

DELEGATED

Oldham's Monitoring Report 2019-20

Report of Executive Director Economy and Skills

Portfolio Holder: Councillor Roberts, Cabinet Member for Co-operatives and Neighbourhoods

25th February 2020

Officer Contact: Graeme Moore, Planning Officer, Ext.5611

Reason for Decision:

To seek approval for Oldham's Monitoring Report 2019/20.

Executive 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 2019 to 31 March 2020. In terms of housing land supply, the Monitoring Report also presents the position as at 1 April 2020. 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 16th Monitoring Report.

Recommendation

It is recommended to approve the Monitoring Report for publication and send it to MHCLG.

Oldham's Monitoring Report

1 Background

- 1.1 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 2019 to 31 March 2020. In terms of housing land supply, the Monitoring Report also presents the position as at 1 April 2020. Oldham's Monitoring Report is attached as Appendix 1.
- 1.2 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 16th Monitoring Report.
- 1.3 Key indicator results are as follows:
- Over the period 1st April 2019 to 31st March 2020, net housing completions totalled 728 dwellings.
 - 66% of housing completions during 2018/19 took place on previously developed land.
 - The proportion of completions consisting of three or more bedrooms was 60% in 2019/20.
 - As of 1 April 2020, the borough's five-year housing land supply contains sufficient land to accommodate 2,266 dwellings. This equates to a 3-year supply of deliverable housing land against the borough's local housing need of 692 dwellings per annum. The housing need figure is based upon the revised Standard Methodology which was implemented in December 2020.
 - Employment – 11,233 sqm of industrial and commercial floorspace was completed, all of which was on previously developed land.
 - Heritage – Dobcross Works - Demolition of the link bridge connected to the listed office building. The application sought to remove the bridge in order to separate the listed building from the non-listed building, to secure the future of the listed building and allow clearance of the wider site for potential future development (application was linked to new Secondary School).

- In 2020 the council reported on Sites of Biological Importance (SBI) update reports from Greater Manchester Ecology Unit (GMEU). These updates resulted in boundary changes / technical mapping changes at Dick Clough (Grade B); Castleshaw Pastures (Grade B); Huddersfield Narrow Canal (Grade B) and South Pennine Moors (Grade A) equating to an additional 2.6 hectares of designated land.
- Joint DPD Policy 18 requires major developments to meet energy targets over and above Part L Building Regulations. In 2019/20, 6 out of 24 relevant major applications were granted permission with a condition attached or details included within the application requiring applicants to meet Policy 18. This represents 25% of all relevant applications.

2 Options/Alternatives

- 2.1 Option 1 – To approve the Monitoring Report for publication and send it to MHCLG (Advantages – approving the Monitoring Report will help with implementing and reviewing our local planning policies, whilst also being transparent and meets the requirements of the regulations). (Disadvantages – there are no disadvantages to approving and sending the Monitoring Report to MHCLG.)
- 2.2 Option 2 – To not approve the Monitoring Report and not send it to MHCLG. (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.)

3 Preferred Option

- 3.1 Option one is the Preferred Option.

4 Consultation

- 4.1 The Monitoring Report will be published on the council's website.

5 Financial Implications

- 5.1 The Planning and Infrastructure Team is publishing the Oldham Monitoring Report 2019/20. 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 £150 which will be met from Strategic Planning and Information's revenue budget.

6 Legal Services Comments

- 6.1 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 12/02/2020)

7 Cooperative Agenda

7.1 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.

8 Human Resources Comments

8.1 Not applicable.

9 Risk Assessments

9.1 No comments. (Mark Stenson 12/02/21)

10 IT Implications

10.1 Not applicable.

11 Property Implications

11.1 There are no direct property implications arising from the content of this report. (Peter Wood 12/02/2020)

12 Procurement Implications

12.1 Not applicable.

13 Environmental and Health & Safety Implications

13.1 Not applicable.

14 Equality, community cohesion and crime implications

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

15 Equality Impact Assessment Completed?

15.1 No, however the Monitoring Report forms part of the Local Plan, which will be the borough's planning and development document and reflects community cohesion issues.

16 **Key Decision**

16.1 Yes

17 **Key Decision Reference**

17.1 HSG-12-20

18 **Background Papers**

18.1 Not applicable.

19 **Appendices**

19.1 Oldham's Monitoring Report 2019-20.

DELETE IF CABINET DECISION	
Signed  _____ Cabinet Member for Housing	Dated: 26 th February 2021
Signed  Deputy Chief Executive	Dated: 24 February 2021