

Delegated Cabinet Member Key Decision Report

Decision Maker and Portfolio area: Councillor Roberts, Cabinet Member for Housing

Date of Decision: 6 December 2018

Subject: Oldham Local Plan – Oldham’s Monitoring Report 2017/18

Report Author: Clare Davison

Ward (s): All wards

Reason for the decision: To seek approval for Oldham’s Monitoring Report 2017/18.

Summary: Under Regulation 34 and 35 of The Town and Country (Local Planning) (England) Regulations 2012 local planning authorities must make monitoring information available for inspection as soon as possible after the information becomes available. The Monitoring Report covers the previous financial year that is 1 April 2017 to 31 March 2018. In terms of housing land supply, the Monitoring Report also presents the position as at 1 April 2018. Oldham’s Monitoring Report is attached as Appendix 1.

In line with the Regulations the Monitoring Report provides details on whether the council is meeting the milestones set out in the Local Development Scheme (LDS) for preparing the various Local Plan documents. Performance is monitored against the LDS that was in place at the start of the monitoring period. The Monitoring Report also monitors a range of planning

indicators, such as housing, employment and biodiversity, which seek to assess the effectiveness of the council's land-use planning policies, and whether they are achieving their objectives and delivering sustainable development. This is our fourteenth Monitoring Report.

Key indicator results are as follows:

- Over the period 1st April 2017 to 31st March 2018, net housing completions totalled 313 dwellings.
- 73% of completions during 2017/18 took place on previously developed land.
- The proportion of completions consisting of three or more bedrooms was 75% in 2017/18.
- As of 1 April 2018 the borough's five-year housing land supply contains sufficient land to accommodate 2,725 dwellings. This represents 6.65 year supply of deliverable housing and provides us with an additional 20% buffer against the borough's housing requirement set out in the Local Plan. The borough's housing land supply therefore provides sufficient flexibility to take account of any changes in circumstances that may arise and ensures choice and competition in the market for land, as required by National Planning Policy Framework (NPPF). This commentary compares the housing land supply against the housing requirement set out in the Joint DPD, adopted 2011. It is acknowledged that the current five year housing land supply would not meet proposed housing requirements in the draft GMSF (published November 2016) or that set out in the Government's "Technical consultation on updates to national planning policy and guidance" which is currently out for consultation.
- Employment – 13,416 sqm of industrial and commercial floorspace was completed. All of this development was on previously developed land.
- Heritage – Whilst there were no

applications for the loss of listed buildings in their entirety, there were three applications granted for the part demolition of listed buildings.

- There has been one Site of Biological Importance (SBIs) deleted during the monitoring period (Royton Moss) and one Regionally Important Geodiversity Site (RIGS) adopted (Glodwick Brickpit) in 2017/18.
- Renewable Energy – 7 out of 26 relevant major applications were granted planning permission during 2017/18 with a condition attached requiring applicants to meet Policy 18 'Energy'. This represents 27% of applications.

What are the alternative option(s) to be considered? Please give the reason(s) for recommendation(s):

Option 1 – To approve the Monitoring Report for publication and send it to CLG (Advantages – approving the Monitoring Report will help with implementing our local planning policies and meets the regulations.)

(Disadvantages – there are no disadvantages to approving and sending the Monitoring Report to CLG.)

Option 2 – To not approve the Monitoring Report and not send it to CLG.

(Advantages – there are no advantages in not approving the Monitoring Report.)

(Disadvantages – not approving the Monitoring Report could result in less certainty and confidence in developments coming forward and would result in us not meeting the regulations.)

Recommendation(s):

Option one is the Preferred Option.

Implications:

What are the financial implications?

The Planning and Infrastructure section are publishing the Oldham Monitoring Report 2017/18. The council will have to make copies of the Monitoring Report publicly available online, in public libraries and members rooms. It is anticipated that costs for this will be in the region of approximately £150 which will be met from Strategic Planning and Information's revenue budget (Cost code 23700 K108).

What are the **procurement** implications?

None.

What are the legal implications?

Under S35 of the Planning and Compulsory Purchase Act 2004 (as amended), every local planning authority must prepare reports on the implementation of the local development scheme and the extent to which the policies set out in the local development documents are being achieved. The reports must be in respect of a period which the authority considers appropriate in the interests of transparency, which begins with the end of the period covered by the authority's most recent report and which is not longer than 12 months or such shorter period as is prescribed. The report must also be made available to the public. Under the Local Development Framework scheme of delegation approved by Council in September 2011, the annual monitoring report can be approved by the Portfolio Holder in consultation with the Executive Director. (A Evans)

What are the Human Resources implications?

None.

Equality and Diversity Impact Assessment

The Monitoring Report forms part of the Local Plan, which will be the borough's planning and development document and reflects community cohesion issues.

What are the property implications

There are no direct property implications arising from the content of this report. (Peter Wood 15/11/18)

Risks:

No comments. (Mark Stenson 29/11/18)

Co-operative agenda

The Monitoring Report monitors a range of planning indicators which seek to assess the effectiveness of the council's land-use planning policies and as such links to the council's priorities and objectives under the Cooperative Agenda.

Has the relevant Legal Officer confirmed that the recommendations within this report are lawful and comply with the Council's Constitution?	Yes
---	-----

Has the relevant Finance Officer confirmed that any expenditure referred to within this report is consistent with the Council's budget?	Yes
---	-----

Are any of the recommendations within this report contrary to the Policy Framework of the Council?	No
--	----

Reason why this Is a Key Decision

It is significant in terms of its effects on communities living or working in an area comprising two or more Wards or electoral divisions in the area of the local authority.

The Key Decision made as a result of this report will be published within **48 hours** and cannot be actioned until **five working days** have elapsed from the publication date of the decision, i.e. before 14December 2018, unless exempt from call-in.

This item has been included on the Forward Plan under reference HSG-05=18.

List of Background Papers under Section 100D of the Local Government Act 1972:

Title	Available from
Oldham's Monitoring Report 2017/18	Strategic Planning and Information, Room 310, Civic Centre, Oldham.

Report Author Sign-off:	
Date:	

Please list any appendices:-

Appendix number or letter	Description
Appendix 1	Oldham's Monitoring Report 2017/18

Background:

Proposals:

Conclusions:

10

Signed : (Executive Director/Director)

Hackwood Date: 6/12/18