

**Oldham**

**Local**

**Plan**

**Oldham's Monitoring Report  
April 2023 to March 2024**

**January 2025**



**Oldham**  
Council

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## Abbreviations

The following is a list of abbreviations used in this report:

**AMR** – Authorities Monitoring Report

**BNG** - Biodiversity Net Gain

**CIL** - Community Infrastructure Levy

**DEFRA** - Department for Environment, Food and Rural Affairs

**DLUHC** - Department for Levelling Up, Housing and Communities

**DPD** – Development Plan Document

**FRA** - Flood Risk Assessment

**GMCA** - Greater Manchester Combined Authority

**Ha** - Hectares

**HDT** - Housing Delivery Test

**HMR** - Housing Market Renewal

**IFS** - Infrastructure Funding Statement

**JMDPD** – Joint Minerals Development Plan Document for Greater Manchester

**JNCC** - Joint Nature Conservation Committee

**JWDPD** – Joint Waste Development Plan Document for Greater Manchester

**LDD** – Local Development Document

**LDS** – Local Development Scheme

**LLFA** - Lead Local Flood Authority

**LPA** - Local Planning Authority

**MHCLG** – Ministry for Homes, Communities and Local Government

**NDO** - Neighbourhood Development Order

**NDP** - Neighbourhood Development Plan

**NPPF** - National Planning Policy Framework

**OPOL** - Other Protected Open Land

**PfE** - Places for Everyone

**PDL** - Previously Developed Land

**RAWP** – Regional Aggregate Working Party

**SAC** - Special Area of Conservation

**SCI** – Statement of Community Involvement

**SBI** – Sites of Biological Importance

**SPA** - Special Protection Area

**SPD** – Supplementary Planning Document

**SSSI** - Sites of Special Scientific Interest

**SUDS** - Sustainable Urban Drainage System

**Sqm** - Square metres

**UDP** – Unitary Development Plan

### **Availability of Document**

**If you would like to receive this information in another format, such as large print, Braille, audio or alternative languages, please call us on 0161 770 4061.**

## Executive Summary

### Local Development Scheme Progress

The Local Development Scheme (LDS) in place at the start of the monitoring period was that approved in October 2022. During the monitoring period an update was published which took effect on the 22nd December 2023. The revised LDS reflected the latest Places for Everyone (PfE) Joint DPD and revised Local Plan timetables.

i) Performance on the LDS milestones was as follows:

- Places for Everyone Joint Development Plan (PfE) – Following the examination into PfE, nine councils in Greater Manchester considered the Inspectors' recommendations and adopted the Plan at Council meetings held between 28th February and 20th March. In Oldham this was on 13 March 2024. PfE became part of the statutory development plan for each of the nine PfE authorities, on 21 March 2024.
- Local Plan Review - Consultation on the Draft Local Plan was carried out between January and February 2024. This was later than the LDS had programmed due to delays in the progress of the PfE Joint Development Plan.

### Key Indicator Results

#### ii) Employment

- 27,848 sqm of industrial and commercial floorspace was completed in 2023/24.
- 7.95 ha of land was developed for business and industrial uses in 2023/24 (gross).
- The total amount of employment land available for industrial and commercial use (Use Classes Order Eg)i), B2 and B8) as at 31 March 2024 was 100.72 ha. The total consists of 28.72 ha of saved UDP Business and Industry allocations, 30.86 ha of sites that are not allocations but have planning permission for employment use and are either unimplemented or under construction and 41.14 ha of land allocated for employment within PfE.

#### iii) Housing

- PfE sets out Oldham's housing requirement for 2022 to 2039 (the PfE plan period). Policy JP-H1 identifies a stepped housing requirement (minimum) for Oldham of 404 homes per year for 2022-2025, 680 homes per year for 2025-2030, and 772 homes per year for 2030-2039. This equates to an annual average of 680 new homes per year.
- The housing requirement of 404 homes per year applies to the assessment of housing delivery for 2023/24 – the base year for this monitoring report – in line with the PfE stepped housing requirement.
- PfE is less than five years old (being adopted on 21 March 2024) and identified a five-year supply of specific deliverable sites at the time that its examination concluded. Further information on the PfE housing requirement is set out with JP-H1 of PfE. As per paragraph 76 of the current NPPF, Local Planning Authorities (LPAs) are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if: (a) their adopted plan is less than five years old; and (b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.

- An update of the Strategic Housing Land Availability Assessment (SHLAA) demonstrates that there is a housing land supply of 13,475 dwellings.
- In 2023/24 there were 420 net housing completions.
- 55% of completions during 2023/24 took place on previously developed land (PDL). A further 103 dwellings or 25% of all dwellings completed in 2023/24 were on mixed sites which contain both previously developed and greenfield land. Therefore 80% of all dwellings completed in 2023/24 were on PDL or mixed sites. The number of dwellings completed on PDL is lower than the target and greenfield sites accounted for 24% (16 sites) of all sites (66 sites) with plot completions during 2023/24, which is higher than the previous year (9%). Despite this, brownfield and mixed sites still make up the majority of sites within the housing land supply.

iv) **Heritage** – In 2023/24, there was one application granted for the dismantling of a chimney. The conservation officer agreed it was a later addition and the flue could be erected which allows the majority of the stone detailing to be repaired and seen. There was one application including the demolition of structures within a conservation area. This was for demolition of a conservatory and erection of a single storey rear extension. It was considered that the proposed extension would have negligible implications.

v) **Renewable Energy** – In 2023/24, 12 out of 13 relevant major applications were granted permission which sought to meet Policy 18 (92%). Nine of these had a condition attached requiring applicants to meet Policy 18 and three of the applications included energy statements or plans as part of the approved application. This does not include change of use applications. In addition, a further four major applications had conditions attached requesting that applicants must submit details to show compliance with PfE policy JP-S, which now replaces Policy 18.

vi) **Air Quality** - The level of Nitrogen Dioxide and Particle Matter is slightly lower than last year and well below the target. The number of days where pollution was moderate or higher is slightly higher than last year.

## Key Actions

xi) **Collection** - The Monitoring Report identifies several key actions designed to improve data collection and the ability of the council to monitor progress against indicators. These actions include working with the council's Development Management section to continue to develop ICT-based monitoring systems.

xii) **Timetables** - The LDS in place at the start of the monitoring period was "Issue 13 Update" (approved in October 2022). During the monitoring period 'Issue 14' was published which took effect on the 22<sup>nd</sup> December 2023. The revised LDS reflected the latest PfE and revised Local Plan timetables.

# 1 Introduction and Context

## Oldham's Monitoring Report

- 1.1** Oldham's Monitoring Report (AMR) covers the period 1 April 2023 to 31 March 2024 and sets out the five-year housing land position as at 1 April 2024. The council has also prepared an Infrastructure Funding Statement (IFS) as required under revised regulations, which sits alongside the monitoring report in a separate document and available [here](#)<sup>1</sup>.
- 1.2** The requirement to produce monitoring reports is contained within Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by paragraph 113 of the Localism Act 2011). The Town and Country Planning (Local Planning) (England) Regulations 2012 - Part 8 Regulation 34 also outlines what should be included within a Monitoring Report. In summary, these are as follows:
- Review actual progress against the LDS timetable;
  - List any adopted or approved Local Plan or Supplementary Planning Documents (SPDs) that were listed in the LDS;
  - Where policies are not being implemented, explain why and set out the steps (if any) to be taken to implement the policy;
  - Specify the number of net additional dwellings (including affordable dwellings) delivered during the reporting period and since the policy began, in any part of the area as relevant;
  - Detail any Neighbourhood Development Orders (NDO) or Neighbourhood Development Plans (NDP) made;
  - Report on financial information relating to Community Infrastructure Levy (CIL) receipts as required under Reg 62(4) CIL Regulations 2012; and
  - Detail action taken under Duty to Co-operate requirements during the reporting period.
- 1.3** The Monitoring Report is the main mechanism for assessing the Local Plan's performance and effects. PfE came into force 21 March 2024. As set out in Appendix 1 - Table 11, PfE has replaced several policies in the Joint DPD. However, as this was towards the end of the period for this Monitoring Report the indicators relating to these policies have continued to be reported on. This will be reviewed as part of the next Monitoring Report.
- 1.4** The indicators in the main report relate to the Joint Core Strategy and Development Management Development Plan Document (the Joint DPD), adopted in November 2011. Whereas the first Monitoring Report for PfE can be found at Appendix 2. The PfE Monitoring Report establishes the baseline at the point of adoption of PfE in March 2024. Where appropriate indicators have been reported on from the start of the PfE plan period in 2022. The report identifies several PfE indicators for which monitoring will only commence for the period 2024/25.

## Context

- 1.5** Oldham is situated in the northeast of the Greater Manchester conurbation, four miles from Manchester City Centre and covers an area of 55 square miles. Oldham has a mix of high-density urban areas, suburbs, and semi-rural locations and is in a pivotal position between the cities of Manchester and Leeds. It is made up of the districts of Shaw,

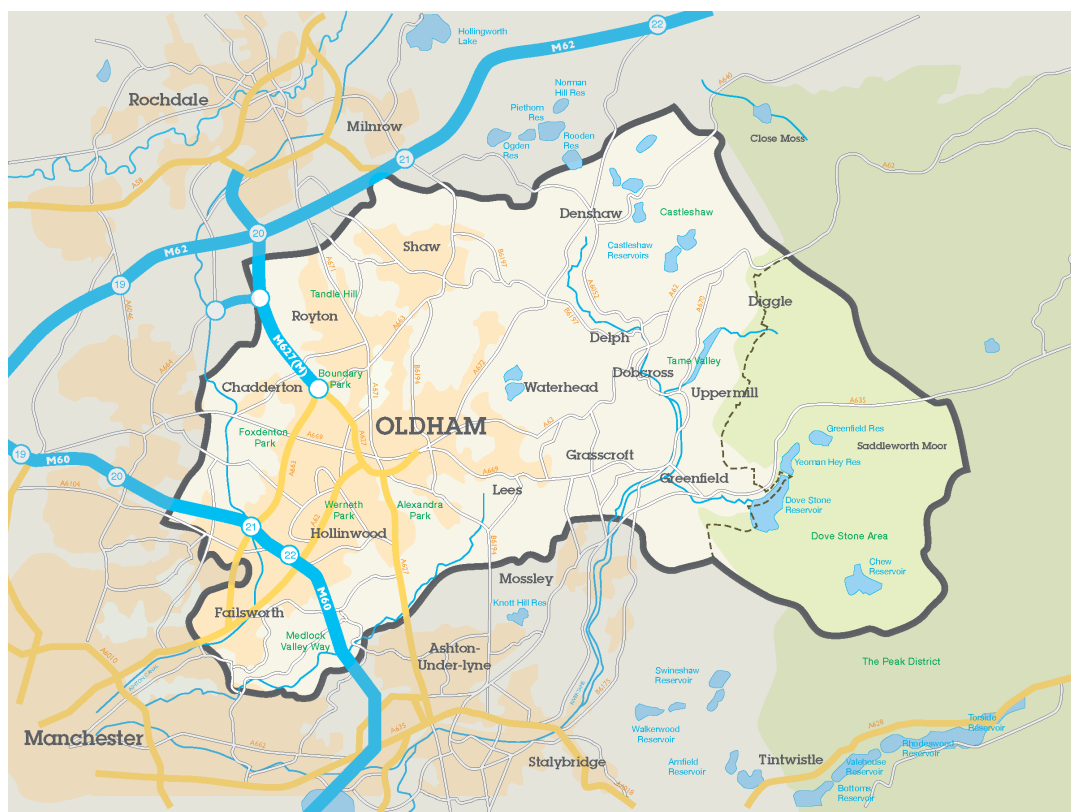
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<sup>1</sup> The document can be viewed here: [https://www.oldham.gov.uk/info/201230/monitoring/3154/infrastructure\\_funding\\_statement](https://www.oldham.gov.uk/info/201230/monitoring/3154/infrastructure_funding_statement)

Royton, Lees, Failsworth, Saddleworth, Chadderton and the town of Oldham itself. It contains a residential population of 242,100 and 93,100 households<sup>2</sup>. Around half the borough is open countryside and the southeast corner of the borough falls within the Peak District National Park, providing a unique and high-quality rural / semi-rural aspect to the borough.

- 1.6** The borough is one of contrasts, with significant levels of deprivation but also areas of prosperity. Oldham is home to an increasing, young population with a continuing upward trend in educational attainment. It also has a rich and diverse community with 34.8%<sup>3</sup> of the population being from ethnic minorities (all except white British).

**Map showing the borough in its sub-regional setting**



- 1.7** Regeneration, in all its forms - physical, social and economic - plays a huge part in the recent history and future development of the borough. There are still significant challenges that the borough faces on a range of issues including housing conditions; health; educational attainment; strengthening the economy; raising incomes and tackling pockets of high unemployment.
- 1.8** Oldham is home to several high-quality higher and further educational facilities including University Campus Oldham, Oldham College, Oldham 6th Form College and the Regional Science Centre Oldham.
- 1.9** There are over 7,440<sup>4</sup> businesses, employing 89,000<sup>5</sup> people in Oldham. These span key sectors including advanced manufacturing, health, construction, digital and creative and financial and professional services. Manufacturing remains an important element of the local economy, including high-technology sectors such as electronic, electrical and

<sup>2</sup> ONS 2021 Census – initial data release 28 June 2022

<sup>3</sup> Census 2021 – includes defining ethnic minorities as including the ‘white other’ groups – mostly Eastern European

<sup>4</sup> Business Demography and UK Business Counts, 2023

<sup>5</sup> The Annual Population Survey 2022



instrument engineering. The borough is home to well-known and high-profile businesses including Trinity Mirror Group, Diodes Incorporated, Park Cake Bakeries, Innovative Technologies, Ambassador Textiles, and Nov Mono Pumps.

- 1.10** Oldham Town Centre lies at the heart of the borough and is the focus for commercial, retail and education activity, whilst the borough's other centres also contribute to the economic, social and environmental fabric of the borough. The council's ambitions for Oldham Town Centre aim to create a more vibrant, revitalised centre that plays a greater role in Greater Manchester.
- 1.11** By 2035, Greater Manchester aims to be one of the world's leading sub-regions, driving sustainable growth across a thriving north of England. We want to ensure the sustainability of Oldham town centre as a place to work, visit and enjoy in addition, to being where our people can live and can take maximum advantage of the services, shops, skills and training they need to enjoy an excellent quality of life.
- 1.12** Creating a Better Place is an ambitious strategic plan to transform Oldham. It was introduced in January 2020 and refreshed in August 2020 in response to the Covid-19 pandemic. It will unlock investment worth £285 million and create more than 2,000 new homes in Oldham Town Centre, 1,000 new jobs and 100 apprentice opportunities. Creating a Better Place builds on the Oldham Town Centre Vision (2019) that is aligned with national, regional and local strategic priorities and has a clear rationale, narrative and focus for everyone to embrace and own. The vision can be defined as 'Our Town Centre: a place that thrives' by:
- building quality homes;
  - providing opportunities to learn, develop new skills and gain employment;
  - having a diverse culture, leisure and night-time economy;
  - attracting, retaining and growing businesses;
  - ensuring a safer, healthier, and friendly environment; and
  - ensuring it is green, clean and sustainable.
- 1.13** These are all geared towards a host of objectives, including increasing footfall, giving a wider choice of residential options, improving access to work experience and jobs, ensuring a town centre that is easy to navigate and building on our culture and heritage.
- 1.14** In 2023 the council signed a Master Development Agreement with placemaker Muse, as its new Strategic Development Partner to deliver 2,000 new homes across several strategic sites within Oldham Town Centre.
- 1.15** Entering into a delivery partnership of this nature is an important step for the council helping to realise one of the key objectives within the Creating a Better Place Programme, notably the creation of 2,000 homes across a number of strategic sites within Oldham town centre.
- 1.16** Creating new homes on such a large scale will bring about a huge range of benefits for the whole borough including increased footfall in the town centre and boosting local businesses whilst maximising the opportunities presented by under-utilised sites. The partnership will also provide opportunities for employment, learning, skills and social contributions across the design, procurement, delivery, and operational phases of the projects.
- 1.17** A Detailed Business Plan has been signed off by the council and a comprehensive public consultation on the Development Framework took place between July and September 2024. The Development Framework is a pre-cursor to an outline planning application for the core sites being submitted early next year. One Public Estate (£3.2 M) and GMCA Brownfield Funding (£5.5 M) have been secured to help bring forward the first key sites.

**1.18** The plans are ambitious and can transform the quality of life enjoyed by those who live, work and visit the borough. The Local Plan is fundamental in the development and delivery of these plans.

## 2 Implementation of the Local Development Scheme

- 2.1** The Planning and Compulsory Purchase Act 2004 (“the Act”) requires Local Planning Authorities (LPAs) to prepare and publish a Local Development Scheme (LDS), which is a project plan listing all the planning documents that the council proposes to prepare and details their content and timescale for production.
- 2.2** This section of the Monitoring Report, therefore, examines the progress that the council has made in preparing the Local Plan documents as set out in the LDS project plan covering the monitoring period from 1 April 2023 to 31 March 2024 inclusive. It addresses the questions:
- Have the timetables and milestones for Local Development Document (LDDs) preparation set out in the LDS been met?
  - Is progress being made towards them?
  - If not, what are the reasons and what action is being taken to address them?
- 2.3** The assessment of timetables and milestones is undertaken against the LDS that was in force at the start of this monitoring period, which was "Issue 13 Update". A revised LDS was published and took effect on the 22<sup>nd</sup> of December 2023 (Issue 14).

### **Performance in Preparing Local Development Documents, 1 April 2023 to 31 March 2024.**

#### Local Development Scheme

- 2.4** The LDS in place at the start of the monitoring period was that approved in October 2022. During the monitoring period an update was published which took effect on the 22<sup>nd</sup> December 2023. The revised LDS reflected the latest PfE and revised Local Plan timetables.

#### **Development Plan Documents (DPDs)**

##### Places for Everyone Joint Development Plan

- 2.5** Following the examination into PfE, the nine councils in Greater Manchester considered the Inspectors’ recommendations and adopted the Plan at Council meetings held between 28<sup>th</sup> February and 20<sup>th</sup> March. In Oldham this was on 13 March 2024. PfE became part of the statutory development plan for each of the nine PfE authorities, on 21 March 2024.

##### Local Plan Review / Site Allocations DPD

- 2.6** Consultation on the Draft Local Plan was carried out between January and February 2024. The Local Plan timetable is now under review to consider the implications of the proposed reforms to the National Planning Policy Framework (NPPF). A revised LDS will be published in due course.

## **Other Local Plan Documents**

### Neighbourhood Plans

- 2.7** The New Chadderton Partnership and Saddleworth Parish Council are both in the process of preparing their own neighbourhood plans.
- 2.8** Though it falls out of this year's monitoring period it is worth noting that Saddleworth Parish Council consulted on a draft Saddleworth Neighborhood Plan from 2<sup>nd</sup> April to 10<sup>th</sup> June 2024. They are now considering responses and preparing for pre submission stage.

### Community Infrastructure Levy (CIL)

- 2.9** The council has determined not to proceed with a CIL schedule at this time and therefore no monitoring has or will take place in this regard.

### 3 The effects of the Local Plan

**3.1** This section of the Monitoring Report examines the effects that Oldham's planning policies are having by measuring a series of indicators. It covers the period from 1 April 2023 to 31 March 2024. The indicators relate to the Joint Core Strategy and Development Management Development Plan Document (the Joint DPD), adopted in November 2011.

**3.2** Key questions to address in this section are:

1. What impact are the policies having on national targets and any other targets identified in LDDs?
2. What significant effects are implementing the policies having on the social, environmental and economic objectives by which sustainability is defined and are these effects as intended?

## IMPACTS ON TARGETS AND OBJECTIVES

### BUSINESS, INDUSTRY AND THE LOCAL ECONOMY

#### Indicators

#### Business, Industry, and the Local Economy

#### Total amount of additional floorspace by type (Joint DPD Indicator 3)

Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by providing employment land which is fit for the 21st century for existing and new businesses (SO3b).

Target: N/A.

Oldham Position: The total floorspace completed during 2023/24 for industrial and commercial uses (use classes Eg)i), B2 and B8) was 27,848 sqm (gross). Of this:

- 7,340 sqm was developed for Eg)i) uses;
- 259 sqm was developed for B2 uses; and
- 20,249 sqm was developed for a mixture of Eg)i), B2 and B8 uses.

The total floorspace completed in previous years was as follows:

- 2022/23: 48,635 sqm
- 2021/22: 746 sqm
- 2020/21: 2,938 sqm
- 2019/20: 11,223 sqm
- 2018/19: 10,734 sqm
- 2017/18: 13,416 sqm
- 2016/17: 3,565.5 sqm
- 2015/16: 2,676 sqm
- 2014/15: 8,976 sqm

## Business, Industry, and the Local Economy

### Total amount of additional floorspace by type (Joint DPD Indicator 3)

- 2013/14: 1,643 sqm

Action needed: None.

Relevant Joint DPD Policies: 1, 4, 13, 14.

Source: Oldham Council Strategic Planning and Information section.

## Business, Industry, and the Local Economy

### Total Amount of employment floorspace (gross) on previously developed land by type (Joint DPD Indicator 4).

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by ensuring the effective and efficient use of land and buildings (SO1c).

Target: N/A.

Oldham Position: The floorspace developed for employment on previously developed land in 2023/24 was 18,259 sqm (gross), representing 66% of the total developed floorspace. This is due to one completion on a greenfield site at Broadway Green.

In 2022/23 there was one completion on greenfield land that accounted for 31% of the total completions.

Prior to that the total floorspace developed for employment on previously developed land had been 100% for five years.

Action needed: None.

Relevant Joint DPD Policies: 1, 4, 13, 14.

Source: Oldham Council Strategic Planning and Information section.

## Business, Industry, and the Local Economy

### Employment land available by type (Joint DPD Indicator 5).

Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by providing employment land which is fit for the 21st century for existing and new businesses (SO3b).

Target: N/A.

Oldham Position: The total amount of employment land available for industrial and commercial use (Use Classes Order Eg)i), B2 and B8) as at 31 March 2024 was 100.72 ha. The total consists of 28.72 ha of saved UDP Business and Industry allocations, 30.86 ha of sites that are not allocations but have planning permission for employment use and are either unimplemented or under construction and 41.14 ha of land allocated for employment within PfE.

In previous years the total amount of employment land available was:

- 2022/23: 57.7 ha
- 2021/22: 62.39 ha
- 2020/21: 67 ha
- 2019/20: 60.43 ha
- 2018/19: 70.56 ha
- 2017/18: 72.07 ha

Action needed: None.

Relevant Joint DPD Policies: 1, 4, 13, 14.

Source: Oldham Council Strategic Planning and Information section.

## Business, Industry, and the Local Economy

### Employment land lost to other uses (Joint DPD Indicator 6)

Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by providing employment land which is fit for the 21st century for existing and new businesses (SO3b).

Target: N/A.

Oldham Position: In March 2022 outline planning permission for residential development was granted on a former employment site known as Shaw Distribution Centre, Linney Lane, Shaw. A reserved matters application for Phase One was granted in October 2023 and development commenced on the new homes in March 2024. This Phase One site represents a loss of 5.22 ha of employment land. The AMR will continue to monitor the progress made on this site and record the employment land loss when appropriate.

Action needed: The Strategic Planning and Information section will continue to work with Development Management to improve the monitoring of this indicator, resources permitting.

Relevant Joint DPD Policies: 1, 4, 13, 14.

Source: Oldham Council Strategic Planning and Information section.

## Business, Industry and the Local Economy

### Land developed for business and industry (Joint DPD Indicator 7)

Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by providing employment land which is fit for the 21st century for existing and new businesses (SO3b).

Target: N/A.

Oldham Position: 7.95 ha of land was developed for business and industrial uses in 2023/24. Of this:

- 0.78 ha was developed for E g i) (office) uses;
- 0.09 ha was developed for B2 uses; and
- 7.08 ha was developed for a mixture of Eg)i), B2 and B8 uses.

The total land completed in previous years was as follows:

- 2022/23: 12.12 ha
- 2021/22: 0.18 ha
- 2020/21: 1.35 ha
- 2019/20: 5.08 ha
- 2018/19: 2.97 ha
- 2017/18: 5.26 ha
- 2016/17: 1.73 ha
- 2015/16: 0.74 ha
- 2014/15: 2.15 ha
- 2013/14: 0.46 ha
- 2012/13: 4.31 ha

Action needed: None.

Relevant Joint DPD Policies: 1, 4, 13, 14.

Source: Oldham Council Strategic Planning and Information section.

## Business, Industry and the Local Economy

### New business registration rate (Joint DPD Indicator 8)

Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by addressing the worklessness agenda, tackling deprivation and creating skilled and accessible jobs for local residents (SO3a).

Target: N/A.



Oldham Position: In 2023, 1,005 new businesses were formed in Oldham. This is the latest information available.

In previous years business formation was:

- 2022: 1,335
- 2021: 1,070
- 2020: 1,245
- 2019: 1,270
- 2018: 910
- 2017: 1,060
- 2016: 1,500
- 2015: 940
- 2014: 865
- 2013: 965
- 2012: 695

Action needed: None.

Relevant Joint DPD Policies: 1, 4, 13, 14.

Source: Oldham Council and Inter Departmental Business Register

## Business, Industry and the Local Economy

### Overall employment rate (Joint DPD Indicator 9)

Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by addressing the worklessness agenda, tackling deprivation and creating skilled and accessible jobs for local residents (SO3a).

Target: N/A.

Oldham Position: Oldham's employment rate for ages 16 - 64 was 75.4% as at 2024.

In previous years the rate was:

- 2023: 75%
- 2022: 66%
- 2021: 69%
- 2020: 71.1%
- 2019: 68.1%
- 2018: 68.1%
- 2017: 67.5%
- 2016: 68.6%
- 2015: 63.3%
- 2014: 63.6%
- 2013: 64.7%

Action needed: None.

Relevant Joint DPD Policies: 1, 4, 13, 14.

## Business, Industry and the Local Economy

### Overall employment rate (Joint DPD Indicator 9)

Source: Oldham Council and Annual Population Survey

## Business, Industry and the Local Economy

### Foxdenton developed as a premium employment site (Joint DPD Indicator 46)

Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by encouraging and facilitating the development of new and emerging industries (such as high technology, knowledge based, innovative, environmental technologies and creative industries) in appropriate locations (such as Foxdenton, Hollinwood Business District and Chadderton Technology Park) (SO3d).

Target: N/A.

Oldham Position: Broadway Green is an employment-led, mixed -use development scheme which is being delivered by a Joint Venture Company formed between Oldham Council, Seddon Developments and Grasscroft Property.

To date, 360 homes have been built on the site and another 28 homes are currently under construction.

Unit 367 which is a speculatively built 367,000 square foot HQ-style logistics unit with dedicated office space and employee facilities is now completed, as is a further 110,000 square foot of small/mid box industrial units.

A new retail store was also approved on site, and it opened in December 2023.

In addition, planning approval was obtained for the new linear park and works have now commenced. A management company has been set up to deal with the maintenance of the park.

The whole site is forecast to deliver 600,000 square foot employment space, up to 500 new homes and significant green open space in the form of a new linear park. It is expected to create up to 2,000 new jobs

Action needed: None.

Relevant Joint DPD Policies: 1, 4, 13, 14.

Source: Oldham Council Strategic Planning and Information section.

### Key issues

- 3.3** There has been an increase in the supply of employment land available this year, due to the adoption of PfE which contains JPA 2 Stakehill and JPA 12 Broadbent Moss, both of which include employment land.
- 3.4** The systems in place for monitoring employment land losses need to be improved, and this should be resolved with an updated development management IT system. This is important to provide sufficient evidence for the council to take development management

decisions 'in the round' where it is proposed to release employment land for other uses, typically housing.

### **Future Actions**

- 3.5** Further develop monitoring systems particularly for loss of employment land, to ensure that the policies within the Joint DPD actively promote and enhance the needs of the local economy.

## Housing

- 3.6** PfE sets out Oldham’s housing requirement for 2022 to 2039 (the PfE plan period). Policy JP-H1 identifies a stepped housing requirement (minimum) for Oldham of 404 homes per year for 2022-2025, 680 homes per year for 2025-2030, and 772 homes per year for 2030-2039. This equates to an annual average of 680 new homes per year.
- 3.7** Some of the indicators and text in this section relate to the five-year housing land supply. The five-year housing land supply is forward-looking and covers the period from 1 April 2024 to 31 March 2029.

### Housing

#### Plan period and housing targets; New additional dwellings – in previous years, for the reporting year, in future years and managed delivery target (Joint DPD Indicator 11)

Joint DPD Objective: To provide sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high value market housing (SO2 (b)). Relevant Joint DPD policies: 1, 3, 11

Target: Oldham’s housing requirement is set out within policy JP-H1 of PfE for the plan period (2022-2039). JP-H1 identifies a stepped housing requirement (minimum) for Oldham of 404 homes a year for the first five years of the plan period (2022-2025); 680 homes a year for years 6-10 (2025-2030); and 772 homes a year for years 11-17 (2030-2039).

The housing requirement of 404 homes per year (as set out in policy JP-H1 of PfE) applies to the monitoring year 2023/24. Looking forward at supply from 2024 onwards, the relevant housing requirement will apply in line with the stepped requirement set out in policy JP-H1.

#### Oldham Position:

Table 1 below shows the number of net completions since the adoption of the Core Strategy in 2011, compared to the housing requirement (the adopted Core Strategy housing requirement, the Government’s Standard Methodology requirement or the PfE housing requirement). Oldham’s adopted Core Strategy (Local Plan) housing requirement of 289 new homes per year applied from 2011/12. In 2018/19 the Government’s Standard Methodology for Calculating Local Housing Need was introduced and applied until the adoption of PfE on 21 March 2024. PfE sets out Oldham’s housing requirement for the plan period of 2022-2039 (as explained above) – this applies to years 2022/23 and 2023/24 in table 1 below. Appendix 3 sets out the full completions data for the period of 2011/12 to 2023/24.

The latest Housing Delivery Test (HDT) results (2022 measurement) were published on 19 December 2023. According to the most recently published measurement, Oldham had delivered 91% of its housing need over the past three years (2019/20 to 2021/22). This is the same as the measurement results for 2021 – 91% (over 2018/19 to 2020/21).

#### *Table 1 – Housing Completions Compared to Housing Requirement<sup>6</sup>*

<sup>6</sup> DLUCH housing data can differ slightly due to data recording methods.

Year	Completed (Net)	Housing Requirement	Variance (against housing requirement)
2011/12	11	289	-278
2012/13	257	289	-32
2013/14	363	289	74
2014/15	594	289	305
2015/16	296	289	7
2016/17	374	289	85
2017/18	345	289	56
2018/19	410 <sup>7</sup>	692	-282
2019/20	728	692	36
2020/21	373	693	-320
2021/22	506	683	-177
2022/23	403	404	-1
2023/24	420	404	16

The number of net completions has fluctuated over the last ten years. After falling in 2015/16, completions increased again from 2016/17 as several larger sites began construction. Prior to this there were high levels of clearance that took place due to regeneration activity during 2003/04 to 2012/13, along with the changing economic conditions witnessed since 2008/09 that may have had an effect. Completions for 2020/21 were significantly lower than the previous year 2019/20 and the following year of 2021/22. It is likely that the impact of Covid-19 and wider socio-economic issues may have contributed to the lower completions for 2020/21. However, on average over the last ten years (2014/15 to 2023/24), completions have improved, with an average of 445 dwellings being completed annually.

The number of completions, net of clearance, for 2023/24 was 420 dwellings. This brings the total number of completions for 2011/12 to 2023/24 to 5,080 dwellings.

#### *Total Housing Land Supply*

The housing trajectory (Figure 1) shows the position regarding the borough's future housing land supply and is made up of six elements:

- 1 Completions that have taken place during 2011/12 to 2023/24;
- 2 Future housing land supply from 2023/24 to 2038/39 (up to the end of the PfE plan period). Future housing land supply is shown as net additional dwellings and takes into account clearance allowance (5 dwellings per annum) and small sites allowance (small sites allowance is only applied from year 5 onwards). Future housing land supply has been

<sup>7</sup> This is the actual completion figure for 2018/19. Official DLUHC housing returns show a higher figure of 502 for 2018/19. Previous revisions are explained within the 2018/19 monitoring report.

identified through a full review of the Strategic Housing Land Availability Assessment (SHLAA) as at 1 April 2024. See SHLAA for further details;

- 3 The annualised net supply which shows the housing land supply spread out evenly across the period;
- 4 The stepped housing requirement for Oldham, as set out in Places for Everyone (PfE)<sup>8</sup>. (See Indicator 12 for further information on the PfE housing requirement).

The housing trajectory shows that there is a potential housing land supply identified to deliver 13,475 dwellings (taking into account a small site allowance, minus projected clearances - see SHLAA for details). This is based on the update of the SHLAA for 2024. The SHLAA can be viewed on the council's website<sup>9</sup>.

Action needed:

Continue to update the borough's five-year housing land supply annually and update the council's SHLAA. The council's Housing Delivery Test Action Plan has been published to try and improve the delivery rate of housing in the borough.

Aside from an annual small sites allowance, the council does not set out a specific windfall allowance in the Joint DPD. Consideration will be given to the need to make an allowance for larger windfall sites as part of future reviews of the council's SHLAA and five-year housing land supply in line with national planning guidance.

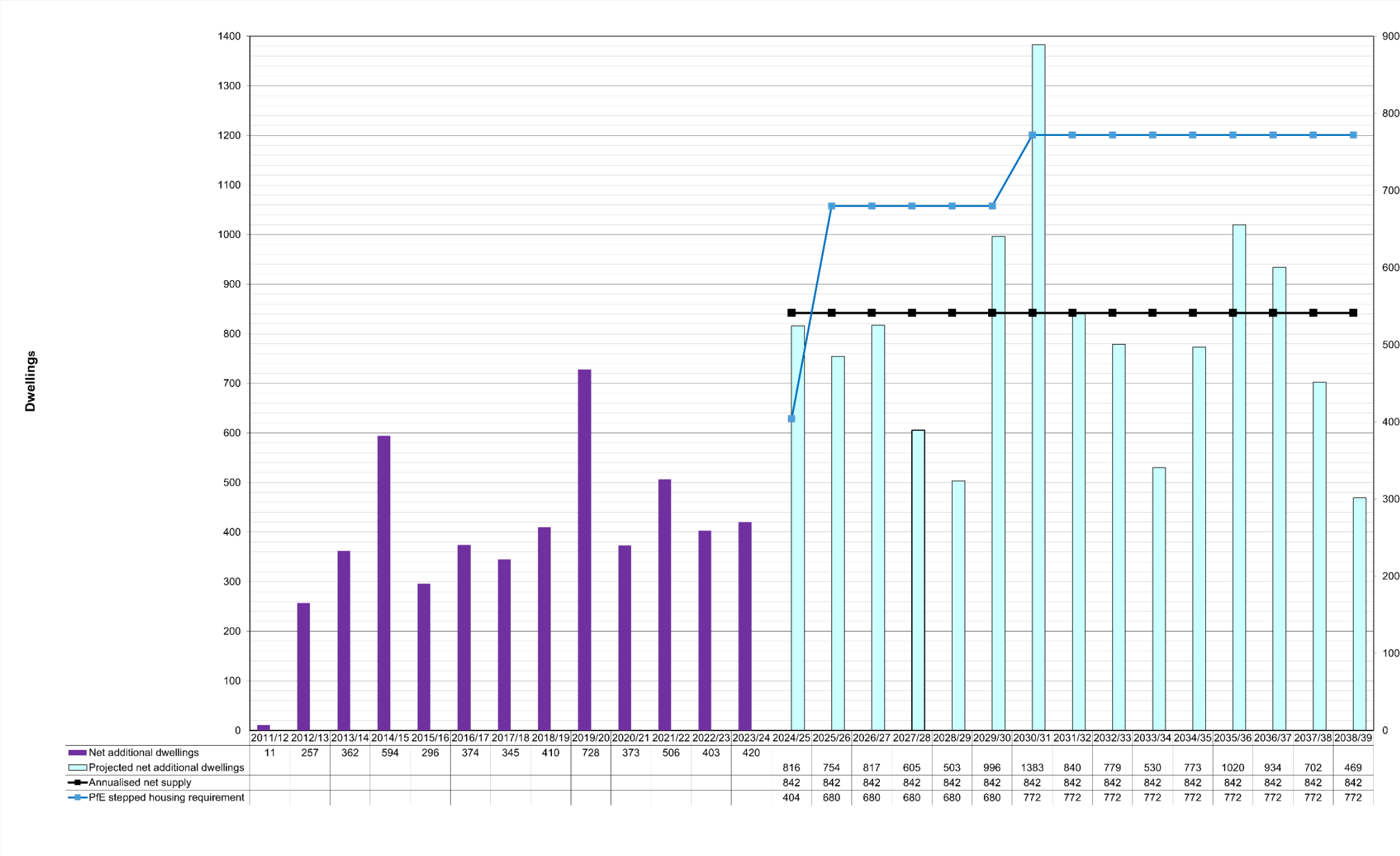
Relevant Joint DPD Policies: 1, 3, 11

Source: Oldham Council Strategic Planning and Information Section

<sup>8</sup> Places for Everyone Joint Development Plan Document: <https://www.greatermanchester-ca.gov.uk/media/9578/places-for-everyone-joint-development-plan-document.pdf>

<sup>9</sup> [Strategic Housing Land Availability Assessment \(SHLAA\)](#)

Figure 1 – Housing Trajectory



## Housing

### Supply of ready to develop housing sites (Joint DPD Indicator 12)

Provide sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high value market housing (SO2(b)); and Focus new homes on regeneration areas (including Oldham Town Centre and the former HMR area), also areas within and accessible to the borough's other centres (of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill), and rural settlements (such as the Saddleworth villages (SO2(e)); and Ensure over the lifetime of the Local Plan up to 2026 that approximately 60% of new homes are built in East and West Oldham, with approximately 10% of new homes built in Chadderton, and in Failsworth and Hollinwood, and in Royton, Shaw and Crompton, and in Saddleworth and Lees (SO2(f)). Relevant Joint DPD Policies: 1, 3.

Target: Five-year supply can accommodate the borough's housing requirement - as set out in policy JP-H1 of PfE<sup>10</sup>. For five-year supply the housing requirement is calculated as an average of one year of 404 homes per year (which applies to 2024-2025) and four years of 680 homes per year (which applies to 2025-2029). This equates to an average annual requirement of 624.8 homes per year for the five-year period of 2024-2029.

#### Oldham Position:

As HMR areas no longer exist this indicator is not monitored against SO2(e). In addition, given the need to deliver housing borough-wide to meet the housing requirement, it is not possible to ensure the delivery of housing as per SO2(f). As such this element of the indicator is also not monitored.

This indicator therefore considers SO2(b) only.

PfE is less than five years old (being adopted on 21 March 2024) and identified a five-year supply of specific deliverable sites at the time that its examination concluded. As per paragraph 76 of NPPF, LPAs are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if: (a) their adopted plan is less than five years old; and (b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.

Action needed: Maintain a supply of deliverable five-year housing land supply, which can meet Oldham's requirement as set out in Places for Everyone (of 404 homes a year (2022-2025); 680 homes a year (2025-2030); and 772 homes a year (2030-2039)).

Relevant Joint DPD Policies: 1,3

Source: Oldham Council Strategic Planning and Information Section

<sup>10</sup> Policy JP-H1 of PfE identifies a stepped housing requirement for Oldham of 404 homes per year for 2022-2025, increasing to 680 homes per year for 2025-2030 and 772 homes per year for 2030-2039.



## Housing

### New and converted dwellings – on previously developed land (Joint DPD Indicator 13)

Joint DPD Objective: Ensure over the lifetime of the Local Plan up to 2026 that at least 80% of new homes are built on previously developed land across the borough as a whole (SO2(g)). Relevant Joint DPD Policies: 1, 3, 11.

Target: The Joint DPD sets out a requirement for at least 80% of new dwellings in the borough to be built on previously developed land.

Oldham Position: In 2023/24, 55% (231) of new and converted dwellings were completed on previously developed land (PDL) in Oldham. This is lower than 2022/23 (64%) and is below the target of 80%. However, it should be noted that there were another 103 dwellings completed in 2023/24 on mixed sites which contain both PDL and greenfield land. These are not included in the PDL figure. Therefore 80% of all dwellings completed in 2023/24 were on PDL or mixed sites. The number of dwellings completed on previously developed land is lower than the target and greenfield sites accounted for 24% (16 sites) of all sites (66 sites) with plot completions during 2023/24, which is higher than the previous year (9% - 9 sites). Despite this, brownfield and mixed sites still make up the majority of sites within the housing land supply.

The previously developed land trajectory (figure 2) shows:

- 77% of all completions during 2011/12 to 2023/24 were on PDL;
- Overall, an average of 66% of all dwellings identified as part of the borough's future housing land supply are on PDL.

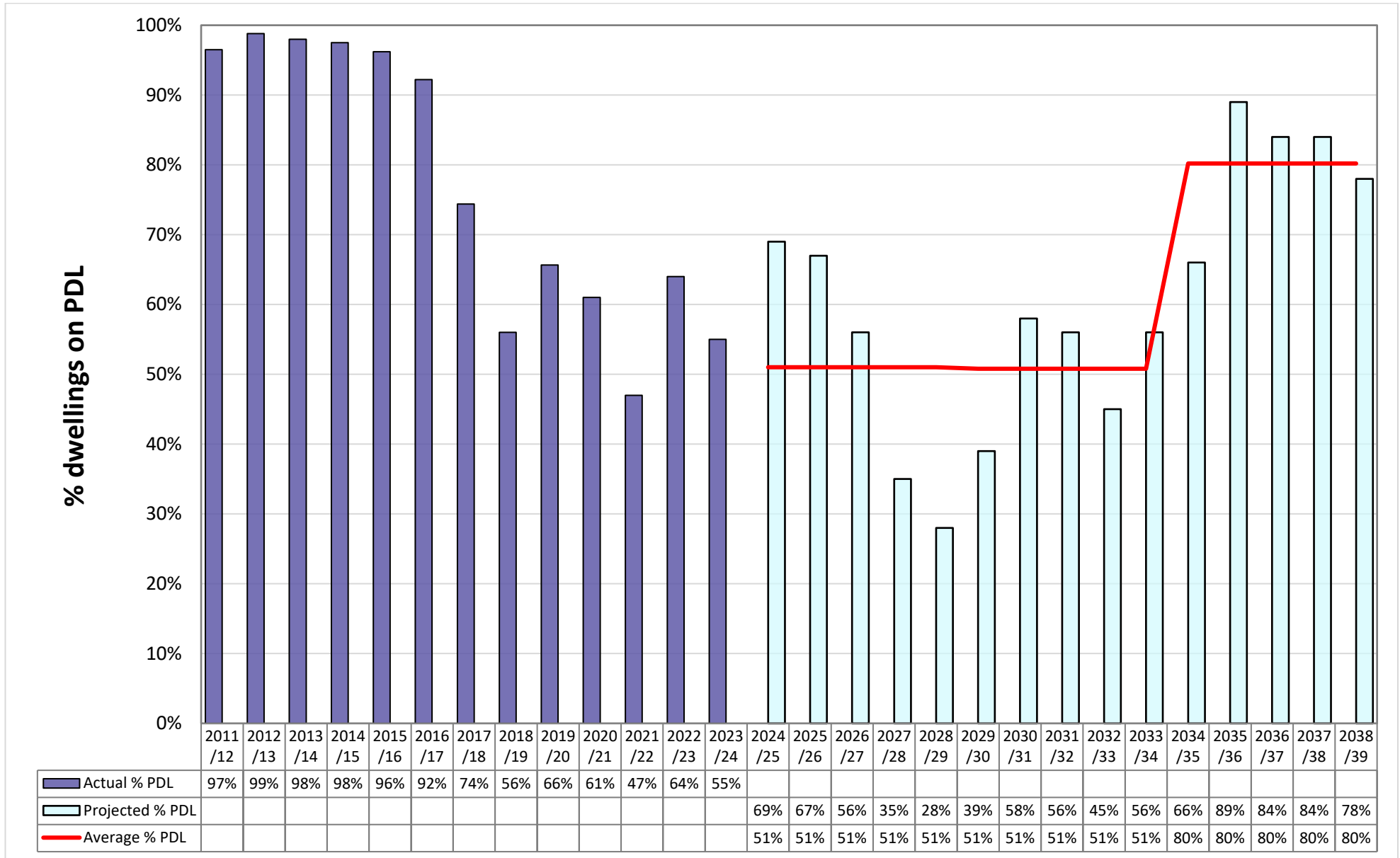
The projections included in the trajectory do not include dwellings to be delivered on sites where there is a mix of greenfield and previously developed land.

Action Needed: Continue to encourage new residential development on previously developed land in line with the Joint DPD and specifically consider actions to increase the delivery of housing on PDL (through the Housing Delivery Action Plan)

Relevant Joint DPD Policies: 1,3,11

Source: Oldham Council Strategic Planning and Information Section

Figure 2 – Previously Developed Land Trajectory



## Housing

### Development density in schemes of 5 dwellings or more (Joint DPD Indicator 14)

Joint DPD Objective: Provide sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high-value market housing (SO2(b)); and

Make the best use of, and continuing to raise the quality of, our new and existing housing stock (SO2(d)).

Relevant Joint DPD Policies: 1,3, 11.

Target: N/A

Oldham Position: Out of 420 dwellings completed, there were 362 dwellings on sites with a capacity of 5 dwellings or more, representing 86% of the total completions.

Densities achieved on these sites were as follows:

- Less than 30 dwellings per hectare = 54% (227 dwellings out of 420)
- 30 to 50 dwellings per hectare = 17% (72 dwellings out of 420)
- Over 50 dwellings per hectare = 29% (121 dwellings out of 420)

#### ***Previous year's position:***

In 2022/23 out of 403 dwellings completed, there were 359 dwellings on sites with a capacity of 5 dwellings or more, representing 89% of the total completions. Out of these completions there were: 59 dwellings or 15% completed on sites with a density of less than 30 dwellings per hectare; 151 dwellings or 37% completed on sites with a density of between 30-50 dwellings per hectare; and 149 dwellings or 37% completed on sites with a density of 50 dwellings per hectare and above.

These figures show that land is continuing to be used efficiently in Oldham.

Action Needed: None

Relevant Joint DPD Policies: 1,3,11

Source: Oldham Council Strategic Planning and Information Section

## Housing

### Gross Affordable Housing Completions (Joint DPD Indicator 15.i)

Joint DPD Objective: Provide sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high-value market housing (SO2(b)); and

Achieve the right quantity of affordable housing to meet local needs and demands (SO2(c)).

Target: 7.5% of the total development sales value to go towards the delivery of affordable housing where viable in line with Policy 10 of the Joint DPD.

Oldham Position:

In 2023/24, 121 new affordable homes were completed (new build only). There have been 1,768 affordable homes delivered (via new build) since 2011/12 - the table below shows the trends:

Year	Number of affordable homes delivered (new build only)
2011/12	112
2012/13	198
2013/14	202
2014/15	280
2015/16	20
2016/17	60
2017/18	42
2018/19	90
2019/20	176
2020/21	129
2021/22	173
2022/23	165
2023/24	121
<b>Total</b>	<b>1,768</b>

Affordable housing delivery was much higher during the years when there was significant activity in the Housing Market Renewal areas but, as these sites have been completed,

## Housing

### Gross Affordable Housing Completions (Joint DPD Indicator 15.i)

the number of new affordable homes being built reduced between 2015 and 2019. However, the number of affordable homes being built increased again from 2019 onwards.

The PfE Monitoring Report measures affordable housing delivery using an alternative source of data – ‘Affordable housing supply in England’<sup>11</sup> – which includes new build affordable housing and acquisitions (a private sector property that has been purchased for use as an affordable home). Using that source of data, Oldham has delivered 209 affordable homes during 2023/24.

As such affordable housing completions data set out within this Monitoring Report is not comparable to the PfE report. This will be reviewed for consistency in future Monitoring Reports.

Action Needed: To support the delivery of the council’s Housing Strategy, supporting action plan and the affordable homes delivery programme.

Relevant Joint DPD Policies: 1,3,10

Source: Oldham Council Housing Strategy Delivery Team

## Housing

### Net additional pitches (Gypsy and Traveller) (Joint DPD Indicator 16)

Joint DPD Objective: To provide sufficient housing to meet the needs and demands of the borough’s urban and rural communities, including affordable, low cost and high-value market housing (SO2 (b)). Relevant Joint DPD Policies: 1, 3, 12.

Target: N/A

Oldham Position: The number of net additional pitches for 2023/24 is zero, as no pitches were constructed or lost.

Action Needed: The Local Plan review will identify a pitch requirement and sites for Gypsies, Travellers and Travelling Showpeople provision as appropriate if there is a clear and demonstrable need based on up-to-date evidence. In the meantime, relevant development proposals will continue to be considered in line with the Joint DPD Policy 12.

Relevant Joint DPD Policies: 1,3,12

Source: Oldham Council Strategic Planning and Information Section

<sup>11</sup> ‘Affordable housing supply in England: 2023 to 2024’: <https://www.gov.uk/government/collections/affordable-housing-supply>

## Housing

### Housing completions by size and type (Local Indicator)

Joint DPD Objective: Provide sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high-value market housing (SO2(b)). Relevant Joint DPD Policies: 1, 3, 11.

Target: N/A

Oldham Position:

The breakdown of dwellings completed in 2023/24 by house type is shown below:

- Detached - 113 (27%)
- Semi-detached - 142 (34%)
- Bungalow – 1 (0.2%)
- Terraced – 97 (23%)
- Flats - 60 (14%)
- HMO – 7 (1.7%)

The breakdown of dwellings completed in 2023/24 by size is shown below:

- 1 bedroom - 45 (11%)
- 2 bedrooms - 78 (18%)
- 3 bedrooms - 181 (43%)
- 4 or more bedrooms - 116 (28%)

This shows that 61% of dwellings completed are detached or semi-detached and 71% have 3 or more bedrooms.

Action Needed: Continue to encourage the provision of larger family (three/four plus bed) accommodation as part of the mix of new residential developments. Utilise local evidence, including the Greater Manchester Strategic Housing Market Assessment, Oldham's Local Housing Needs Assessment and Oldham's Housing Strategy, to ensure that housing delivered meets the needs of the local community.

Relevant Joint DPD Policies: 1,3,11

Source: Oldham Council Strategic Planning and Information Section

## Housing

### Dwellings cleared (Joint DPD Indicator 17)

Joint DPD Objective: Integrate the Oldham Rochdale Housing Market Renewal Pathfinder's and the council's housing objectives, policies, programmes, masterplans and initiatives (SO2(a)). Relevant Joint DPD Policies: 1, 3, 11.

Target: N/A

Oldham Position:

During 2023/24 two dwellings were lost through change of use to non-residential uses and one dwelling was lost to conversion (2 dwellings into 1 dwelling).

Since 2011/12 there have been 329 dwellings demolished/ lost. This is an average of around 25 dwellings per annum.

Clearance levels have been high in previous years, reaching their highest in 2010/11 due to the regeneration activity that has taken place within the borough. Previous clearance levels are set out in the 'Net housebuilding table' in Appendix 3.

The clearance allowance from 1 April 2024 is calculated at 5 dwellings per year based on past levels of clearance. The clearance allowance is fully set out within the SHLAA as at 1 April 2024.

In general, levels of clearance will be kept under review although it is expected that these will continue at a marginal rate over the remaining plan period.

Action Needed: Continue to review the five-year supply to ensure there is adequate supply to accommodate expected clearance for 2024/25 to 2028/29.

Relevant Joint DPD Policies: 1,3,11

Source: Oldham Council Strategic Planning and Information Section

## Housing

### Reduction in the vacancy rate (Joint DPD Indicator 18)

Joint DPD Objective: Make the best use of, and continuing to raise the quality of, our new and existing housing stock (SO2(d)). Relevant Joint DPD Policies: 1, 3.

Target: Below a 3% vacancy rate.

#### Oldham Position:

This indicator is monitored annually from 1st October to 30th September, to align vacancy rate monitoring with other departments in the council. The latest figures are:

Year	Total stock	Total vacant	Vacant stock as a percentage of total
1 October 2024	98,912	1,726	1.74%
1 October 2023	98,567	1,944	1.97%
1 October 2022	98,074	1,969	2.01%

There has been a decrease in the percentage of vacant stock from 2023 to 2024.

Action Needed: None

Relevant Joint DPD Policies: 1,3

Source: Oldham Council Strategic Planning and Information Section

### Housing Key Issues

- 3.8** A total of 420 dwellings (net) were completed over the period 1 April 2023 to 31 March 2024. During 2023/24 three dwellings were lost – two to change of use (to non-residential uses) and one to residential conversion.
- 3.9** Oldham’s housing requirement is set out within policy JP-H1 of PfE for the plan period (2022-2039). JP-H1 identifies a stepped housing requirement (minimum) for Oldham of 404 homes a year for the first five years of the plan period (2022-2025); 680 homes a year for years 6-10 (2025-2030); and 772 homes a year for years 11-17 (2030-2039).
- 3.10** For the purposes of this monitoring report, the housing requirement of 404 homes per year applies to the monitoring years of 2022/23 and 2023/24, as 2022/23 is the start of the PfE plan period to which the PfE stepped requirement (set out in JP-H1 of PfE) applies. Looking forward at supply from 2024 onwards, the relevant housing requirement will apply in line with the stepped requirement set out in policy JP-H1.
- 3.11** PfE is less than five years old (being adopted on 21 March 2024) and identified a five-year supply of specific deliverable sites at the time that its examination concluded. Further information on the PfE housing requirement is set out with JP-H1 of PfE. As per paragraph 76 of the current NPPF, local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing for decision making purposes if: (a) their adopted plan is less than five years old; and (b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.



- 3.12** Over the last twelve years (since the adoption of the Local Plan) housing completions have been variable (as set out in Appendix 3). Over this time the housing completions have exceeded the housing requirement (as applied to that year) six times:
- five of which the Local Plan requirement of 289 new homes applied;
  - once in 2019/20 when the standard methodology housing requirement (of 692 homes for that year) applied; and
  - most recently in 2023/24, against the PfE housing requirement (404 homes per year for 2022-2025). In 2022/23 housing completions (403 homes) almost met the housing requirement (404 homes per year).
- 3.13** It should be noted that high levels of clearance took place during the early years of the Local Plan period, and it is likely that Covid-19 and Brexit may have impacted housing completions during 2020/21 (373 homes completed) and 2021/22 (506 homes completed).
- 3.14** To help drive and deliver growth in housing delivery across the borough the council has prepared a Housing Delivery Action Plan to ensure the right homes are delivered in the right places to meet local housing needs. This is available to view at: [Oldham Housing Delivery Action Plan<sup>12</sup>](#) and includes such measures as:
- Improving capacity and processes;
  - Increasing the delivery of sites within our housing land supply, in particular on previously developed land (brownfield); and
  - Delivery of the council's ambitions to improve and increase the housing offer within Oldham.
- 3.15** The latest Action Plan was published in August 2024 and will be updated as appropriate.
- 3.16** 55% of all completions during 2023/24 for new residential development were on previously developed land. This is lower than the previous year (64%), however additional dwellings were also delivered on mixed sites (containing both brownfield and greenfield land) - therefore 80% of all dwellings completed in 2023/24 were on previously developed land or mixed sites. Greenfield sites accounted for 24% (16 sites) of all sites (66 sites) with plot completions during 2023/24. Despite this, brownfield and mixed sites still make up the majority of sites within the housing land supply.
- 3.17** The focus for new residential development continues to be on previously developed land and the council will ensure that actions to increase the delivery of housing on previously developed land are implemented, in line with the Housing Delivery Action Plan.
- 3.18** The proportion of detached and semi-detached properties being built is slightly lower than last year (61% of all completions were detached or semi-detached in 2023/24, compared to 55% in 2022/23). In 2023/24 7 HMOs were completed (or delivered) through the planning process (note - not all HMOs require planning permission and can be developed under permitted development rights - these are not included in the above). This is lower than the previous year with 8 HMOs completed through the planning process in 2022/23. HMO development continues to be monitored.

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<sup>12</sup> This document can be viewed online at [https://www.oldham.gov.uk/info/201230/monitoring/2135/housing\\_delivery\\_action\\_plan](https://www.oldham.gov.uk/info/201230/monitoring/2135/housing_delivery_action_plan)

**3.19** The proportion of three and four bedroomed plus properties completed is higher this year at 71% of all housing completions, compared to 51% of all housing completions in 2022/23. The need for larger family accommodation continues, along with the need to encourage the development of higher value aspirational housing that will provide opportunities for existing residents and attract new residents to the borough. The supply and delivery of new houses and apartments in the borough will continue to be monitored.

***Future Action:***

**3.20** Continue to regularly update the council's SHLAA to inform the housing land supply position and the Local Plan review.

**3.21** Whilst each application will be treated on its planning merits, proposals for residential development on greenfield sites will (whether new proposals or where the renewal of planning permission is sought) continue to be resisted unless there are other relevant material considerations.

**3.22** The focus for new residential development will remain on previously developed land and the council will seek to implement actions to increase the delivery of housing on such land as set out in the Housing Delivery Action Plan.

**3.23** Planning applications for the conversion and change of use of agricultural buildings to residential use and which are technically classified as greenfield developments (because agricultural buildings are not regarded as "previously developed land") continue to be treated on their planning merits.

**3.24** The Local Plan review will identify, if required, a pitch requirement and sites for Gypsies, Travellers and Travelling Showpeople provision as appropriate where there is a clear and demonstrable need based on up-to-date evidence. In the meantime, relevant development proposals will continue to be considered in line with the Joint DPD Policy 12.

**3.25** Encourage the provision of larger family (three/four plus bed) accommodation as part of the mix of new residential developments.

**3.26** Utilise local evidence, including the Greater Manchester Strategic Housing Market Assessment, Oldham's Local Housing Needs Assessment and the Housing Strategy, to ensure that housing being delivered meets the needs of the local community.

**3.27** In past years key actions have been that 'Saved' UDP Phase 2 Housing Allocations are not brought forward and released for development and that preparation of the SPD on the "Release of UDP Phase 2 Housing Allocations" will be rolled forward twelve months (with its preparation subject to the conclusions of the next Monitoring Report). These actions have, however, been superseded now that work is progressing on the emerging Local Plan. The phasing arrangements set out in the UDP no longer apply and the site allocations will be reviewed as part of the emerging Local Plan.

## TRANSPORT

### Indicators

Transport
<b>Number of travel plans secured as a condition of planning permission (Joint DPD Indicator 26).</b>
Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by reducing the need to travel and encouraging walking, cycling and the use of public transport (SO1e).
Target: N/A.
Oldham Position: Six travel plans were secured as a condition of planning permissions granted in 2023/24. The number of travel plans secured as a condition of planning permissions in previous years were: <ul style="list-style-type: none"><li>• 2022/23: 4</li><li>• 2021/22: 3</li><li>• 2020/21: 6</li><li>• 2019/20: 10</li><li>• 2018/19: 9</li><li>• 2017/18: 8</li><li>• 2016/17: 7</li><li>• 2015/16: 8</li><li>• 2014/15: 8</li><li>• 2013/14: 11</li><li>• 2012/13: 6</li></ul>
Action needed: None.
Relevant Joint DPD Policies: 1, 5, 17.
Sources: Oldham Council Strategic Planning and Information section.

### Key Issues

- 3.16** There are currently no issues linked to this indicator. Although the figure has dropped, this is primarily linked to the number of large-scale major applications that are required to provide travel plans, of which there has been a fall in the number of.

## Access to services

i) Number of minor <sup>(6)</sup> residential developments with access to at least 2 key services (Joint DPD Indicator 23i)

ii) Number of major <sup>(7)</sup> residential developments with access to at least 3 key services (Joint DPD Indicator 23ii).

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by guiding development to the most accessible and sustainable locations (SO1d).

Target: N/A.

Oldham Position:

74.5% of minor residential developments in 2023/24 had access to at least two key services.

84.2% of major residential developments in 2023/24 had access to at least three key services.

Previous years:

- 2022/23: 93.5% minor and 63% major
- 2021/22: 93.75% minor and 80% major
- 2020/21: 71% minor and 79% major
- 2019/20: 65% minor and 52% major
- 2018/19: 68% minor and 71% major
- 2016/17: 66% minor and 80% major
- 2015/16: 72% minor and 95% major
- 2014/15: 66% minor and 98% major
- 2013/14: 69% minor and 78% major
- 2012/13: 90% minor and 91% major

Action needed: None.

Relevant Joint DPD Policies: 1, 5, 16, 17.

Sources: Oldham Council Strategic Planning and Information section.

## Key Issues

**3.17** The percentage of major residential developments with access to three or more key services has varied since 2012/13. There is a need to continue to ensure that new residential developments have access to key services.

## Future Action

**3.18** The council will continue to raise awareness of the importance of accessibility to key services for new residential developments.

**3.19** The policies within the Joint DPD aim to ensure that new developments are in the most accessible locations with good transport links and make use of travel plans in major new developments.

## LOCAL SERVICES

### Indicators

#### Local Services – Town Centre Uses

##### Total amount of floorspace for 'town centre uses' (Joint DPD Indicator 10)

Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by facilitating appropriate developments in Oldham Town Centre, the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill, and along transport corridors (SO3e).

Target: N/A.

#### Oldham Position:

In 2018/19 a new system was implemented to monitor 'town centre' uses. A database has been compiled of approved applications for 'town centre' uses since 2018/19 of over 500sqm.

In December 2023 a new Aldi store with a gross internal area of 1,804 sqm opened on Lydia Becker Way in Chadderton.

It is also worth noting the comprehensive redevelopment Spindles Town Square Shopping Centre in Oldham Town Centre is still underway and over 7,000 sqm of new council offices opened on the upper floor in March 2024. Further phases of the Spindles redevelopment include the construction of a new market hall and event space and progress on these phases will be reported in next year's monitoring report.

Action needed: Processes to be put in place to ensure future monitoring of indicator.

Relevant Joint DPD Policies: 1, 4, 15.

Sources: Oldham Council Strategic Planning and Information section.

### Key Issues

**3.20** There is a continued need to locate 'town centre' uses' in or near to centres.

### Future Action

**3.21** Processes are to be put in place to ensure future monitoring of the indicator improves as appropriate.

## MINERALS

### Indicators

#### Minerals – Primary Land Won Aggregates

##### Production of primary land won aggregates by mineral planning authority (Joint DPD Indicator 32 and Joint Minerals DPD Indicator M1).

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting the sustainable management of minerals through the prudent use, recycling, conservation and safeguarding of mineral resources. Developments will have regard to the Greater Manchester Joint Minerals DPD (SO1j).

Target: N/A

Oldham Position: At the time of writing no update has been received for this indicator for the 2023/24 monitoring year. The latest information received is available in the 2019/20 Monitoring Report, which can be found on the council's website.

Action needed: None.

Relevant Joint DPD Policies: 1, 8.

Source: GMCA

#### Minerals – Secondary/Recycled Aggregates

##### Production of secondary and recycled aggregates by mineral planning authority (Joint DPD Indicator 33 and Joint Minerals DPD Indicator M2).

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting the sustainable management of minerals through the prudent use, recycling, conservation and safeguarding of mineral resources. Developments will have regard to the Greater Manchester Joint Minerals DPD (SO1j).

Target: N/A.

Oldham Position: At the time of writing no update had been received for this indicator for the 2023/24 monitoring year. The latest information received is available in the 2019/20 Monitoring Report, which can be found on the council's website.

Action needed: none

Relevant Joint DPD Policies: 1, 8.

Source: GMCA

## Key Issues

**3.22** Oldham is dependent on the GMCA and the Regional Aggregate Working Party's annual monitoring and MHCLG for aggregate figures and to monitor the indicators within the Joint Minerals DPD. Once the information is made available, Oldham Council will publish it in an Addendum to this Monitoring Report.

## WASTE

### Indicators

#### Waste

##### Capacity of new waste management facilities by waste planning authority (Joint DPD Indicator 35).

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting sustainable waste management through the waste hierarchy. Developments will have regard to the Greater Manchester Joint Waste DPD (SO1k).

Target: N/A

Oldham Position: During 2023/24 there were no planning permissions granted for new waste management facilities.

Action needed: None.

Relevant Joint DPD Policies: 1, 7.

Sources: Oldham Council Strategic Planning and Information section.

#### Waste

##### Amount of municipal waste arising, and managed by management type by waste planning authority (Joint DPD Indicator 34).

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting sustainable waste management through the waste hierarchy. Developments will have regard to the Greater Manchester Joint Waste DPD (SO1k).

Target: 33% of household waste is managed by recycling and composting.

Oldham Position: All figures reported are for Household Waste only. All figures come from Waste Data Flow which is verified by the Environment Agency and DEFRA.

Total Amount of Household Waste Arisings 2023/24: 71,053 tonnes.

Of the total household waste, 32,678 tonnes were managed by recycling and composting.

Total amount of household managed by incineration was 38,376 tonnes.

The overall recycling rate for household waste in Oldham for 2023/24 was 45.99%.

In previous years the recycling rate was:

## Waste

### Amount of municipal waste arising, and managed by management type by waste planning authority (Joint DPD Indicator 34).

- 2022/23: 46.35%
- 2021/22: 47.68%
- 2020/21: 42.2%
- 2019/20: 44%
- 2018/19: 44.65%
- 2017/18: 44.69%
- 2016/17: 42.53%
- 2015/16: 39%
- 2014/15: 38%
- 2013/14: 37%
- 2012/13: 36.76%

Action needed: None.

Relevant Joint DPD Policies: 1, 7.

Sources: Oldham Council.

## Key Issues

**3.23** There are currently no issues linked with this indicator. The Joint Waste DPD was adopted 1 April 2012. The Joint Waste DPD contains additional indicators to monitor the effectiveness of the plan policies. Oldham is dependent on the GMCA to monitor those indicators. Once that information is made available, Oldham Council will publish it in an Addendum to this Monitoring Report.

## Future Action

**3.24** The policies within the Joint DPD and the Joint Waste DPD continue to recognise the importance of sustainable waste management.



## FLOOD PROTECTION AND WATER QUALITY

### Indicators

#### Flood Protection and Water Quality

Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds (Joint DPD Indicator 28i).

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by avoiding development within areas of flood risk and where necessary controlling and mitigating the impact and residual risks. Developments will have regard to the findings of the Oldham Strategic Flood Risk Assessment (SO1h).

Target: To not approve applications contrary to EA advice.

Oldham Position: In 2023/24 there were two Environment Agency objections based on water quality. One was for glamping pods in an agricultural field, including a septic tank. This application was refused on several grounds including risk to water quality. The other application was also for a glamping site. This was approved and the officers report explained that the EA note that the improvements to the access track will be acceptable provided development stays within the footprint of the pre-existing track. Any fencing or other associated development will need to be set back from the River Beal by a minimum of 8metres. Therefore, a condition was attached.

Since 2012/13 this is the first year there have been objections on water quality grounds from the Environment Agency (EA).

In 2023/24 there were three planning applications which received EA objections based on flood risk. One of the applications was refused, for reasons other than flood risk. One application for four kiosks at Saddleworth Sewerage Works was approved and the EA objection was revised to say no objections. The third application was also approved for housing and the EA objections were removed following the submission of additional information subject to imposition of conditions.

Since 2012/13 there have been EA objections on flood risk grounds each year.

Action needed: Continue to ensure that the Environment Agency and the Lead Local Flood Authorities (LLFA) advice is addressed, and national planning guidance is followed.

Relevant Joint DPD Policies: 1, 19.

Source: Environment Agency and Oldham Council Planning.

**3.25** This year's monitoring indicates that EA advice is being followed with regards to flood risk and water quality.

## Flood Protection and Water Quality

### Number of new developments where agreed with the council incorporated Sustainable Urban Drainage System (SUDS) (Joint DPD Indicator 28ii).

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by avoiding development within areas of flood risk and where necessary controlling and mitigating the impact and residual risks. Developments will have regard to the findings of the Oldham Strategic Flood Risk Assessment (SO1h).

Target: 100% of developments (where agreed with the council)

#### Oldham Position:

At the time of writing no update had been received for this indicator for the 2023/24 monitoring year. The latest information received is available in the 2022/23 Monitoring Report, which can be found on the council's website.

SUDS consents approved in previous years are as follows:

- 2022/23: 91 applications checked for SUDS. 76 used SUDS in the development scheme.
- 2021/22: 121 applications checked for SUDS. 91 used SUDS in the development scheme.
- 2020/21: 96 applications checked for SUDS. 34 used SUDS in their development
- 2019/20: 85 applications checked for SUDS. 21 used SUDS in their development.
- 2018/19: four developments used SUDS in their schemes.
- 2017/18: 41 applications checked for SUDS. 15 of these used SUDS in their development scheme.
- 2016/17: 33 applications checked for SUDS. Five of these used SUDS in their development scheme.
- 2015/16: 31 applications checked for SUDS. Six of these used SUDS in their development schemes.
- 2014/15: 32 applications checked for SUDS. Six of these used SUDS in their development schemes.
- 2013/14: 33 applications checked for SUDS. 16 of these used SUDS in their development schemes.
- 2012/13: Three developments used SUDS in their schemes.

Action needed: None.

Relevant Joint DPD Policies: 1, 19.

Source: Oldham Council, Highway Assets and Network

## Future Action

**3.26** The Lead Local Flood Authority is now a statutory consultee on major planning applications and will address water flood risk and SUDS.

## BIODIVERSITY

### Indicators

#### Biodiversity

- i) Change in areas of biodiversity importance (Joint DPD Indicator 38i);and
- ii) Improved local biodiversity (Joint DPD Indicator 38ii).

Joint DPD Objective: To improve and value the borough's environment by protecting, conserving and enhancing the character and quality of the borough's landscapes and townscapes, its natural assets and heritage, green infrastructure, biodiversity and geodiversity, and its built heritage and historic environment, including their wider settings (SO4b).

Target: N/A

Oldham Position: An update to the borough's Sites of Biological Importance was received in October 2023 and was approved in February 2024. This includes amendments to boundaries at Hull Brook (loss) and Ponds at Cowlshaw (gain) resulting in a net loss of -0.5 hectares of SBIs.

Previous years:

- 2022/23: no updates
- 2021/22: extent of SBI's increased by 4 hectares, including through a new SBI at Grasscroft Pasture and a deleted SBI at Lord's Brook.
- 2020/21: no updates
- 2019/20: extent of SBIs increased by 2.6 hectares 2018/19: extent of SBIs increased by 2.4 hectares.
- 2017/18: one SBI deleted at Royton Moss resulting in 2.3 hectares loss. Plus, designation of a Regionally Important Geodiversity Site (RIGS) at Glodwick Brickpit.
- 2016/17: no changes reported.
- 2015/16: extent of SBIs increased by 2.3 hectares. 2014/15: extent of SBIs increased by 3.6 hectares. 2013/14: extent of SBIs decreased by 0.1 hectares. 2012/13: extent of SBIs increased by 43.2 hectares.

Defra publishes data on the 'Single data list 160-00 Proportion of local sites where positive conservation management is being, or has been, implemented. The latest figures for Oldham in 2024 show that 100% of local sites (41) are under positive conservation management. Positive management includes wetland creation and management, leaking dams, woodland creation and management, pollinators, non-intervention and invasive weed control. Habitat piles, standing and fallen deadwood. Wildlife reporting, tackling ASB, species protection and monitoring.

Previous years: Since 2012 (apart from 2013/14 no data was available) 100% of sites have been under positive conservation management.

Action needed: None.

Relevant Joint DPD Policies: 1, 6, 21.

Source: Defra, Oldham Council

## **Key Issues**

- 3.27** Biodiversity and habitat management runs through everything we do across our countryside estate, and so from none / limited intervention to major schemes and projects all sites are positively managed in relation to conservation and biodiversity.
- 3.28** Since 2012/13 there has been a significant increase in the extent of Sites of Biological Importance, the borough has gained two Regionally Important Geodiversity Sites and had ancient woodland designated.

## **Future Action**

- 3.29** Ensure that biodiversity is enhanced through statutory biodiversity net gain and biodiversity duties.

## RENEWABLE ENERGY

### Renewable Energy

#### Renewable energy generation installed (Joint DPD Indicator 31)

Local Indicator: Percentage of large developments incorporating low carbon generation.

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by supporting carbon-neutral developments by following the principles of the zero-carbon hierarchy (SO1a).

Target: N/A.

Oldham position: Joint DPD Policy 18 requires major developments to meet energy targets over and above Part L Building Regulations. In 2023/24, 12 out of 13 relevant major applications were granted permission which sought to meet Policy 18 (92%). Nine of these had a condition attached requiring applicants to meet Policy 18 and three of the applications included energy statements or plans as part of the approved application. This does not include change of use applications.

In addition, a further four major applications had conditions attached requesting that applicants must submit details to show compliance with PfE policy JP-S.

Previous years:

- 2022/23: 71%
- 2021/22: 65%
- 2020/21: 67%
- 2019/20: 25%
- 2018/19: 29%
- 2017/18: 27%
- 2016/17: 65%
- 2015/16: 60%
- 2014/15: 81%
- 2013/14: 86%
- 2012/13: 71%

Developments completed with energy compliance stated in writing include:

- Land To The West Of Broadway And Milton Drive – 47 homes – fabric first and some houses in scheme will include photovoltaics panels.
- Former Bowling Green, Shaw – 10 homes - A mixture of sustainable building-design, a fabric first approach and renewable/low carbon energy systems.
- Land At The Junction Of Oldham Road And Hardman Street – 14 homes - Each dwelling will incorporate an energy efficient design, adopting a fabric first approach, with the incorporation of Solar Photovoltaics
- Former Fytton Arms – 16 homes - A mixture of sustainable building-design, a fabric first approach and renewable/low carbon energy systems.
- Milton Street Royton – 7 homes – sustainable building design / fabric first approach.
- Land to the South of Denbigh Drive – 20 homes – Fabric First and photovoltaics.
- Land at Cardwell Street – 6 homes - fabric-first and energy efficient services design approach along with a PV system.

## Renewable Energy

### Renewable energy generation installed (Joint DPD Indicator 31)

- Land off Radcliffe St – 35 houses complete - fabric first approach.
- Lancaster Club – 29 homes - fabric first approach
- Cowlshaw – 24 homes – fabric first and can use air source heat pumps or solar pv.
- Land at Wellyhole Street – 37 houses completed – to be completed in accordance with Energy Council Energy Statement Z4751.2
- Land off Rosary Road and Hill Farm Close – 1 home – Fabric First approach.
- Spindles Shopping Centre – redevelopment - Fabric first and photovoltaics.
- Cobalt Way, Foxdenton Lane - - warehouse units – fabric first.
- Plot 3000 Lydia Becker Way, Broadway Green – commercial units - Fabric first and Air Source Heat Pumps in the office areas and PV installation on units 1 and 5.

Action needed: None.

Relevant Joint DPD Policies: 1, 18.

Source: Oldham Council, Strategic Planning.

### Key Issues

- 3.30** The percentage of applications with a condition attached or an energy statement / plans already submitted requiring development to meet Policy 18 is 92%. This is a significant increase on previous years.

### Future Action

- 3.31** Care should be taken to continue to ensure that conditions are being attached regardless of whether energy statements have been submitted or not, including proposals for employment.

## GREEN BELT AND OPEN LAND

### Indicators

#### Green Belt

#### Number and type of developments in the Green Belt (Joint DPD Indicator 36)

Joint DPD Objectives: To improve and value the borough's environment by ensuring appropriate land management in the open countryside and Green Belt that has regard to the needs of the rural economy (SO4d); and

To improve and value the borough's environment by maintaining Green Belt boundaries and permitting only appropriate developments (SO4e).

Target: N/A.

Oldham Position: There were 108 applications approved in the Green Belt during 2023/24.

These included:

- Householder developments: 43
- Minor other: 13
- Minor dwellings: 11
- Change of use: 2
- Listed building consent: 4
- Prior approval: 2
- Variation of conditions: 9
- Non-Material amendments: 9
- Minor Material Amendment: 2
- Agricultural Notification: 1
- Certificate of Lawfulness: 9
- Discharge Condition: 3

In addition, 13 applications for telecommunications were noted during the monitoring period in the Green Belt.

Previous years (number of applications approved in the Green Belt):

- 2022/23: 91
- 2021/22: 126
- 2020/21: 51
- 2019/20: 96
- 2018/19: 100
- 2017/18: 84
- 2016/17: 79
- 2015/16: 97
- 2014/15: 105
- 2013/14: 84
- 2012/13: 105.

Action needed: None

Relevant Joint DPD Policy: 1, 22.

## Green Belt

### Number and type of developments in the Green Belt (Joint DPD Indicator 36)

Source: Oldham Council Strategic Planning and Information section.

#### Key Issues

**3.32** The number of applications granted is slightly higher in the monitoring period. There were slightly more minor dwellings and minor other applications approved than the previous year.

**3.33** Generally, applications approved in the Green Belt are minor in nature, with the majority being householder applications.

#### Future Action

**3.34** The council should continue to protect the newly adopted PfE Green Belt for Oldham in line with policies of the NPPF, PfE and the saved policies in the Local Plan.

## Other Protected Open Land

### Number and type of developments in Other Protected Open Land (Joint DPD Indicator 39i)

Joint DPD Objective: To improve and value the borough's environment by identifying 'Other Protected Open Land' and 'Land Reserved for Future Development' (SO4f).

Target: N/A.

Oldham Position: A search for applications within Other Protected Open Land (OPOL) in 2023/24 highlighted that the following three applications were granted planning permission:

Two Householder applications – one for a single storey rear extension and one for replacement enclosure. Both were deemed small scale development that met the OPOL policy.

One Telecommunications application for prior approval which was granted.

Number of planning applications granted on OPOL in previous years:

- 2022/23: 8
- 2021/22: 2
- 2020/21: 1
- 2019/20: 2
- 2018/19: 5
- 2017/18: 3
- 2016/17: 3
- 2015/16: 5
- 2014/13: 8
- 2013/14: 6
- 2012/13: 3

Action needed: None.



## Other Protected Open Land

### Number and type of developments in Other Protected Open Land (Joint DPD Indicator 39i)

Relevant Joint DPD Policy: 1, 22.

Source: Oldham Council Strategic Planning and Information section.

## Key Issues

**3.35** The number of planning applications granted on OPOL is low and those permitted were deemed acceptable in line with the policy.

## Future Action

**3.26** Since the Interim Planning Position Paper was prepared the adopted PfE has allocated sites for development which has meant that OPOL at Bullcote Lane (OPOL 9), Shawside (OPOL 10) and Cowlshaw (OPOL22) have been de-designated.

**3.27** The council should protect remaining designated OPOL from development unless the proposed development is appropriate, small-scale or ancillary development close to existing buildings within the OPOL, which does not affect openness, local distinctiveness or visual amenity in line with the saved Local Plan policy.

**3.28** An Other Protected Open Land Interim Planning Position Paper was adopted September 2021 that sets out how the council will consider Other Protected Open Land (OPOL) when assessing planning applications for development that may impact on the OPOL and is available on the Oldham Council website.

## Land Reserved for Future Development

### Number and type of developments in Land Reserved for Future Development (Joint DPD Indicator 39ii)

Joint DPD Objective: To improve and value the borough's environment by identifying 'Other Protected Open Land' and 'Land Reserved for Future Development' (SO4f).

Target: N/A.

Oldham Position: There were no applications granted within Land Reserved for Future Development (LRFD) in 2023/24.

An application was granted within the LRFD in May 2020 for 77 dwellings (land to the east of Hebron Street (PA/343341/19)) which has meant that the majority of the designation has now been developed. The remaining area of LRFD forms part of JP Allocation 12 Broadbent Moss in PfE.

Action needed: None.

Relevant Joint DPD Policies: 1, 22.

Source: Oldham Council Strategic Planning and Information section.

## Key Issues

**3.29** There are no issues linked with this indicator.

## Future Action

**3.30** This part of Policy 22 on LRFD has now been superseded by JP Allocation 12 Broadbent Moss. The indicator is no longer required to be monitored in future AMRs.

## Landscape Character

### Number of planning applications refused on landscape character grounds (Joint DPD Indicator 27)

Joint DPD Objective: To improve and value the borough's environment by protecting, conserving and enhancing the character and quality of the borough's landscapes and townscapes, its natural assets and heritage, green infrastructure, biodiversity and geodiversity, and its built heritage and historic environment, including their wider settings (SO4b).

Target: 100% of planning applications that do not protect and/or enhance landscape character, where appropriate, should be refused.

Oldham Position:

During 2023/24 there were no applications refused on landscape grounds.

Previous years:

- 2019 - 2023 - 0
- 2018/19: 1
- 2017/18: 0
- 2016/17: 4
- 2015/16: 6
- 2014/15: 4
- 2013/14: 5
- 2012/13: 2
- 2011/12: 2

Action needed: None.

Relevant Joint DPD Policy: 21

Source: Oldham Council Strategic Planning and Information section.

## Key Issues

**3.31** No key issues. Generally, relevant applications are refused on matters relating to amenity, highways and Green Belt.

## Future Action

**3.32** The Joint DPD aims to ensure that the borough's landscape is conserved and enhanced when assessing relevant planning applications.

## CONSERVATION

### Indicators

#### Conservation

i) Number and percentage of listed buildings and Scheduled Ancient Monuments on the English Heritage 'Heritage at Risk Register' (Joint DPD 22i)

ii) Number/extent of Conservation Areas (Joint DPD 22ii)

iii) Number of listed buildings and number of buildings in conservation areas lost through new development proposals (Joint DPD Indicator 22iii).

Joint DPD Objective: To improve and value the borough's environment by protecting, conserving and enhancing the character and quality of the borough's landscapes and townscapes, its natural assets and heritage, green infrastructure, biodiversity and geodiversity, and its built heritage and historic environment, including their wider settings (SO4b).

Target: No loss

Oldham Position in 2023/24:

i) There are nine entries in the borough on the Historic England at Risk Register and this does not include any Scheduled Monuments. This represents 1.6% of all assets in the borough (555).

In previous years the number of entries on the heritage at risk register has been:

- 2019 - 2023: 9
- 2017 - 19: 10
- 2016/17: 9
- 2015/16: 10
- 2014/15: 7
- 2012 - 2014: 6

ii) There are 36 conservation areas covering 250.79 ha. This has remained the same since the Joint DPD was adopted. However, 'Oldham Town Centre' Conservation Area is on the 'Heritage at Risk' list.

An updated Conservation Area Appraisal and Management Plan for Oldham Town Centre has been carried out and adopted as a Supplementary Planning Document (SPD) in August 2019. This has included four extensions to the conservation area totalling 4.04 hectares. This variation has been designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. However, until the reviewed Local Plan is adopted these extensions cannot be shown on the Local Plan Proposals Map and will be treated as a material planning consideration. It is hoped that the Management Plan will help to remove Oldham Town Centre Conservation Area from the 'Heritage at Risk' register.

iii) An assessment of the planning applications approved for 2023/24 shows the following in relation to loss of listed buildings:

There were zero applications for loss of listed buildings as a whole. There was one application granted for the dismantling of a chimney. The conservation officer agreed it was a later addition and the flue could be erected which allows the majority of the stone detailing to be repaired and seen.

## Conservation

i) Number and percentage of listed buildings and Scheduled Ancient Monuments on the English Heritage 'Heritage at Risk Register' (Joint DPD 22i)

ii) Number/extent of Conservation Areas (Joint DPD 22ii)

iii) Number of listed buildings and number of buildings in conservation areas lost through new development proposals (Joint DPD Indicator 22iii).

There was one application including the demolition of structures within a conservation area. This was for demolition of a conservatory and erection of a single storey rear extension. It was considered that the proposed extension would have negligible implications.

Previous years (for both part demolitions of listed buildings and/or their settings and demolition in conservation areas):

- 2022/23: Listed buildings – zero (but one rebuild); conservation areas – eight applications
- 2021/22: Listed buildings – one application for alternation; conservation areas – nine applications
- 2020/21: Listed buildings – four applications for alterations; conservation areas – one application.
- 2019/20: Listed buildings - one application for loss of link bridge connected to a listed building; conservation area - one application.
- 2018/19: Listed Building - one application for the whole of a listed building and six relating to alterations to listed buildings.
- 2017/18: Listed buildings - three applications; conservation areas - zero applications.
- 2016/17: Listed buildings- four applications; conservation areas - two applications;
- 2015/16: Listed buildings - two applications; conservation areas - one application;
- 2014/15: Listed buildings - six applications; conservation areas - three applications; and
- 2013/14: Listed buildings - two applications; conservation areas - eight applications.

Action needed: None. Policy 24 of the Joint DPD states that the council will protect, conserve and enhance heritage assets and their settings.

Relevant Joint DPD Policies: 1, 24.

Source: Oldham Council Strategic Planning and Information section.

## Key Issues

**3.33** The number of buildings on the "Heritage At Risk" Register has remained the same since last year. A positive strategy is needed to promote the use of heritage assets and to support their repair, restoration and enhancement. The Oldham Town Centre Conservation Area Appraisal and Management Plan SPD has been adopted which should help to remove the Town Centre from the at-risk register.

**3.34** The number of applications granted for demolitions relating to listed buildings has remained low and there were fewer consents granted for the demolition to buildings/structures within conservation areas. The proposals were found to be acceptable in heritage terms.

## **Future Action**

- 3.35** Continue to ensure that the policies within PfE and the Joint DPD protect, conserve and enhance the borough's heritage assets.

## HEALTH, EDUCATION AND COMMUNITIES

### Indicators

Health
<b>Number of health and well-being centres started and/or completed (Joint DPD Indicator 40).</b>
Joint DPD Objective: To create safer and stronger inclusive communities by improving the health and well-being of the borough's population by facilitating programmes such as the new health and well-being centres and facilities in accessible locations (SO5h).
Target: N/A
Oldham Position:  There was one health or well-being centre which had started, or completed, during the 2023/24 monitoring period and this was the completion of Shaw Crompton Medical Centre, which opened on 19 July 2024.
Action needed: None.
Relevant Joint DPD Policies: 1, 2.
Source: Oldham Council.

Health
<b>i) Adult participation in sport (Joint DPD Indicator 41i).</b>
<b>ii) Children and young people's participation in high-quality PE and sport (Joint DPD Indicator 41ii).</b>
Joint DPD Objective: To create safer and stronger inclusive communities by improving the health and well-being of the borough's population through the provision of quality and accessible open spaces, sport and recreation facilities (SO5g).
Target: i) The council target for this indicator is 20%. ii) N/A

## Health

### i) Adult participation in sport (Joint DPD Indicator 41i).

### ii) Children and young people's participation in high-quality PE and sport (Joint DPD Indicator 41ii).

Oldham Position: At the time of completing the AMR for 2023/24, Sport England had not released an updated Active Lives Survey for 2023/24. Therefore, the data below, is the latest data we have available.

i) Information on Sport and Physical Activity levels for Oldham's population (Adults 16+) are now available through Sport England's Active Lives Survey. The latest results (2022/23) are as follows:

- 35% of Oldham's population do less than 30 minutes of physical activity per week - classed as 'inactive'. A rise of 6.5% since last year.
- 10.5% of Oldham's population do 30-149 minutes of physical activity per week - classed as 'fairly active'. A small decrease since last year.
- 54.5% of Oldham's population do 150+ minutes of physical activity per week - classed as 'active'. A decrease of more than 5% since last year.

Source: *Sport England's Active Lives Survey (Data update: Table 3 Sport and Physical Activity Levels (Adults) by Local Authority*

Previous years:

- 2022/23: Less than 30 minutes – 28.5%, 30 -149 minutes – 11.8% and 150+ minutes – 59.7%.
- 2021/22: Less than 30 minutes – 33.4%, 30 -149 minutes – 12.7% and 150+ minutes – 53.4%.

ii) There is no information regarding children and young people's participation in high quality PE and sport for the year 2023/24.

Action needed: N/A

Relevant Joint DPD Policies: 1, 2, 6, 23.

Source: Sport England. Oldham Council.

## Key Issues

**3.36** Given the lack of an updated Sport England Active Lives Survey for 2023/24, data is taken from the previous year. The percentage of Oldham's adults (aged 16+) doing more than 150 minutes of activity per week and classed as 'active' is the second lowest in Greater Manchester. At 54.5% it is also below the Greater Manchester average of 60.8%. Comparable data is only available from the last years AMR as the way the data is collected has changed, however it is clear that the minutes of physical exercise can vary year on year.

**3.37** The children and young people element of this indicator is no longer available because the method of gathering data related to this indicator ceased.



## Future Action

**3.38** The council should continue to apply Local Plan policies 1, 2, 6 and 23 to protect existing indoor and outdoor sports provision and to support the development of new sports provision as appropriate. The council should also look at increasing accessibility for people of all ability to areas of greenspaces.

<b>Education</b>
<b>Number of education related developments started and/or completed (Joint DPD Indicator 43).</b>
Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by supporting the borough's transforming education agenda to improve education and skills: by i) facilitating improvements to the borough's schools through programmes such as the Primary Capital Programme. ii) facilitating higher and further education proposals such as those of the University Campus Oldham, the Oldham College and the Oldham Sixth Form College including the development of the Regional Science Centre Oldham in Oldham Town Centre (SO3g).
Target: N/A
The following education related developments were completed in the monitoring year 2023/24: <ul style="list-style-type: none"><li>• New school - Brian Clarke Academy (Bluecoat II)</li><li>• Crompton House C Of E High School - Installation of two storey block of 4no. temporary classrooms, 2no. lobby areas, external staircase to the first floor, and access ramp/steps to ground floor</li><li>• SEE Oldham - Change of use from industrial to provision of education</li><li>• St Margarets C Of E Primary School - Single storey extension and conversion of an existing covered play area to provide additional classroom spaces</li></ul> The following education related developments were under construction in the monitoring year 2023/24: <ul style="list-style-type: none"><li>• St Thomas C Of E Primary School - Single storey pitched roof classroom extension to facilitate implementation of SEN provision</li><li>• Saint Theresa's RC Primary School - Provision of new playing field and associated works</li></ul>
Action needed: N/A
Relevant Joint DPD Policies: 1, 2.
Source: Oldham Council.

## Key Issues

**3.39** There are no key issues related to this indicator.

## Future Action

**3.40** The council should support proposals for education related development in line with Policy 2 and other relevant policies in the Joint DPD.

## Communities

### Number of people who are engaged in the Local Plan consultation process (Joint DPD Indicator 1).

Joint DPD Objective: To create safer and stronger inclusive communities by promoting community cohesion (SO5a).

Target: To engage as many people and organisations in the Local Plan consultation process in line with the council's adopted Statement of Community Involvement (SCI)

Oldham Position: There are 521 people, agencies and organisations on the Local Plan mailing list and therefore engaged in the Local Plan consultation process.

- 2022/23: 541
- 2021/22: 561
- 2020/21: 561
- 2019/20: 392
- 2018/19: 459
- 2017/18: 1,609
- 2016/17: 1,609
- 2015/16: 1,578
- 2014/15: 1,545
- 2013/14: 1,299
- 2012/13: 1,218

Action needed: Council to continue to encourage people, agencies and organisations to subscribe to the Local Plan mailing list.

Relevant Joint DPD Policies: All policies.

Source: Oldham Council Strategic Planning and Information section.

### Key Issues

**3.41** There was a significant drop in the number of people registered on the mailing list between 2017/18 and 2018/19 and therefore engaged in the Local Plan consultation process. This is primarily down to the introduction of the GDPR legislation which led to the removal of the majority of addresses registered. There has been a further small drop this year.

### Future Action

**3.42** The council will continue to encourage people, agencies, and organisations to subscribe to the Local Plan mailing list.

## AIR QUALITY AND DEVELOPMENT

### Indicators

#### Air Quality and Development

#### Number of days of Air Pollution (Joint DPD Indicator 30)

#### Annual Average Nitrogen Dioxide

Joint DPD Objective: SO1 To mitigate and adapt to climate change, and to promote sustainable development in the borough by minimising the impact of motorised traffic on the global climate and on local air quality (SO1g); and

To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting the prudent use, appropriate reclamation where necessary and sustainable management of natural resources (land, soil, air and water) and man-made resources (SO1I).

Target: Annual mean nitrogen dioxide (NO<sub>2</sub>) target = 40 microgrammes per cubic metre (ugm<sup>3</sup>).

Oldham Position:

Air Quality Band	2023	2022	2021	2020	2019	2018	2017	2016	2015
Low	347	348	359	353	342	344	353	355	349
Moderate	18	17	6	13	22	20	10	11	14
High	0	0	0	0	1	1	0	0	2
Very High	0	0	0	0	0	0	2	0	0
<b>Total number of days where pollution was moderate or higher</b>	<b>18</b>	<b>17</b>	<b>6</b>	<b>13</b>	<b>23</b>	<b>21</b>	<b>12</b>	<b>11</b>	<b>16</b>

**Number of Days in Greater Manchester where pollution was moderate or higher<sup>13</sup>**

The overall air pollution index is determined by the highest concentration of 5 pollutants in the area. These are nitrogen dioxide, sulphur dioxide, ozone, particles <2.5 ug in diameter, and particles <10 ug. The above figures are based on actual monitoring data from the Greater Manchester area, including the monitoring station in Oldham at Crompton Way, Shaw. Health advice is given for people who are at risk from elevated levels of air pollution, for example, adults and children with lung or heart problems. Defra produces daily air pollution forecast tweets from @DefraUKAir so that people who may be affected by poor air quality can take relevant action. More information on pollution bands is available on the Defra website [www.uk-air.defra.gov.uk/air-pollution/daqj](http://www.uk-air.defra.gov.uk/air-pollution/daqj).

The Air Quality monitoring station on Crompton Way, Shaw in 2023 captured 93% of the available data on Nitrogen Dioxide (NO<sub>2</sub>) and measured an annual average of 21 µg/m<sup>3</sup>, i.e.,

<sup>13</sup> For data on years prior to 2015 please see previous versions of the Monitoring Report.

## Air Quality and Development

### Number of days of Air Pollution (Joint DPD Indicator 30)

#### Annual Average Nitrogen Dioxide

well below the National objective of 40µg/m<sup>3</sup>. This is significantly less the previous year's level of 24µg/m<sup>3</sup>. There were also no exceedances of the hourly average objective (i.e., 200µg/m<sup>3</sup> not to be exceeded more than 18 times a year) at the site in 2023, in fact again, as in 2022, there were no incidences when the hourly mean was greater than 200µg/m<sup>3</sup> in 2023 at all.

The Air Quality monitoring station on Crompton Way, Shaw in 2023 captured 96% of the available data on PM10. The annual mean for PM10 (particle matter) at the monitoring station in 2023 was 15µg/m<sup>3</sup> i.e., well below the objective of 40µg/m<sup>3</sup>. This is below the level of 18µg/m<sup>3</sup> measured at the site in 2022. In addition, the objective for the 24-hour mean of 50µg/m<sup>3</sup> not to be exceeded more than 35 times a year was not exceeded at this site.

Diffusion Tubes - In 2023 there were two sites that that exceeded the annual air quality objective of 40µg/m<sup>3</sup> when distance corrected for the nearest exposure (where necessary). These were:

1. Tube OL25 - Outside 21 Shaw Road in Royton recorded a distance corrected result of 43.4 µg/m<sup>3</sup>. This tube is sited in an Air Quality Management Area. The road the tube is situated next to is often used by Heavy Goods vehicles as they visit the industrial areas off Salmon Fields and Higginshaw Lane in Royton. There is also often standing traffic at lights in the area. The result is very similar to last year's reading of 42.3 µg/m<sup>3</sup>.

2. Tube OL28 - outside 12 Oldham Road, Royton recorded an annual average of 42 µg/m<sup>3</sup>. The tube is sited in an Air Quality Management Area. This road is the main road that links Rochdale to Oldham. It is extremely busy and there is often standing traffic due to the lights at the junction with Middleton Road. This year's level is significantly down on last year's result of 47 µg/m<sup>3</sup>.

Previous year's annual mean Nitrogen Dioxide levels were (µg/m<sup>3</sup>):

- 2022: 24
- 2021: 25
- 2020: 23
- 2019: 30
- 2018: 30
- 2017: 36
- 2016: 29.0
- 2015: 34.6
- 2014: 32.4
- 2013: 30.07
- 2012: 31.8
- 2011: 32.3

Action: None

Relevant Joint DPD Policies: 1, 9.

Source: Oldham Council Environmental Health.

## Key Issues

**3.43** The level of Nitrogen Dioxide and Particle Matter is slightly lower than last year and well below the target.

**3.44** The number of days where pollution was moderate or higher is slightly higher than last year.

### Future Action

**3.45** Ensure that new development minimises the need to travel and promotes active travel and the use of public transport, as well promoting electric vehicle charging points. New developments should also be energy efficient. The policies within PfE and the Joint DPD aim to protect and improve local environmental quality.

## Air Quality and Development

### Per capita emission estimates, industry, domestic and transport sectors (previously NI186) (Joint DPD Indicator 44)

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by supporting carbon neutral developments by following the principles of the zero-carbon hierarchy (SO1a);

To mitigate and adapt to climate change, and to promote sustainable development in the borough by minimising the impact of motorised traffic on the global climate and on local air quality (SO1g); and

To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting the prudent use, appropriate reclamation where necessary and sustainable management of natural resources (land, soil, air and water) and man-made resources (SO1i).

Target: 48% reduction in emissions on the 1990 baseline (750.36kt CO<sub>2</sub>)

Oldham Position: The latest information is for 2022 when there were 3.2 tonnes of per capita emissions.

The sources of this were:

- Industrial – 102.1 kt
- Commercial – 86.5 kt
- Public Sector – 43.5 kt
- Domestic – 274.1 kt
- Transport – 234.8 kt
- Total – 780.2 kt

Previous years (tonnes per capita):

- 2021: 3.5 tonnes
- 2020: 3.0 tonnes
- 2019: 3.3 tonnes
- 2018: 3.4 tonnes
- 2017: 3.4 tonnes
- 2016: 3.5 tonnes
- 2015: 3.7 tonnes
- 2014: 3.9 tonnes
- 2013: 4.4 tonnes

## Air Quality and Development

### Per capita emission estimates, industry, domestic and transport sectors (previously NI186) (Joint DPD Indicator 44)

- 2012: 4.6 tonnes
- 2011: 4.2 tonnes

Action needed: None

Relevant Joint DPD Policies: 1, 9, 18.

Source: Department for Business, Energy and Industrial Strategy.

### Key Issues

**3.46** The figures for 2022 are a decrease compared to 2021 and the lowest since the plan period (except for 2020 which is likely to be due to covid).

### Future Action

**3.47** The policies within the Joint DPD help to guide development to accessible locations, and promote and encourage the use of public transport, walking and cycling and low carbon energy. There is the need to continue to reduce emissions and to ensure that the Local Plan review helps to deliver the Greater Manchester Clean Air Plan and Transport strategies.

## CONTAMINATED LAND

### Indicators

Contaminated Land
<b>Number of sites remediated as a result of planning permission (Joint DPD Indicator 29)</b>
Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting the prudent use, appropriate reclamation where necessary and sustainable management of natural resources (land, soil, air and water) and man-made resources (SO1i).
Target: N/A.
<p>Oldham Position:</p> <p>This indicator is no longer monitored, and the council will need to review how contaminated land is monitored in the future.</p> <p>In the meantime, 355 planning applications were reviewed by Environmental Health between 1 April 2023 and 31 March 2024. Of these planning applications:</p> <ul style="list-style-type: none"><li>• 47 were requested to have Landfill Gas Investigation</li><li>• 19 were requested to have Contaminated Land Investigation</li><li>• 47 were requested to have a watching brief for contaminated land</li><li>• 7 were requested to have a Gas Membrane condition</li></ul> <p>Previous year's show the following number of applications for contaminated land investigation, landfill gas and gas membrane conditions:</p> <ul style="list-style-type: none"><li>• 2023: 39; 44; and 9 applications respectively.</li><li>• 2022: 78; 80; and 20 applications respectively.</li><li>• 2021: 81; 54 and 10 applications respectively.</li></ul>
Action needed: None.
Relevant Joint DPD Policies: 1, 9.
Source: Oldham Council Environmental Health section.

### Key Issues

- 3.48** The council no longer monitors the original indicator. Alternative information has been provided.

### Future Action

- 3.49** The policies within the Joint DPD will help protect and improve local environmental quality.

## DESIGN

### Urban Design

#### Number and percentage of major planning applications refused on poor design grounds. (Joint DPD Indicator 21)

Joint DPD Objective: To mitigate and adapt to climate change and to promote sustainable development in the borough by ensuring the sustainable and high quality design and construction of all new developments (SO1b).

Target: 100% of applications with poor design quality should be refused.

Oldham Position: There were no major planning applications refused on design grounds in the monitoring year 2023/24.

Number of applications refused on design grounds in previous years:

- 2022/23: 0
- 2021/22: 0
- 2020/21: 0
- 2019/20: 0
- 2018/19: 1
- 2017/18: 2
- 2016/17: 2
- 2015/16: 3
- 2014/15: 1
- 2013/14: 0
- 2012/13: 1

Action needed: Continue to encourage high-quality design in developments.

Relevant Joint DPD Policies: 1, 20.

Source: Oldham Council.

### Key Issues

**3.50** The number of major planning applications refused on design grounds has remained zero for several years, indicating that most major planning applications are achieving acceptable design.

### Future Actions

**3.51** The council will look at ways to improve the effective monitoring of this indicator.

### Indicators that are no longer monitored

**3.52** The Joint DPD was adopted in November 2011. The Monitoring Report monitors indicators from the Joint DPD, Joint Waste DPD and the Joint Minerals DPD only. For information, the indicators that are no longer able to be monitored are:

- Number of sites remediated as a result of planning permission;
- Windfall completions (housing);



- Public transport accessibility of new residential development to key services (Primary Schools, Secondary Schools, GPs, hospitals, employment areas and major retail centres);
- Amount of eligible open spaces managed to Green Flag award standard;
- Net change in the extent of protected open space;
- Number of Air Quality Management Areas;
- Number of quality bus corridors;
- Number of potentially contaminated sites in the borough;
- Number of applications relating to contaminated sites;
- Extent of derelict and underused land;
- Number of Local Nature Reserves and Country Parks;
- Number of domestic burglaries per 1,000 households;
- Percentage of vehicle crimes per 1,000 population;
- Number of cyclists involved in road accidents;
- Number of pedestrians involved in road accidents;
- Extent of cycleway and footpath provision;
- Number of wind turbine applications granted and refused planning permission;
- Previously developed land that has been vacant or derelict for more than 5 years (Joint DPD Indicator 2);
- Healthy life expectancy at 65;
- Number of properties added to stock which have 3+bedrooms in HMR area; and
- Supply of ready to develop housing sites (SO2(e)) and (SO2(f))

**3.63** In addition, this year the following indicators have not been possible to monitor due to the necessary information not being available, lack of resources and changes in monitoring processes:

- Amount of completed non-residential development within Use Classes A, B and D complying with car parking standards set out in the local plan. (Joint DPD Indicator 25);
- Building for Life Assessments (Joint DPD Indicator 20);
- Local Services - Open Space: i) Extent of protected (Joint DPD Indicator 37i); and ii) Percentage of quality and accessible open spaces meeting local standards (Joint DPD Indicator 37ii);
- Improved street and environmental cleanliness (Joint DPD Indicator 45); and
- Indicators in relation to the Joint Minerals and Joint Waste DPD's.

**3.64** These indicators will be re-visited each year in case circumstances change and an update provided in future Monitoring Reports as appropriate.

**3.65** Finally, Joint DPD Indicator 24 'Extension of Greater Manchester's light rail network, 'Metrolink', to the borough', has been removed as the Metrolink extension was completed in 2014.

## 4 Implementation of the Statement of Community Involvement

### Analysis of responses to Local Plan consultations

- 4.1** The latest Statement of Community Involvement (SCI) was adopted in July 2021. The SCI sets out how the council will involve the community and stakeholders in the preparation of the Local Plan, neighbourhood plans and the consideration of planning applications.
- 4.2** Section 10 of the SCI (Review and Monitoring) explains that the council will monitor the SCI to see how effective it is in terms of involving the community in the preparation of the Local Plan. The table below looks at the Local Plan consultations undertaken during the monitoring period 1 April 2023 to 31 March 2024.
- 4.3** The table below sets out the consultation techniques used for each document, the number of people and organisations consulted, the response rate and an analysis of the equalities monitoring. (Note: The number of people consulted can vary for each consultation - this is because the Local Plan Mailing List is an evolving list with new people added and others removed throughout the year at consultee requests). It identifies any problems or issues and sets out any further actions required to improve our engagement and consultation with the community and stakeholders.

*Table 4 – Local Plan Document Consultation*

Local Plan Document / Consultation Dates	Consultation Techniques Used	Number of people / organisations consulted	Response Rate	Effective problems identified / any changes required
The Draft Local Plan consultation was held from 10 January –to25 February 2024.	<p>A public notice was published in the Oldham Evening Chronicle, made available on the council's website and at the borough's public libraries and the council's planning reception.</p> <p>A press release was prepared.</p> <p>Posters advertising the consultation were sent to via council networks to leisure centres, community groups and town centre locations to be displayed.</p> <p>A letter or email was sent to those individuals</p>	There were 539 people, agencies and organisations on the Local Plan Mailing list who were directly contacted.	Around 77 people responded.	Comments made to feed into the next stage of Local Plan preparation.

Local Plan Document / Consultation Dates	Consultation Techniques Used	Number of people / organisations consulted	Response Rate	Effective problems identified / any changes required
	<p>and organisations on the mailing list regarding the consultation. As well as to Councillors and relevant internal officers.</p> <p>The consultation was available to view and comment on via our Consultation Portal (<a href="https://bigoldhamconvo.oldham.gov.uk/hub-page/the-local-plan">https://bigoldhamconvo.oldham.gov.uk/hub-page/the-local-plan</a>)</p> <p>Social media posts on the council's Facebook, Instagram and Twitter pages were published throughout the consultation period.</p> <p>A number of drop-in sessions were held in different locations in the borough for members of the public to attend and learn more about the Draft Local Plan.</p>			

## 5 Key findings and actions

### Implementation of Policies

- 5.1** This section of the Monitoring Report analyses how Oldham's planning policies are being implemented. Where they are not, or are being implemented effectively, the reasons are examined and what, if any, actions may be needed.
- 5.2** From analysing the indicators within Section 3, 'The effects of the Local Plan', it is possible to highlight policies that may not be being effectively implemented or interpreted correctly and/or are not hitting their targets. Below is a list of indicators that may need to be further examined for their effectiveness or how they are being implemented:
- New and converted dwellings – on previously developed land (Joint DPD Indicator 13) - at least 80% of new dwellings in the borough to be built on PDL: In 2023/24, 55% (231) of new and converted dwellings were completed on previously developed land (PDL) in Oldham. This is lower than 2022/23 (64%) and is below the target of 80%. However, it should be noted that there were another 103 dwellings completed in 2023/24 on mixed sites which contain both PDL and greenfield land. These are not included in the PDL figure. Therefore 80% of all dwellings completed in 2023/24 were on PDL or mixed sites. Whilst the number of dwellings completed on previously developed land is lower than the target, greenfield sites only accounted for 24% (16 sites) of all sites (66 sites) with plot completions during 2023/24, compared to 9% of all sites in 2022/23. Despite this, brownfield and mixed sites still make up the majority of sites within the housing land supply. **Action:** continue to encourage new residential development on previously developed land and specifically consider actions to increase the delivery of housing on PDL (through the Housing Delivery Action Plan).
  - Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds - In contrast to previous monitoring years this year there were two Environment Agency objections relating to water quality. However, one application was refused due to water quality and the other application was resolved and approved. Both applications were for glamping pods. **Action:** These indicators will be kept under review and appropriate steps taken, where necessary, to improve their performance.

### Action needed to address gaps in information

- 5.3** The key actions under this heading are:
- To continue working with the council's Development Management section to ensure that relevant data is entered into the planning applications management system to facilitate the closer monitoring of the use of policies in decision-making.
  - To further develop monitoring systems for relevant indicators as appropriate, including the loss of employment land, vacant previously developed land and open space.
  - To look at how the council can effectively monitor the Contaminated Land indicator in future years.

### Action needed to respond to indicators

- 5.4** The key housing related actions under this heading are:
- Continue to review of the council's SHLAA annually to inform the housing land supply position and the emerging Local Plan review;
  - Whilst each application will be treated on its planning merits, proposals for residential development on greenfield sites will (whether new proposals or where the renewal of

planning permission is sought) continue to be resisted unless there are other relevant material considerations;

- Planning applications for the conversion and change of use of agricultural buildings to residential use and which are technically classified as greenfield developments (because agricultural buildings are not regarded as “previously developed land”) continue to be treated on their planning merits;
- The Local Plan will identify sites for Gypsies, Travellers and Travelling Showpeople, as appropriate, if there is a clear and demonstrable need based on up-to-date evidence in line with the Joint DPD Policy 12;
- Encourage the provision of larger family (three/four plus bed) accommodation, higher value, aspirational, housing and housing for older people, as identified within the Local Housing Needs Assessment (2019) as part of the mix of new residential developments; and
- Utilise local evidence, including both the Greater Manchester and Oldham’s Strategic Housing Market Assessments and the Council’s Housing Strategy and Local Housing Needs Assessment, to ensure that housing delivered meets the needs of the local community.

**5.5** In terms of flood risk, the LLFA is now a statutory consultee on major planning applications and will address surface water flood risk and SUDS.

**5.6** The key action associated with biodiversity is to ensure that biodiversity is enhanced through statutory biodiversity net gain and wider biodiversity duties.

**5.7** The key action associated with OPOL is to continue to protect designated OPOL in line with the Local Plan policy unless material considerations suggest otherwise.

**5.8** The key action associated with landscape character is to ensure that the borough’s landscape is conserved and enhanced when assessing relevant planning applications.

**5.9** The key actions associated with health are:

- The council should continue to apply Local Plan policies 1, 2, 6 and 23 to protect existing indoor and outdoor sports provision and to support the development of new sports provision as appropriate; and
- There is the need to ensure that developments are located close to key services, with good public transport networks and access to open space, sport and recreation provision to encourage people to use active modes of travel and to reduce air pollution.

**5.10** The key action associated with education is to ensure that the council continues to support proposals for education-related development.

**5.11** The key actions associated with air quality and development are:

- Ensure that new development minimise the need to travel and promote active travel and the use of public transport, as well providing as electric vehicle charging points. New developments should also be energy efficient. The policies within the Joint DPD aim to protect and improve local environmental quality.

## **Action needed to update timetables in the Local Development Scheme**

**5.12** The Local Development Scheme (LDS) in place at the start of the monitoring period was that approved in October 2022. During the monitoring period an update was published which took effect on the 22 December 2023. The revised LDS reflected the latest Places for Everyone Joint DPD and revised Local Plan timetables. The Local Plan timetable is now under review to consider the implications of the proposed reforms to the NPPF. A revised LDS will be published in due course.

### **Action needed to respond to new policy/prepare new development plan documents**

**5.13** The key actions under this heading are:

- To continue working with GMCA partners on the implementation and monitoring of PfE;
- To continue working on the preparation of the Local Plan review; and
- Review existing indicators and monitoring processes as part of the Local Plan review as appropriate.

### **Action needed to respond to master planning activity**

**5.14** As part of the council's plans for regeneration, there has been and will continue to be, a considerable amount of master planning activity taking place in the borough, such as the Oldham Town Centre Framework.

**5.15** At present, it is not proposed that any of these masterplans will be progressed as Area Action Plans or SPDs. They will however be reflected through implementing the Core Strategy and PfE plans where appropriate and will be considered when preparing the emerging Local Plan Review.

## 6 Other Monitoring Matters

### Neighbourhood Development Order and Neighbourhood Development Plans

- 6.1** In November 2016 Saddleworth Neighbourhood Area was designated. Informal consultation and information gathering on a neighbourhood plan for the area has been on-going since then. During 2019/20 a survey was distributed to residents and businesses.
- 6.2** Though it falls out of this year's monitoring period it is worth noting that Saddleworth Parish Council consulted on a draft Saddleworth Neighborhood Plan from 2<sup>nd</sup> April to 10<sup>th</sup> June 2024. They are now considering responses and preparing for pre-submission stage.
- 6.3** Chadderton Neighbourhood Area and The New Chadderton Partnership was designated on 28 February 2022 following consultation on the revised forum and area applications between 29 November 2021 and 10 January 2022.

### Community Infrastructure Levy (CIL)

- 6.4** The council has determined not to proceed with a CIL schedule at this time and therefore no monitoring has or will take place in this regard.

### Duty to Co-operate

- 6.5** All consultations that have been undertaken in the monitoring period have been carried out in accordance with the adopted SCI, with the relevant Statutory Consultees contacted for comments as appropriate. The table below outlines formal Duty to Co-operate meetings regarding the progress of local plan documents held during the monitoring period. In addition to these meetings there are on-going meetings with various key stakeholders as and when necessary.

*Table 5 Formal Duty to Co-operate meetings held during 2023 - 2024*

Organisation / Local Authority	Strategic Issues Considered	Who the issue was discussed with	Date	Outcome of discussion
Electricity North-West (ENW)	Process to facilitate Local Area Energy Plans / Local Plans	ENW, Greater Manchester Authorities	26/04/2023, 08/06/2023, 21/09/2023, 11/01/2024	To discuss Local Area Energy Plans / Local Plans and ENW investment plans.
Oldham Council	Oldham Draft Local Plan and cross boundary issues	Calderdale Council	08/02/2024	To continue liaising on Local Plan and any cross-boundary issues
Oldham Council	Oldham Draft Local Plan and cross boundary issues	Peak District National Park	09/02/2024	To continue liaising on Local Plan and any cross-boundary issues
Oldham Council	Oldham Draft Local Plan and cross	Rochdale Council	13/02/2024	To continue liaising on Local Plan and any cross-boundary issues

Organisation / Local Authority	Strategic Issues Considered	Who the issue was discussed with	Date	Outcome of discussion
	boundary issues			
Oldham Council	Oldham Draft Local Plan and cross boundary issues	Manchester City Council	14/02/2024	To continue liaising on Local Plan and any cross-boundary issues
Oldham Council	Oldham Draft Local Plan and cross boundary issues	Tameside Council	21/02/2024	To continue liaising on Local Plan and any cross-boundary issues
Oldham Council	Oldham Draft Local Plan and cross boundary issues	Peak District National Park Authority	09/02/2024	To continue liaising on Local Plan and any cross-boundary issues
Oldham Council	Oldham Draft Local Plan and cross boundary issues	High Peak Borough Council and Staffordshire Moorlands District Council	29/02/2024	To continue liaising on Local Plan and any cross-boundary issues
Oldham Council	Meeting to discuss transport evidence needed to progress the plan to Publication Stage.	National Highways and TfGM	14/03/2024	To continue liaising as the Local Plan progresses.



## Appendix 1 Joint DPD Policies Replaced by Places for Everyone

The following policies from Oldham’s Joint Core Strategy and Development Management Policies Development Plan Document (2011) (Joint DPD) have been wholly or partially replaced by policies within Places for Everyone (PfE). Any part of the policy which is not replaced has been retained and will remain part of the statutory development plan until it is replaced by the relevant part of the Local Plan.

**Table 11 Joint DPD Policies Replaced by Places for Everyone**

Joint DPD Policy	Replaced by PfE policy / policies	Section of policy to be superseded
3 An Address of Choice (Partially)	JP-H1	Section of policy on Distribution of Housing (including Table 5 - Current distribution of housing within District Partnership areas (based on the 2009 SHLAA)). Paragraphs 5.41 to 5.45 Table 6 – Current distribution of housing land types within District Partnership areas (based on the 2009 SHLAA findings)
4 Promoting Sustainable Regeneration and Prosperity (Partially)	JP-J3 and JP-J4	Second and third paragraph of policy wording. Paragraphs 5.51 and 5.52 of the reasoned justification
5 Promoting Accessibility and Sustainable Transport Modes (Partially)	JP-C3, JP-C5, JP-C6 and JP-C8	Policy requirements b) to j) Paragraphs 5.59 and 5.60 of the reasoned justification
18 Energy (Partially)	JP-S2	Section of policy on Carbon Dioxide Reduction Targets (including Table 8 – Energy Infrastructure Framework) Paragraphs 6.93 to 6.105 of the reasoned justification
19 Flooding (Partially)	JP-S4, JP-G3, JP-D1	Policy requirements a), b), c) and e) are superseded and replaced by policy JP-S4 Policy requirement d) is superseded by Policy JP-G3 Policy requirement f) is superseded by Policy JP-D1 Paragraphs 6.113 to 6.116 of the reasoned justification
20 Design	JP-P1	The entirety of policy 20 is superseded by Policy JP-P1
22 Protecting Open Land (Partially)	JPA13 Chew Brook Vale	Policy wording ‘The 2006 UDP Policy OE1.8 ‘Major Developed Site in Green

	<p>JPA10 Beal Valley  JPA12 Broadbent Moss  JPA14 Cowlishaw</p> <p>JPA12 Broadbent Moss</p> <p>JP-G9</p>	<p>Belt 'will be saved and will be assessed in the Site Allocations DPD' and paragraph 6.140 from the reasoned justification.</p> <p>The following areas of Other Protected Open Land (OPOL) will be de-designated (and their reference removed from paragraph 6.141 of the reasoned justification) as they are included in the boundary of strategic allocations:</p> <p>OPOL 9 – Bullcote Lane, Royton</p> <p>OPOL 10 – Shawside, Shaw (Moss Hey)</p> <p>OPOL 22 – Cowlishaw, Shaw</p> <p>Policy wording 'Development on LRFD will only be granted where it would be acceptable in the Green Belt and which would not prejudice the later development of LRFD beyond the life of the LDF' and paragraph 6.143 from the reasoned justification</p>
25 Developer Contributions	JP-D2	The entirety of policy 25 is superseded by policy JP-D2

## **Appendix 2 Places for Everyone Annual Monitoring Report**

# Places for Everyone Annual Monitoring Report

December 2024

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# 1. Introduction

## Context

- 1.1 The Places for Everyone (PfE) Joint Development Plan 2022 - 2039 is the strategic spatial plan for nine Greater Manchester local authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan), and as such sets out a collective planning policy framework across the nine PfE local authorities. The PfE was adopted with effect from 21 March 2024.
- 1.2 The PfE Plan<sup>1</sup> forms the Part 1 Plan of the Development Plan for each of the nine PfE local authorities and is used to assess individual planning applications. Local plans need to be consistent with the PfE and neighbourhood plans need to be in general conformity with the plan's strategic policies. The PfE Plan provides an appropriate strategic policy framework for local plans to be produced in the nine PfE local authorities.

## Purpose of this report

- 1.3 Monitoring is a key component of any development plan document and therefore is key to the success of the PfE. As such, to be effective, plans need to be kept up-to-date and monitored. This report is therefore part of this process in regularly monitoring performance to assess whether the strategic objectives and policies in the PfE are being achieved and remain relevant, or whether they need to be updated.

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<sup>1</sup> [greatermanchester-ca.gov.uk/media/9578/places-for-everyone-joint-development-plan-document.pdf](https://greatermanchester-ca.gov.uk/media/9578/places-for-everyone-joint-development-plan-document.pdf)

1.4 The monitoring framework for the PfE is set out in Tables 12.1 to 12.7 of the PfE. This report assesses the performance of the PfE against the indicators and policy outcomes in the monitoring framework. A copy of the PfE Monitoring Framework is in Appendix A.

## **Report format**

1.5 The monitoring report follows the structure of the PfE Monitoring Framework, as such the policy outcomes and indicators for each chapter of the PfE are reported on in turn:

- Sustainable and Resilient Places
- Places for Jobs
- Places for Homes
- Greener Places
- Places for People
- Connected Places
- Delivering the Plan

## **Strategic Environmental Assessment**

1.6 This report also monitors significant environment effects of implementing the PfE, as required by the Strategic Environmental Assessment (SEA) Regulations. The purpose of this is to identify any unforeseen adverse environmental effects at an early stage so that appropriate remedial action can be taken. The significant environmental effects of the PfE are embedded into the policy outcomes and objectives of the PfE monitoring framework. The PfE Integrated Assessment Adoption Statement, available

on the GMCA website<sup>2</sup>, illustrates that the PfE Integrated Assessment Framework objectives, which incorporate the significant environmental effects of the PfE, link across to and are covered by the PfE monitoring framework.

## Geographical area

1.7 The PfE indicators are monitored across four geographic areas: the full PfE area; at the district level; at the PfE strategy area level; and PfE allocation level. The PfE Monitoring Framework indicates the level the indicators are monitored at with many being reported across multiple levels. The PfE strategy areas are the Core Growth Area (JP-Strat1), the Inner Areas (JP-Strat5), the Northern Areas (JP-Strat6) and the Southern areas (JP-Strat9). Until such time that the detailed boundaries of these spatial strategy areas are established in district local plans, the monitoring report illustrates the geographical boundaries to which the data refers<sup>3</sup>. The allocations will be monitored by PfE districts but where a PfE indicator forms part of this monitoring it is noted in the 'Allocation' column of monitoring framework.

## Further monitoring

1.8 Whilst this report looks in detail at specific indicators in the PfE monitoring framework, it should be noted that the GMCA also carries out extensive further research and monitoring in a number of related areas. This includes the GMCA Research dashboards including the Housing Market Monitor dashboard and the Strategic Housing Market Assessment. This all sits

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<sup>2</sup> [Adoption - Greater Manchester Combined Authority \(greatermanchester-ca.gov.uk\)](https://www.greatermanchester-ca.gov.uk)

<sup>3</sup> These spatial areas are in line with those agreed in Salford City Council's Draft Local Plan: Core Strategy and Allocations 2024



under the umbrella of the Greater Manchester Strategy for which there is also extensive evidence and monitoring<sup>4</sup>.

- 1.9 For reference, whilst not directly related to a PfE monitoring indicator the 2024 Land Supply tables are provided in Appendix B

## **Timescales**

- 1.10 This is the first Monitoring Report of the PfE. It establishes the baseline at the point of adoption of the PfE in March 2024. Nevertheless, where possible, indicators have been reported on from the start of the PfE plan period in 2022.

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<sup>4</sup> <https://www.greatermanchester-ca.gov.uk/what-we-do/research>

## 2. Summary of key findings

- 2.1 This section summarises some of the key messages from this monitoring report

### **Brownfield Land**

- 2.2 In 2023-24, 8,421 new residential units were built on brownfield land in the PfE area, 83% of all completions during this financial year. The percentage split by Spatial Strategy Areas was at least 90% in both the Inner (90%) and Core (96%) Areas.
- 2.3 253,401 sqm of employment floorspace was built on brownfield land in the PfE area, 82% of all employment floorspace delivered in 2023-24.
- 2.4 At least 88% of new employment sites were built on brownfield land in each Spatial Strategy Area in 2023-24. This rose to 100% of sites in both the Inner and Core Growth Areas. The percentage of gross employment floorspace delivered in each Spatial Strategy Area in 2023-24 was at least 99% in all areas apart from the Northern Area, where just over half of new employment floorspace was delivered on brownfield land.

### **Housing completions**

- 2.5 There were 10,050 net housing completions in the PfE area in 2023/24, which is 987 net completions higher than the 2022-2025 PfE phased delivery of 9,063.
- 2.6 2,414 new build affordable housing completions were delivered across the PfE area in 2023-24. 603 of which were in Manchester and 424 in Wigan.
- 2.7 The majority of housing completions in 2023/24 were built in the Northern Spatial Strategy Area (39%), closely followed by the Core Growth Area (38%).

## **Office completions**

2.8 In 2023-24, over 129,800 sqm of office floorspace was delivered in the PfE area. The majority of this floorspace was delivered in the Core Growth Spatial Strategy Area (106,913 sqm)

## **Industry and warehousing completions**

2.9 Over 178,900 sqm of industrial and warehousing floorspace was delivered in the PfE area in 2023-24. The majority of this floorspace was delivered in the Northern Spatial Strategy Area (96,786 sqm)

## **Greener Places**

2.10 As of June 2024, there was almost 13,900 hectares of accessible Green Infrastructure in the PfE Area. Most of this was located in the Northern Spatial Strategy Area (11,889 ha) and the least in the Core Growth Spatial Strategy Area (68 ha).

## **Flood Risk**

2.11 In 2022/23, 38 developments were referred to the Environment Agency (EA) after flood risk objections and 2 sites had permission granted against EA advice. The following year (2023/24) 30 sites across the PfE area were referred for the EA for advice and no sites went granted permission against this advice.

## **Town centres**

2.12 In 2023-24, 8.9% (401) of housing completions were delivered in main town centres across the PfE area. 36% of Rochdale's completions were in their main town centre, this was 24% for Bury's main town centre.

## **Accessibility**

- 2.13 77% (7,792) of all housing completions were delivered within 800m of Good Public Transport Accessibility in the PfE area in 2023/24
- 2.14 In terms of the Spatial Strategy Areas, 100% (3,878 units) of housing completions were within 800m of Good Public Transport Accessibility in the Core Growth Area and 47% in the Northern Area.
- 2.15 In 2023-24, 72% of all new employment floorspace was delivered within 800m of Good Public Transport Accessibility in the PfE area. 100% (158,675 sqm) of new employment floorspace was within 800m of Good Public Transport Accessibility in the Core Growth Area.

# 3. Sustainable and Resilient Places

## Policy Outcome:

### Reduced Carbon emissions from new development

#### Indicator: % of net additional residential development completed with an Energy Performance Certificate rating of A and B

- 3.1 Without any mitigation, new development is estimated to result in around a 3% increase in energy demand. Clean growth is essential to meet future emission targets and to avoid costly retrofit programmes at a later date.
- 3.2 The Energy Performance Certificate (EPC) rating system measures a property's energy efficiency from A to G, with A being the most efficient and G being the least.
- 3.3 In 2022 there were 9,396 EPC certificates lodged for net additional residential development and 6,940 of these were completed with an EPC rating of A and B in the Places for Everyone area, representing 74% of all new developments that were given an EPC certificate.
- 3.4 In 2023 there were 9,639 EPC certificates lodged for net additional residential development and 6,940 of these were completed with an EPC rating of A and B in the Places for Everyone area, representing 83% of all new developments that were given an EPC certificate.
- 3.5 Taking the totals for both 2022 and 2023, over three quarters (78.5%) of new build homes in the Places for Everyone area were completed with an EPC rating of A and B.

**Table 3.1: % of net additional residential development completed with an Energy Performance Certificate rating of A and B (2022 – 2023)**

Area	Total Certificates EPC A-G		No. of EPC A and B Certificates		% of EPC A and B Certificates	
	2022	2023	2022	2023	2022	2023
Bolton	827	664	598	561	72.3	84.5
Bury	288	238	220	188	76.4	79.0
Manchester	1,888	2,448	1,266	1,980	67.1	80.9
Oldham	432	379	347	342	80.3	90.2
Rochdale	580	863	527	768	90.9	89.0
Salford	2,494	2,195	1,685	1,856	67.6	84.6
Tameside	631	593	490	501	77.7	84.5
Trafford	876	1,119	514	814	58.7	72.7
Wigan	1,380	1,140	1,293	983	93.7	86.2
PfE Area	9,396	9,639	6,940	7,993	73.9	82.9
England and Wales	261,337	238,929	221,949	202,268	84.9	84.7

Source: Ministry of Housing, Communities and Local Government and Departments for Levelling Up, Housing and Communities [Live tables on Energy Performance of Buildings Certificates - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/live-tables-on-energy-performance-of-buildings-certificates)

## Policy Outcome: Maximise the use of suitable previously developed (brownfield) land for development

### Indicator: % of residential development on brownfield land

- 3.6 Any new residential development should be prioritised in areas that maximise the use of brownfield (previously developed) land.
- 3.7 In 2023-24, 8,421 new residential units were built on brownfield land in the Places for Everyone area, signifying around 83% of all new residential development during that period. In terms of the number of residential sites delivered on brownfield land during this time (420), this percentage was to 76% in the Places for Everyone area.
- 3.8 In the Core Growth, Inner, Northern and Southern Spatial Strategy Areas, at least 70% of new residential sites in each area was built on brownfield land in 2023-24. This percentage was at least 90% in both the Inner (90.0%) and Core Areas (96.4%). The percentages of the number of residential units delivered on brownfield land in the Spatial Strategy Areas during this time ranged from 60% in the Southern Area and up to 99% in the Core Growth Area.

**Table 3.2: % of Residential Development on Brownfield Land 2023/24: selected areas**

Area	Number of Residential Development on Brownfield Land 2023/24 - Units		Number of Residential Development on Brownfield Land 2023/24 - Sites	
	Number	%	Number	%
Bolton	310	52.6	41	77.4
Bury	237	93.4	43	87.5
Manchester	2,908	96.7	84	88.4
Oldham	232	55.2	44	66.7

Rochdale	524	76.8	15	62.5
Salford	2,436	92.3	50	84.7
Tameside	533	83.7	43	74.1
Trafford	670	82.5	44	75.9
Wigan	571	49.8	56	60.9
PfE area	8,421	82.7	420	75.8

Source: GMCA via Local Authority Schemas

**Table 3.3: % of Residential Development on Brownfield Land 2023/24: selected areas**

Area	Number of Residential Development on Brownfield Land 2023/24 - Units		Number of Residential Development on Brownfield Land 2023/24 - Sites	
	Number	%	Number	%
Core Growth	3,854	99.4	27	96.4
Inner	1,804	97.7	72	90.0
Northern	2,468	62.1	265	70.7
Southern	295	59.6	59	77.6

Source: GMCA via Local Authority Schemas

### **Indicator: % of gross employment development on brownfield land**

3.9 Any new employment development should be prioritised in areas that maximise the use of brownfield (previously developed) land.

3.10 In 2023-24, 253,401 sqm of employment floorspace was built on brownfield land in the Places for Everyone area, representing around 82% of all employment floorspace delivered in that period. In terms of the number of



employment sites delivered on brownfield land (100), this percentage increased to 93% in the Places for Everyone area.

- 3.11 In the Core Growth, Inner, Northern and Southern Spatial Strategy Areas, at least 88% of new employment sites in each area was built on brownfield land in 2023-24. This rose to 100% of sites in both the Inner and Core Growth Areas.
- 3.12 The percentage of gross employment floorspace delivered in each Spatial Strategy Area in 2023-24 was at least 99% in all Areas apart from the Northern Area, where 51% of new employment floorspace was delivered on brownfield land.

**Table 3.4: % of Employment Development on Brownfield Land 2023/24: selected areas**

Area	Amount of Employment Development on Brownfield Land 2023/24 - Sites		Amount of Employment Development on Brownfield Land 2023/24 – Floorspace (sqm)	
	Number	%	Number	%
Bolton	15	100.0	15,956	100.0
Bury	4	100.0	380	100.0
Manchester	23	95.8	67,488	99.5
Oldham	6	66.7	8,528	30.6
Rochdale	2	50.0	281	0.9
Salford	7	100.0	59,115	100.0
Tameside	7	100.0	1,224	100.0
Trafford	21	100.0	86,627	100.0
Wigan	15	88.2	13,802	79.9
PfE area	100	92.6	253,401	82.1

Source: GMCA via Local Authority Schemas

**Table 3.5: % of Employment Development on Brownfield Land 2023/24:  
selected areas**

Area	Amount of Employment Development on Brownfield Land 2023/24 - Sites		Amount of Employment Development on Brownfield Land 2023/24 – Floorspace (sqm)	
	Number	%	Number	%
Core Growth	22	100.0	158,675	100.0
Inner	5	100.0	1,503	100.0
Northern	52	88.1	56,284	50.6
Southern	21	95.5	36,939	99.0

Source: GMCA via Local Authority Schemas

## Policy Outcome: No new homes and employment premises at risk of flooding

### Indicator: No. of planning permissions approved against EA advice

3.13 The data below shows flood risk objections to planning applications for development that were referred to the Environment Agency (EA) in 2021/22, 2022/23 and 2023/24. In the PfE area in 2021/22, 24 developments (residential/employment and mixed) were referred to the EA, but no permissions were granted which went against their advice.

3.14 In 2022/23, 38 developments were referred to the EA and 2 sites had permission granted against EA advice. One in Bolton (a mixed-use site) and one in Trafford (categorised as Other). The following year (2023/24) 30 sites across the PfE area were referred for the EA for advice and no sites went against this advice.

**Table 3.6: No. of planning permissions approved against Environment Agency (EA) advice**

Local Authority	2021/22		2022/23		2023/24	
	EA advice followed	Permission granted against EA advice	EA advice followed	Permission granted against EA advice	E A advice followed	Permission granted against EA advice
Bolton	2	0	7	1	8	0
Bury	4	0	3	0	3	0
Manchester	1	0	11	0	9	0
Oldham	1	0	2	0	2	0

Rochdale	4	0	4	0	0	0
Salford	6	0	3	0	0	0
Tameside	2	0	0	0	0	0
Trafford	0	0	4	1	0	0
Wigan	4	0	4	0	8	0
PfE Total	24	0	38	2	30	0

Source: Environment Agency

<https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>

## Policy Outcome: Improve air quality

### Indicator: Exceedance of the legal level of NO<sub>2</sub> (as an Annual Mean) in local AQMA and Clean Air Plan Monitoring

3.15 Monitoring NO<sub>2</sub> for the Greater Manchester Clean Air Plan (GM CAP)<sup>5</sup> uses diffusion tubes at sites where “target determination”<sup>6</sup> modelling predicted illegally high levels of NO<sub>2</sub> for 2022. Three new continuous automatic air quality monitoring stations were installed in 2022 at the last key points of exceedance in Greater Manchester. The GM CAP monitoring campaign was expanded further in 2022 to cover all modelled road links in exceedance, aiming to site three monitoring sites along each road link. Results that can be compared with the annual average standard, following a review of data capture and siting criteria, at 385 locations in the PfE area as below.

**Table 3.7: Number of PfE CAP Monitoring Sites**

Local Authority	Number of Monitoring Sites				
	2018	2019	2020	2021	2022
Bolton	5	14	14	14	32
Bury	5	16	16	16	36
Manchester	20	91	91	91	160

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<sup>5</sup>[Greater Manchester Clean Air Plan | Clean Air Greater Manchester \(cleanairgm.com\)](#)

<sup>6</sup> The government’s Joint Air Quality Unit undertook a process called ‘target determination’, which involves comparing the outputs of the local and national modelling, verifying the local modelling methodology and then agreeing the forecast concentration assessment to be compared to the limit value for each exceedance. The outcome of this is an agreement of the NO<sub>2</sub> problem Greater Manchester must resolve (“target determination”) and the basis for the Greater Manchester Clean Air Plan.

Oldham	0	9	9	9	19
Rochdale	0	12	12	12	15
Salford	5	27	27	27	60
Tameside	5	14	14	14	32
Trafford	5	14	14	14	18
Wigan	0	6	6	6	13
PfE Total	45	203	203	203	385

Source: [2022 Air Quality Annual Status Report \(GMCA\)](#)

3.16 Of these locations CAP air quality monitoring data showed 87 locations where exceedances of the nitrogen dioxide annual mean limit value, with a further 98 locations considered to be at risk of exceeding the limit.

**Table 3.8: Number of PfE CAP Exceedances**

Local Authority	Number of Exceedances (>40.4µg/m <sup>3</sup> )				
	2018	2019	2020	2021	2022
Bolton	1	4	1	2	4
Bury	2	10	0	2	6
Manchester	14	65	8	25	49
Oldham	0	5	0	1	5
Rochdale	0	4	1	1	1
Salford	1	16	0	7	13
Tameside	4	6	4	4	8

Trafford	1	3	0	0	0
Wigan	0	1	0	0	1
PfE Total	29	114	14	42	87

Source: [2022 Air Quality Annual Status Report \(GMCA\)](#)

**Table 3.9: Number of CAP sites at Risk of Exceedance**

Local Authority	Number of sites at Risk of Exceedances (>35 < 40.4 µg/m <sup>3</sup> )				
	2018	2019	2020	2021	2022
Bolton	3	2	3	3	4
Bury	3	2	3	4	10
Manchester	1	6	22	18	49
Oldham	0	1	4	4	5
Rochdale	0	3	0	2	4
Salford	0	0	6	7	15
Tameside	1	3	1	1	8
Trafford	3	7	1	1	1
Wigan	0	1	0	0	2
PfE Total	11	25	40	40	98

Source: [2022 Air Quality Annual Status Report \(GMCA\)](#)

3.17 Most exceedances and risk of exceedance are in Manchester and Salford. The CAP monitoring data indicates that air pollution has increased compared with 2021 but is below levels recorded pre-pandemic in 2019.

Analysis of the factors influencing pollution emissions and air quality indicate that the concentrations have been affected by:

- An increase in car traffic compared with 2021, and associated congestion although traffic is still below 2019
- Weather conditions have been less favourable in 2022 compared with 2021, reducing dispersion of pollutants
- Bus fleet emissions of retrofitted vehicles may not be performing as well as expected

3.18 It should also be noted that lockdown restrictions during 2020 and 2021 due to the Covid-19 pandemic led to reduced vehicle traffic and associated emissions, and lower concentrations of air pollution.



## 4. Places for Jobs

### Policy Outcome: Improve productivity

#### Indicator: % increase in GVA per job

- 4.1 Increasing productivity will contribute to a thriving, inclusive and productive economy in the Places for Everyone area. Gross Value Added (GVA) per job can be used as a measure of productivity, calculated by taking the value of goods and services produced in an area, minus the cost of the inputs used to produce them. This can indicate how well an area uses its resources to generate economic growth.
- 4.2 The total GVA per job increased by 3.4% in the Places for Everyone area from 2020 - 2021, with three of the four PfE Spatial Strategy Areas experiencing a percentage increase in GVA per jobs during this time. For example, Core Growth saw the largest increase of 8.5% between 2020 - 2021. The Southern Area saw a decrease of -8.1% in GVA per full job during this time, the only area to experience a decrease.

**Table 4.1: % increase in GVA per job full, 2020 – 2021 in PfE Area**

<i>Spatial Strategy Areas</i>	<i>Total GVA (£) Thousand per job, 2020</i>	<i>Total GVA (£) Thousand per job, 2021</i>	<i>GVA per job % Change 2020 to 2021</i>
Core	63,586	68,970	8.5
Inner	54,450	58,740	7.9
Northern	49,144	50,571	2.9
Southern	60,970	56,010	-8.1
PfE Area	54,721	56,554	3.4

Source: Authors calculations using Table 1: Lower-layer Super Output Areas (LSOA, England and Wales) Total GVA, pounds million and the Business Register and Employment Survey

<i>Area</i>	<i>Total GVA (£) Thousand per job, 2020</i>	<i>Total GVA (£) Thousand per job, 2021</i>	<i>GVA per job % Change 2020 to 2021</i>
Bolton	50,059	51,949	3.8
Bury	49,801	50,844	2.1
Manchester	58,738	62,735	6.8
Oldham	48,098	47,918	-0.4
Rochdale	47,869	50,407	5.3
Salford	59,810	59,840	0.0
Tameside	47,830	48,263	0.9
Trafford	58,974	57,784	-2.0
Wigan	48,881	51,544	5.4
PfE Area	54,721	56,554	3.4

Source: Authors calculations using Table 1: Lower-layer Super Output Areas (LSOA, England and Wales) Total GVA, pounds million and the Business Register and Employment Survey

## Policy Outcome: Increased number of jobs

### Proportion of our residents (working age) in employment

- 4.3 Increasing the number of jobs in the Plan area can also help contribute towards a thriving economy.
- 4.4 The percentage of working age residents remained at just over 71% between 2021 to 2023 in the PfE area.
- 4.5 The proportion of working age residents in employment decreased by 0.2% between 2022 to 2023 in the PfE area. However, 5 of the 9 districts in the PfE area saw an increase in the proportion of working age residents in employment during this period.

**Table 4.2: Proportion of our residents (working age) in employment**

Area	2021		2022		2023	
	Count	%	Count	%	Count	%
Bolton	120,400	68.5	122,000	69.3	116,300	65.6
Bury	86,600	75	91,800	79.3	84,600	73.2
Manchester	270,300	69.1	267,000	67.8	281,400	71.4
Oldham	92,600	64.7	107,200	73.7	111,900	76.4
Rochdale	87,000	65.7	89,900	67.2	93,600	69.9
Salford	120,100	72.4	117,100	69.7	119,700	71.3
Tameside	104,700	74.5	104,800	75.6	102,200	73.2
Trafford	111,400	76.1	107,800	73.7	111,500	75
Wigan	155,600	77.1	151,800	76	140,400	70
PfE Area	1,148,600	71.2	1,159,400	71.7	1,161,600	71.5

Source: GMCA via the Business Register and Employment Survey via Nomis

## Policy Outcome: Improve access to jobs

### Indicator: Number of local labour agreements

4.6 The data this indicator was optional for districts to collect to report into this year's monitoring report, nevertheless it will be required for next year's monitoring report for 2024/25.

## Policy Outcome: Increase office floorspace by 2 million sqm by 2039

### Indicator: Increase in office floorspace (gross)

- 4.7 Development of office floorspace will work towards increasing office floorspace by 2 million sqm by 2039 in the PfE area.
- 4.8 In 2023-24, over 129,800 sqm of office floorspace was delivered in the PfE area. The majority of this floorspace was delivered in the Core Growth Spatial Strategy Area (106,913 sqm), the least was delivered in the Inner Spatial Strategy Area (60 sqm).

**Table 4.3: Gross Office Floorspace 2023/24: selected areas**

Area	Gross Office Floorspace 2023/24
	Sqm
Bolton	402
Bury	214
Manchester	64,277
Oldham	12,205
Rochdale	0
Salford	43,105
Tameside	275

Trafford	8,309
Wigan	1,050
PfE area	129,837

Source: GMCA via Local Authority Schemas

**Table 4.4: Gross Office Floorspace 2023/24: selected areas**

Area	Gross Office Floorspace 2023/24
	Sqm
Core Growth	106,913
Inner	60
Northern	14,483
Southern	8,382

Source: GMCA via Local Authority Schemas

## Policy Outcome: Increase in industry and warehousing floorspace by 3.5 million sqm by 2039 (gross)

### Indicator: Increase in industry and warehousing floorspace (gross)

- 4.9 Delivering industrial and warehousing floorspace will work towards increasing this floorspace by 3.5 million sqm by 2039.
- 4.10 In 2023-24, over 178,900 sqm of industrial and warehousing floorspace was delivered in the PfE area. The majority of this floorspace was delivered in the Northern Spatial Strategy Area (96,786 sqm), the least was delivered in the Inner Spatial Strategy Area (1,443 sqm).

**Table 4.5: Gross Industry and Warehousing Floorspace 2023/24: selected areas**

Area	Gross Industry and Warehousing Floorspace 2023/24 Sqm
Bolton	15,554
Bury	166
Manchester	3,584
Oldham	15,642
Rochdale	32,466
Salford	16,010
Tameside	949
Trafford	78,318
Wigan	16,233
PfE area	178,921

Source: GMCA via Local Authority Schemas

**Table 4.6: Gross Industry and Warehousing Floorspace 2023/24: selected areas**

Area	Gross Industry and Warehousing Floorspace 2023/24 Sqm
Core Growth	51,763
Inner	1,443
Northern	96,786
Southern	28,930

Source: GMCA via Local Authority Schemas

## Policy Outcome: Secure main town centres as local economic drivers

### Indicator: No. of residential units (net) delivered in main town centres

- 4.11 Delivering residential units in main town centres will increase the potential of securing main town centres as local economic drivers.
- 4.12 In 2023-24, 8.9% (401) of all net\* housing completions were delivered in a main town centre in the PfE area. Rochdale's main town centre saw 242 housing completions during this period, representing over 36% of all residential completions. Bury's main town centre had 58 residential completions in 2023-24, 24% of all housing completions in this Local Authority.

**Table 4.7: Residential Units Delivered in Main Town Centres**

Town Centre	District	*Net Housing Completions 2023/24 in Main Town Centres Number	Net Housing Completions 2023/24 in Main Town Centres %
Altrincham	Trafford	8	1.0
Ashton-under-Lyne	Tameside	26	4.1
Bolton	Bolton	46	7.8
Bury	Bury	58	23.8
Oldham	Oldham	9	2.1
Rochdale	Rochdale	242	35.5
Wigan	Wigan	12	1.0
Main Town Centres in PfE Total		401	8.9



Source: GMCA via Local Authority Schemas. \* Some figures include Gross rather than Net housing completions. This table also includes communal establishments in line with the Housing Delivery Test calculation.

### Indicator: GVA in and within 800m of the main town centres

- 4.13 Main town centres play a key role as local economic drivers, providing the primary focus for office, retail, leisure and cultural activity for their surrounding areas. Securing increased GVA in and within the main town centres is one way to achieve this. Anecdotally the data may have been lower in 2020 than in 2021 due to COVID-19 restrictions.
- 4.14 Between 2020 and 2021, the total GVA increased in and within 800m of all main town centres in the PfE area: in total, GVA increased by just over 9% during this time, going from £7.07 million in 2020 to £7.72 million in 2021.
- 4.15 For example, Altrincham’s Town Centre’s GVA increased by 11.6% between 2020-2021 and Rochdale’s rose by 11.3% during the same period.
- 4.16 Please note, there are no main town centres situated in Manchester or Salford as these are classed as City Centres, hence no data is listed for these areas in the table below.

**Table 4.8: GVA in and within 800m of the main town centres**

<i>Town Centre</i>	<i>District</i>	<i>Total GVA (£) million 2020</i>	<i>Total GVA (£) million 2021</i>	<i>GVA % Change 2020 to 2021</i>
Altrincham	Trafford	1.22	1.36	11.6
Ashton-under-Lyme	Tameside	0.85	0.88	4.0
Bolton	Bolton	1.42	1.57	10.3
Bury	Bury	0.90	0.97	8.5
Oldham	Oldham	0.95	1.03	7.8
Rochdale	Rochdale	0.91	1.01	11.3

Wigan	Wigan	0.83	0.91	9.1
Total		7.07	7.72	9.2

Source: Authors calculations using [Table 1: Lower-layer Super Output Areas \(LSOA, England and Wales\) Total GVA, pounds million](#)

## 5. Places for Homes

### Policy Outcome: Deliver net increase in new homes

**Indicators: Deliver approximately 9,063 homes annually by 2025, 10,305 annually by 2030 and 10,719 annually by 2039**

- 5.1 To deliver a net increase in the number of new homes across the plan period, there should be a phased delivery of approximately 9,063 homes annually by 2025, 10,305 annually by 2030 and 10,719 annually by 2039.
- 5.2 Net housing completions for the PfE area was 10,050 over the financial year 2023/24, which is 987 net completions higher than the 2022-2025 PfE phased delivery of 9,063.

**Table 5.1: Net Housing Completions 2023/24: selected areas**

Area	*Net Completions 2023/24 Number	2022-2025 PfE phase Number
Bolton	575	787
Bury	253	246
Manchester	2,962	3,533
Oldham	420	404
Rochdale	681	568
Salford	2,640	1,658
Tameside	632	236
Trafford	741	817
Wigan	1,146	814
<b>PfE area</b>	<b>10,050</b>	<b>9,063</b>

Source: GMCA via Local Authority Schemas. \* This table includes communal establishments in line with the Housing Delivery Test calculation.

5.3 In terms of the percentage split of housing completions in the Spatial Strategy Areas, the majority in 2023/24 were concentrated in the Northern Spatial Strategy Area (39%), closely followed by the Core Growth Area (38%). The Southern Spatial Strategy Area delivered 5% of housing completions during this financial year 2023/24.

**Table 5.2: Net Housing Completions 2023/24: selected areas**

<i>Area</i>	<i>*Net Housing Completions 2023/24 Number</i>	<i>Distribution of all Net Housing Completions 2023/24 %</i>
Core Growth	3,878	38
Inner	1,846	18
Northern	3,966	39
Southern	495	5

Source: GMCA via Local Authority Schemas. \* Some figures include Gross rather than Net housing completions. This table also includes communal establishments in line with the Housing Delivery Test calculation

## Policy Outcome: Maximise delivery of additional affordable homes

### Indicator: No. of new affordable homes completed

5.4 To improve people’s ability to access housing at a price they can afford, more affordable homes must be delivered across the PfE area.

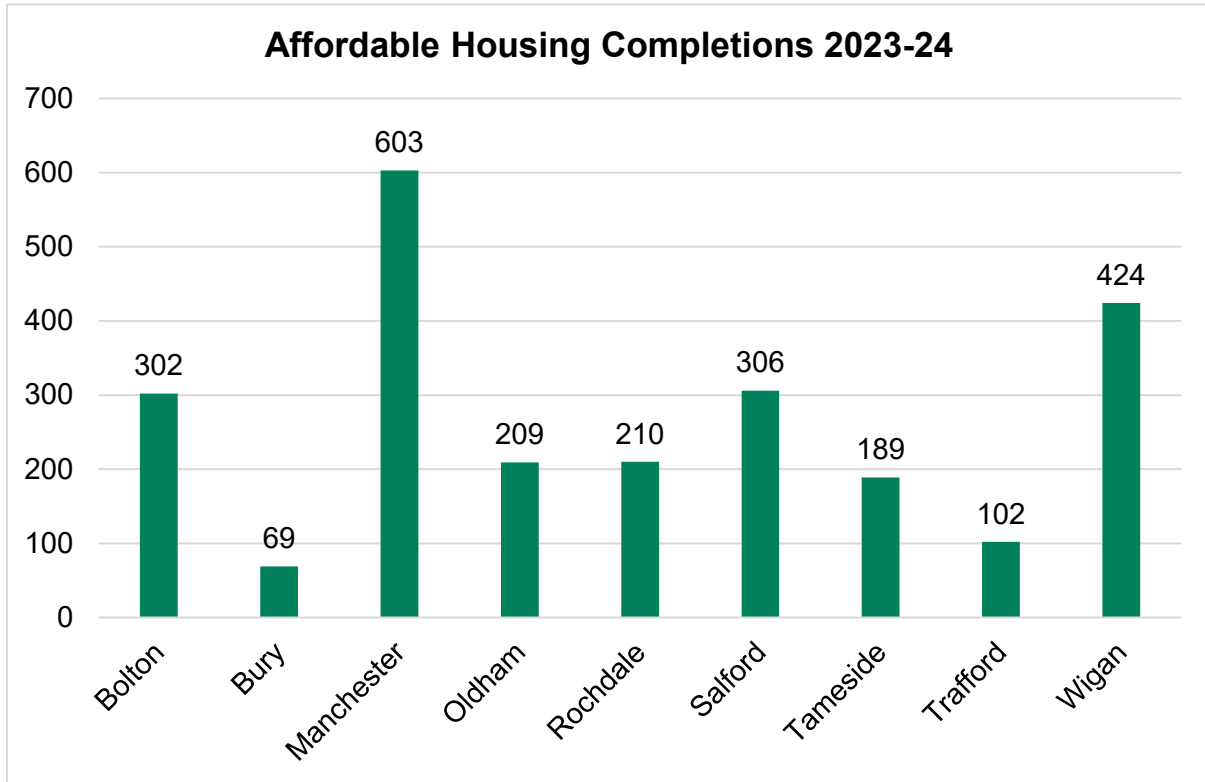
5.5 There were 2,414 new build affordable housing completions across the PfE area in 2023-24. 603 in Manchester and 424 in Wigan.

**Table 5.3: New Affordable Housing Completions 2023/24: selected areas**

<i>Area</i>	<i>New Affordable Housing Completions 2023/24</i>
Bolton	302
Bury	69
Manchester	603
Oldham	209
Rochdale	210
Salford	306
Tameside	189
Trafford	102
Wigan	424
PfE area	2,414

Source: [DLUHC Affordable housing supply open data](#)

**Figure 5.1: Affordable Housing Completions 2023-24**



Source: [DLUHC Affordable housing supply open data](#)

**Policy Outcome: Increase the number of homes meeting National Described Space Standard (NDSS)**

**Indicator: % new homes meeting Nationally Described Space Standards (NDSS)**

5.6 Indicator to be reported on in next year's monitoring report for 2024/25.

**Policy Outcome: Increase the number of new homes meeting A&A standard**

**Indicator: % new homes meeting Accessible & Adaptable (A&A) standard**

5.7 Indicator to be reported on in next year's monitoring report for 2024/25.

## 6. Greener Places

### **Policy Outcome: Enhance the green infrastructure network**

#### **Indicator: Gross area of new habitat created from the application of biodiversity net gain**

6.1 Data for this indicator will start to be collected by the Greater Manchester Ecological Unit (GMEU) in 2025 and will be reported in next year's PfE Monitoring Report.

#### **Indicator: Number, area and condition of sites of biological importance (SBI's)**

6.2 Enhancing the green infrastructure network in the PfE area can be done by maintaining the sites of biological importance (SBI's) within them.

6.3 SBIs are selected mainly based on their ecological value (for example, if they represent a particularly good example of a habitat type or contain a large number of species or particularly rare species). The appeal of sites to people and the extent to which they enable people to learn about and appreciate nature can also contribute to sites being selected as sites of biological importance.

6.4 Depending on their condition and relative importance in their local context, SBIs are given one of three grades:

Grade A (county importance)

Grade B (district importance)

Grade C (more than local importance)

6.5 As can be seen in the table below for the PfE area almost 7,500 hectares (74%) of SBIs are of county importance and a total of just over 10,000 hectares over 466 sites are in the PfE area as a whole.



**Table 6.1: Number, area and condition of SBIs**

Area	Grade A		Grade B		Grade C		Total Area of SBIs (ha)	Total Number of SBIs
	Area of SBIs (ha)	Number of SBIs	Area of SBIs (ha)	Number of SBIs	Area of SBIs (ha)	Number of SBIs		
Bolton	810.69	19	355.09	29	94.87	20	1,260.65	68
Bury	782.92	20	105.62	18	31.54	12	920.08	50
Manchester	83.40	7	131.13	14	69.87	16	284.40	37
Oldham	891.71	9	138.30	16	42.21	13	1,072.22	38
Rochdale	2,262.56	15	157.42	14	80.76	15	2,500.74	44
Salford	258.45	6	194.27	13	69.77	13	522.49	32
Tameside	1,053.04	20	324.91	20	72.60	16	1,450.55	56
Trafford	203.10	11	125.87	14	109.72	23	438.69	48
Wigan	1,106.80	36	350.70	32	128.61	25	1,586.11	93
<b>PfE</b>	<b>7,452.67</b>	<b>143</b>	<b>1,883.31</b>	<b>170</b>	<b>699.95</b>	<b>153</b>	<b>10,035.93</b>	<b>466</b>

Source: Greater Manchester Ecology Unit via [gov.uk](https://www.gov.uk)

## Policy Outcome: Increase tree planting

**Indicator: Number of trees planted annually (metric to be determined with respect to tree planting programmes and on site delivery as a result of planning decisions where available)**

6.5 Tree planting in the PfE area will help achieve the aims and objectives of the Greater Manchester Tree and Woodland Strategy.

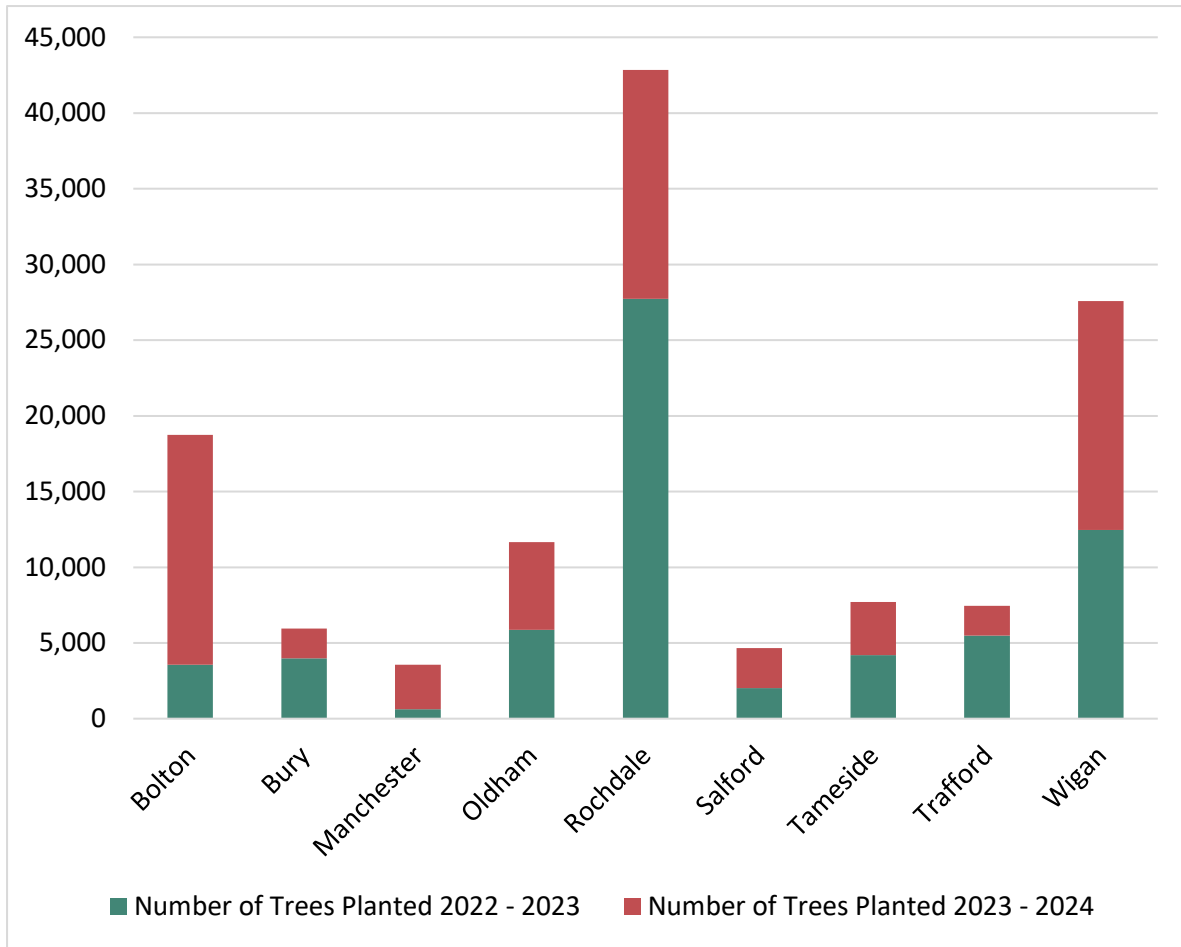
6.6 In 2022-23 there were nearly 66,000 trees planted in the PfE area in 2023-24, 64,000 trees which is total over the two years of over 130,000.

**Table 6.2: Number of trees planted annually**

<i>Area</i>	<i>Number of Trees Planted 2022 - 2023</i>	<i>Number of Trees Planted 2023 - 2024</i>	<i>Total Number of Trees Planted 2022 - 2024</i>
Bolton	3,556	15,176	18,732
Bury	3,991	1,958	5,949
Manchester	615	2,942	3,557
Oldham	5,875	5,795	11,670
Rochdale	27,734	15,118	42,852
Salford	2,028	2,629	4,657
Tameside	4,201	3,496	7,697
Trafford	5,490	1,958	7,448
Wigan	12,469	15,118	27,587
PfE Area	65,959	64,190	130,149

Source: City of Trees.

**Figure 6.1: Number of trees planted annually**



Source: City of Trees.

## Policy Outcome: Increase access to green infrastructure

**Indicator: Number of hectares of green infrastructure (metric will consider publicly accessible GI where information is available)**

6.7 The amount of publicly accessible green infrastructure in the PfE area will help to increase access to green infrastructure overall.

6.8 As of June 2024, there was nearly 13,900 hectares of publicly accessible green infrastructure in the PfE Area. Most of this was found in the Northern Spatial Strategy Area (11,889 ha), the least was in the Core Growth Area (68 ha).

**Table 6.3: Amount of publicly accessible green infrastructure in PfE districts**

<i>Area</i>	<i>Publicly Accessible GI (ha)</i>
Bolton	1,734
Bury	862
Manchester	1,324
Oldham	1,431
Rochdale	3,810
Salford	637
Tameside	1,983
Trafford	406
Wigan	1,701
PfE Area	13,888

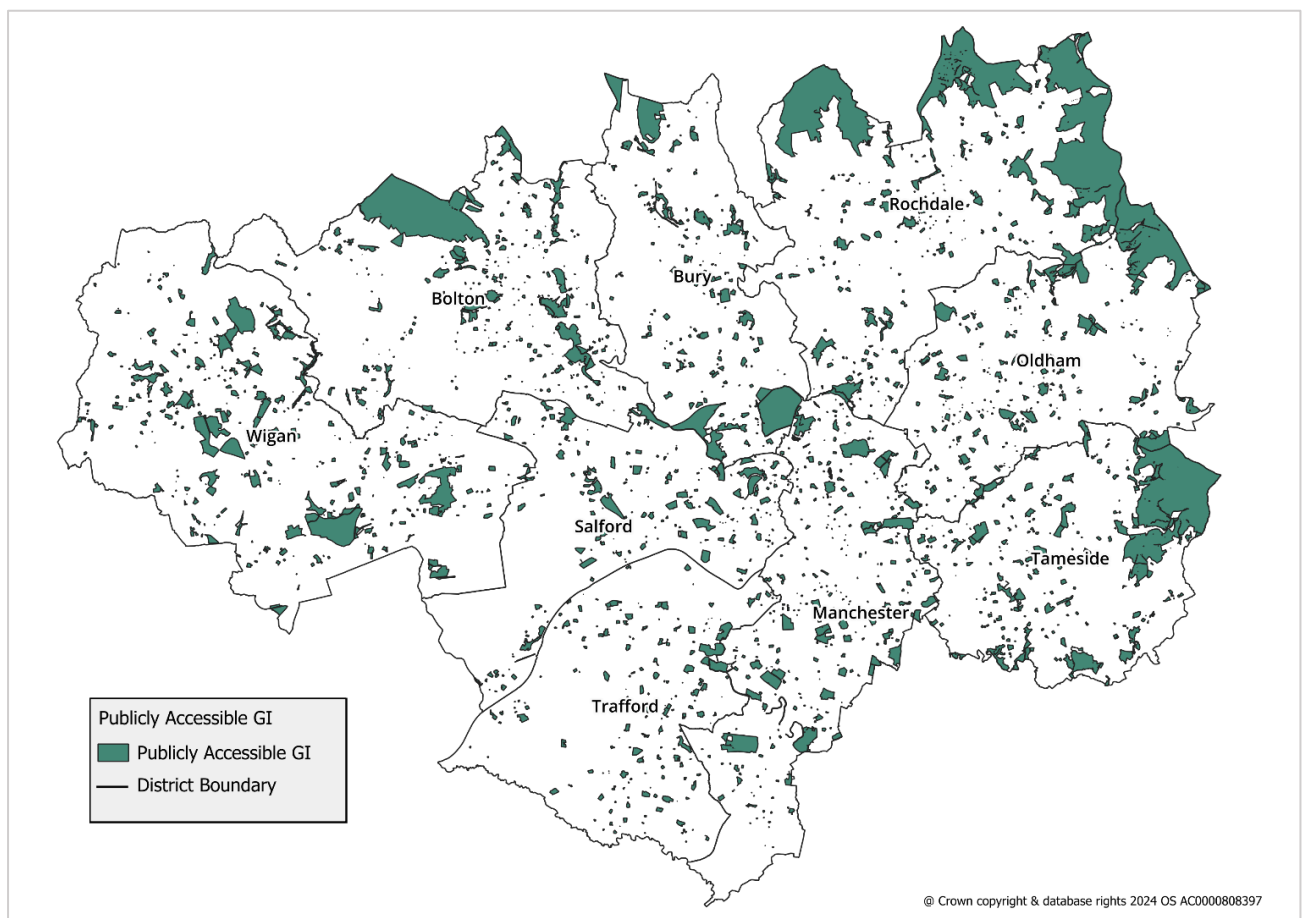
Source: Authors calculations using [Natural England, Green and Blue Infrastructure \(England\), June 2024](#)

**Table 6.4: Amount of publicly accessible green infrastructure in the PfE strategy areas**

Area	Publicly Accessible GI (ha)
Core	68
Inner	1,165
Northern	11,889
Southern	770

Source: Authors calculations using [Natural England, Green and Blue Infrastructure \(England\)](#)

**Figure 6.2: Map of publicly accessible green infrastructure in the PfE area**



Source: Authors calculations using [Natural England, Green and Blue Infrastructure \(England\)](#)

## 7. Places for People

### **Policy Outcome: Conserve, sustain and enhance our historic environment and heritage assets**

**Indicator: Increase % of buildings on the “at risk register” with a strategy for their repair and re-use**

- 7.1 The data this indicator was optional for districts to collect to report into this year’s monitoring report, nevertheless it will be required for next year’s monitoring report for 2024/25.

### **Policy Outcome: Provision of additional school places to support new development**

**Indicator: Numbers of school places (Annual School Capacity survey) \*Consideration of ‘headroom’ statistics where available.**

- 7.2 Infrastructure provision will support the growth and continued capacity of the PfE area, including a proportionate amount of school places.
- 7.3 The percent of unfilled school places in the Places for Everyone area decreased by 0.6% from 2021-22 to 2022-23.
- 7.4 At a district level, all districts experienced a reduction in the percentage of unfilled school places, except for Bury (+0.4%), Oldham (+1.8%) and Trafford (+0.3%).

**Table 7.1: Numbers of school places**

Area	2021-22			2022-23		
	Number of Pupils on Roll	Number of School Places	% of Unfilled Places	Number of Pupils on Roll	Number of School Places	% of Unfilled Places
Bolton	49,363	52,949	6.8	49,823	52,824	5.7
Bury	27,510	29,606	7.1	27,424	29,659	7.5
Manchester	83,667	90,764	7.8	84,885	90,734	6.4
Oldham	42,150	45,270	6.9	42,476	46,505	8.7
Rochdale	35,550	38,205	6.9	35,850	38,404	6.7
Salford	34,610	37,484	7.7	35,194	37,447	6.0
Tameside	35,025	38,226	8.4	35,076	38,226	8.2
Trafford	40,914	42,863	4.5	41,260	43,360	4.8
Wigan	45,591	48,903	6.8	45,884	48,704	5.8
PfE Area	394,380	424,270	7.0	397,872	425,863	6.6

Source: [School Capacity up to 2022-23 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/school-capacity-up-to-2022-23)

## Policy Outcome: Workforce is ready to benefit from new employment opportunities

**Indicator: % of working age population with Higher Level (4+) qualification(s) and % of working age population with sub Level 2 qualification**

7.5 Between 2022 and 2023, the proportion of residents with sub-level 2 qualifications decreased from 16.8% to 14.4%, while those with level 4+ increased from 40.0% to 45.3%.

**Table 7.2: % of working age population with Higher Level (4+) qualification(s) and % of working age population with sub Level 2 qualification**

Area	2022				2023			
	Count with sub-Level 2	% with sub-Level 2	Count with Level 4+	% with Level 4+	Count with sub-Level 2	% with sub-Level 2	Count with Level 4+	% with Level 4+
Bolton	6,385	20.8	58,000	34.6	7,983	17.7	64,900	37.8
Bury	7,462	13	51,500	46.2	7,690	12.9	53,600	47.1
Manchester	18,565	16.8	197,100	52.5	30,920	11.2	235,200	60.3
Oldham	6,000	18.8	38,400	27.6	9,893	12.2	40,400	29.4
Rochdale	4,813	20.9	36,000	28.3	4,211	23.7	50,200	38.4
Salford	7,929	16.9	74,500	46.2	9,477	14.9	81,500	49.1
Tameside	6,392	17.1	44,100	33.4	7,753	15	47,400	34.7
Trafford	12,087	10.4	81,800	58.3	15,540	8.7	83,000	56
Wigan	10,287	15.7	67,200	35.1	9,387	17.3	65,200	33.2
PfE Area	76,524	16.8	648,700	42.0	94,618	14.4	721,300	45.3

Source: GMCA via Business Register and Employment Survey via Nomis



## 8. Connected Places

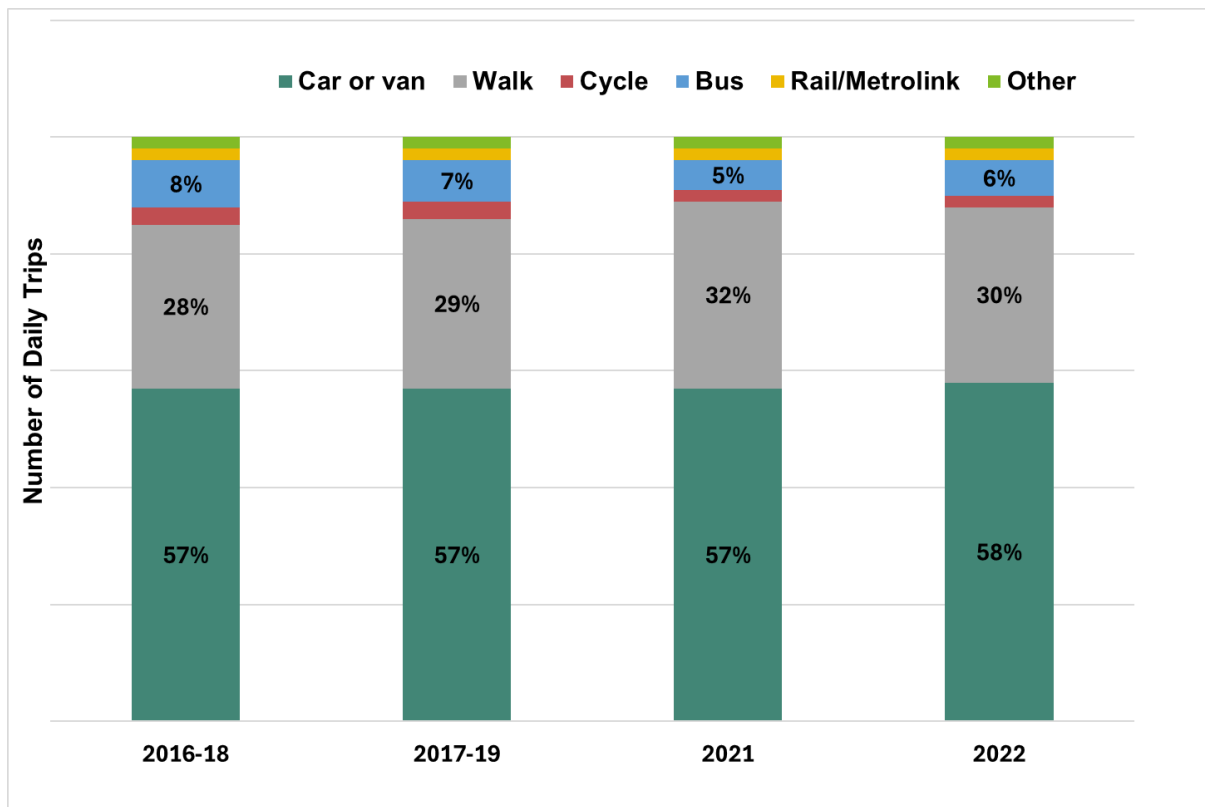
### **Policy Outcome: Increased proportion of daily trips by modes other than the car**

**Indicator: % of daily trips made by active travel, public transport, car & other (monitoring subject to further analysis of data collection methods – TRADS monitor undertaken by TfGM)**

- 8.1 Travel behaviour for the latest data TfGM available in 2022 was still undoubtedly influenced by the pandemic. The year was still atypical, in that residents' travel behaviours changed more significantly over the period due to growing confidence and a return to 'normal' as we moved away from the pandemic. This has led to some irregularities, as TRADS approximates a 'typical day' across the year.
- 8.2 Reference is made here to 'mode shares' - the percentage distribution of trips taken by GM residents using different modes of transport. These mode shares are based on the 'main' mode of travel which is defined as the method of travel used for the stage(s) that covered the longest distance of the trip in question.
- 8.3 On a typical day in 2022 across all modes of transport GM residents travelled 30 million kilometres, which was only 7% below pre-pandemic levels. This indicates that whilst residents made fewer trips in 2022 than pre-pandemic, the trips they did make were longer on average.
- 8.4 In 2022, the most used method of travel was car or van (including passenger) at 58%, making up nearly three-in-five trips by GM residents. Nearly a third of trips were made by active travel (30% walking and 2% cycling), while nearly one-in-ten trips were made by public transport (6% bus and 2% rail/Metro). The remaining 3% of trips were made by taxi, minicab, motorcycle, scooter, moped, or any other type of vehicle.

8.5 The figures in each bar show the percentage of daily trips that were made by each mode since 2016. The mode share has remained relatively stable over time with car trips making up nearly three-in-five trips, active travel making up around a third of trips, and very broadly one in ten trips using public transport.

**Figure 8.1: Daily trip count and mode share by Greater Manchester residents**



Source: GM [TRADS](#) (2016-18,2017-19. 2021 and 2022)

Note: Other = taxi, minicab, scooter, moped or any other Policy Outcome: Increased proportion of new development in an accessible location

**Indicator: % of new housing (net) within 800m of good public transport accessibility and % of new employment floorspace within 800m of good public transport accessibility**

- 8.6 New residential development will have a significant role in delivering a sustainable and integrated transport network to reduce car dependency and increase levels of walking, cycling and public transport.
- 8.7 In 2023-24, 77% (7,792) of all housing completions were delivered within 800m of Good Public Transport Accessibility in the PfE area.
- 8.8 In terms of the Spatial Strategy Areas, 100% (3,878 units) of housing completions were within 800m of Good Public Transport Accessibility in the Core Growth Area, this was 47% (1,851 units) for the Northern Area.

**Table 8.1: % of New Net Housing 2023/24 within 800m of Good Public Transport Accessibility: selected areas**

Area	*Net Housing Completions 2023/24 within 800m of Good Public Transport Accessibility Units	*Net Housing Completions 2023/24 within 800m of Good Public Transport Accessibility %
Bolton	185	31
Bury	87	36
Manchester	2,968	99
Oldham	120	29
Rochdale	303	44
Salford	2,550	97
Tameside	426	67
Trafford	616	76
Wigan	537	47
PfE area	7,792	77

Source: GMCA via Local Authority Schemas. \*Some data includes Gross rather than Net housing completions. This table also includes communal establishments in line with the Housing Delivery Test calculation

**Table 8.2: % of New Net Housing 2023/24 within 800m of Good Public Transport Accessibility: selected areas**

Area	*Net Housing Completions 2023/24 within 800m of Good Public Transport Accessibility Number	*Net Housing Completions 2023/24 within 800m of Good Public Transport Accessibility %
Core Growth	3,878	100
Inner	1,789	97
Northern	1,851	47
Southern	274	55

Source: GMCA via Local Authority Schemas. \*Some figures include Gross, rather than Net housing completions. This table also includes communal establishments in line with the Housing Delivery Test calculation

- 8.9 New employment development will have a significant role in delivering a sustainable and integrated transport network to reduce car dependency and increase levels of walking, cycling and public transport.
- 8.10 In 2023-24, 72% (223,253 sqm) of all new employment floorspace was delivered within 800m of Good Public Transport Accessibility in the PFE area.
- 8.11 In terms of the Spatial Strategy Areas, 100% (158,675 sqm) of new employment floorspace was within 800m of Good Public Transport Accessibility in the Core Growth Area.

**Table 8.3: % of New Employment Floorspace 2023/24 within 800m of Good Public Transport Accessibility: selected areas**

Area	New Employment Floorspace 2023/24 within 800m of Good Public Transport Accessibility Floorspace (sqm)	New Employment Floorspace 2023/24 within 800m of Good Public Transport Accessibility %
Bolton	8,082	51
Bury	139	37
Manchester	65,597	97
Oldham	7,138	26
Rochdale	32,466	100
Salford	43,179	73
Tameside	330	27
Trafford	59,909	69
Wigan	6,412	37
PfE area	223,253	72

Source: GMCA via Local Authority Schemas

**Table 8.4: % of New Employment Floorspace 2023/24 within 800m of Good Public Transport Accessibility: selected areas**

Area	New Employment Floorspace 2023/24 within 800m of Good Public Transport Accessibility Number	New Employment Floorspace 2023/24 within 800m of Good Public Transport Accessibility %
Core Growth	158,675	100
Inner	258	17
Northern	54,904	49
Southern	9,416	25

Source: GMCA via Local Authority Schemas

## Policy Outcome: Digital connectivity

### Indicator: Number of premises with full fibre connectivity

- 8.12 In order to achieve its ambition to be the UK's leading digital city and in the top five in Europe<sup>7</sup> it is fundamental for all parts of the city-region to have access to world-class digital connections at an affordable price. The more premises that have full fibre connectivity, the higher the likelihood of achieving this ambition.
- 8.13 The percent of premises with full fibre availability increased in every district in the Places for Everyone area between 2023-2024, and by 18% in the plan area overall. In the PfE area in 2023, nearly 655,500 premises had full fibre availability, 58.3% of all premises. This figure rose to just over 773,400 in 2024, 64% of all premises.

**Table 8.5: Number of premises with full fibre connectivity**

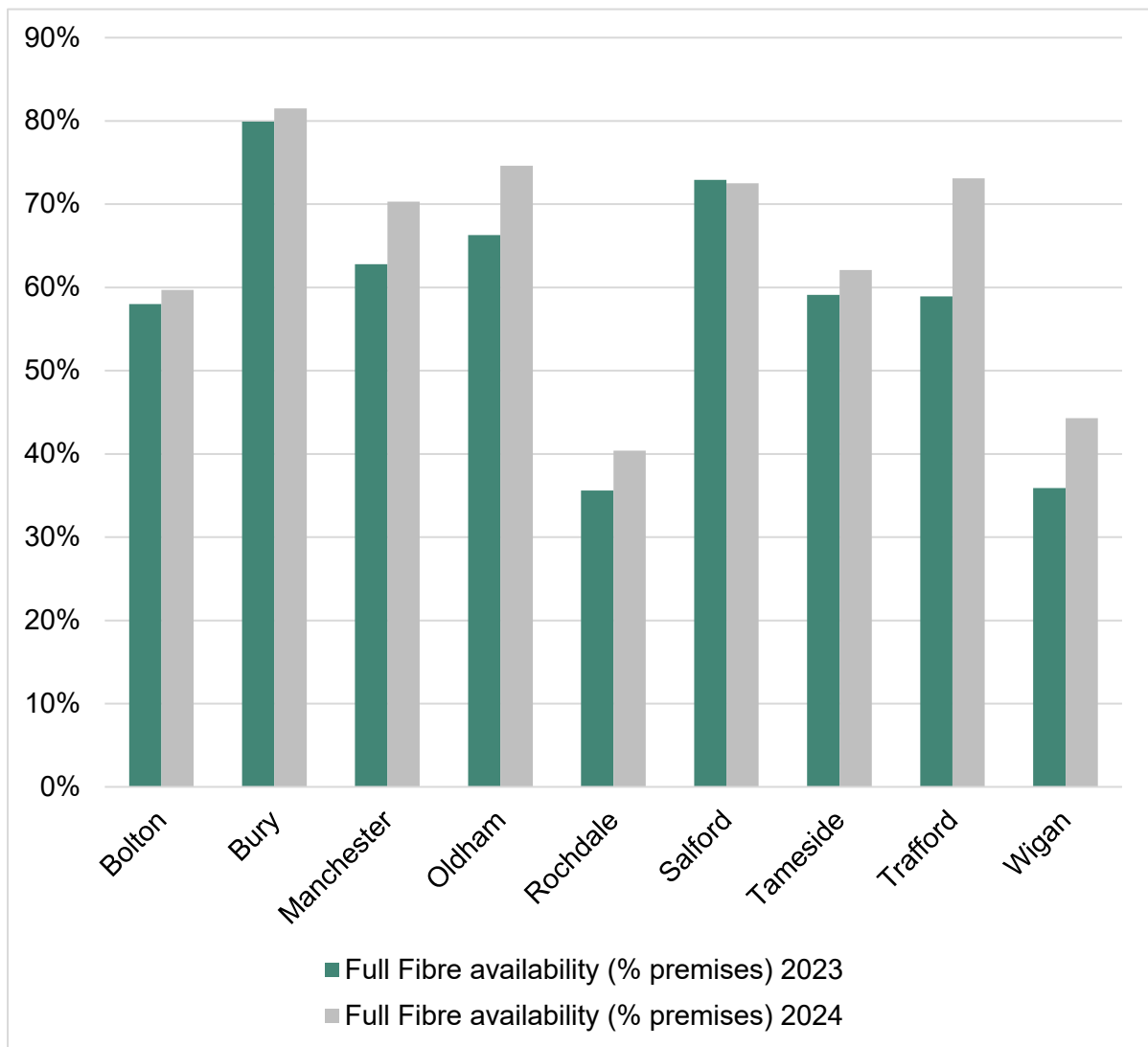
Area	Number of premises with Full Fibre availability		Full Fibre availability (% premises)		2023 to 2024 % difference
	2023	2024	2023	2024	
Bolton	72,950	81,380	58.0%	59.7%	11.6%
Bury	67,404	73,776	79.9%	81.5%	9.5%
Manchester	148,699	180,086	62.8%	70.3%	21.1%
Oldham	62,322	74,462	66.3%	74.6%	19.5%
Rochdale	34,591	41,643	35.6%	40.4%	20.4%
Salford	92,594	98,742	72.9%	72.5%	6.6%
Tameside	62,280	71,923	59.1%	62.1%	15.5%

<sup>7</sup> GMCA (October 2017) Our people our place: The Greater Manchester Strategy, paragraph 7.13

Trafford	60,561	80,835	58.9%	73.1%	33.5%
Wigan	54,063	70,563	35.9%	44.3%	30.5%
PfE Area	655,464	773,410	58.3%	64.0%	18.0%

Source: [Connected Nations and Infrastructure Reports - Ofcom \(ofcom.org.uk\)](https://www.ofcom.gov.uk/reports-and-publications/connected-nations-and-infrastructure-reports/)

**Figure 8.2: Number of premises with full fibre connectivity**



Source: [Connected Nations and Infrastructure Reports - Ofcom \(ofcom.org.uk\)](https://www.ofcom.gov.uk/reports-and-publications/connected-nations-and-infrastructure-reports/)



## Policy Outcome: Increasing EV charging infrastructure

**Indicator: Number of EV charging points (% change can be monitored year to year or over longer time series)**

8.14 Significantly expanding the existing network of publicly accessible EV charging infrastructure will be important to encourage and expediate the transition from petrol and diesel engine vehicles to EVs.

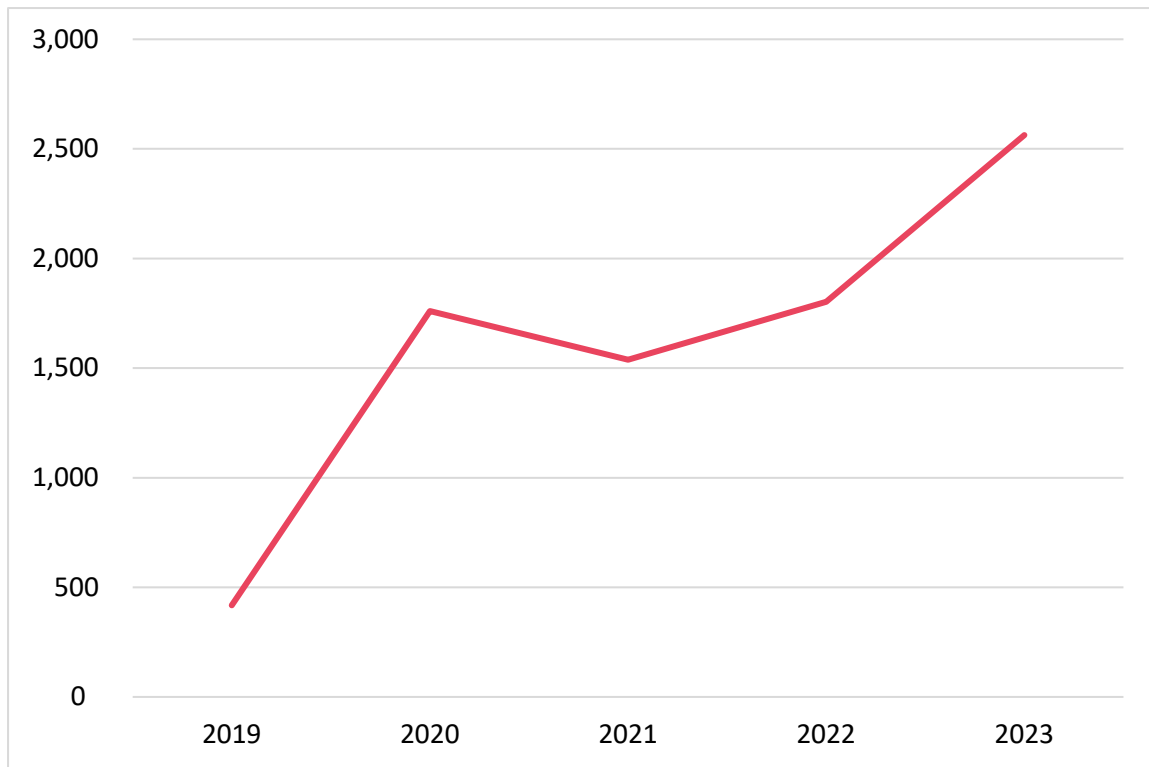
8.15 The number of EV charging points increased from 1,803 to 2,563 between 2022 to 2023 across the Places for Everyone area, a 42% increase.

**Table 8.6: Number of EV charging points**

Area	2022	2023	% change from 2022 to 2023
Bolton	103	146	41.7%
Bury	94	124	31.9%
Manchester	477	681	42.8%
Oldham	157	242	54.1%
Rochdale	132	169	28.0%
Salford	309	433	40.1%
Tameside	103	126	22.3%
Trafford	270	393	45.6%
Wigan	158	249	57.6%
PfE Area	1,803	2,563	42.2%

Source: [Electric vehicle public charging infrastructure statistics – GOV.UK](https://www.gov.uk/government/statistics/electric-vehicle-public-charging-infrastructure-statistics)  
([www.gov.uk](https://www.gov.uk))

**Figure 8.3: Number of EV charging points in the PfE area**



Source: [Electric vehicle public charging infrastructure statistics – GOV.UK](https://www.gov.uk/government/statistics/electric-vehicle-public-charging-infrastructure-statistics)  
([www.gov.uk](https://www.gov.uk))

## **Air Quality Monitoring at Holcroft Moss**

- 8.16 Through the Habitats Regulation Assessment (HRA) process in support of the PfE Plan (and also Warrington's Local Plan), the Manchester Mosses Special Area of Conservation (SAC), and in particular Holcroft Moss, has been identified as being at risk of harm from increased air pollution caused by traffic. To mitigate against this harm, there is a need for the delivery of long-term ecological resilience works, involving hydrological restoration measures to benefit Holcroft Moss.
- 8.17 As set out in Policy JP-C8 of the PfE Plan, qualifying developments, resulting in increased traffic flows on the M62 past Holcroft Moss of more than 100 vehicles per day or 20 Heavy Goods Vehicles (HGVs) per day, will be required to make a proportionate contribution towards restoration measures at Holcroft Moss.
- 8.18 The PfE authorities have produced a draft joint Supplementary Planning Document (SPD), which it is hoped will be adopted by the nine authorities in Spring 2025. The SPD establishes the basis to secure contributions to the long-term ecological resilience works. Future reports will provide updates on the progression of the mitigation works.

## 9. Delivering the Plan

**Policy Outcome: Ensuring the right infrastructure is delivered at the right time (broken down by different types of contribution)**

Indicator: Links provided to each District's Infrastructure Funding Statement/ Annual section 106 monitoring report

**Table 9.1: District Infrastructure Funding Statements**

Area	Link to Infrastructure Funding Statements
Bolton	<a href="https://www.bolton.gov.uk/planning-policy-strategy/developer-contributions/1">https://www.bolton.gov.uk/planning-policy-strategy/developer-contributions/1</a>
Bury	<a href="https://www.bury.gov.uk/planning-building-control/policy-and-projects/planning-policy/evidence-and-monitoring/infrastructure-funding-statement">https://www.bury.gov.uk/planning-building-control/policy-and-projects/planning-policy/evidence-and-monitoring/infrastructure-funding-statement</a>
Manchester	<a href="https://democracy.manchester.gov.uk/documents/s47889/Annual%20S106%20Monitoring%20Report.pdf">https://democracy.manchester.gov.uk/documents/s47889/Annual%20S106%20Monitoring%20Report.pdf</a>
Oldham	<a href="https://www.oldham.gov.uk/info/201230/monitoring/3154/infrastructure-funding-statement">https://www.oldham.gov.uk/info/201230/monitoring/3154/infrastructure-funding-statement</a>
Rochdale	<a href="https://www.rochdale.gov.uk/planning-permission/section-106-planning-application-obligations">https://www.rochdale.gov.uk/planning-permission/section-106-planning-application-obligations</a>
Salford	<a href="https://www.salford.gov.uk/planning-building-and-regeneration/planning-applications/planning-obligations-and-community-infrastructure-levy/planning-obligations-infrastructure-funding-statement/">https://www.salford.gov.uk/planning-building-and-regeneration/planning-applications/planning-obligations-and-community-infrastructure-levy/planning-obligations-infrastructure-funding-statement/</a>
Tameside	<a href="https://tameside.moderngov.co.uk/documents/g10139/Public%20reports%20pack%2021st-Nov-2024%2014.00%20Strategic%20Planning%20and%20Capital%20Monitoring%20Panel.pdf?T=10">https://tameside.moderngov.co.uk/documents/g10139/Public%20reports%20pack%2021st-Nov-2024%2014.00%20Strategic%20Planning%20and%20Capital%20Monitoring%20Panel.pdf?T=10</a>
Trafford	<a href="https://democratic.trafford.gov.uk/ieDecisionDetails.aspx?ID=1182">https://democratic.trafford.gov.uk/ieDecisionDetails.aspx?ID=1182</a>

Wigan	<a href="https://www.wigan.gov.uk/Council/Strategies-Plans-and-Policies/Planning/Local-plan/Background/InfrastructureFundingStatementForSection106.aspx">https://www.wigan.gov.uk/Council/Strategies-Plans-and-Policies/Planning/Local-plan/Background/InfrastructureFundingStatementForSection106.aspx</a>
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Source: Local Authority web sites

## 10. PfE Policies not being implemented

- 10.1 Regulation 34 (2) of the Town and Country Planning Regulations 2012 requires that where a local planning authority is not implementing a policy specified in a local plan, the authority monitoring report must identify that policy and include a statement of the reasons why the policy is not being implemented and the steps (if any) that the local authority intend to take to implement the policy.
- 10.2 In accordance with Regulation 34 (2), PfE Policy JP-G5 part 7c is currently not being implemented. PfE Policy JP-G5 part 7c relates to a potential recreation impact zone - up to 7km from the South Pennine Moors Special Area of Conservation (SAC) and Special Protection Areas (SPAs). Within this zone new residential development could result in recreational disturbance impacts on the protected habitats and species of the SAC and SPAs and development may be required to mitigate this impact. Since the production of the Habitat Regulation Assessment (HRA) for the PfE (which formed the evidence base for the policy), Natural England has now indicated that there is no evidence of credible risk to the habitats and species on the SAC and SPAs from recreation impacts. Consequently, Natural England considers that new development within the PfE area, specifically the three authority areas of Oldham, Tameside and Rochdale, does not need to provide mitigation in accordance with part 7c of JP-G5. If further evidence is prepared on recreational impacts from new development, at a strategic level, i.e. across the whole South Pennine Moors area and not at a local level, such as these three PfE authorities, then Natural England will review its position and the three PfE authorities will consider the implementation of the policy.

# Appendix A

## Places for Everyone Monitoring Framework Tables

**Table 12.1 Places for Everyone Monitoring Framework – Sustainable and Resilient**

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Reduce carbon emissions from new development	2,5,7,8,10	JP-S1, 2, 3 and 6  JP-P1	% of net additional residential development completed with an Energy Performance Certificate rating of A and B	✓	✓		

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Maximise the use of suitable previously developed (brownfield) land for development	2,3,5,7,8,9	JP-Strat1 to 6, JP-Strat9, JP Strat12, JP-S1, JP-J2, J3, J4 and JP-H1 and H4	<ul style="list-style-type: none"> <li>• % of residential development on brownfield land</li> <li>• % of gross employment development on brownfield land</li> </ul>	✓	✓	1,5,6,9	
No new homes and	2,8	JP-S1, and 4	No. of planning permissions	✓	✓		All allocations with



Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
employment premises at risk of flooding		JP-P1	approved against EA advice				employment development
Improve air quality	2,5,7,8,10	JP-S1, S2 and S5	Exceedance of the legal level of NO2 (as an Annual Mean) in local AQMA and Clean Air Plan Monitoring	✓	✓		

**Table 12.2 Places for Everyone Monitoring Framework – Jobs**

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Improve productivity	3,5,10	JP-Strat1 to 12, JP-J1	% increase in GVA per job	✓	✓	1,5,6,9	
Increased number of jobs	3,5,10	JP-Strat1 to 12 JP-J1 and 2	Proportion of our residents (working age) in employment	✓	✓	1,5,6,9	

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Improve access to jobs	4,5	JP-Strat1 to 12 JP-J1	Number of local labour agreements	✓	✓		
Increase overall office floorspace by 2 million sq.m by 2039	3,5	JP-Strat1 to 12 JP-J1 to 3	Increase in office floorspace (gross)	✓	✓	1,5,6,9	All allocations with office development

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Increase overall industry and warehousing floorspace by 3.5 million sq. m by 2039	3,5	JP-Strat1 and 4 to 11, JP-J1, 2 and 4	Increase in industry and warehousing floorspace (gross)	✓	✓	1,5,6,9	All allocations with industry or warehousing development
Secure main town centres as local	1,2,3,5,6,7,9	JP-Strat1, 6, 9 and 12	<ul style="list-style-type: none"> <li>No of residential units (net) delivered in</li> </ul>	✓	✓		

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
economic drivers		JP-P4	main town centres <ul style="list-style-type: none"> <li>GVA in and within 800m of the main town centres</li> </ul>				

**Table 12.3 Places for Everyone Monitoring Framework – Homes**

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Deliver net increase in new homes	1,2,3,5,7,10	JP-Strat1 to 3, 5 to 9, 11 and 12. JP-H1	<ul style="list-style-type: none"> <li>• Deliver approx. 9,063 annually by 2025</li> <li>• Deliver approx. 10,305 annually by 2030</li> <li>• Deliver approx. 10,719</li> </ul>	✓	✓	1,5,6,9	All allocations with housing development

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
			annually by 2039				
Maximise delivery of additional affordable homes	1,2,5,10	JP-H1 and H2	No. of new affordable homes completed	✓	✓		All allocations with housing development
Increase the number of homes	1,2,5,10	JP-H3	% new homes meeting Nationally	✓	✓		

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
meeting Nationally Described Space Standard (NDSS)			Described Space Standard (NDSS)				
Increase the number of new homes meeting Accessible &	1,2,5,10	JP-H3	% new homes meeting Accessible & Adaptable (A&A) standard	✓	✓		



Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level:  Full area of Places for Everyone	Geographic level:  District	Geographic level:  Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level:  Allocations
Adaptable (A&A) standard							

**Table 12.4 Places for Everyone Monitoring Framework – Greener**

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Enhance the green infrastructure network	2,5,7,8,9,10	<ul style="list-style-type: none"> <li>• JP-Strat2, 3, 5, 12 and 13</li> <li>• JP-G1 to 6, 8 and 9</li> <li>• JP-P1</li> </ul>	<ul style="list-style-type: none"> <li>• Gross area of new habitat created from the application of biodiversity net gain</li> </ul>	✓	✓	1,5,6,9	All allocations

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
			<ul style="list-style-type: none"> <li>Number, area and condition of sites of biological importance (SBIs)</li> </ul>	✓	✓		
Increase tree planting	2,5,7,8,9,10	JP-G7	Number of trees planted annually (metric to be determined with respect to tree	✓	✓		

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
			planting programmes and on site delivery as a result of planning decisions where available)				
Increase access to green infrastructure	2,5,7,8,9,10	<ul style="list-style-type: none"> <li>• JP-Strat 2, 3, 5, 12 and 13</li> <li>• JP-G2 to 6, 8 and 9</li> </ul>	Number of hectares of green infrastructure (metric will consider publicly accessible	✓	✓	1,5,6,9	

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
		<ul style="list-style-type: none"> <li>JP-P6</li> </ul>	GI where information is available)				

**Table 12.5 Places for Everyone Monitoring Framework – People**

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level:  Full area of Places for Everyone	Geographic level:  District	Geographic level:  Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level:  Allocations
Conserve , sustain and enhance our historic environment and heritage assets	2,4	JP-Strat1 to 3, 6 and 12, JP-P1, 2 and 3	Increase % of buildings on the “at risk register” with a strategy for their repair and re-use	✓	✓		
Provision of additional school places to support	2,9	JP-Strat1, 2 and 9  JP-P1 and 5	Numbers of school places (Annual School Capacity survey).	✓	✓		

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
new development			Consideration of 'headroom' statistics where available.				
Workforce is ready to benefit from new employment opportunities	3,5	JP-Strat5, 6, 9, 11 and 12 JP-P5	% of working age population with Higher Level (4+) qualification(s) and % of working age population with sub Level 2 qualification.	✓	✓	5,6	

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations



**Table 12.6 Places for Everyone Monitoring Framework – Connected**

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level:  Full area of Places for Everyone	Geographic level:  District	Geographic level:  Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level:  Allocations
Increased proportion of daily trips by modes other than the car	2,5,6,7,10	JP-Strat1 to 12  JP-Strat14 JP-C1, 3, 5, 6 and 8	% of daily trips made by active travel, public transport, car & other (monitoring subject to further analysis of data collection methods – TRADS monitor undertaken by TfGM)	✓	✓		

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Increased proportion of new development in an accessible location	2,5,6,7,10	JP-Strat14 JP-S1, 2 and 5 JP-C1, 3, 5, 6 and 8	% of new housing (net) within 800m of good public transport accessibility and % of new employment floorspace within 800m of good public transport accessibility	✓	✓	1,5,6,9	

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
			*definition of good public transport accessibility to be agreed with TfGM				
Digital connectivity	2,3,4,5,6	JP-C2	Number of premises with full fibre connectivity	✓	✓		

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Increasing EV charging infrastructure	2,6,7	JP-S2 and C8	Number of EV charging points (% change can be monitored year to year or over longer time series)	✓	✓		

**Table 12.7 Places for Everyone Monitoring Framework – Delivering the Plan**

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level:  Full area of Places for Everyone	Geographic level:  District	Geographic level:  Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level:  Allocations
Ensuring the right infrastructure is delivered at the right time (broken down by different types of contribution)	1,2,3,4,5,6,7,8,9,10	JP-S1, JP-S2, JP-J1, JP-H2, JP-G2, JP-G3, JP-G4, JP-G5, JP-G6, JP-G7, JP-G8, JP-P1, JP-P2, JP-	Links provided to each District's Infrastructure Funding Statement/ Annual section 106 monitoring report	✓	✓		

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level:  Full area of Places for Everyone	Geographic level:  District	Geographic level:  Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level:  Allocations
		P3, JP-P5, JP-P6, JP-P7, JP-C1, JP-C2, JP-C3, JP-C5, JP-C6, JP-C7, JP-C8,  Allocations (where mitigation is identified)					

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Secure appropriate S106 contributions for affordable housing	1,2,3,4,5,6,7,8,9,10	JP-H1 and H2 JP-D2	Developer contributions for the delivery of affordable housing	✓	✓		

# Appendix B

## Housing, Industrial & Warehousing and Office Land Supply

**Table B. 1: Housing Land Supply**

Local Authority	Existing 2024-25 to 2038-39	Small sites allowance 2029-30 to 2038-39	Demolitions 2029-30 to 2038-39	Allowances (small sites and demolitions)	Total supply 2024-25 to 2038-39	Supply beyond 2039-40	Total (All future supply)
Bolton	9,783	1,176	-600	576	10,359	0	10,359
Bury	9,325	289	0	289	9,614	1,396	11,010
Manchester	75,644	1,450	-1,737	-287	75,357	7,128	82,485
Oldham	12,154	640	75	565	12,719	756	13,475
Rochdale	11,685	282	-740	-458	11,227	0	11,227
Salford	32,169	1,988	0	1,988	34,157	200	34,357
Tameside*	7,848	451	0	451	8,299	715	9,014
Trafford	21,239	647	-465	182	21,421	7,369	28,790
Wigan	15,472	540	0	540	16,012	895	16,907
PfE Area	195,319	7,463	-3,467	3,846	199,165	18,459	217,624

*\*provisional at time of publication*

Source: Local Authorities



**Table B. 2: Industrial & Warehousing Land Supply**

Local Authority	Total Supply 2024-25 to 2038-39	Supply beyond 2039-40	Total (All future supply)
Bolton	740,340	15,000	755,340
Bury	528,731	365,000	893,731
Manchester	87,965	0	87,965
Oldham	238,727	0	238,727
Rochdale	599,829	0	599,829
Salford	545,437	60,000	605,437
Tameside*	284,324	0	284,324
Trafford	577,558	11,205	588,763
Wigan	443,450	79,730	523,180
PfE Area	4,046,361	530,935	4,577,296

*\*provisional at time of publication*

Source: Local Authorities

**Table B. 3: Office Land Supply**

Local Authority	Total Supply 2024-25 to 2038-39	Supply beyond 2039-40	Total (All future supply)
Bolton	26,467	0	26,467
Bury	1,584	0	1,584
Manchester	1,878,933	317,700	2,196,633
Oldham	66,516	0	66,516
Rochdale	104,184	0	104,184
Salford	294,053	0	294,053
Tameside*	17,817	3,793	21,610
Trafford	177,543	69,068	246,611
Wigan	14,250	0	14,250
PfE area	2,581,347	390,561	2,971,908

*\*provisional at time of publication*

Source: Local Authorities

# Appendix B

## Housing, Industrial & Warehousing and Office Land Supply

**Table B. 1: Housing Land Supply**

Local Authority	Existing 2024-25 to 2038-39	Small sites allowance 2029-30 to 2038-39	Demolitions 2029-30 to 2038-39	Allowances (small sites and demolitions)	Total supply 2024-25 to 2038-39	Supply beyond 2039-40	Total (All future supply)
Bolton	9,783	1,176	-600	576	10,359	0	10,359
Bury	9,325	289	0	289	9,614	1,396	11,010
Manchester	75,644	1,450	-1,737	-287	75,357	7,128	82,485
Oldham	12,154	640	75	565	12,719	756	13,475
Rochdale	11,685	282	-740	-458	11,227	0	11,227
Salford	32,169	1,988	0	1,988	34,157	200	34,357
Tameside*	7,848	451	0	451	8,299	715	9,014
Trafford	21,239	647	-465	182	21,421	7,369	28,790
Wigan	15,472	540	0	540	16,012	895	16,907
PfE Area	195,319	7,463	-3,467	3,846	199,165	18,459	217,624

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Bury	528,731	365,000	893,731
Manchester	87,965	0	87,965
Oldham	238,727	0	238,727
Rochdale	599,829	0	599,829
Salford	545,437	60,000	605,437
Tameside*	284,324	0	284,324
Trafford	577,558	11,205	588,763
Wigan	443,450	79,730	523,180
PfE Area	4,046,361	530,935	4,577,296

*\*provisional at time of publication*

Source: Local Authorities

**Table B. 3: Office Land Supply**

Local Authority	Total Supply 2024-25 to 2038-39	Supply beyond 2039-40	Total (All future supply)
Bolton	26,467	0	26,467
Bury	1,584	0	1,584
Manchester	1,878,933	317,700	2,196,633
Oldham	66,516	0	66,516
Rochdale	104,184	0	104,184
Salford	294,053	0	294,053
Tameside*	17,817	3,793	21,610
Trafford	177,543	69,068	246,611
Wigan	14,250	0	14,250
PfE area	2,581,347	390,561	2,971,908

*\*provisional at time of publication*

Source: Local Authorities

## Appendix 3 Local Housing Statistics

Table 6 Net House Building 2003/04 to 2023/24

Year	Completed <sup>14</sup>	Cleared	Completed	Variance from Housing Requirement
2003/04	497	227	270	-19
2004/05	285	150	135	-154
2005/06	386	254	132	-157
2006/07	577	262	315	26
2007/08	599	200	399	110
2008/09	505	102	403	114
2009/10	227	307	-80	-369
2010/11	389	324	65	-224
2011/12	231	220	11	-278
2012/13	334	77	257	-32
2013/14	367	4	363	74
2014/15	596	2	594	305
2015/16	297	1	296	7
2016/17	375	1	374	85
2017/18	348	3	345	56
2018/19	410	9	401	-282
2019/20	728	4	724	36
2020/21	373	3	370	-320
2021/22	506	1	505	-177
2022/23	403	3	400	-2
2023/24	420	3	417	13

<sup>14</sup> Since the publication of the SHLAA as at 1 April 2018, completions have been recorded separately to clearance and accounted for in the clearance allowance - they are only shown against annual completions here for consistency within the monitoring report. Some housing data from DLUCH still continues to take clearance off completions, meaning completion data can differ slightly.

Year	Completed <sup>14</sup>	Cleared	Completed	Variance from Housing Requirement
<b>Total</b>	<b>8,853</b>	<b>2,157</b>	<b>6,696</b>	<b>-1,488</b>
Average	422	103	319	-71

**Chart A - Dwellings completed and cleared, 2010/11 to 2023/24**



## Appendix 4 Tracking saved UDP Policies

The UDP was adopted in July 2006. The policies were further `saved` by the Secretary of State in May 2009 (for an unspecified period of time) until replaced by the relevant part of the Local Plan.

The table below lists those `saved` UDP policies that have remained following the adoption of the Joint DPD, the Greater Manchester Waste DPD, the Greater Manchester Minerals DPD and most recently Places for Everyone. They will continue to be `saved` until replaced by the relevant part of the Local Plan.

Table 7 UDP `saved` policies

UDP Policy No.	UDP Policy Name	Local Plan document which may review the UDP policy
B1	BUSINESS AND INDUSTRIAL LAND ALLOCATIONS	Local Plan review and/or JWDPD and/or JMDDP
B1.1	Business and Industrial Allocations	This policy remains saved, however part of allocation B1.1.24 Royton Moss, Moss Lane, Royton has been superseded and now forms part of JPA 12 Broadbent Moss in PfE. The remainder of the allocations are saved and may be reviewed as part of Local Plan review and/or JWDPD and/or JMDDP
B1.2	Business and Office Allocations	Local Plan review and/or JWDPD and/or JMDDP
B1.3	Mixed Use Allocations	Local Plan review and/or JWDPD and/or JMDDP
D1.12	Telecommunications	To be determined
H1.1	Housing Land Release – Phase 1	Local Plan review
H1.2	Housing Land Release – Phase 2	This policy remains saved, however allocation H1.2.17 Danisher Lane has been superseded and now forms part of JPA 15 Coal Pit Lane in PfE. The remainder of the allocations are saved and may be reviewed as part of Local Plan review.
OE1.11	Farm Diversification	To be determined
TC1.1	Allocated Site	Local Plan review
TC1.2	Allocated Site	Local Plan review



Now that the Joint DPD, the Greater Manchester Waste DPD, the Greater Manchester Minerals DPD and Places for Everyone, have been adopted several 2006 UDP have been superseded. These are detailed in the table below.

*Table 8 UDP Policies superseded*

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
<b>Policies superseded in November 2011 following the adoption of the Joint DPD</b>			
B1.4	Business, Office and Industrial Development on Unallocated Land	5 9	Promoting Accessibility and Sustainable Transport Choices  Local Environment
B1.5	Working from Home	9	Local Environment
B1.6	Freight Generating Developments	9 17 25	Local Environment Gateways and Corridors Developer Contributions
B2	EXISTING BUSINESS AND INDUSTRIAL AREAS	13 14	Employment Areas Supporting Oldham's Economy
B2.1	Primary Employment Zones	13 14 25	Employment Areas Supporting Oldham's Economy Developer Contributions
B2.2	Protection of Existing Employment Sites outside PEZs	14 25	Supporting Oldham's Economy Developer Contributions
C1	CONSERVATION OF THE HISTORIC ENVIRONMENT	24	Historic Environment
C1.1	Development Within or Affecting the Setting of Conservation Areas	24	Historic Environment
C1.2	Demolition of Buildings in Conservation Areas	24	Historic Environment
C1.3	Retention of Distinctive Local Features or Structures in Conservation Areas	24	Historic Environment
C1.4	Alterations and Extensions to Buildings in Conservation Areas	24	Historic Environment

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
C1.5	The Preservation of Historic Shop Fronts	24	Historic Environment
C1.6	Advertisements in Conservation Areas and on Listed Buildings	24	Historic Environment
C1.7	The Re-Use of Historic Buildings	24	Historic Environment
C1.8	Alterations, Extensions and Additions to Listed Buildings	24	Historic Environment
C1.9	Development Affecting the Setting of a Listed Building	24	Historic Environment
C1.10	Demolition of a Listed Building or Structure	24	Historic Environment
C1.11	The Preservation of the Sites of Important Archaeological Remains and their Settings	24	Historic Environment
C1.12	Preservation or Recording of Archaeological Remains	24	Historic Environment
C1.13	The Protection of Parks and Gardens of Special Historic Interest	24	Historic Environment
CF1	NEW AND IMPROVED EDUCATION AND COMMUNITY FACILITIES	2 25	Communities Developer Contributions
CF1.1	Education Facilities	2 25	Communities Developer Contributions
CF1.2	New and Improved Community and Education Facilities	2 25	Communities Developer Contributions
CF1.3	Change of Use from Education and/or Community Facility	2	Communities
CF1.4	Dual Use	2	Communities

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
CF1.5	Developer Contributions to New Teaching Facilities	2 25	Communities Developer Contributions
D1	DESIGN OF NEW DEVELOPMENT	20	Design
D1.1	General Design Criteria	20	Design
D1.2	Designing for Energy Efficiency	18	Energy
D1.3	Inclusive Access	9	Local Environment
D1.4	Habitat and Wildlife on Development Sites	20 21	Design Protecting Natural Environmental Assets
D1.6	Landscape Design and Tree Planting	20	Design
D1.7	Designing for Safety and Security	20 9	Design Local Environment
D1.8	Shop Front Design	20	Design
D1.9	Advertisements on Business Premises	20	Design
D1.10	Freestanding Signs and Advertisements	20	Design
D1.11	House Extensions	20 9	Design Local Environment
D1.13	Design of Development Adjoining Main Transport Corridors and at Gateway Locations in Town and District Centres	20	Design
H1	HOUSING LAND REQUIREMENT AND SUPPLY	3	An Address of Choice
H1.3	Assessing Non-Allocated Sites	3	An Address of Choice

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
	and the Renewal of Planning Permissions	11	Housing Density and Mix
H1.4	Housing Density	11	Housing Density and Mix
H1.5	Housing Choice and Diversity	11	Housing Density and Mix
H2	MEETING THE NEED FOR AFFORDABLE HOUSING	10	Affordable Housing
H2.1	Providing Affordable Housing	10	Affordable Housing
H2.2	Caravan Sites for Gypsies Or Travelling Showpeople	12	Gypsies, Travellers and Travelling Showpeople
NR1	ENVIRONMENTAL QUALITY	9	Local Environment
NR1.1	Protection of Amenity	9	Local Environment
NR1.2	Air Quality	9	Local Environment
NR1.3	Odour	9	Local Environment
NR1.4	Noise and Vibration	9	Local Environment
NR1.5	Light Pollution	9	Local Environment
NR1.6	Contaminated Land	9	Local Environment
NR1.7	Hazardous Installations	9	Local Environment
NR2	WATER RESOURCES AND INFRASTRUCTURE	19	Water and Flooding
NR2.1	Water Infrastructure	19	Water and Flooding

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
NR2.2	Flooding & Flood Protection	19	Water and Flooding
NR2.3	Protection of Open Watercourses	19	Water and Flooding
NR2.4	Surface Water Run-off and Sustainability	19	Water and Flooding
NR3	RENEWABLE ENERGY DEVELOPMENTS	18	Energy
NR3.1	Renewable Energy Developments	18	Energy
NR3.2	Wind Developments	18	Energy
NR3.3	Renewable Energy in Major New Developments	18	Energy
OE1	PROTECTING OPEN LAND	22	Protecting Open Land
OE1.1	Criteria for Development in the Greenbelt	22	Protecting Open Land
OE1.2	New Building in Green Belt	22	Protecting Open Land
OE1.3	Domestic Extensions in the Green Belt	22	Protecting Open Land
OE1.4	Sub-division of Existing Dwellings in the Green Belt	22	Protecting Open Land
OE1.5	Garden Extensions in the Green Belt	22	Protecting Open Land
OE1.6	Replacement Dwellings in the Green Belt	22	Protecting Open Land
OE1.7	Re-use of Existing Buildings in the Green Belt	22	Protecting Open Land
OE1.9	Land Reserved for Future Development	22	Protecting Open Land

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
OE1.10	Other Protected Open Land	22	Protecting Open Land
OE1.12	New Agricultural or Forestry Buildings	22	Protecting Open Land
OE2	NATURE AND LANDSCAPE	6 21	Green Infrastructure Protecting Natural Environmental Assets
OE2.1	Landscape	6 21	Green Infrastructure Protecting Natural Environmental Assets
OE2.2	Green Corridors and Links	6 21	Green Infrastructure Protecting Natural Environmental Assets
OE2.3	Habitat Protection	6 21	Green Infrastructure Protecting Natural Environmental Assets
OE2.4	Species Protection	6 21	Green Infrastructure Protecting Natural Environmental Assets
R1	MAINTAINING SUPPLY THROUGH THE PROTECTION AND IMPROVEMENT OF EXISTING OPEN SPACE, SPORT AND RECREATION FACILITIES	2 23 6	Communities Open Spaces and Sports Green Infrastructure
R1.1	Maintaining Supply through the Protection and Improvement of Existing Open Space, and Outdoor Sport or Recreation Facilities	23	Open Spaces and Sports
R1.2	Protection of Indoor Sport and Recreation Facilities	2	Communities
R1.3	The Protection of Playing Fields	23	Open Spaces and Sports
R2	THE PROVISION AND IMPROVEMENT OF OPEN SPACES, SPORT	20 23	Design Open Spaces and Sports

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
	AND RECREATION FACILITIES		
R2.1	Requirement for New and Improved Open Space, Sport and Recreation Facilities and Residential Developments	23	Open Spaces and Sports
R2.2	General Criteria Relating to New, or Improved Open Space, Outdoor and Indoor Sport and Recreation Facilities	20	Design
S1	TOWN AND DISTRICT CENTRE SHOPPING AND LEISURE FACILITIES	15	Centres
S1.1	Development Within the Central Shopping Core	15	Centres
S1.2	Development Beyond the Central Shopping Core	15	Centres
S1.3	Primary Shopping Frontages	15	Centres
S1.4	Food and Drink Premises	15	Centres
S1.5	Taxi and Vehicle Hire	9	Local Environment
S1.6	Development Within District Centres	15	Centres
S1.7	Developments Outside the Town Centre and at the Edge of or Outside the District Centres	15	Centres
S1.8	Customer Facilities	15	Centres
S2	LOCAL SHOPPING AND LEISURE FACILITIES	16	Local Services and Facilities

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
S2.1	Local Shops	16	Local Services and Facilities
S2.2	Protection of Local Shop Premises	16	Local Services and Facilities
S2.3	Small Shops Outside the Town and District Centres	16	Local Services and Facilities
S2.4	Local Leisure Facilities	16	Local Services and Facilities
T1	THE TRANSPORT NETWORK	5 17	Promoting Accessibility and Sustainable Transport Choices Gateways and Corridors
T1.1	Transport Infrastructure	17	Gateways and Corridors
T1.2	The Road Network	17	Gateways and Corridors
T1.3	The Network of Routes for Non-Motorised Travel	17	Gateways and Corridors
T1.4	Canal Corridors	21	Protecting Natural Environmental Assets
T1.5	Disused Rail Infrastructure	17 25	Gateways and Corridors Developer Contributions
T2	THE ACCESSIBILITY OF NEW DEVELOPMENT	5 17	Promoting Accessibility and Sustainable Transport Choices Gateways and Corridors
T2.1	Public Transport Accessibility	5	Promoting Accessibility and Sustainable Transport Choices
T3	TRANSPORT AND DEVELOPMENT	5 17	Promoting Accessibility and Sustainable Transport Choices Gateways and Corridors
T3.1	Access to Development	5 25	Promoting Accessibility and Sustainable Transport Choices Developer Contributions



UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
T3.2	Developments with Significant Transport Implications	5 25	Promoting Accessibility and Sustainable Transport Choices Developer Contributions
T3.3	Parking	5 25	Promoting Accessibility and Sustainable Transport Choices Developer Contributions
TC1	THE ROLE OF THE TOWN CENTRE	15	Centres
TC1.3	Town Centre Parking	5 15	Promoting Accessibility and Sustainable Transport Choices Centres
TC1.4	Town Centre Parking	5	Promoting Accessibility and Sustainable Transport Choices
TC1.5	Pedestrian Permeability and the Public Realm	20	Design
TC1.6	Diversity and Vitality	15	Centres
TC1.7	Residential Development within the Town Centre	15 3	Centres An Address of Choice
<b>Policies superseded 1 April 2012 following the adoption of the Greater Manchester Waste DPD</b>			
W1	WASTE	7	Sustainable Use of Resources - Waste Management and JWDPD
W1.1	Waste Management Options	7	Sustainable Use of Resources - Waste Management and JWDPD
W1.2	Provision of Sites for Waste Management Facilities	7	Sustainable Use of Resources - Waste Management and JWDPD
W1.3	Criteria for Assessing Proposals for Waste	7	Sustainable Use of Resources - Waste

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
	Management, Treatment and Disposal Facilities		Management and JWDPD
W1.4	Provision of Civic Amenity and other 'Bring' Recycling Sites	7	Sustainable Use of Resources - Waste Management and JWDPD
<b>Policies superseded 26 April 2013 following the adoption of the Greater Manchester Minerals DPD</b>			
NR4	THE NEED FOR MINERALS	8	Sustainable Use of Resources - Minerals and JMDDP
NR4.1	Prevention of Mineral Sterilisation	8	Sustainable Use of Resources - Minerals and JMDDP
NR4.2	Primary, Secondary and Recycled Aggregates	8	Sustainable Use of Resources - Minerals and JMDDP
NR4.3	Criteria for Assessing Proposals for Mineral Working and Processing	8	Sustainable Use of Resources - Minerals and JMDDP
<b>Policies superseded 21 March 2024 following the adoption of Places for Everyone</b>			
D1.5	Protection of Trees on Development Sites	JP-G7	Trees and Woodland
OE1.8	Major Developed Site in the Green Belt	JPA 13	Chew Brook Vale (Robert Fletchers)
B1.1 – B1.1.24	Business and Industrial Allocations – Royton Moss, Moss Lane Royton (partial)	JPA 12	Broadbent Moss
H1.2 – H1.2.17	Housing Land Release – Phase 2 – Danisher Lane	JPA 15	Coal Pit Lane

## Appendix 5 UDP Phase 1 Housing Allocations

Table 9 Status of Phase 1 Housing Allocations in the Unitary Development Plan as at 1 April 2024

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity (dwellings)	Current Status of Site
H1.1.2	Land off Fields New Road / Ramsey Street, Chadderton	PDL	3.41	136	Site completed. 133 dwellings provided, including 20 affordable units for discounted sale.
M3	Land at Oldham Road / Hardman Street, Failsworth	PDL	1.56	14	Mixed-use allocation including residential development. Site is council owned in part. Site completed for 14 dwellings (on part of site).
H1.1.6	St Mary's Way, Oldham	PDL	2.56	180	Site completed. 93 dwellings provided. All affordable units with a mix of affordable rent and shared ownership.
H1.1.10	Athens Way, Lees	PDL	0.55	22	Site completed. 24 dwellings provided.
M2	Lumb Mill, Huddersfield Road, Delph, Saddleworth	PDL	1.4	62	Site completed. 46 units provided.
H1.1.15	Bailey Mill, Oldham Road, Saddleworth	PDL	0.86	50	Allocation. Application granted permission for 60 units (FUL/350293/22). Within the housing land supply, identified in the short term.
M1	Frenches Wharf / Wellington Road, Greenfield, Saddleworth	PDL	4.76	99	Phases 1 and 2 now complete with 99 dwellings delivered across both phases.

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity (dwellings)	Current Status of Site
H1.1.19	Andrew Mill, Manchester Road / Chew Valley Road, Greenfield, Saddleworth	PDL	1.34	30	Site completed. 41 dwellings have been provided on site as a whole.
H1.1.20	Rose Mill, Coalshaw Green Road, Chadderton	PDL	1.49	45	Site completed. 124 dwellings provided with 42 units offered for affordable housing, with a mix of affordable rent and shared ownership.
H1.1.21	Springhey Mill, Huddersfield Road, Oldham	PDL	0.39	30	Outline planning permission granted subject to the signing of a S106 agreement however not signed. Status reverted back to housing allocation along with associated density. Identified in the medium-term housing land supply.
H1.1.22	Vulcan Street, Oldham	PDL	1.23	61	Site completed. 73 dwellings provided, including 27 affordable units for a mix of rent and shared ownership.
H1.1.23	Pretoria Road, Oldham	PDL	0.46	14	Allocation. Identified in the medium-term housing land supply.

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity (dwellings)	Current Status of Site
H1.1.24	Sandy Mill, Royton	PDL	2.2	90	Majority of site completed. 74 dwellings provided, including 8 affordable units for discounted sale. Two small sections of the allocated site are not covered by the permission. A remaining section of the allocation fronting Rochdale Road is included within the housing land supply, identified in the medium-term for 22 dwellings.
H1.1.25	Jowett Street, Oldham	PDL	0.66	26	Allocation. Identified in the medium-term housing land supply.
M4	Huddersfield Road / Dunkerley Street, Oldham	PDL	2.61	50	Mixed-use allocation including residential development. Identified in the medium-term housing land supply.
H1.1.26	Spencer Street, Oldham	PDL	3	150	Site completed. 112 dwellings provided, including 31 affordable units for social rented accommodation.
H1.1.27	Hartford Mill /Land off Milne Street, Oldham	PDL	2.84	158	Mill was demolished in 2021 and future re-development opportunities are being explored. Previously, outline planning permission was granted for 158 dwellings, which has since expired. Identified in the medium-term housing supply.

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity (dwellings)	Current Status of Site
H1.1.28	Parkside Farm, off Chadderton Park Road, Chadderton	GF	0.94	38	Site completed. 23 units provided.
H1.1.29	Blackshaw Lane, Royton	GF	0.6	15	Outline planning permission granted for 14 dwellings; now expired. Site is council owned and being promoted for development. Partly identified within 5-year supply.
H1.1.30	Greenfield Bowling Club, Greenfield	PDL	0.5	15	Site complete providing 41 dwellings.
H1.1.31	Tamewater Mill, Delph	PDL	0.51	39	Site completed. 44 dwellings provided.