring period covering 1<sup>st</sup> April – 31<sup>st</sup> March. This is an annual and ongoing task, and informs Local Plan preparation and supports a number of other areas of work including the Strategic Housing Land Availability Assessment (SHLAA), Brownfield First Strategy

### *Housing Needs Assessment*

- 4.28 In 2019, the Council carried out a survey to look at the current and future housing needs of all local residents, and this was presented in the 2019 Housing Needs Assessment (HNA)<sup>21</sup>. The survey split the borough down into housing market areas.

---

<sup>21</sup> Stockport Council (2019) Housing Needs Assessment 2019 [online]  
<https://www.stockport.gov.uk/housing-strategies-and-documents/housing-needs-assessment>  
(accessed 16 July 2020)

It looked at: residents' incomes, their housing aspirations and needs, and their plans for moving home or staying put.

- 4.29 The extent of need for affordable accommodation in the borough continues to be high with the delivery of smaller one and 2 bed properties, as well as larger family accommodation recommended. The majority of housing need is for smaller properties, but there is such a shortage of affordable family accommodation in the borough that turnover is very low. There continues to be a particular need for supported and specialist accommodation. Improving choices for older people in the borough and those with physical disabilities is also increasingly important.
- 4.30 The HNA 2019 identifies that there is an overall net requirement of 549 of affordable dwellings per annum, and it will be used as up-to-date evidence to inform the production of both the Council's Local Plan and Housing Strategy.

#### *Prudential Borrowing*

- 4.31 In appropriate situations where key regeneration and delivery priorities are met the Council may utilise its prudential borrowing facility to purchase certain land and property in order to gain control and assist with the local market delivery. The Council has used prudential-borrowing on strategic locations to fund infrastructure to open up site opportunities for residential development, with recent examples being Covent Garden and other sites within Stockport town centre. This work will now progress primarily through the work of the recently declared Mayoral Development Corporation.

## STRAND 2: STIMULATING DEMAND THROUGH PLACEMAKING, MARKETING & PROMOTION

- 4.32 Placemaking is an ongoing process that shapes the built environment, improving connections among different elements of a community or locality. By increasing marketing and promotion activities, Stockport Council can help to realise its objective to make Stockport ‘a place where people want to live’ (Stockport Council, 2020)<sup>22</sup>.

### *Stockport Town Centre Strategic Regeneration Framework*

- 4.33 Building upon the principles established in the Town Centre Living Development Framework, the Council has continued to progress its ambitions for establishing the Town Centre as a location for new homes. A Strategic Regeneration Framework (SRF) has been prepared for the Town Centre West area, which sets out in detail how we think the area could be transformed over the long term to become Greater Manchester’s newest, greenest, and coolest affordable urban neighbourhood. The SRF was published for public consultation over summer 2019 to ensure that all stakeholders in the area had the opportunity to see, comment on, and influence the vision and the type of development that comes forward in the area.
- 4.34 Following the consultation, the Strategic Regeneration Framework was approved by Cabinet in November 2019 for use as a material planning consideration

### *Developer Workshops*

- 4.35 Up until around 2011, the Council organised developer and agents’ workshops, which were then suspended due to the downturn in the number of planning applications being received and the availability of resourcing to run the workshops. These were hosted by the local authority and provided a forum for agents and developers to learn more about recent policy developments, share best practice and ask questions about development proposals within the borough. Although these have not taken place as was set out in last year’s plan, as a result of the impacts of the lockdown due to Covid-19, it is proposed that these developer and agents’ workshops will be reinstated in some format, taking advantage of conferencing technology if needed. This action will be led by Development and Regeneration, supported by the Development Management service and the Mayoral Development Corporation team.

---

<sup>22</sup> Stockport Council (2020) *Our Council Plan 2020/21* [online] <https://www.stockport.gov.uk/council-plan> (accessed 22 July 2020)

*Master Planning, Regeneration and Development Agreements*

- 4.36 The Council has invested in master planning to stimulate interest from the market on its own land. It has achieved success on two notable developments:
- Brinnington Master Plan – The masterplan was published in 2011 and a preferred developer (Countryside Properties) appointed in 2013. Planning consent granted January 2015 for 281 new family houses and new leisure/sports facilities. A development agreement and a section 106 was signed July 2016. This project involved building in the Green Belt, justified on regeneration grounds and was subject to an ombudsman case and judicial review. The development is due to complete during Autumn 2020 and is predominantly open market houses but includes 10 shared ownership properties for Stockport Homes.
  - Covent Garden Village Master plan – This masterplan was published in 2009 in order to enable delivery of a Joint Cooperation agreement with a preferred developer. The Council's enabling role included CPO and land assembly through voluntary acquisition and estate regeneration via decant and new build. Delivery is via preferred developers (Your Housing Group) under a Development Agreement. The development involves a mix of tenures across the area including open market, private rental sector (PRS), social rent and shared ownership.
- 4.37 This approach will continue to be used to stimulate market interest on sites when they are identified as beneficial candidates for these types of interventions.

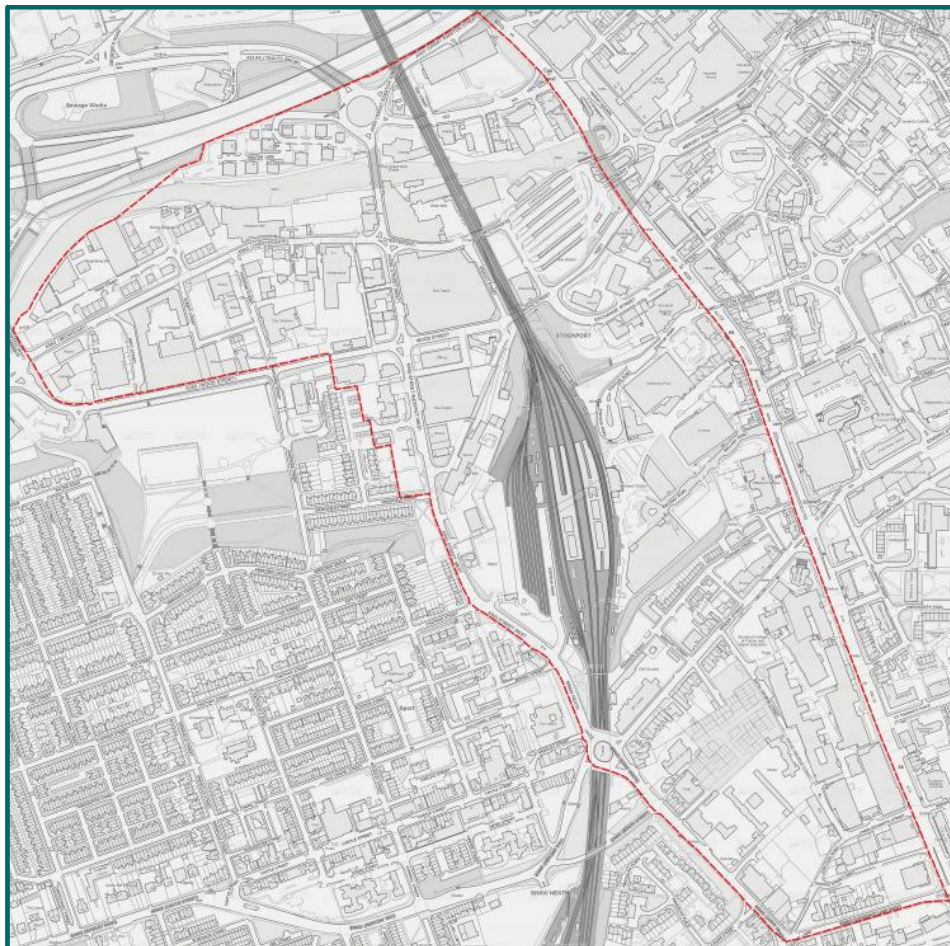
### STRAND 3: ADDRESSING SUPPLY ISSUES

- 4.38 One of the main reasons for under-delivery of housing within Stockport has been due to a shortage of the supply of land for residential development. Although Stockport is a northern town with an industrial heritage, it does not possess as much historic brownfield land as many of the other local authorities in Greater Manchester, thus reducing the amount of land that can be recycled and redeveloped for residential purposes. Furthermore, there are limited amounts of unconstrained green field land available for development, and the Green Belt boundaries are drawn tightly around the urban area, thus further reducing the potential supply of housing land. These issues have been recognised, and a number of areas of work have been progressing for some time to increase the supply of land, to aid housing delivery.

#### *Stockport Town Centre West Mayoral Development Corporation*

- 4.39 Stockport's Town Centre West area has the potential to be a new urban village of up to 3,500 new homes in a location which does not currently have extensive residential use, with complementary mixed-use development and the social infrastructure required to support a significant increase in the residential population. The proposal to create a Mayoral Development Corporation (MDC) to lead the regeneration of the area came about in response to the Greater Manchester Mayor's Town Centre Challenge and the urgent need to maximise the potential of brownfield sites to accommodate more housing in light of Greater Manchester Spatial Framework. The establishment of the MDC also responds to Stockport Council's Town Centre Living agenda which looks to redefine Stockport's residential offer for existing and future communities and make the town centre a residential destination of choice.
- 4.40 Stockport Council has put the redevelopment of the Town Centre West area at the heart of its ambition to reshape the residential offer in Stockport and its approach to the Town Centre Challenge initiative. Increasing the residential population of the town centre is a key component of the Council's approach to supporting and enhancing the town centre as a whole and its ambition to make Stockport a destination of choice in which to live, work, play, and connect.
- 4.41 Large-scale regeneration will ensure that Town Centre West is a healthy, sustainable place which incorporates innovation and smart technology into design and urban living as well as the appropriate social, physical and green infrastructure to support existing and new residents.
- 4.42 The consultation on the creation of a Mayoral Development Corporation and associated proposals closed March 10, 2019 after an eight week period of public consultation. In June 2019, an order was laid before parliament to pave the way for the creation of the Mayoral development Corporation. The order came into force on

2<sup>nd</sup> September, and follows a request by Andy Burnham, city-regional mayor for Greater Manchester, to create the corporation. A board has been established, chaired by Sir Bob Kerslake, with membership from Homes England, GMCA, and Stockport Council.

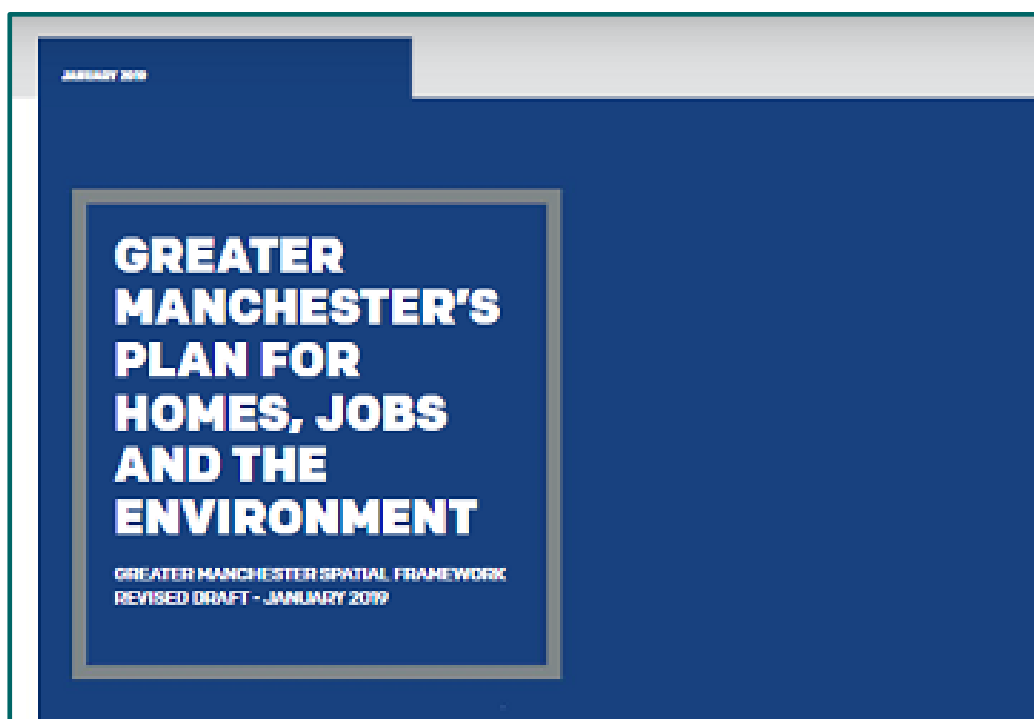


**Figure 4.2 Boundary of Stockport Town Centre West Mayoral Development Corporation**

- 4.43 Town Centre West is characterised by exceptionally fragmented land ownerships across its 130 acres which poses significant challenges for the assembly of development sites at a suitable scale and in appropriate locations. The Mayoral Development Corporation has its own compulsory purchase powers which are additional to those of the Council and will facilitate site assembly to unlock development. The prominence of the Mayoral Development Corporation initiative as the first in Greater Manchester and the first nationally to focus on a town centre location, combined with the MDC's potential to deliver against multiple local and national policy agendas, underpins ongoing work to develop its investment strategy.

*Greater Manchester Spatial Framework*

- 4.44 The Council recognises the challenges posed by increasing the supply and accelerating the delivery of new homes whilst acknowledging that it does not have an up-to-date adopted housing target. Stockport is one of the ten Greater Manchester Councils that are working towards the adoption of the Greater Manchester Spatial Framework<sup>23</sup> (GMSF), which, once agreed, will set a housing target for Greater Manchester at the city region level and also a housing target for each of the ten Councils (including Stockport). However, because the GMSF is not sufficiently advanced at this stage the housing target identified for Stockport can only be afforded limited weight in planning decisions.



**Figure 4.3 Extract from the GMSF document**

- 4.45 The majority of the development required to deliver the GMSF's spatial strategy will be within the existing urban area on brownfield land, which will be addressed through the new Stockport Local Plan. Some additional sites, outside the urban area, are required to deliver the inclusive growth Greater Manchester needs. The role of GMSF is to identify these sites, provide the policy context for their development and make the associated changes to the Green Belt. Combined with the existing land supply, these sites will enable Greater Manchester to meet its overall objectives. The site identified reflect the overall spatial approach, with the aim of making the most of

<sup>23</sup> For more information, please visit <https://www.greatermanchester-ca.gov.uk/what-we-do/housing/greater-manchester-spatial-framework/>

existing locations and assets whilst providing opportunities across Greater Manchester that help address current disparities. The strategic housing allocations provide an opportunity to widen housing choice. To ensure that strategic allocations deliver the scale and quality of development required, the use of masterplans, where appropriate, will be used to ensure a comprehensive approach to development which is aligned with the delivery of associated infrastructure. This will help to deliver high quality, sustainable places which maximise the benefits of the land released for development.

- 4.46 At the time of publishing this action plan, the draft GMSF 2019 has identified a number of proposed allocations for residential development in Stockport, see Figure 4.4.

GMSF Policy	Site	Number of proposed dwellings
GM Allocation 35	Former Offerton High School	250
GM Allocation 36	Gravel Bank Road / Unity Mill	250
GM Allocation 37	Heald Green	850
GM Allocation 38	High Lane	500
GM Allocation 39	Hyde Bank Meadows	250
GM Allocation 40	Griffin Farm, Heald Green 2 <i>Includes 325 units approved as part of Seashell development</i>	850
GM Allocation 41	Woodford Aerodrome	750
<b>Total number of proposed dwellings</b>		<b>3,700</b>

**Figure 4.4 Potential residential allocations within Stockport**

- 4.47 The identification of these sites through GMSF will introduce diversity of supply for Stockport, providing large scale sites that can deliver significant numbers of new dwellings in the borough. Through this mechanism, one of the identified delivery issues for Stockport will be addressed: a shortage of housing land supply.

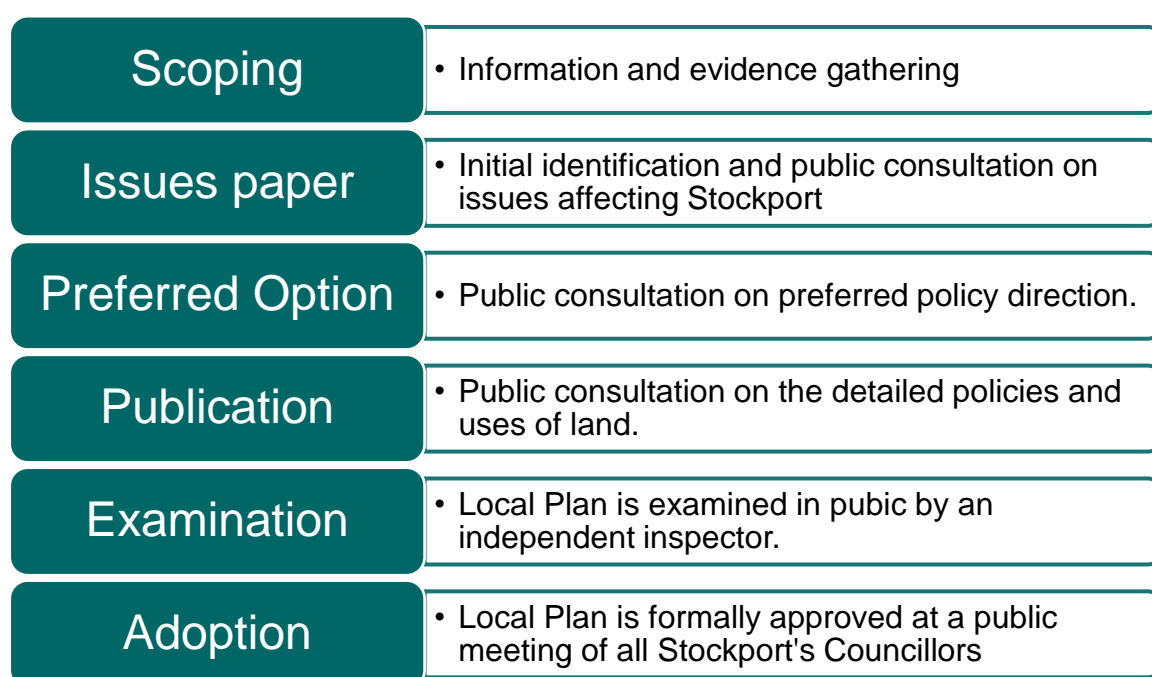
### *Stockport Local Plan*

- 4.48 Once adopted, the Stockport Local Plan will be the key planning document for the Borough of Stockport, guiding decisions made on planning applications across Stockport, and will identify future needs for new homes, jobs and community facilities. It is a strategic document that will set out the planning policies and land-use allocations that will be used when the Council is making decisions on planning

applications. The new Local Plan and Policies Map will replace the existing Core Strategy, Saved Unitary Development Plan Review Policies and associated Proposals Map.

4.49 The preparation of the Stockport Local Plan<sup>24</sup> presents an opportunity to set a long-term vision for the future of the borough and to align planning policy with other strategic priorities, in order to:

- Provide a vision and framework for future development.
- Underpin an approach to inclusive development.
- Ensure we have land needed to accommodate the homes, jobs, new infrastructure and local facilities we need from now until 2037.



**Figure 4.5 Stages of work on Stockport's Local Plan**

4.50 The Local Plan is being prepared by the Planning Policy team, with support provided from external and internal experts. The first stage of public engagement and consultation on the document took place in 2017, and there will be two more stages of public engagement before the document can be used. Based on the current timetable, the document is likely to be in place by late 2021

<sup>24</sup> For more information, please visit <https://www.stockport.gov.uk/showcase/stockport-local-plan>

*Strategic Housing Land Availability Assessment*

- 4.51 Over winter 2017/18, an update of the Strategic Housing Land Availability Assessment (SHLAA) took place and was published using a base date of 1<sup>st</sup> April 2017. That SHLAA superseded the previous SHLAA published in 2010, by updating the methodology, assessing new sites and comprehensively reviewing all conclusions previously reached on known sites. The 2017 SHLAA has since been reviewed and the current version at the time of writing this action plan is the 2018 SHLAA<sup>25</sup>, which uses a base date of 1<sup>st</sup> April 2018. The key objectives of a SHLAA is to:
- To assess land availability by identifying buildings or areas of land (including previously developed land and greenfield land) that have development potential for housing;
  - To assess the potential level of housing that can be provided on identified land;
  - To identify constraints that might make a particular site unavailable and/or unviable for development; and
  - To assess which sites are likely to be deliverable and which are likely to be developable.
- 4.52 The inclusion of any site in the assessment does not indicate that it will necessarily be allocated or successfully obtain permission for housing. Conversely, the non-inclusion of a site in the study does not necessarily prevent future residential development. Any planning applications will continue to be treated on their individual merits, having regard to the appropriate policies of the Development Plan, and other material planning considerations. The sites identified in the SHLAA will feed into the 'sites appraisal' stage of work on the Local Plan, which will undergo further assessment prior to identifying allocations for new residential development which will then be subject to public consultation.
- 4.53 The SHLAA is therefore a key piece of information that will contribute to ensuring adequate supply of housing land for Stockport. The Council has made a commitment to keep the SHLAA up-to-date and provide resourcing to do this, led by the Planning Policy team. The Council is currently working towards an updated version of the SHLAA later in 2020.

---

<sup>25</sup> For more information on the SHLAA, please visit <https://www.stockport.gov.uk/housing-land/housing-land-evidence-overview>

#### STRAND 4: PLANNING PROCESS AND CONSISTENCY IN DECISION MAKING

- 4.54 The Planning Service has a culture of continuous improvement and is committed to improving the quality of its planning service for all users; this sends a message that Stockport is supportive of investment into the borough which in turn helps to support the delivery of new dwellings. This continuous improvement is supported by a number of key actions that have been developed and expanded over recent years.

##### *Member Training*

- 4.55 The Council has made a commitment to continue the programme of training for members that are involved in the planning decision making process; as set out earlier in this document, this is all elected members. As part of this commitment, the following will continue to take place:
- To facilitate quality decision making, as all members sit on committees that make decisions on planning applications, 63 Stockport Councillors are invited to attend annual planning training, provided by officers from development management, legal and planning policy
  - Annual all member enforcement training: an effective enforcement service has an important role to play in providing a high-quality outcomes on the ground
  - Biannual training for members that sit on Planning and Highways Regulatory (PHR) Committee
  - Annual 'review of outcomes' tour: each year the P&HR Committee selects recently completed developments for review, one for each of the Area Committees. These sites are then inspected to review the effectiveness of the development management process, to identify good practice, areas for improvement and lessons for the future. The sites selected attempt to broadly reflect the nature of development within the borough. Each of the sites are visited and inspected by a team of Members, Officers and guests from external organisations and other Authorities. For each site a written report on the planning issues is distributed beforehand and an Officer from the development management team gives an oral presentation and answers any questions on the day. The participants view the site and complete a questionnaire concerning the merits of the development. Following the completion of the Tour the findings and any recommendations are reported to the Planning and Highways Regulation Committee<sup>26</sup>.

---

<sup>26</sup> This will be postponed in 2020 due to Covid-19

- Verbal briefings to members of P&HR committee: these take place on an ad-hoc basis and cover forthcoming strategic developments, changes to policy or interpretation of policy, 'lessons learnt' briefings and to provide general updates.
- Appeals updates: Members are notified by email of appeal decisions as they are issued, together with a commentary from development management on the issues presented, and any implications that the decision may have on future planning applications across Stockport. This takes place on a reactive basis and helps to inform decision making that is in line with case law.
- Written briefings on planning performance are circulated on a quarterly basis to the chair of planning committee, reporting on the performance of determining applications and appeals decisions.

### *Pre-Application Advice Service*

- 4.56 In Spring 2019, the local planning authority introduced a fee-paying service for pre-application advice. Although pre application advice is a non-statutory service, the local planning authority welcomes and encourages early discussions with those considering development.
- 4.57 This service has been introduced to help applicants:
- Verify the list of local requirements needed to support the determination of the application.
  - Reduce the likelihood of submitting invalid applications
  - Help applications understand how planning policies and other requirements affect proposals.
- 4.58 To this end it is anticipated that proposals that have been subject to pre-application advice service should be less likely to be subject to delays during the formal application process. In turn this may mean that these schemes are determined and can commence development more quickly, when compared to proposals that have not secured or reflected pre-application advice.

### *Planning Conditions Review*

- 4.59 The development management service has already commenced a review of the use of planning conditions. This review is focussing on:
- Ensuring that conditions used meet the tests set out in the NPPF;
  - The conditions used are worded and applied in a consistent way;
  - Pre-commencement conditions and whether these can be improved to speed up commencement of development;

- Reducing the number of conditions on a given planning application where possible; and
- Educating internal consultees on the importance of the timely discharge of conditions, particularly where this relates to the delivery rates of new residential development.

4.60 As part of this ongoing review, the Local Planning Authority is encouraging applicants to frontload detailed information at the start of the planning application process to reduce the number of pre-commencement conditions that need to be linked to the decision notice. For example, if the types of materials used in the proposed development could be agreed up front, this would mean that they do not need to be agreed as through a follow-up application to discharge that condition. This in turn could help to reduce the amount of time that elapses before a development can start on site, and consequently speed up the delivery of new homes.

## 5 IMPLEMENTATION

- 5.1 As set out earlier in this document, an Action Plan is intended to be a practical document aimed at increasing housing delivery, and contains locally specific actions to help facilitate this, underpinned by local evidence. The Action Plan does not form part of the development plan, nor is it a material consideration for the determination of planning applications. The Authority Monitoring Report monitors housing delivery and performance of adopted local planning policies, this Action Plan will support and complement this wider monitoring work.
- 5.2 Guided by the 4 strands set out in this document, a range of measures that the Council is putting in place to improve housing delivery rates in Stockport are set out in Table 5.1

OBJECTIVE	ACTION	LEAD	TIMESCALE	AUGUST 2020 UPDATE
<b>Strand 1: Corporate Prioritisation of Housing Delivery</b>				
Reshaping and development of Stockport Town Centre as an area for residential living	Publishing Town Centre Living Development Framework	Development and Regeneration	Ongoing	Completed and in place for use.
	Creation of a £100million investment facility by Stockport Council to be used as recyclable funds over long term to bring forward residential development in Stockport Town Centre West.	Development and Regeneration	Ongoing	Facility was approved in October 2019 and is now being used.
	Preparation of an Infrastructure Plan to support growth in the centre of Stockport.	Development and Regeneration	Short	Work on the infrastructure plan is underway and is expected to be published before Autumn 2020.
Work in close partnership through Stockport Housing Partnership to enable ongoing delivery of affordable units.	Meet with Stockport Housing Partnership on a regular basis	Strategic Housing	Ongoing	Regular close liaison with all Partner RPs (5 of which are actively developing) plus Stockport Homes (ALMO) has been maintained over the past year and will continue going forwards.
Limit the number of stalled development sites through proactive intervention.	Contact developers of sites that are not delivering dwellings at expected rates to learn the reasons for delays and to provide assistance if needed.	Strategic Housing	During May and June annually	Stalled sites list has been reviewed and contact made with developers.
Maintain an up-to-date understanding of dwelling delivery rates in Stockport.	Monitor delivery of new dwellings on development sites.	Planning Policy	During April/May annually	The annual monitoring update was completed in May 2020. The 5-year housing land supply statement will be published by September 2020.
Maintain a strong housing-related evidence base to inform preparation of Local Plan.	Publish an updated Housing Needs Assessment.	Strategic Housing	Completed	Report completed – available on Council's <a href="#">website</a>
<b>Strand 2: Stimulating Demand Through Placemaking, Marketing and Promotion</b>				
Showcase the desire to deliver 3,000-5,000 new homes across Stockport Town Centre over 25 years.	Publication of Stockport Town Centre West Strategic Regeneration Framework for consultation. The SRF describes a series of new residential areas, with clear expectations of what is required from new residential developments.	Development and Regeneration	The SRF is now in ongoing use.	Published for consultation July 2019, approved by Cabinet in November 2019 for use as a material planning consideration.
Increase appetite and confidence within development sector for building new homes in Stockport.	Host regular developer and agent workshops, to increase knowledge of the borough and expectations regarding the quality of submissions.	Development & Regeneration supported by Development Management and the MDC team	Short	It was planned that this would recommence in April 2020 however this did not take place due to the pandemic. An update timetable will re-establish a programme of events before the end of March 2021. The use of conferencing technology will be explored in response to Covid-19.

OBJECTIVE	ACTION	LEAD	TIMESCALE	AUGUST 2020 UPDATE
<b>Strand 3: Addressing Supply Issues</b>				
Identifying sufficient developable land within Stockport Town Centre to ensure the delivery of 3,000-5,000 new homes across over 25 years.	Establishment of Stockport Town Centre West Mayoral Development Corporation. The additional statutory powers conferred by the establishment of the MDC will provide the opportunity to assemble land for the purposes of residential redevelopment, thus removing some of the barriers and uncertainties of development in an existing urban area.	The Mayoral Development Corporation, supported by Development and Regeneration, Greater Manchester Mayor and GMCA	MDC is now established, and activities are ongoing to bring forward sites into supply.	The Stockport Town Centre West Mayoral Development Corporation (Establishment) Order 2019 came into force on 2 <sup>nd</sup> September 2019. A board has been established, chaired by Sir Bob Kerslake, with membership from Homes England, GMCA, and Stockport Council. A Strategic Business Plan 2020-2025 was approved by Cabinet and GMCA in June 2020.
Identify strategic sites in the Green Belt to support the delivery of around 3,700 new dwellings within Stockport over the plan period.	Contribute to the successful adoption of the Greater Manchester Spatial Framework, by contributing Stockport specific content to GMSF and delivering consultation exercises.	Planning Policy and Greater Manchester Combined Authority	Medium - Long	The next stage of public consultation on GMSF is anticipated to take place in Autumn 2020.
Replace ageing development plan policies and identify new housing allocations to aid the delivery of dwellings in the urban area.	Progress to the next stage of consultation on Stockport's Local Plan.	Planning Policy	Medium - Long	Preferred Options stage will due to go out to public consultation in early 2021
Work towards establishing a five-year housing land supply	Proactively review and maintain an up to date Strategic Housing Land Availability Assessment to identify sites within years 6-10 which could be brought forward sooner	Planning Policy	Annually	A call for sites exercise was undertaken in early 2020, this information will be fed into the next SHLAA update to be published in Autumn 2020.
<b>Strand 4: Planning Process and Consistency in Decision Making</b>				
Support high quality decision making.	Continue programme of member planning and enforcement training.	Development Management	Ongoing	Focussed training programme being scoped.
Improve speed and consistency of decision making.	Review effectiveness of the paid-for pre-application advice service which commenced in April 2019.	Development Management	Monitor performance after first full year of operation, and then ongoing after that.	Performance pre-lockdown had improved, and pre-application advice service is improving quality of applications coming forward.
Reduce the amount of time between decision notice being issued and developers being able to start on site	Review of the use and discharge of planning conditions to minimise pre-commencement of conditions and to decrease the time taken to discharge conditions, particularly by internal consultees.	Development Management	Short term	October - December 2019 Continue to work with internal consultees to decrease the time taken to discharge conditions
Aid more timely decision making, by updating planning guidance to provide a more consistent interpretation of adopted policies, NPPF and PPG.	Prepare a timetable for the updating of Supplementary Planning Documents, Guidance and Development Briefs.	Planning Policy	Medium	This was previously scheduled to be updated by Autumn 2019, through an updated LDS, but this was delayed due to changes in timetable for GMSF. A new timetable can be developed following on from an update of the LDS which is likely to take place in Autumn 2020

**Table 5.1 Actions for implementation**

## APPENDIX 1: HDT from previous years

	2015-16	2016-17	2017-18	Total number of homes
Number of homes required	511	874	895	2,280
Number of homes delivered	323	660	738 <sup>27</sup>	1,721
<b>Housing Delivery Test: 2018 measurement</b>				<b>75%</b>

**Housing Delivery Test Measurements 2018 for Stockport, as reported in Action Plan of 2019**

---

<sup>27</sup> This HDT measurement figure of 738 is different from Stockport's reported figure of 743 as the number was revised after the submission of the annual Housing Flow Reconciliation to central Government.

## APPENDIX 2: Larger sites in land supply as of 31 March 2020

This table details the sites that have 5 or more dwellings remaining to deliver and are part of the 5-year housing land supply for the period 2019-2024.

Site Reference	Site Name	Construction Status	5-year land supply	Land type
STO0224	Site A - Phase 2 (Former Bridgehall Sidings), Bridgehall, Stockport, SK3 8NH	Under Construction	5	Brownfield
STO1472	Hygarth House, Wellington Road South, Stockport, SK1 3TH	Not started	5	Brownfield
STO1661	2 Houldsworth Square, North Reddish, Stockport, SK5 7AG	Under Construction	5	Brownfield
STO1743	13 Broadhurst Street, Cale Green, Stockport, SK3 8JH	Not started	5	Brownfield
STO1750	17-19, Vine Street, Hazel Grove, Stockport, SK7 4JS	Not started	5	Brownfield
STO1752	193 Outwood Road, Heald Green, Cheadle, SK8 3LL	Not started	5	Mix
STO1795	Existing Garages, Gillbent Road, Cheadle Hulme, Cheadle, Stockport, SK8 6NJ	Not started	5	Brownfield
STO1948	Land Adjacent To 5, Lower Moat Close, Heaton Norris, Stockport	Not started	5	Greenfield
STO2034	Bowling Green, 5 Charles Street, Heaviley, Stockport, SK1 3JR	Not started	5	Brownfield
STO2042	Land Rear Of 178 To 184 Lowndes Lane, Offerton, Stockport, SK2 6DB	Not started	5	Greenfield
STO2059	490 Gorton Road, North Reddish, Stockport, SK5 6PP	Not started	5	Brownfield
STO1349	Maitland Street Garage, Maitland Street, Heaviley, Stockport, SK1 4ND	Not started	6	Brownfield
STO1526	75-109 Silverdale Road, Gatley, Stockport, SK8 4RF	Under Construction	6	Brownfield
STO1604	Mercury Garage, 185 Moss Lane, Bramhall, Stockport, SK7 1BA	Not started	6	Brownfield
STO1612	350 Brinnington Road, Brinnington, Stockport, SK5 8BU	Under Construction	6	Brownfield
STO1636	15-17 Bridge Street, Stockport, SK1 1XR	Not started	6	Brownfield
STO1650	5 Ashfield Road, Cheadle, Stockport, SK8 1BB	Not started	6	Brownfield
STO1798	Former National Westminster Bank Ltd, Compstall Road, Romiley, Stockport, SK6 4DB	Not started	6	Brownfield
STO1943	The George Hotel, 1 Compstall Road, Marple Bridge, Stockport, SK6 5HH	Under Construction	6	Brownfield
STO1264	446 Buxton Road, Great Moor, Stockport, SK2 7JB	Under Construction	7	Brownfield
STO1570	Dundonald Street Club, Cale Green, Stockport, SK2 6PA	Under Construction	7	Brownfield
STO1634	St Petersgate Chambers, 35-45 St Petersgate, Stockport, SK1 1DH	Under Construction	7	Brownfield
STO1903	30 Manor Road, Bramhall, Stockport, SK7 3LY	Under Construction	7	Brownfield
STO1221	265 Edgeley Road, Edgeley, Stockport, SK3 0TR	Not started	8	Brownfield

STO1814	Robin Hood Hotel, Buxton Road, Hazel Grove, Stockport, SK7 6NA	Under Construction	8	Brownfield
STO1949	Moorend Golf Driving Range, Woodford Road, Woodford, Stockport, SK7 1QE	Not started	8	Brownfield
STO1971	Old Canal Yard, Reuben Street, South Reddish, Stockport, SK4 1PS	Not started	8	Brownfield
STO2072	St Philips Church, Boundary Road, Cheadle, Stockport, SK8 2EW	Not started	8	Brownfield
STO1229	St Augustines Church, St Augustines Road, Edgeley, Stockport, SK3 0JN	Under Construction	9	Brownfield
STO1628	250 Wellington Road South, Heaviley, Stockport, SK2 6NW	Under Construction	9	Brownfield
STO1724	Thorn Works, Mill Pool Close, Woodley, Stockport, SK6 1SB	Not started	9	Brownfield
STO1950	Waterloo House, Hopes Carr, Stockport, SK1 3BL	Under Construction	9	Brownfield
STO1968	Car Park, Gilmore Street, Cale Green, Stockport, SK2 6QU	Under Construction	9	Brownfield
STO2000	1 Mellor Road, Cheadle Hulme, Cheadle, SK8 5AT	Not started	9	Brownfield
STO2035	Clarendon House, 38 Carrwood Road, Bramhall, Stockport, SK7 3LR	Not started	9	Brownfield
STO2051	Tudor House, First Floor 29- 31 Woodford Road, Bramhall, Stockport, SK7 1JN	Not started	9	Brownfield
STO2064	38-40 Osborne Street, Bredbury, Stockport, SK6 2BT	Not started	9	Brownfield
STO2067	236 To 218 Finney Lane, Heald Green, Cheadle, SK8 3QA	Not started	9	Brownfield
STO1738	120 Stockport Road, Edgeley, Stockport, SK3 0JB	Not started	10	Brownfield
STO1880	Owl House, 59 Great Underbank, Stockport, SK1 1NE	Under Construction	10	Brownfield
STO1994	Ash Hotel, 232 Manchester Road, Heaton Norris, Stockport, SK4 1NN	Under Construction	10	Brownfield
STO2081	Land To The Rear Of Former Chapel House Public House Wellington Road North Heaton Chapel Stockport SK4 5AE ,	Not started	10	Brownfield
STO1726	The Arches, 1 Wellington Road South, Stockport, SK4 1AA	Not started	11	Brownfield
STO1727	Rosegarth, 40 Moseley Road, Cheadle Hulme, Stockport, SK8 5HJ	Under Construction	11	Brownfield
STO1823	York House, 21 Heaton Moor Road, Heaton Moor, Stockport, SK4 4LT	Under Construction	11	Brownfield
STO2048	239-245 London Road, Hazel Grove, Stockport, SK7 4HS	Not started	11	Brownfield
STO1574	Land to rear of Athlone Avenue, Cheadle Hulme, Stockport, SK8 5QP	Not started	12	Brownfield
STO1780	64-66 Cheestergate, Stockport, SK1 1NP	Under Construction	12	Brownfield
STO1867	394 Wellington Road North, Heaton Chapel, Stockport, SK4 5AD	Not started	12	Brownfield
STO1974	Plus House, 57 Petersgate, Stockport, SK1 1DH	Not started	12	Brownfield
STO1406	13 Vine Street, Hazel Grove, Stockport, SK7 4JS	Under Construction	13	Brownfield
STO1749	17 Hexham Close, Offerton, Stockport, SK2 5NX	Under Construction	14	Brownfield
STO1976	Land off Orchard Street (Hopes Carr phase 3), Orchard Street, Stockport,	Not started	14	Brownfield

STO1708	Former Cherry Tree Hospital, Dialstone Lane, Stockport, SK2 7PZ	Under Construction	15	Brownfield
STO1801	Grove House, 227-233 London Road, Hazel Grove, Stockport, SK7 4HS	Not started	15	Brownfield
STO2066	Land To North Of Belmont Way/West Of Lancashire Hill Roundabout, Heaton Norris, Stockport, SK4 1TY	Not started	15	Brownfield
STO1548	Cheadle & Marple 6th Form College, Hibbert Lane, Marple, Stockport, SK6 7PA	Under Construction	16	Brownfield
STO1868	Albion Works, Mottram Street, Stockport, SK1 3PA	Under Construction	17	Brownfield
STO1481	Oakwood Hall, Oakwood Road, Romiley, Stockport, SK6 4DX	Under Construction	18	Mix
STO1871	St Georges C Of E Infant School, Bramhall Lane, Cale Green, Stockport, SK2 6HY, SK2 6NU	Under Construction	18	Brownfield
STO1995	Land At Marple Dale Care Centre, Dale Road, Marple, Stockport, SK6 6NL	Not started	19	Brownfield
STO1863	92-94 Church Lane, Marple, Stockport, SK6 7AR	Under Construction	20	Brownfield
STO1493	Blackberry Lane/Lapwing Lane/Truro Avenue, Brinnington, Stockport, SK5 8LF	Under Construction	21	Mix
STO1565	2-6 Churchgate, Town Centre, Stockport, SK1 1YA	Under Construction	22	Brownfield
STO1866	32-36 Lower Hillgate, Stockport, SK1 1JE	Not started	22	Brownfield
STO1869	Bretheren Meeting Room, Woodlands Road, Heaton Mersey, Stockport, SK4 3AF	Under Construction	24	Brownfield
STO1733	10 Eden Place, Cheadle, Stockport, SK8 1AT	Under Construction	27	Brownfield
STO1958	Lombard House, 2 Carrs Road, Cheadle, Stockport, SK8 2HR	Under Construction	27	Mix
STO1817	The Rope Works, Stanbank Street, South Reddish, Stockport	Not started	34	Brownfield
STO2082	R K L Ltd Roland Road South Reddish Stockport SK5 6TJ	Under Construction	35	Brownfield
STO2079	Former Hulme Hall School, 75 Hulme Hall Road, Cheadle Hulme, Cheadle, Stockport, SK8 6LA	Not started	37	Brownfield
STO1870	Davenport Park Hotel, 175 Buxton Road, Great Moor, Stockport, SK2 6EW	Under Construction	39	Brownfield
STO1710	Royal Oak Hotel, 104 Commercial Road, Hazel Grove, Stockport, SK7 4BP	Under Construction	40	Brownfield
STO1806	Land South Of Booth Street, Edgeley, Stockport	Under Construction	47	Brownfield
STO1627	Land Off Stockholm Road, Adswood, Stockport, SK3 9QR	Under Construction	48	Brownfield
STO0947	99 and Bridge Works site, School Brow, Romiley, Stockport, SK6 3AT	Under Construction	50	Brownfield
STO1872	Strawberry Field (former Nip Inn), 4 Cymbal Court, Penny Lane, Heaton Norris, Stockport, SK5 7RP	Not started	51	Brownfield
STO1815	Rock Row, Mersey Square, Stockport, SK1 1NU	Not started	52	Brownfield
STO1970	Hilton House, Lord Street, Stockport, SK1 3NA	Not started	52	Brownfield
STO1873	Dorchester Apartments (Former Police Station), 2 Lee Street, Stockport, SK1 3AY	Under Construction	53	Brownfield

STO1410	Land at Cranford Golf Centre, Harwood Road, Heaton Mersey, Stockport, SK4 3AW	Not started	75	Mix
STO2063	Land At Melford Road, Hazel Grove, Stockport	Not started	87	Brownfield
STO2074	Edward Street, Stockport, SK1 3DQ	Not started	135	Brownfield
STO1862	Offerton Industrial Estate, Hempshaw Lane, Offerton, Stockport, SK2 5TJ	Under Construction	144	Brownfield
STO1835	Former Greenhale House, Piccadilly, Stockport, SK1 3SH	Not started	164	Brownfield
STO1861	Former Springmount Mill, Brinksway/Northgate Road/Highfield Street, Edgeley, Stockport, SK3 0JX	Not started	171	Brownfield
STO1993	Stockport Interchange, Chestergate, Stockport, SK1 1NP	Not started	196	Brownfield
STO1811	Meadow Mill, Water Street, Portwood, Stockport, SK1 2BX	Not started	213	Brownfield
STO1492	Woodford Aerodrome, Chester Road, Woodford, Stockport, SK7 1QR	Under Construction	400	Brownfield