

Report to CABINET

Oldham's Monitoring Report 2024-25

Portfolio Holder:

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Reason for Decision

To approve the publication of the Oldham's Monitoring Report (AMR) and 2024 - 2025.

Executive Summary

Under Regulation 34 and 35 of The Town and Country (Local Planning) (England) Regulations 2012 local planning authorities must make monitoring information available for inspection as soon as possible after the information becomes available. The Monitoring Report covers the previous financial year that is 1 April 2024 to 31 March 2025. In terms of housing land supply, the Monitoring Report presents the position as of 1 April 2025.

Oldham's Monitoring Report is attached as Appendix 1.

In line with the Regulations the Monitoring Report provides details on whether the Council is meeting the milestones set out in the Local Development Scheme (LDS) for preparing the various Local Plan documents. Performance is monitored against the LDS that was in place at the start of the monitoring period. The Monitoring Report also monitors a range of planning indicators, such as housing, employment and biodiversity, which seek to assess the effectiveness of the Council's land-use planning policies, and whether they are

achieving their objectives and delivering sustainable development. This is our 21st Monitoring Report.

This year's AMR also includes the Places for Everyone (PfE) Monitoring Report at Appendix 2. PfE 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. PfE was adopted with effect from 21 March 2024.

The PfE Plan forms part of the nine Local Authority development plans and is used to assess individual planning applications. Local plans need to be consistent with it and neighbourhood plans need to be in general conformity with the plan's strategic policies. The monitoring framework for PfE is set out in Tables 12.1 to 12.7 of PfE. The monitoring report assesses the performance of the PfE against the indicators and policy outcomes in the monitoring framework. This is the second PfE Monitoring Report.

Recommendations

It is recommended to approve the Monitoring Report 2024 - 2025 for publication.

Oldham's Monitoring Report 2024-25

1 Background

- 1.1 Under Regulation 34 and 35 of The Town and Country (Local Planning) (England) Regulations 2012 local planning authorities must make monitoring information available for inspection as soon as possible after the information becomes available, through the publication of the authorities' Monitoring Report. This Monitoring Report covers the previous financial year that is 1 April 2024 to 31 March 2025. In terms of housing land supply, the Monitoring Report presents the position as of 1 April 2025.
- 1.2 Oldham's Monitoring Report is attached at Appendix 1.
- 1.3 In line with the Regulations the Monitoring Report provides details on whether the Council is meeting the milestones set out in the Local Development Scheme (LDS) for the various Local Plan documents. Performance is monitored against the LDS that was in place at the start of the monitoring period. The Monitoring Report also monitors a range of planning indicators, such as housing, employment and biodiversity, which seek to assess the effectiveness of the Council's land-use planning policies, and whether they are achieving their objectives and delivering sustainable development. This is our 21st Monitoring Report.
- 1.5 This year's AMR includes the Places for Everyone (PfE) Monitoring Report as an appendix. PfE 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.
- 1.6 The PfE Plan forms part of the nine Local Authority development plans and is used to assess individual planning applications. Local plans need to be consistent with it and neighbourhood plans need to be in general conformity with the plan's strategic policies. The monitoring framework for PfE is set out in Tables 12.1 to 12.7 of PfE. The monitoring report assesses the performance of the PfE against the indicators and policy outcomes in the monitoring framework.

2 Current Position

- 2.1 The key indicator results from Oldham's AMR this year are as follows:

Employment

- 8,782 sqm of industrial and commercial floorspace was completed.
- The total amount of employment land available for industrial and commercial use (Use Classes Order Eg i), B2 and B8) as at 31 March 2025 was 90.83 ha. The total consists of 23.44 ha of saved UDP Business and Industry allocations, 16.89 ha of sites that are

not allocations but have planning permission for employment use and are either unimplemented or under construction and 50.50 ha of land allocated for employment within Places for Everyone.

Housing

- Places for Everyone (PfE) was adopted on 21 March 2024. 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 2024/25 – the base year for this monitoring report – in line with the PfE stepped housing requirement.
- As per paragraph 72 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. 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 of 1 April 2024, the Borough's five-year housing land supply contains sufficient land to accommodate 3,520 dwellings before taking into account the clearance allowance. This equates to a 5.6-year supply of deliverable housing land.
- An update of the Strategic Housing Land Availability Assessment (SHLAA) demonstrates that there is a housing land supply of 12,364 dwellings.
- In 2024/25 there were 578 net housing completions.
- 67% of completions during 2024/25 took place on previously developed land. A further 138 dwellings or 24% of all dwellings completed in 2024/25 were on mixed sites which contain both previously developed and greenfield land. Therefore, 91% of all dwellings completed in 2024/25 were on PDL or mixed sites. The number of dwellings completed on previously developed land is lower than the target however, greenfield sites accounted for only 9% (55 homes) of all homes (578 homes) completed during 2024/25, which is an improvement on the previous year (20%). Despite this, brownfield and mixed sites still make up the majority of sites within the housing land supply.

Heritage

- In 2024/25, there were 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), which is consistent with previous years.

Biodiversity

- In 2024/25, there was an update to the Borough's Sites of Biological Importance in October 2024 which was approved in December 2025 to include a new SBI at Boardman's Edge (Grade B), resulting in a net gain of 5.8 ha for areas of biodiversity importance. This is an improvement from the previous year where there was a net loss of -0.5 ha.

Air Quality

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- 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 also slightly lower than last year.

3 **Options/Alternatives**

- 3.1 Option 1 – To approve the Council’s Monitoring Report 2024 - 2025 for publication.
(Advantages – approving the Monitoring Report will help with implementing and reviewing our local planning policies, whilst also being transparent and meeting the requirements of the regulations).
(Disadvantages – there are no disadvantages to approving the Monitoring Report.)
- 3.2 Option 2 – To not approve the Council’s Monitoring Report 2024 – 2025.
(Advantages – there are no advantages in not approving the Monitoring Report and)
(Disadvantages – not approving the Monitoring Report could result in less certainty and confidence in developments coming forward and would result in us not meeting the regulations.)

4 **Preferred Option**

- 4.1 Option 1 – To approve the Council’s Monitoring Report 2024 - 2025 for publication.

5 **Consultation**

- 5.1 N/A. The report is concerned with indicators and is made available for the public to view.

6 **Financial Implications**

- 6.1 The Council will be required to make copies of the Monitoring Report publicly available online, in public libraries and in Members’ meeting rooms. The associated costs are expected to be minimal and will be met within the Strategic Planning revenue budget. (Mohammed Hussain)

7 **Legal Implications**

- 7.1 Under section 35 of the Planning and Compulsory Purchase Act 2004 (as amended), every local planning authority must prepare reports on the implementation of the local development scheme and the extent to which the policies set out in the local development documents are being achieved. The reports must be in respect of a period which the authority considers appropriate in the interests of transparency, which begins with the end of the period covered by the authority’s most recent report, and which is not longer than 12 months or such shorter period as is prescribed. The report must also be made available to the public. Under the Council’s Local Development Framework scheme of delegation, the annual monitoring report can be approved by the Portfolio Member in consultation with the Executive Director. (A Evans)

8. **Procurement Implications**

- 8.1 No procurement implications. Skapoor (CPU).

9 **Equality Impact, including implications for Children and Young People**

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- 9.1 Yes (please see Appendix 2: Oldham Impact Assessment for Oldham’s Monitoring Report 2024-2025).
- 10 **Key Decision**
- 10.1 Yes
- 11 **Key Decision Reference**
- 11.1 RBO-04-26
- 12 **Background Papers**
- 12.1 There are no background papers for this report.
- 13 **Appendices**
- 13.1 Appendix 1: Oldham’s Monitoring Report
- 13.2 Appendix 2: Oldham Impact Assessment for Oldham’s Monitoring Report 2024-2025