

Oldham

Local Plan

Oldham's Monitoring Report

April 2024 to March 2025

March 2026



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

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Executive Summary

Local Development Scheme Progress

The Local Development Scheme (LDS) in place at the start of the monitoring period was approved in December 2023. During the monitoring period an update was published which took effect on the 4th March 2025. The revised LDS reflected the latest Local Plan timetables and removed the Places for Everyone (PfE) profile following its adoption.

i) Performance on the LDS milestones was as follows:

- Local Plan Review – Work progressed on preparing the Publication Plan stage of the Local Plan review.

ii) Employment

- 8,782 sqm of industrial and commercial floorspace was completed in 2024/25.
- 3.16 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 2025 was 90.83 ha. The total consists of 23.44 ha of saved UDP Business and Industrial and Business and Office 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 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 2024/25 – 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 12,364 dwellings.
- In 2024/25 there were 578 net housing completions.
- 67% of completions during 2024/25 took place on previously developed land (PDL). 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 PDL is lower than the target, however greenfield sites only accounted for 9% (55 homes) of all homes (578 homes) completed during 2024/25, which is an improvement on the previous year (20% of all homes completed in 2023/24 were on greenfield land). Brownfield and mixed sites continue to make up the majority of sites within the housing land supply.

iv) 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.

v) 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 lower 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 Local Development Scheme (LDS) in place at the start of the monitoring period was that approved in December 2023. During the monitoring period an update was published which took effect on the 4th of March 2025. The revised LDS reflected the latest Local Plan timetables and removed the Places for Everyone (PfE) profile following its adoption.

1 Introduction and Context

Oldham's Monitoring Report

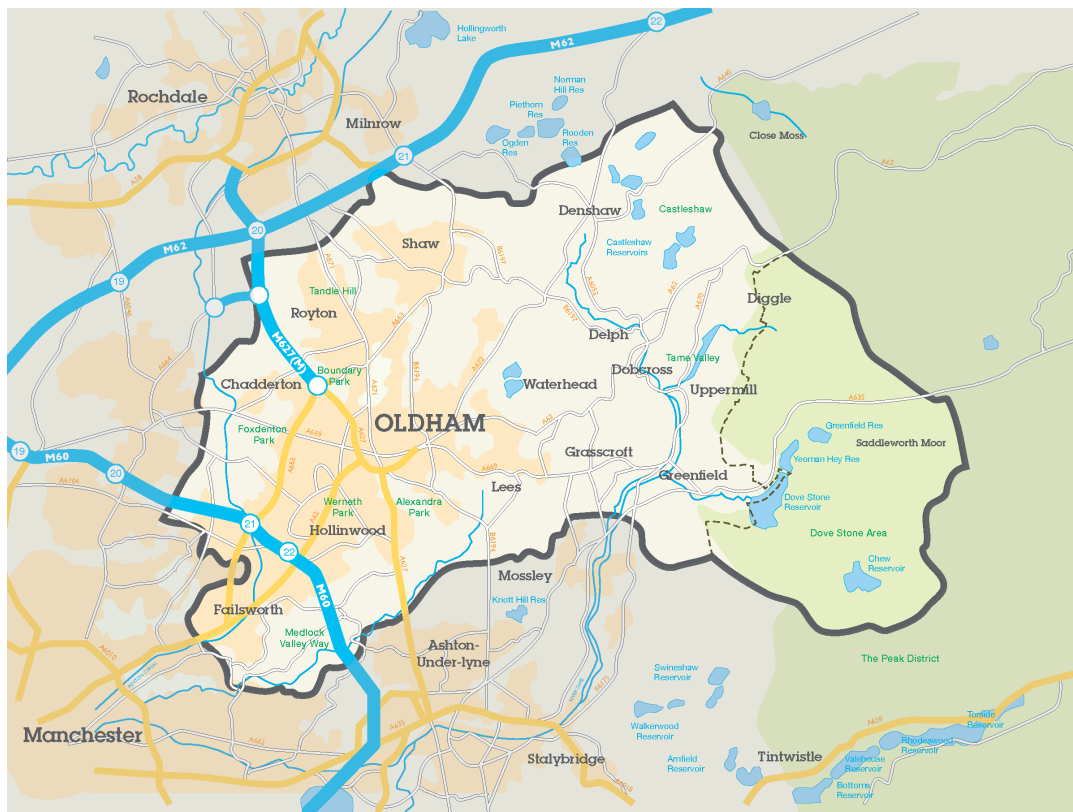
- 1.1** Oldham's Monitoring Report (AMR) covers the period 1 April 2024 to 31 March 2025 and sets out the five-year housing land position as of 1 April 2025. The Council has also prepared an Infrastructure Funding Statement (IFS) as required under revised regulations, which sits alongside the monitoring report in a separate document available [here](#)¹.
- 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. Places for Everyone (PfE) came into force 21 March 2024. As set out in Appendix 1 - Table 11, PfE has replaced several policies in the Joint DPD. Where a policy has been replaced, if there was an indicator monitored that linked solely to that policy it has been deleted from the AMR.
- 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. The Monitoring Report for PfE can be found at Appendix 2, the Monitoring Report for the Greater Manchester Joint Waste Plan can be found at Appendix 3 and the Monitoring Report for the Greater Manchester Joint Minerals Plan can be found at Appendix 4.
- 1.5** 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 the first monitoring was for the period 2024/25.

¹ The document can be viewed here: https://www.oldham.gov.uk/info/201230/monitoring/3154/infrastructure_funding_statement

Context

- 1.6** 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, Royton, Lees, Failsworth, Saddleworth, Chadderton and the town of Oldham itself. It contains a residential population of 251,560 and 95,422 households². 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.
- 1.7** 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%³ of the population being from ethnic minorities (all except white British).

Map showing the borough in its sub-regional setting



- 1.8** 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.

² 2025 ONS Household projections for England: 2022-based

³ Census 2021 – includes defining ethnic minorities as including the 'white other' groups – mostly Eastern European

- 1.9** Oldham is home to several high-quality higher and further educational facilities including University Campus Oldham, Oldham College, Oldham Sixth Form College and the Regional Science Centre Oldham.
- 1.10** There are over 8,425 businesses, employing 84,000⁴ 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 instrument engineering. The borough is home to well-known and high-profile businesses including Reach Printing Services, Diodes Incorporated, Park Cake Bakeries, Innovative Technology, Ambassador Textiles, and Nov Mono Pumps.
- 1.11** 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.
- 1.12** 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 take maximum advantage of the services, shops, skills and training they need to enjoy an excellent quality of life.
- 1.13** [Building a Better Oldham](#)⁵ is the Council's ambitious transformation programme for the borough and will be achieved by:
- building quality homes
 - providing opportunities to learn & gain new skills
 - providing opportunities to grow local businesses and create jobs
 - ensuring Oldham is the greenest borough
 - embedding sustainability, energy efficiency & low (zero) carbon
 - improving life-chances, health and well-being of our residents and local communities
- 1.14** Projects include:
- Introducing residential living into Oldham Town Centre through the development of around 2,000 high-quality new homes alongside vibrant public spaces, and exciting commercial opportunities.
 - The redevelopment of Spindles Town Square Shopping Centre to provide a new home for Tommyfield Market, new space for work and an improved leisure and entertainment offer for people of all ages, in a way that will safeguard the centre and create a sustainable retail offer for the future.
 - Preserving our buildings and heritage to drive Oldham's cultural quarter through, for example, the restoration of the Old Library which will be home to the Oldham Theatre Workshop, a gallery, and a new Council chamber and offices.
 - Making it easier and safer to travel around the town centre through Accessible Oldham which is transforming our streets by improving roads, footpaths and public areas, alongside public realm improvements comprising new rain gardens, seating areas and public spaces.

⁴ Number of Businesses & Employees - IDBR

⁵ Further information can be found at: https://www.oldham.gov.uk/info/201248/building_a_better_oldham

- [Northern Roots Country Park](#)⁶, which as part of the Council's 'Green and Growing' priority will be the UK's largest urban farm and country park, providing new green space for communities from across Oldham and beyond.

1.15 In 2023 the Council signed a Master Development Agreement with placemaker Muse, as its new Strategic Development Partner to deliver the 2,000 new homes across several strategic sites within Oldham Town Centre. 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 Building a Better Oldham Programme.

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 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.

⁶ Further information can be found at: <https://northern-roots.uk/>

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 2024 to 31 March 2025 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 14 Update". A revised LDS was published and took effect on the 4th of March 2025 (Issue 15).

Performance in Preparing Local Development Documents, 1 April 2024 to 31 March 2025.

Local Development Scheme

- 2.4** The Local Development Scheme (LDS) in place at the start of the monitoring period was that approved in December 2023. During the monitoring period an update was published which took effect on the 4th of March 2025. The revised LDS reflected the latest Local Plan timetables and removed the Places for Everyone (PfE) profile following its adoption.

Development Plan Documents (DPDs)

Local Plan Review

- 2.5** Work progressed throughout the monitoring period, preparing evidence and reviewing consultation responses. Preparation of the Publication Plan in early 2026 was the focus of this monitoring period.

Other Local Plan Documents

Neighbourhood Plans

- 2.6** The New Chadderton Partnership and Saddleworth Parish Council are both in the process of preparing their own neighbourhood plans.
- 2.7** Saddleworth Parish Council consulted on a draft Saddleworth Neighbourhood Plan (Regulation 14) from 2nd April to 10th June 2024. They are now preparing for pre submission stage.

Community Infrastructure Levy (CIL)

- 2.8** 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 2024 to 31 March 2025. 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 2024/25 for industrial and commercial uses (use classes Eg)i), B2 and B8) was 8,782 sqm (gross). Of this:

- 2,113 sqm was developed for Eg)i) uses;
- 1,705 sqm was developed for B2 uses
- 455 sqm was developed for B8 uses; and
- 4,509 sqm was developed for a mixture of Eg)i), B2 and B8 uses.

The total floorspace completed in previous years was as follows:

- 2023/24: 27,848 sqm
- 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
- 2013/14: 1,643 sqm

Business, Industry, and the Local Economy

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

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: 100% of the floorspace developed for employment was on previously developed land in 2024/25.

In 2023/24, there was one completion on greenfield land that accounted for 34% of the total completions and 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 2025 was 90.83 ha. The total consists of 23.44 ha of saved UDP Business and Industrial and Business and Office 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 PFE.

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

- 2023/24: 100.72 ha
- 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 April 2024, construction began for 70 homes on a site that was allocated for Business and Industry in Diggle, resulting in a loss of 2.6 hectares of employment land.

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: 3.16 ha of land was developed for business and industrial uses in 2024/25. Of this:

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

The total land completed in previous years was as follows:

- 2023/24: 7.95 ha
- 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 2024, 1,200 new businesses were formed in Oldham. This is the latest information available.

In previous years business formation was:

- 2023: 1,005
- 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 67.4% as at 2025.

In previous years the rate was:

- 2024: 75.4%
- 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.

Business, Industry and the Local Economy

Overall employment rate (Joint DPD Indicator 9)

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

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, 412 homes have been built on the site, and another 36 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 and is being fitted out by Iceland Foods.

A further 110,000 square foot of small/mid box industrial units (Plot 2000) is also under construction.

A new retail store (Aldi) and a Costa Coffee have also been completed and are fully operational.

In addition, planning approval was obtained for the new linear park and the first phase works have been completed. The second and final phase of construction of the linear park is also underway and will be completed in December 2025. 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** 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

- 3.4** 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

- 3.5** 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.
- 3.6** 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 2025 to 31 March 2030.

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 2024/25. Looking forward at the housing land supply from 2025 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, 2023/24 and 2024/25 in table 1 below. Appendix 5 sets out the full completions data for the period of 2011/12 to 2024/25.

The latest Housing Delivery Test (HDT) results (2023 measurement) were published on 12 December 2024. According to the most recently published measurement, Oldham had delivered 91% of its housing need over the past three years (2020/21 to 2022/23). This is the same as the measurement results for 2022 and 2021 – 91%.

Table 1 – Housing Completions Compared to Housing Requirement⁷

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 ⁸	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
2024/25	578	404	174

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 (2015/16 to 2024/25), completions have improved, with an average of 443 dwellings being completed annually.

The number of completions, net of clearance, for 2024/25 was 578 dwellings. This brings the total number of completions for 2011/12 to 2023/24 to 5,658 dwellings.

⁷ MHCLG housing completions data can differ slightly due to data recording methods.

⁸ This is the actual completion figure for 2018/19. Official MHCLG housing returns show a higher figure of 502 for 2018/19. Previous revisions are explained within the 2018/19 monitoring report.

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 2024/25;
- 2 Future housing land supply from 2025/26 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 (4 dwellings per annum) and small sites allowance (small sites allowance is only applied from year 5 onwards). Future housing land supply has been identified through a full review of the Strategic Housing Land Availability Assessment (SHLAA) as at 1 April 2025. 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)⁹. (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 12,364 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 2025. The SHLAA can be viewed on the Council's website¹⁰.

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.

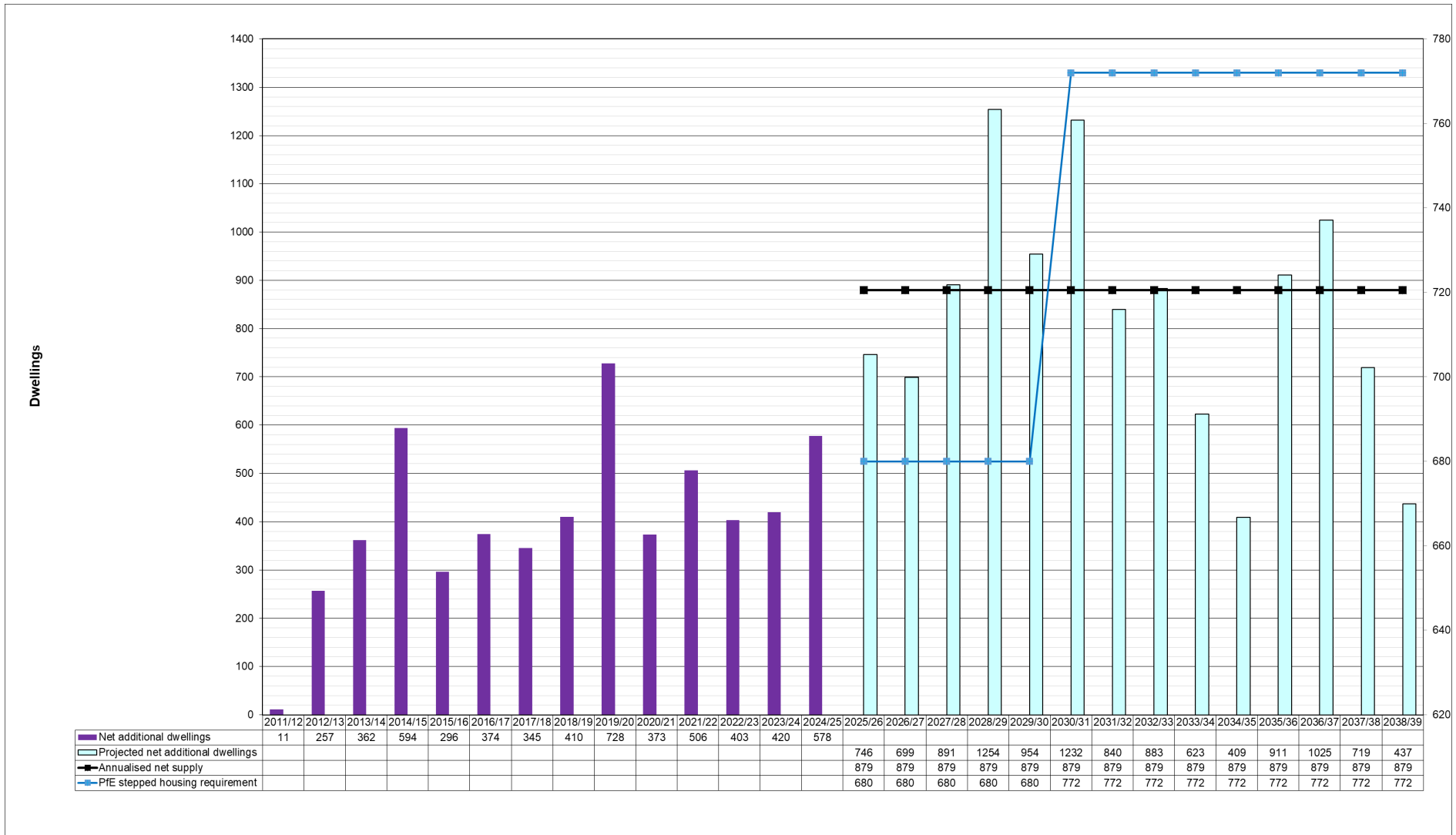
Relevant Joint DPD Policies: 1, 3, 11

Source: Oldham Council Strategic Planning and Information Section

⁹ Places for Everyone Joint Development Plan Document: <https://www.greatermanchester-ca.gov.uk/media/9578/places-for-everyone-joint-development-plan-document.pdf>

¹⁰ [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 PfE¹¹.

For the five-year supply, the PfE housing requirement of 680 homes per year (which applies to 2025/26-2029/30) is used. This equates to a total requirement of 3,400 homes for the five-year period of 2025-2030.

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

¹¹ Policy JP-H1 of PfE identifies a stepped housing requirement 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.

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 2024/25, 67% (385) of new and converted dwellings were completed on previously developed land (PDL) in Oldham. This is higher than 2023/24 (55%) but is still below the target of 80%. However, a further 24% (138) of new and converted dwellings were completed on mixed sites (including both brownfield and greenfield land) – these are not included within the figure for PDL. As such, 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 only accounted for 9% (55 homes) of all homes (578 homes) completed during 2024/25, which is an improvement on the previous year (2023/24) – 20% (86 homes).

Brownfield and mixed sites continue to make up the majority of sites within the housing land supply.

The previously developed land trajectory (figure 2) shows:

- 76% of all completions during 2011/12 to 2024/25 were on PDL;
- Overall, an average of 60% of all dwellings identified as part of the borough's future housing land supply are on PDL.

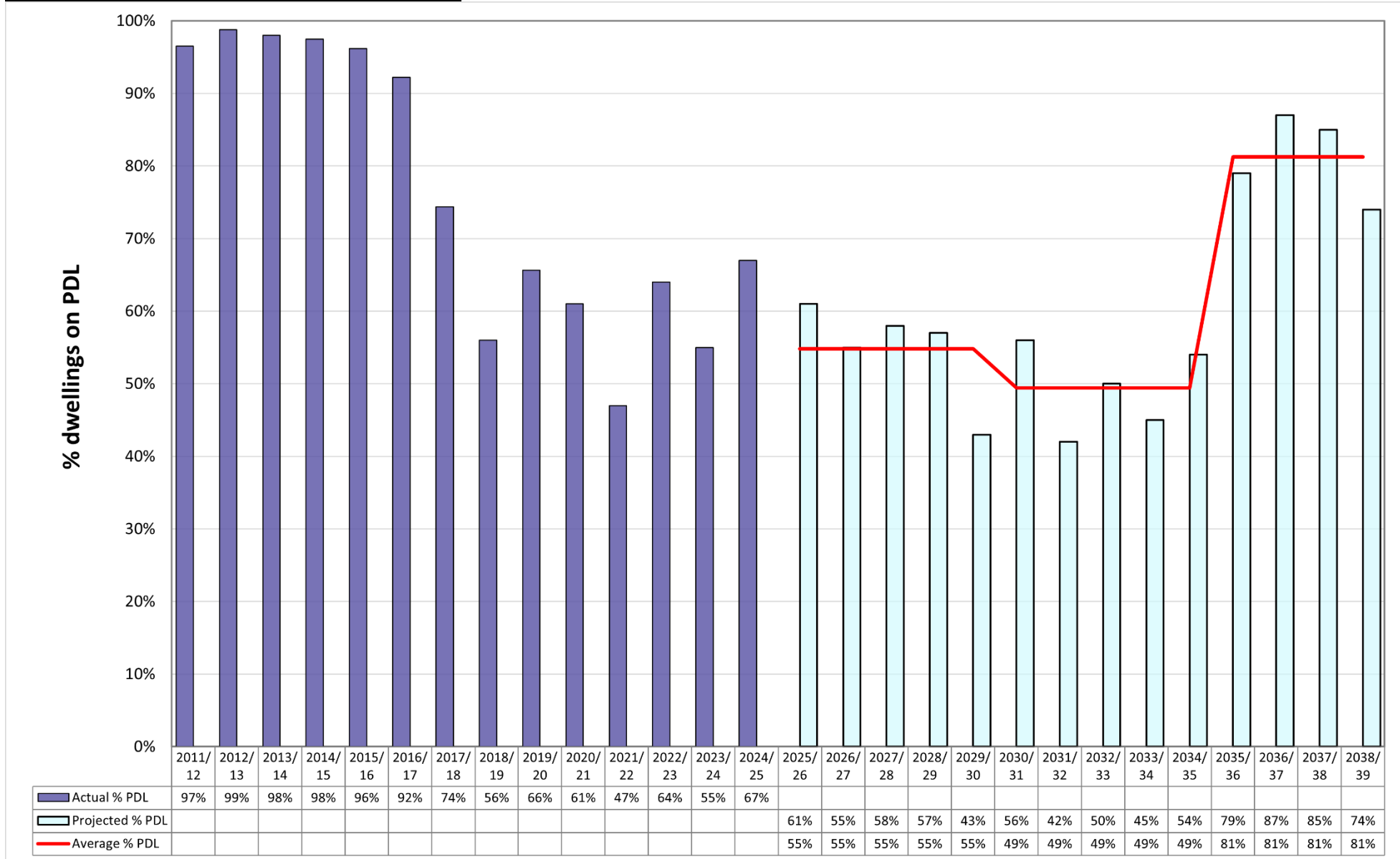
The projections included in the trajectory do not include dwellings to be delivered on sites where there is a mix of greenfield and previously developed land.

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 578 dwellings completed, there were 521 dwellings completed on sites with a capacity of 5 dwellings or more, representing 90% of the total completions.

Densities achieved on these sites were as follows:

- Less than 30 dwellings per hectare = 20% (117 dwellings out of 578)
- 30 to 50 dwellings per hectare = 29% (166 dwellings out of 578)
- Over 50 dwellings per hectare = 51% (295 dwellings out of 578)

Previous year's position:

In 2023/24 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. Out of these completions there were: 227 dwellings or 54% completed on sites with a density of less than 30 dwellings per hectare; 72 dwellings or 17% completed on sites with a density of between 30-50 dwellings per hectare; and 121 dwellings or 29% 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 2024/25, 216 new affordable homes were completed (new build only). There have been 1,984 affordable homes delivered (via new build) since 2011/12 - table 2 below shows the trends.

Table 2 – Number of Affordable Homes Delivered

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
2024/25	216
Total	1,984

Housing

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

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, 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’¹² – 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 221 affordable homes during 2024/25.

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 2024/25 is zero, as no pitches were constructed or lost.

Action Needed: The Local Plan Review consider the need for Gypsies, Travellers and Travelling Showpeople provision as appropriate, 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

¹² ‘Affordable housing supply in England: 2024 to 2025’: <https://www.gov.uk/government/collections/affordable-housing-supply>

Source: Oldham Council Strategic Planning and Information Section

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 2024/25 by house type is shown below:

- Detached - 120 (20.5%)
- Semi-detached - 133 (23%)
- Bungalow – 3 (0.5%)
- Terraced – 115 (20%)
- Flats - 201 (35%)
- Houses in Multiple Occupation (HMO) – 6 (1%)

The breakdown of dwellings completed in 2024/25 by size is shown below:

- 1 bedroom - 140 (24%)
- 2 bedrooms - 138 (24%)
- 3 bedrooms – 195 (34%)
- 4 or more bedrooms - 105 (18%)

This shows that 43.5% of dwellings completed are detached or semi-detached and 52% 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 2024/25 one dwelling was lost through change of use to non-residential use and one dwelling was lost to conversion (2 dwellings into 1 dwelling).

Since 2011/12 there have been 331 dwellings demolished/ lost. This is an average of around 24 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 5.

The clearance allowance from 1 April 2025 is calculated at 4 dwellings per year based on past levels of clearance. The clearance allowance is fully set out within the SHLAA as at 1 April 2025.

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 2025/26 to 2029/30.

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 set out below in table 3.

Table 3 – Vacant stock in Oldham

Year	Total stock	Total vacant	Vacant stock as a percentage of total
1 October 2025	99,072	1,708	1.72%
1 October 2024	98,912	1,726	1.74%
1 October 2023	98,567	1,944	1.97%

There has been a small decrease in the percentage of vacant stock from 2024 to 2025.

Action Needed: None

Relevant Joint DPD Policies: 1,3

Source: Oldham Council Strategic Planning and Information Section

Housing Key Issues

- 3.7** A total of 578 dwellings (net) were completed over the period 1 April 2024 to 31 March 2025. During 2024/25 two dwellings were lost – one to change of use (to non-residential uses) and one to residential conversion.
- 3.8** 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).
- 3.9** For the purposes of this monitoring report, the housing requirement of 404 homes per year applies to the monitoring years of 2022/23, 2023/24 and 2024/25, 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 2025 onwards, the relevant housing requirement will apply in line with the stepped requirement set out in policy JP-H1.
- 3.10** 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.

- 3.11** Over the last fourteen years (since the adoption of the Local Plan) housing completions have been variable (as set out in Appendix 5). Over this time the housing completions have exceeded the housing requirement (as applied to that year) eight 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 and 2024/25, 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).
- 3.12** 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).
- 3.13** 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 Plan¹³](#) 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.
- 3.14** The latest Action Plan was published in June 2025 and will be updated as appropriate.
- 3.15** 67% of all completions during 2024/25 for new residential development were on previously developed land. This is higher than the previous year (55%). Additional dwellings were also delivered on mixed sites (containing both brownfield and greenfield land) - therefore 91% of all dwellings completed in 2024/25 were on previously developed land or mixed sites. Greenfield sites accounted for 9% (55 homes) of all homes completed during 2024/25 (578 homes). Brownfield and mixed sites make up the majority of sites within the housing land supply.
- 3.16** 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.
- 3.17** The proportion of detached and semi-detached properties being built is lower than last year (43.5% of all completions were detached or semi-detached in 2024/25, compared to 61% in 2023/24). In 2024/25 6 HMOs were completed (or delivered) through the planning process. This is lower than the previous year with 7 HMOs completed through the planning process in 2023/24.
- 3.18** It should be noted that not all HMOs require planning permission and can be developed under permitted development rights (these are not included in the above).

¹³ This document can be viewed online at https://www.oldham.gov.uk/info/201230/monitoring/2135/housing_delivery_action_plan

- 3.19** However, on the 22 September 2025 Oldham Council decided to introduce a boroughwide non-immediate Article 4 Direction removing the permitted development right to convert a dwellinghouse (Use Class C3) into a House in Multiple Occupation (HMO) (Use Class C4) for up to six residents (small HMO)¹⁴. This Article 4 Direction will come into effect on 1 January 2026, or such other later date as considered appropriate, should the Direction be confirmed. This means that such conversions will no longer be permitted development and will require planning permission from that date. This will impact future monitoring of this type of development.
- 3.20** The proportion of three and four bedroomed plus properties completed is lower this year at 52% of all housing completions, compared to 71% of all housing completions in 2023/24. 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:

- 3.21** Continue to regularly update the Council's SHLAA to inform the housing land supply position and the Local Plan review.
- 3.22** 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.
- 3.23** 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.
- 3.24** 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.
- 3.25** The Local Plan review will consider the needs and requirements for sites for Gypsies, Travellers and Travelling Showpeople, 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.
- 3.26** Encourage the provision of larger family (three/four plus bed) accommodation as part of the mix of new residential developments.
- 3.27** 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.
- 3.28** 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 by PfE and the emerging Local Plan. The phasing arrangements set out in the UDP no longer apply.

¹⁴ Further information about the Article 4 Direction can be found on the Council's website.

TRANSPORT AND ACCESS TO SERVICES

Indicators

Transport

Number of travel plans secured as a condition of planning permission (Joint DPD Indicator 26).

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: 10 travel plans were secured as a condition of planning permissions granted in 2024/25.

The number of travel plans secured as a condition of planning permissions in previous years were:

- 2023/24: 6
- 2022/23: 4
- 2021/22: 3
- 2020/21: 6
- 2019/20: 10
- 2018/19: 9
- 2017/18: 8
- 2016/17: 7
- 2015/16: 8
- 2014/15: 8
- 2013/14: 11
- 2012/13: 6

Action needed: None.

Relevant Joint DPD Policies: 1, 5, 17.

Sources: Oldham Council Strategic Planning and Information section.

Key Issues

3.29 There are currently no issues linked to this indicator.

Access to services

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

ii) Number of major⁽⁷⁾ 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 2024/25 had access to at least two key services.

85.0% of major residential developments in 2024/25 had access to at least three key services.

Previous years:

- 2023/24: 74.5% minor and 84.2% major
- 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

- 3.30** 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

- 3.31** The Council will continue to raise awareness of the importance of accessibility to key services for new residential developments.

3.32 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)
<p>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).</p>
<p>Target: N/A.</p>
<p>Oldham Position:</p> <p>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.</p> <p>In 2024/25 there were no completions from the applications recorded in the database however it is acknowledged that, as reported on last year, there is a comprehensive redevelopment of Spindles Town Square Shopping Centre in Oldham Town Centre still on-going. In addition, there are other retail developments under construction such as a new Lidl store in Hollinwood.</p> <p>The AMR will continue to monitor the progress made on these projects and record their completions in the relevant year.</p>
<p>Action needed: Processes to be put in place to ensure future monitoring of indicator.</p>
<p>Relevant Joint DPD Policies: 1, 4, 15.</p>
<p>Sources: Oldham Council Strategic Planning and Information section.</p>

Key Issues

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

Future Action

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

WASTE AND MINERALS

Waste Indicators

3.35 Please see Appendix 3 for the Greater Manchester Joint Waste Development Plan AMR.

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 2024/25 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 2024/25: 71,672 tonnes.

Of the total household waste, 32,853 tonnes were managed by recycling and composting.

Total amount of household managed by incineration was 38,819 tonnes.

The overall recycling rate for household waste in Oldham for 2024/25 was 45.84%.

In previous years the recycling rate was:

- 2023/24: 45.99%
- 2022/23: 46.35%

Waste

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

- 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.

MINERALS

Minerals Indicators

3.36 Please see Appendix 4 for the Greater Manchester Joint Minerals Development Plan AMR.

Key Issues

3.37 There are currently no issues linked with these indicators.

Future Action

3.38 The policies within the Joint DPD, the Joint Waste DPD and the Joint Minerals DPD continue to recognise the importance of sustainable waste and minerals 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 2024/25 there were no applications granted contrary to Environment Agency advice on water quality.

In 2023/24 there were two applications with EA objections on water quality grounds. One was refused and was one resolved and granted permission. These were the first applications with objections on water quality since 2012/13.

In 2024/25 there were two planning applications determined which received EA objections based on flood risk. One application for housing was granted where the EA objection was resolved following submission of additional information and subject to conditions.

The other application for housing was refused, although this was not due to flood risk grounds.

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 (2025) and Oldham Council Planning.

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

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 (SBI) was received in October 2024 and was approved in December 2025 which included a new SBI at Boardman's Edge (Grade B), resulting in a net gain of 5.8 ha.

Previous years:

- 2023/24: net loss –0.5ha.
- 2022/23: no updates
- 2021/22: net gain of 4 ha
- 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

- 3.40** 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.
- 3.41** 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

- 3.42** Ensure that biodiversity is enhanced through statutory biodiversity net gain and biodiversity duties including helping to implement the Local Nature Recovery Strategy.

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 71 applications approved in the Green Belt during 2024/25.

These included:

- Householder developments: 25
- Major small scale: 1
- Minor other: 16
- Minor dwellings: 6
- Change of use: 3
- Listed building consent: 5
- Prior approval: 1
- Variation of conditions: 8
- Non-Material amendments: 4
- Minor Material Amendment: 0
- Agricultural Notification: 1
- Certificate of Lawfulness: 1
- Discharge Condition: 0

In addition, 12 applications for telecommunications were noted during the monitoring period in the Green Belt.

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

- 2023/24: 108
- 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

Green Belt

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

Relevant Joint DPD Policy: 1, 22.

Source: Oldham Council Strategic Planning and Information section.

Key Issues

3.43 The number of applications granted within the Green Belt is slightly lower in this monitoring period compared to previous years. There were fewer minor dwellings applications approved than the previous year.

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

Future Action

3.45 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 2024/25 highlighted that one application was granted planning permission.

The application (NMA/352826/24) was for a non-material amendment to approved application MMA/344723/20 for alterations to the proposed arrangement for the diversion of a footpath.

One telecommunications application was also noted during the monitoring period in OPOL.

Number of planning applications granted on OPOL in previous years:

- 2023/24: 3
- 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

Other Protected Open Land

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

Action needed: None.

Relevant Joint DPD Policy: 1, 22.

Source: Oldham Council Strategic Planning and Information section.

Key Issues

- 3.46** The number of planning applications granted on OPOL is low and the one permitted application in 2024/25 was deemed acceptable in line with the policy.

Future Action

- 3.47** 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.
- 3.48** 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.
- 3.49** 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.

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 2024/25 there were no applications refused on landscape grounds.

Previous years:

Landscape Character

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

- 2019 - 2024 - 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

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

Future Action

- 3.51** PfE and 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 2024/25:

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 - 2024: 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 2024/25 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 (LBC/353715/24) for the demolition of an existing orangery structure and rear porch and the erection of new masonry-built orangery. The Conservation Officer considered that the proposed extension represented a very low level of less than substantial harm which should be

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).

considered against the public benefits generated, including where appropriate securing an optimum viable use.

iii) In relation to applications approved for buildings to be demolished within conservation areas during 2024/25:

There was an application approved (HOU/352964/24) which proposed the demolition of a domestic garage and attached storage sheds and replacement with an ancillary domestic building. It was considered that the proposal would not result in harm to the neighbouring listed building or the wider Diglea Conservation Area.

There was also an application approved (HOU/353177/24) which proposed the demolition of existing outbuilding (and redevelopment). It was considered that the proposal would not harm the character of the original dwelling or the Uppermill Conservation Area.

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

- 2023/24: Listed buildings – zero; conservation areas – one application
- 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
- 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

- 3.52** 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.
- 3.53** The number of applications granted for demolitions relating to listed buildings has remained low and there were only two applications granted for the demolition to buildings/structures within conservation areas. The proposals were found to be acceptable in heritage terms.

Future Action

- 3.54** 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
Number of health and well-being centres started and/or completed (Joint DPD Indicator 40).
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: Shaw & Crompton Medical Centre opened on 19 July 2024.
Action needed: None.
Relevant Joint DPD Policies: 1, 2.
Source: Oldham Council.

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).
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).

i) Information on Sport and Physical Activity levels for Oldham's population (Adults 16+) is now available through Sport England's Active Lives Survey. The latest results available are from the survey 2023/24 survey and are as follows:

- 35.9% of Oldham's population do less than 30 minutes of physical activity per week - classed as 'inactive'. A rise of 0.9% since last year.
- 9.6% 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'. The same as last year.

Previous years AMRs:

- 2023/24: Less than 30 minutes – 35%, 30 – 149 minutes – 10.5% and 150+ minutes - 54.5%
- 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.

Key Issues

3.55 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 61.2%.

3.56 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

3.57 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.

Education
Number of education related developments started and/or completed (Joint DPD Indicator 43).
<p>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).</p>
<p>Target: N/A</p>
<p>The following education related developments were completed in the monitoring year 2024/25:</p> <ul style="list-style-type: none"> • East Crompton St James C Of E Junior School, Shaw - Single storey flat roof masonry infill extension to create SEN provision for school. • Cooperative Academy, Failsworth - Single storey teaching building <p>There were also a number of minor planning applications for education related developments approved in the monitoring year 2024/25, including:</p> <ul style="list-style-type: none"> • East Crompton St James C Of E Junior School, Shaw - Erection of an outdoor timber classroom
<p>Action needed: N/A</p>
<p>Relevant Joint DPD Policies: 1, 2.</p>
<p>Source: Oldham Council.</p>

Key Issues

3.58 There are no key issues related to this indicator.

Future Action

3.59 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).
<p>Joint DPD Objective: To create safer and stronger inclusive communities by promoting community cohesion (SO5a).</p>

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 527 people, agencies and organisations on the Local Plan mailing list and therefore engaged in the Local Plan consultation process.

- 2023/24: 521
- 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

- 3.60** 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.

Future Action

- 3.61** The Council will continue to encourage people, agencies, and organisations to subscribe to the Local Plan mailing list.

AIR QUALITY

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 (NO₂) target = 40 microgrammes per cubic metre (ugm³).

Oldham Position:

Table 4 - Number of Days in Greater Manchester where pollution was moderate or higher¹⁵

Air Quality Band	2024	2023	2022	2021	2020	2019	2018	2017	2016
Low	356	347	348	359	353	342	344	353	355
Moderate	10	18	17	6	13	22	20	10	11
High	0	0	0	0	0	1	1	0	0
Very High	0	0	0	0	0	0	0	2	0
Total number of days where pollution was moderate or higher	10	18	17	6	13	23	21	12	11

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.

¹⁵ 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

The Air Quality monitoring station on Crompton Way, Shaw in 2024 captured 95% of the available data on Nitrogen Dioxide (NO₂) and measured an annual average of 20 µg/m³, i.e., well below the National objective of 40µg/m³. This is slightly less the previous year's level of 21µg/m³. There were also no exceedances of the hourly average objective (i.e., 200µg/m³ not to be exceeded more than 18 times a year) at the site in 2024, in fact again, as in 2023, there were no incidences when the hourly mean was greater than 200µg/m³ in 2024 at all.

The Air Quality monitoring station on Crompton Way, Shaw in 2024 captured 98% of the available data on PM₁₀. The annual mean for PM₁₀ (particle matter) at the monitoring station in 2024 was 14µg/m³ i.e., well below the objective of 40µg/m³. This is slightly below the level of 15µg/m³ measured at the site in 2023. In addition, the objective for the 24-hour mean of 50µg/m³ not to be exceeded more than 35 times a year was not exceeded at this site.

Diffusion Tubes - In 2024 there was one site that exceeded the annual air quality objective of 40µg/m³ when distance corrected for the nearest exposure (where necessary). This was:

1. Tube OL25 - Outside 21 Shaw Road in Royton recorded a distance corrected result of 40 µg/m³. 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 43 µg/m³.

Previous year's annual mean Nitrogen Dioxide levels were (µg/m³):

- 2023: 21
- 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

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

Future Action

- 3.64** Ensure that new development minimise 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 CO₂)

Oldham Position: The latest information is for 2023 when there were 3.0 tonnes of per capita emissions.

The sources of this were:

- Industrial – 84.8 kt
- Commercial – 75 kt
- Public Sector – 37.8 kt
- Domestic – 260.7 kt
- Transport – 232.8 kt
- Total – 728.3 kt

Previous years (tonnes per capita):

- 2022: 3.2 tonnes
- 2021: 3.5 tonnes
- 2020: 3.0 tonnes
- 2019: 3.3 tonnes

Air Quality and Development

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

- 2018: 3.4 tonnes
- 2017: 3.4 tonnes
- 2016: 3.5 tonnes
- 2015: 3.7 tonnes
- 2014: 3.9 tonnes
- 2013: 4.4 tonnes
- 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

- 3.65** The figures for 2023 are a decrease compared to 2022 and the lowest since the plan period (it is the same as 2020 which is likely to be due to covid). The trend is positive.

Future Action

- 3.66** 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

Number of sites remediated as a result of planning permission (Joint DPD Indicator 29)

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.

Oldham Position:

This indicator is no longer monitored, and the Council will need to review how contaminated land is monitored in the future.

In the meantime, 385 planning applications were reviewed by Environmental Health between 1 April 2024 and 31 March 2025. Of these planning applications:

- 40 were requested to have Landfill Gas Investigation
- 23 were requested to have Contaminated Land Investigation
- 29 were requested to have a watching brief for contaminated land
- 11 were requested to have a Gas Membrane condition

Previous year's show the following number of applications for contaminated land investigation, landfill gas and gas membrane conditions respectively:

- 2024: 19; 47; and 7 applications
- 2023: 39; 44; and 9 applications
- 2022: 78; 80; and 20 applications
- 2021: 81; 54 and 10 applications

Action needed: None.

Relevant Joint DPD Policies: 1, 9.

Source: Oldham Council Environmental Health section.

Key Issues

- 3.67** The Council no longer monitors the original indicator. Alternative information has been provided.

Future Action

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

Indicators that are no longer monitored

3.69 For information, the indicators that are no longer 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;
- Healthy life expectancy at 65;
- Number of properties added to stock which have 3+bedrooms in HMR area;
- Supply of ready to develop housing sites (SO2(e)) and (SO2(f));
- Number and type of developments in Land Reserved for Future Development;
- Percentage of large developments incorporating low carbon generation;
- Extension of Greater Manchester's light rail network, 'Metrolink', to the borough; and
- Number and percentage of major planning applications refused on poor design grounds.

3.70 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:

3.71 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.
- Number of new developments where agreed with the Council incorporated Sustainable Urban Drainage System (SUDS) (Joint DPD Indicator 28ii).

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

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 2024 to 31 March 2025.
- 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 5 – 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
Holcroft Moss Planning Obligations SPD consultation was held from 1 November – 12 December 2024.	<p>A public notice was published in the Oldham Times; documents were made available via the Council's website and at the borough's public libraries and the Council's Spindles Shopping Centre reception. The consultation was also advertised by social media.</p> <p>A press release was prepared by GMCA.</p> <p>A letter or email was sent to those individuals and organisations on the mailing list regarding the consultation. As well as</p>	<p>There were 531 people, agencies and organisations on the Local Plan Mailing list who were directly contacted by Oldham Council. This consultation was also carried out by Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan and coordinated by GMCA.</p>	<p>24 people / organisations responded in total.</p>	<p>Comments made were considered whilst finalising the SPD.</p>

Local Plan Document / Consultation Dates	Consultation Techniques Used	Number of people / organisations consulted	Response Rate	Effective problems identified / any changes required
	to Councillors and relevant internal officers.			
South Pennine Moors SPD consultation was held from 1 November – 12 December 2024.	<p>A public notice was published in the Oldham Times, documents were made available via the Council's website and at the borough's public libraries and the Council's Spindle's Shopping Centre reception. The consultation was also advertised by social media.</p> <p>A press release was prepared by GMCA.</p> <p>A letter or email was sent to those individuals and organisations on the mailing list regarding the consultation. As well as to Councillors and relevant internal officers.</p>	There were 531 people, agencies and organisations on the Local Plan Mailing list who were directly contacted by Oldham Council. This consultation was also carried out by Rochdale and Tameside and was coordinated by GMCA.	20 people / organisations responded in total.	Comments made were considered whilst finalising the SPD.

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 2024/25, 67% (385) of new and converted dwellings were completed on previously developed land (PDL) in Oldham. This is higher than 2023/24 (55%) but is below the target of 80%. However, it should be noted that there were another 138 dwellings completed in 2024/25 on mixed sites which contain both PDL and greenfield land. These are not included in the PDL figure. Therefore 91% of all dwellings completed in 2024/25 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 9% (55 homes sites) of all homes (578 homes) completed during 2024/25, compared to greenfield sites making up 20% of all homes completed in 2023/24. Brownfield and mixed sites continue to make up the majority of sites within the housing land supply.

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 consider the needs of Gypsies, Travellers and Travelling Showpeople, as appropriate, in line with up-to-date evidence and the Joint DPD Policy 12;
- Encourage the provision of larger family (three/four plus bed) accommodation, a diverse mix of house types, a range of affordable housing and housing for older people, as identified within the Local Housing Needs Assessment (2024) 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 December 2023. During the monitoring period an update was published which took effect on the 4th March 2025. The revised LDS reflected the latest Local Plan timetables and removed the Places for Everyone (PfE) profile following its adoption. No action currently needed to update the LDS.

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** To meet the requirements of Places for Everyone (PfE) Plan Policies: JPA10 Beal Valley and JPA12 Broadbent Moss the main developer / landowner consortium (consisting of Casey, Barratt Redrow, Kellen Homes and Wain Homes) collaborated with the Council to prepare a masterplan and spatial design code for the sites. Whilst outside of the monitoring period this is now being progressed by the Council as a Supplementary Planning Document (SPD). Consultation on the draft SPD commenced 25 February 2025. The Draft SPD sets out:

- The constraints and opportunities that have helped inform the masterplan and spatial design code
- A vision and the main development principles for both sites
- A spatial design code that considers matters such as:
 - Identity
 - nature and Green and Blue Infrastructure
 - movement and public realm
 - built form
- An infrastructure phasing and delivery strategy

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** Saddleworth Parish Council consulted on a draft Saddleworth Neighbourhood Plan (Regulation 14) from 2nd April to 10th June 2024. They are now 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, including regular meetings with the other districts in Greater Manchester and other neighbouring districts.

Table 6 - Formal Duty to Co-operate meetings held during 2024 - 2025

Organisation / Local Authority	Strategic Issues Considered	Who the issue was discussed with	Date	Outcome of discussion
Oldham Council	Meeting to discuss Historic England's comments on the Draft Local Plan and work needed in preparation for the Publication Plan.	Historic England	05/04/2024	To continue liaising as the Local Plan progresses.
Oldham Council	Meeting to discuss Environment Agency's comments on the Draft Local Plan and work needed	Environment Agency	09/04/2024	To continue liaising as the Local Plan progresses.

Organisation / Local Authority	Strategic Issues Considered	Who the issue was discussed with	Date	Outcome of discussion
	in preparation for the Publication Plan.			
Oldham Council	Meeting to discuss United Utilities' comments on the Draft Local Plan and work needed in preparation for the Publication Plan.	United Utilities	18/04/2024	To continue liaising as the Local Plan progresses.
GMCA	Meeting to discuss South Pennine Moors SAC/SPA SPD	GMCA, Oldham Council, Rochdale Council and Tameside Council	05/06/2024 28/06/2024	To continue preparation of the SPD.
Tameside Council	Tameside's Homes, Spaces and Places - Shaping Tameside for Tomorrow Plan	Oldham Council and Tameside Council	24/07/2024	To continue liaising on Local Plan and any cross-boundary issues
Oldham Council	PDNPA Reg 18 Issues and Options workshop with GM districts	Peak District National Park Authority	24/09/2024	To continue liaising on Local Plan and any cross-boundary issues
Oldham Council	Meeting to discuss validation checklist and supply.	Environment Agency	14/01/2025	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 7 - 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 Belt 'will be saved and will be

Joint DPD Policy	Replaced by PfE policy / policies	Section of policy to be superseded
	<p>JPA10 Beal Valley JPA12 Broadbent Moss JPA14 Cowlshaw</p> <p>JPA12 Broadbent Moss</p> <p>JP-G9</p>	<p>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 – Cowlshaw, 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

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Places for Everyone

Monitoring report for the joint
development plan for Bolton, Bury,
Manchester, Oldham, Rochdale,
Salford, Tameside, Trafford and
Wigan

Monitoring report for 2024/2025

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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 Plan was adopted with effect from 21 March 2024.
- 1.2 The PfE Plan¹ forms part 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 Plan and neighbourhood plans need to be in general conformity with the PfE 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 Plan. 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 Plan are being achieved and remain relevant, or whether they need to be updated.
- 1.4 The monitoring framework for the PfE Plan is set out in Tables 12.1 to 12.7 of the PfE. This report assesses the performance of the PfE Plan against the indicators and policy outcomes in the monitoring framework since adoption. A copy of the PfE Monitoring Framework is in Appendix A.

¹ greatermanchester-ca.gov.uk/media/9578/places-for-everyone-joint-development-plan-document.pdf

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 Plan 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

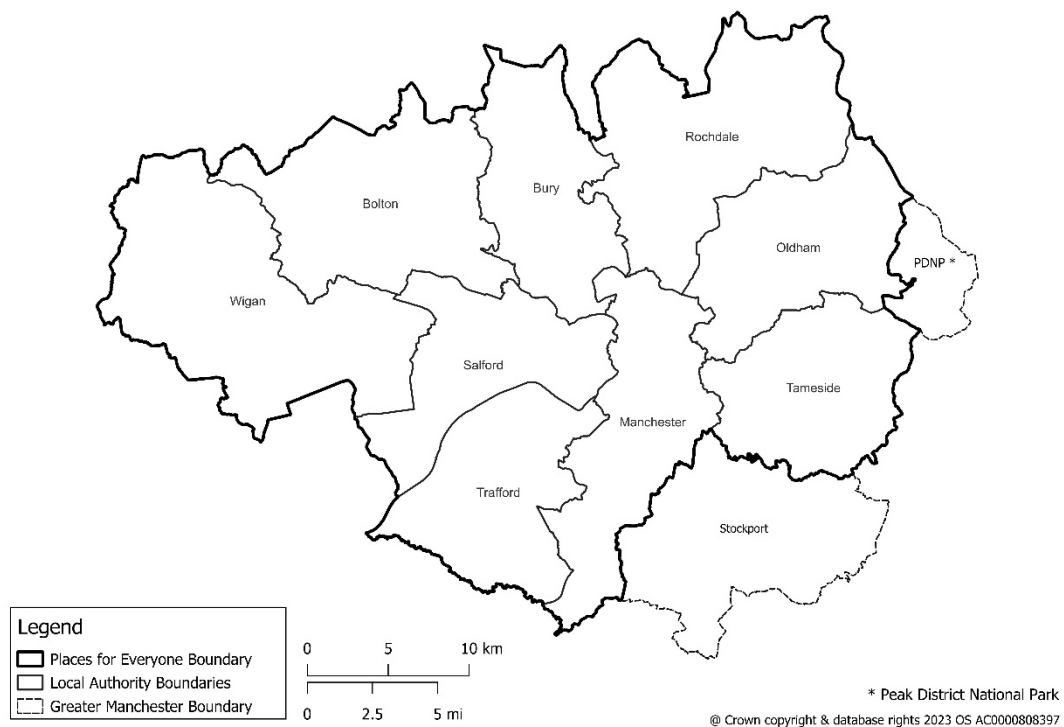
1.6 This report also monitors significant environmental effects of implementing the PfE Plan, as required by the Strategic Environmental Assessment (SEA) Regulations. The purpose of this is to identify any unforeseen adverse environmental effects at an early stage so that appropriate remedial action can be taken. The significant environmental effects of the PfE Plan are embedded into the policy outcomes and objectives of the PfE monitoring framework. The PfE Integrated Assessment Adoption Statement, available on the GMCA website², illustrates that the PfE Integrated Assessment Framework objectives, which incorporate the significant environmental effects of the PfE Plan, link across to and are covered by the PfE monitoring framework.

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

Geographical area

- 1.7 The PfE indicators are monitored across four types of geographic area: the full PfE area³; at the nine local authority level; at the PfE strategy area level; and PfE allocation level. The PfE Monitoring Framework indicates the level the indicators are monitored at.
- 1.8 The nine local authorities which PfE covers are; Bolton, Bury, Manchester, Oldham (excluding the Peak District National Park), Rochdale, Salford, Tameside, Trafford and Wigan. The below map shows the extent of the PfE boundary within a Greater Manchester context:

Figure 1.1: Places for Everyone Boundary



Source: Places for Everyone 2024

- 1.9 The PfE spatial strategy areas are as follow: Core Growth Area (JP-Strat1), the Inner Areas (JP-Strat5), the Northern Areas (JP-Strat6) and the Southern areas (JP-Strat9). The boundaries for these areas are established or

³ The PfE area does not include the part of the Oldham Local Authority area that is within the Peak District National Park.

proposed in adopted or emerging local plans, the monitoring report illustrates the geographical boundaries as agreed by the local authorities⁴.

Further monitoring

- 1.10 Whilst this report looks in detail at specific indicators in the PfE monitoring framework, it should be noted that the GMCA and local authorities carry 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 under the umbrella of the Greater Manchester Strategy for which there is also extensive evidence and monitoring⁵.

Timescales

- 1.11 This is the second Monitoring Report of the PfE Plan. It reports on the first year of the implementation of the PfE Plan and covers the period April 2024 to March 2025.
- 1.12 The data in this report generally covers financial year time periods, starting from 2022-23 to correspond with the start of the PfE Plan period in 2022. Where data is not available for the financial year, calendar year or a snapshot view of a point in time, e.g. July 2024, is used. Some indicators are subject to a data lag between the time data is collected and published. There are also a number of indicators which do not cover the period 2022-23 – 2023-24 as the policies which are being monitored only applied from when the PfE was adopted in March 2024.

⁴ These spatial areas have been confirmed with the relevant Local Authorities and are in line with their Local Plan or Emerging Local Plan. These spatial areas align with those agreed in Salford City Council's Draft Local Plan: Core Strategy and Allocations 2024, Trafford's Emerging Local Plan, Manchester's Draft Local Plan and other applicable plans.

⁵ <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 2024-25, 8,107 new residential units were built on brownfield land in the Places for Everyone area, signifying around 78% of all new residential development during that period. This was a 5 percentage point decrease in the number of new units built on brownfield land in 2023-24. However, 81% of residential sites delivering new housing in 2024-25 were on brownfield sites a 5 percentage point increase from 2023-24.
- 2.3 136,767 sqm of employment floorspace was built on brownfield land in the PfE area, 99.9% of all employment floorspace delivered in 2024-25.
- 2.4 100% of new employment sites were built on brownfield land in the Core, Inner and Northern Spatial Strategy Area in 2024-25. In the Southern Area all but one small site was a brownfield employment site.

Housing completions

- 2.5 There were 10,407 net housing completions in the PfE area in 2024-25, which is 1344 higher than the 2022-2025 PfE annualised phased delivery of 9,063.
- 2.6 Affordable housing, which can be for either rent or sale, is for those whose needs are not met by the market. It includes different tenures, including social rent, affordable rent and shared ownership, among others. There were 2,797 new build affordable housing completions across the PfE area in 2024-25. This was an increase of 383 homes from 2023-24.
- 2.7 In terms of the percentage split of housing completions in the Spatial Strategy Areas, the majority in 2024-25 were concentrated in the Northern Spatial Strategy Area (42%), closely followed by the Core Growth Area (38%).

Office completions

2.8 In 2024-25, 61,684 sqm of office floorspace was delivered in the PfE area. The majority of this floorspace was delivered in the Core Growth Spatial Strategy Area (51,014 sqm).

Industry and warehousing completions

2.9 92,613 sqm of industrial and warehousing floorspace was delivered in the PfE area in 2024-25. 42% of this floorspace was delivered in the Core Growth Spatial Strategy Area (32,223 sqm).

Greener Places

2.10 As of Autumn 2024, there was just over 13,800 hectares of publicly accessible green infrastructure in the PfE Area. This was a change of -0.4% from Autumn 2022. Most of this was found in the Northern Spatial Strategy Area (11,870 ha), the least was in the Core Growth Area (72 ha).

Flood Risk

2.11 In 2024-25, of the 25 developments across the PfE area that were referred to the Environment Agency for advice, zero went against this advice. This was no change from 2023-24 where zero referrals (30) went against EA advice.

Town Centres

2.12 In 2024/25, 4.3% (437) of all housing completions* were delivered in a main town centre in the PfE area. This was decrease from 8.9% in 2023/24.

Accessibility

2.13 79% of all housing completions were delivered within 800m of Good Public Transport Accessibility in the PfE area in 2024-25

2.14 In terms of the Spatial Strategy Areas, 100% of housing completions were within 800m of Good Public Transport Accessibility in the Core Growth Area and less than 50% in the Southern and Northern Strategic Areas.

2.15 In 2024-25, 71% of all new employment floorspace was delivered within 800m of Good Public Transport Accessibility in the PfE area. 100% of new employment floorspace was within 800m of Good Public Transport Accessibility in the Core Growth Area and less than 25% in the Southern and Northern Strategic Areas.

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 In 2024-25 there were 9,135 EPC A-G certificates lodged for new build residential developments, 7,653 of these were completed with an EPC rating of A and B in the Places for Everyone area, representing 84% of all new developments with an EPC A-G certificate. This is a decrease of 1 percentage point from the 2023-24 position.

Table 3.1: Percentage of Net Additional Residential Development Completed with an Energy Performance Certificate Rating of A and B

Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
2024-25	90%	78%	86%	91%	84%	68%	89%	86%	92%	84%
2023-24	85%	80%	90%	93%	90%	80%	85%	73%	85%	85%
2022-23	72%	78%	73%	87%	89%	76%	79%	60%	94%	78%

Source: Ministry of Housing, Communities and Local Government, [Live Tables on Energy Performance of Buildings Certificates, Table NB1](#)⁶ (Accessed October 2025)

Issues arising

3.2 None identified.

⁶ Please note: Figures presented in Table NB1 are subject to revision over time. This includes data from previous quarters, which may differ between downloads due to updates to the Energy Performance of Buildings Register. Changes can occur for reasons including certificate holders opting out of disclosure, corrections to existing records, or additional lodgements being added retrospectively.

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

Indicator: Percentage of residential development on brownfield land

- 3.3 In 2024-25, 8,107 new residential units were built on brownfield land in the Places for Everyone area, signifying around 78% of all new residential development during that period⁷. This was a 5 percentage point decrease in the number of new units built on brownfield land in 2023-24.
- 3.4 In 2024-25, the number of residential sites delivered on brownfield land during this time, 479, represented 81% of all new residential sites in the Places for Everyone area, a 5 percentage point increase in the number of residential sites built on brownfield land in 2023-24.
- 3.5 The percentages of the number of residential units delivered on brownfield land in the Spatial Strategy Areas in 2024-25 ranged from 52% in the Southern Area and up to 95% in the Core Growth Area.
- 3.6 In 2024-25, the Core Growth, Inner, Northern and Southern Spatial Strategy Areas, each had at least 77% of new residential sites built on brownfield land. Core Growth had the highest percentage of new residential sites on brownfield land (96%), followed by the Inner Spatial Strategy area (80%).

Table 3.2: Percentage of Residential Units on Brownfield Land

Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
2024-25	55%	96%	94%	67%	51%	74%	85%	94%	62%	78%
2023-24	53%	93%	97%	55%	77%	92%	84%	83%	50%	83%

Source: Places for Everyone Local Authorities; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan.

⁷ There is a discrepancy between the PforE monitoring report and SCC monitoring report due SCC reporting including all brownfield completions. SCC Monitoring report: [Residential development monitoring report 2024 to 2025 - updated 2 May 2025](#)

Table 3.3: Percentage of Residential Sites on Brownfield Land

Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PfE
2024-25	68%	93%	91%	70%	68%	77%	82%	86%	75%	81%
2023-24	77%	88%	88%	67%	63%	85%	74%	76%	61%	76%

Source: Places for Everyone Local Authorities; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan.

Table 3.4: Percentage of Residential Units on Brownfield Land

Year	Core	Inner	Northern	Southern
2024-25	95%	87%	61%	52%
2023-24	99%	98%	62%	60%

Source: Places for Everyone Local Authorities; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan.

Table 3.5: Percentage of Residential Sites on Brownfield Land

Year	Core	Inner	Northern	Southern
2024-25	96%	89%	77%	83%
2023-24	96%	90%	71%	78%

Source: Places for Everyone Local Authorities; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan.

Issues arising

3.7 Across the PfE area, although the percentage of residential units on brownfield land was down by 5% in 2024-25 (78%) compared to 2023-24 (83%), the percentage of number of sites on brownfield land increased from 76% in 2023-24 to 81% in 2024-25. This suggests that the residential sites completed in 2024-25 on brownfield land were smaller than sites on

greenfield land, which, although fewer were completed, were larger and could accommodate more homes.

3.8 No actions identified.

Indicator: % of gross employment development on brownfield land

3.9 In 2024-25, 136,871 sqm of employment floorspace was built on brownfield land in the Places for Everyone area, representing 99.9% of all employment floorspace delivered in that period. This accounts for nearly a 17 percentage point change from 2023-24 where 83% of employment land completions were on brownfield land.

3.10 Of the 66 employment sites completed in 2024-25 all but one were brownfield sites, accounting for 98% of sites as brownfield sites a 6 percentage point increase from 2023-24 in terms of the percentage of employment sites delivered which are brownfield sites.

3.11 In the Inner, Northern and Southern Spatial Strategy Areas, all employment sites were built on brownfield land in 2024-25. In the Core Growth Spatial Strategy Area all but one small new employment sites were build on brownfield land.

Table 3.6: Percentage of Employment Development Sites on Brownfield Land

Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
2024-25	100%	-*	100%	100%	-*	100%	100%	93%	100%	98%
2023-24	100%	100%	96%	67%	50%	100%	100%	100%	88%	93%

Source: Places for Everyone Local Authorities; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan.

Table 3.7: Percentage of Employment Development Space (Square Metres) on Brownfield Land

Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
2024-25	100%	-*	100%	100%	-*	100%	100%	99.8%	100.0%	99.9%
2023-24	100%	100%	99.5%	31%	0.9%	100%	100%	100%	80%	82%

Source: Places for Everyone Local Authorities; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan.

Table 3.8: Percentage of Employment Development Sites on Brownfield Land

Year	Core	Inner	Northern	Southern
2024-25	100%	100%	100%	87%
2023-24	100%	100%	88%	96%

Source: Places for Everyone Local Authorities; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan.

Table 3.9: Percentage of Employment Development Floorspace (Square Metres) on Brownfield Land

Year	Core	Inner	Northern	Southern
2024-25	100%	100%	100%	99%
2023-24	100%	100%	51%	99%

Source: Places for Everyone Local Authorities; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan.

Issues arising

3.12 None identified.

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

Indicator: No. of planning permissions approved against Environment Agency advice

3.13 The data below shows flood risk objections to planning applications for development that were referred to the Environment Agency (EA) for advice in 2022-23, 2023-24 and 2024-25.

3.14 In 2024-25 of the 25 developments across the PfE area that were referred to the Environment Agency for advice, zero went against this advice. This was no change from 2023-24 where zero referrals (30) went against EA advice.

Table 3.10: Number of Planning Permissions Approved Against Environment Agency (EA) Advice: Flood Risk

Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PfE
2024-25	0	0	0	0	0	0	0	0	0	0
2023-24	0	0	0	0	0	0	0	0	0	0
2022-23	1	0	0	0	0	0	0	1	0	2

Source: [Environment Agency Objections to Planning on the basis of Flood Risk and Water Quality: 2016-17 to 2024 - 25](#), Accessed September 2025

Issues arising

3.15 No actions identified.

Policy Outcome: Improve air quality

Indicator: Exceedance of the legal level of NO₂ (as an Annual Mean) in local AQMA and Clean Air Plan Monitoring

3.16 Monitoring NO₂ for the Greater Manchester Clean Air Plan (GM CAP)⁸ uses diffusion tubes at sites where “target determination”⁹ modelling predicted illegally high levels of NO₂.

3.17 In the calendar year 2024, monitoring for the CAP was carried out at 248 PfE locations. Of these locations, CAP air quality monitoring data showed 35 locations where exceedances of the nitrogen dioxide annual mean limit value, with a further 66 locations considered to be at risk of exceeding the limit. This was a significant reduction from 2023 where there were 57 areas with exceedances.

Table 3.11: Number of PfE CAP Monitoring Sites

Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PfE
2024	32	36	160	19	15	60	32	18	13	385
2023	19	19	109	13	6	32	19	4	3	224
2022	32	36	160	19	15	60	32	18	13	385

Source: [2024 Air Quality Annual Status Report \(GMCA\)](#)

[8Greater Manchester Clean Air Plan | Clean Air Greater Manchester \(cleanairgm.com\)](#)

9 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 NO₂ problem Greater Manchester must resolve (“target determination”) and formed the basis for the original Greater Manchester Clean Air Plan. In 2025, the government approved an update to this plan to a non-charging, investment-led approach.

Table 3.12: Number of PFE CAP Sites Exceedances (>40.4µg/m3)

Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
2024	0	0	31	1	0	0	2	0	1	35
2023	2	3	39	1	0	4	7	0	1	57
2022	4	6	49	5	1	13	8	0	1	87

Source: [2024 Air Quality Annual Status Report \(GMCA\)](#)

Table 3.13: Number of PFE CAP Sites at Risk of Exceedance (>35 < 40.4 µg/m3)

Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
2024	3	9	31	1	1	15	6	0	0	66
2023	3	6	31	4	3	17	7	0	0	71
2022	4	10	49	5	4	15	8	1	2	98

Source: [2024 Air Quality Annual Status Report \(GMCA\)](#)

3.18 The CAP monitoring data indicates that air pollution is decreasing, and 2024 levels are significantly lower than levels recorded in 2023. As of 2024, five of the nine PFE local authorities had no exceedances of the NO₂ legal limit. Analysis of the factors influencing pollution emissions and air quality indicate that this improved trend is likely due to the electrification of the bus network and depots across the region.

Issues arising

3.19 No actions identified.

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 proxy measure of productivity. GVA measures output and is calculated by taking the value of goods and services produced in an area, minus the cost of the inputs used to produce them. GVA is then divided by the number of employees to reach an output per job value. Productivity measures can indicate how well an area uses its resources to generate economic growth.
- 4.2. The total GVA per job fell by 1.0% in the Places for Everyone area from 2022 – 2023. Still, two of the four PfE Spatial Strategy Areas, Northern and Core, experienced a percentage increase in GVA per jobs during this time. The Northern Area saw the largest increase of 4.2% between 2022 - 2023. The Inner Area saw the largest decrease of -5.7% in GVA per full job during this time.

Table 4.1: Total GVA per Job (£k, 2022 prices), Strategic Spatial Areas

Year	Core	Inner	Northern	Southern	PfE Area
2023	79.4	61.4	56.8	69.8	63.5
2022	78.6	65.1	54.5	69.9	64.1

Source: Authors calculations using UK small area GVA estimates - Table 1; Regional gross value added (balanced) by industry - Table 2; HM Treasury GDP Deflators at market prices, and money GDP November 2025; and the Business Register and Employment Survey

Table 4.2: GVA per job change year on year, Strategic Spatial Areas

Year	Core	Inner	Northern	Southern	PFE Area
2022-2023	0.9%	-5.7%	4.2%	-0.1%	-1.0%
2021-2022	3.2%	7.3%	1.1%	3.3%	4.4%

Source: Authors calculations using UK small area GVA estimates - Table 1; Regional gross value added (balanced) by industry - Table 2; HM Treasury GDP Deflators at market prices, and money GDP November 2025; and the Business Register and Employment Survey

Table 4.3: Total GVA per Job (£k, 2022 prices), Local Authorities

Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
2023	59.5	53.6	72.7	54.1	52.9	61.0	53.8	66.5	56.2	63.5
2022	55.1	54.4	75.3	50.7	55.3	66.0	53.7	65.1	56.0	64.1

Source: Authors calculations using UK small area GVA estimates - Table 1; Regional gross value added (balanced) by industry - Table 2; HM Treasury GDP Deflators at market prices, and money GDP November 2025; and the Business Register and Employment Survey

Table 4.4: GVA per Job Change Year on Year, Local Authorities

Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
2022 - 2023	8.0%	-1.5%	-3.4%	6.6%	-4.2%	-7.6%	0.2%	2.2%	0.4%	-1.0%
2021 - 2022	1.6%	1.6%	10.9%	0.3%	4.3%	-1.1%	4.0%	-1.1%	0.0%	4.4%

Source: Authors calculations using UK small area GVA estimates - Table 1; Regional gross value added (balanced) by industry - Table 2; HM Treasury GDP Deflators at

market prices, and money GDP November 2025; and the Business Register and Employment Survey

Issues arising

4.3. No actions identified.

Policy Outcome: Increased number of jobs

Indicator: Proportion of our residents (working age) in employment

- 4.4. In 2024-25, the percentage of working age residents in employment was just over 71% in the PfE area. This was the same as 2023-24 where there were 71% of working age residents in employment.
- 4.5. Six of the nine local authorities in the PfE area saw an increase in the proportion of working age residents in employment between 2023-24 and 2024-25.

Table 4.5: Proportion of Our Residents (Working Age) in Employment

Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
2024-25	67%	70%	69%	69%	71%	72%	74%	82%	73%	71%
2023-24	66%	69%	67%	77%	73%	71%	75%	78%	69%	71%
2022-23	69%	82%	68%	74%	68%	73%	73%	74%	75%	72%

Source: Annual Population Survey, Employment Rate – aged 16-64. (Accessed December 2025)

Issues arising

- 4.6. No actions identified.

Policy Outcome: Improve access to jobs

Indicator: Number of local labour agreements

4.7. The indicator for number of local labour agreements was first monitored for the PfE period 2024-25. The below data or collected from the PfE local authorities and reports on the number of local labour agreements signed in the year. In 2024-25 there were 99 local labour agreements signed across the nine PfE local planning authorities.

Table 4.6: Number of Local Labour Agreements

Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
2024-25	4	0	60	0	0	0	0	0	35	99

Source: Places for Everyone Local Authorities; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan.

Issues arising

4.8. 2024-25 was the first year that the number of local labour agreements was monitored, therefore it is too early in the plan period to identify any trends in the data. Consequently, there are no specific actions identified apart from continue to monitor this indicator.

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

Indicator: Increase in office floorspace (gross)

- 4.9. Development of office floorspace will work towards increasing office floorspace by 2 million sqm by 2039 in the PfE area.
- 4.10. In 2024-25, 61,684 sqm of office floorspace was delivered in the PfE area. The majority of this floorspace was delivered in the Core Growth Spatial Strategy Area (51,014 sqm).
- 4.11. Since 2022-23, 261,982 sqm of office floorspace has been delivered in the PfE area.

Table 4.7: Gross Office Floorspace (Square Metres)

Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PfE
2024-25	140	0	55,200	4,367	0	0	72	1,905	0	61,684
2023-24	402	214	64,277	12,205	0	43,105	275	8,309	1,050	129,837
2022-23	501	172	49,614	11,046	0	2019	1496	15787	0	70,462
Total	1,043	386	169,091	27,618	0	45,124	1,843	15,827	1,050	261,982

Source: Places for Everyone Local Authorities; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan.

Table 4.8: Gross Office Floorspace: Spatial Strategy Areas (Square Metres)

Year	Core	Inner	Northern	Southern
2024-25	51,014	4,225	4,579	1,866
2023-24	106,913	60	14,483	8,382

Source: Places for Everyone Local Authorities; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan.

4.12. Across the PfE allocations in 2024-25 there were no office completions.

Issues arising

4.13. Although less office completions were recorded in 2024-25 compared to 2023-24 across the PfE area, it is too early in the plan period to judge whether this is an issue that needs to be considered, therefore, currently, no actions have been identified apart from continue to monitor this indicator.

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

Indicator: Increase in industry and warehousing floorspace (gross)

- 4.14. Delivering industrial and warehousing floorspace will work towards increasing this floorspace by 3.5 million sqm over the period 2022- 2039.
- 4.15. In 2023-24, 92,613 sqm of industrial and warehousing floorspace was delivered in the PfE area.
- 4.16. Since 2022, 450,029 sqm of industrial and warehousing floorspace has been delivered in the PfE area.

Table 4.9: Gross Industry and Warehousing Floorspace (Square Metres):

Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PfE
2024-25	178,921	0	7,525	4,415	0	7,273	2,767	40,771	12,436	92,613
2023-24	15,554	166	3,584	15,642	32,466	16,010	949	78,318	16,233	178,921
2022-23	4644	5500	16,180	38,578	51,860	12,224	0		4,200	178,921
Total	20,198	5,666	27,289	58,635	84,326	35,507	3,716	134,876	32,869	433,029

Source: Places for Everyone Local Authorities; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan.

Table 4.10: Gross Industry and Warehousing Floorspace 2023-24: Spatial Strategy Areas (Square Metres)

Year	Core	Inner	Northern	Southern
2024-25	32,223	14,598	37,244	8,548
2023-24	51,763	1,443	96,786	28,930

Source: Places for Everyone Local Authorities; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan.

4.17. There were no industry and warehousing completions in 2024-25 in the PfE allocations.

Issues arising

4.18. Although less industrial and warehousing completions were recorded in 2024-25 compared to 2023-24 across the PfE area, it is too early in the plan period to judge whether this is an issue that needs to be considered. Much of the industrial and warehousing land supply across the PfE area is earmarked for large PfE allocations that were taken out of the Green Belt for development. As 2024-25 is first year of implementing the PfE Plan policies, including allocations and considering that it can take several years to deliver large sites, industry and warehousing completions are likely to pick-up as time goes on.

Policy Outcome: Secure main town centres as local economic drivers

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

4.19. In 2024-25, 4.3% (437) of all housing completions* were delivered in a main town centre in the PFE area.

Table 4.11: Number of residential Units* Delivered in Main Town Centres

Year	Altrincham (Trafford)	Ashton-under-Lyne (Tameside)	Bolton (Bolton)	Bury (Bury)	Oldham (Oldham)*	Rochdale (Rochdale)	Salford Quays (Salford)	Wigan (Wigan)	PFE Area
2024-25	14	8	182	65	15	0	151	2	437
2023-24	8	26	46	58	9	242	N/A	12	401

Source: Places for Everyone Local Authorities; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. An asterisk (*) indicates figures are either gross or mix of gross and net housing completions; all other figures represent net completions.

Table 4.12: Percentage of Housing Completions in Main Town Centres

Year	Altrincham (Trafford)	Ashton-under-Lyne (Tameside)	Bolton (Bolton)	Bury (Bury)	Oldham (Oldham)*	Rochdale (Rochdale)	Salford Quays (Salford)	Wigan (Wigan)	PfE Area
2024-25	2.0%	1.7%	25.6%	20.9%	2.6%	0.0%	5.5%	0.2%	4.3%
2023-24	1.0%	4.1%	7.8%	23.8%	2.1%	35.5%	N/A	1.0%	8.9%

Source: Places for Everyone Local Authorities; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan.

Issues arising

- 4.20. Although a smaller proportion of homes in 2024-25 were completed in the town centres compared to 2023-24, as 2024-25 is the first year of the implementation of the PfE Plan, it is too early judge whether this is an issue that needs to be considered until there is more trend data to analyse from future PfE Monitoring Reports. Therefore, currently, no actions are identified, apart from continuing to monitor the indicator.

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

- 4.21. Between 2022 and 2023, the total GVA increased in within 800m of main town centres in the PfE area, including within 800m of all but two of those main town centres. In total, GVA increased by 2.9% during this time, going from £12.1 billion in 2022 to £12.5 billion in 2023.
- 4.22. Please note, there are no main town centres situated in the Manchester district as the city of Manchester is classed as a City Centre, hence no data is listed for Manchester in the table below.

Table 4.13: GVA in and within 800m of Main Town Centres, £bn Current Prices

Year	Altrincham (Trafford)	Ashton-under-Lyme (Tameside)	Bolton (Bolton)	Bury (Bury)	Oldham (Oldham)	Rochdale (Rochdale)	Salford Quays (Salford)	Wigan (Wigan)	PFE
2023	2.2	1.0	1.6	1.2	1.5	0.9	3.0	1.1	12.5
2022	2.0	1.0	1.6	1.1	1.5	0.8	3.0	1.0	12.1

Source: Author's calculations using UK small area GVA estimates - Table 1; Regional gross value added (balanced) by industry - Table 2; and HM Treasury GDP Deflators at market prices, and money GDP November 2025

Table 4.14: GVA Change Year-on-Year (2021 – 2023)

Year	Bolton	Bury	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
2022-2023	2.2%	5.0%	-3.0%	7.2%	-0.1%	0.3%	10.1%	3.6%	2.9%
2021-2022	-2.4%	1.4%	13.3%	11.9%	-2.1%	6.0%	11.1%	8.4%	4.5%

Source: Author's calculations using UK small area GVA estimates - Table 1; Regional gross value added (balanced) by industry - Table 2; and HM Treasury GDP Deflators at market prices, and money GDP November 2025

Issues arising

4.23. None identified.

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. Below sets out the PfE phased delivery by local authority.

Table 5.1: PfE Phased Housing Delivery

Years	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PfE
2022-2025	787	246	3,533	404	568	1,658	236	817	814	9,063
2025-2030	787	452	3,533	680	616	1,658	485	1,122	972	10,305
2030-2039	787	520	3,533	772	632	1,658	568	1,122	1,025	10,719

Source: Places for Everyone

5.2 Net housing completions for the PfE area was 10,407 over the financial year 2024-25, which is 1344 higher than the 2022-2025 PfE phased delivery of 9,063.

Table 5.2: Net Housing Completions

Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PfE
2024-25	712	311	3,138	578	650	2,730	475	360	1,169	10,123
2023-24	575	253	2,962	420	681	2,640	632	741	1,146	10,050
2022-23	737	280	1,892	400	594	2,214	467	945	1,408	8,937

Source: Places for Everyone Local Authorities; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. * 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 2024-25 were concentrated in the Northern Spatial Strategy Area (42%), closely followed by the Core Growth Area (38%).

Table 5.3: Housing Completions: Spatial Strategy Areas

Year	Core	Inner	Northern	Southern
2024-25	3,956	1,710	4,325	416
2023-24	3,878	1,846	3,966	495

Source: Places for Everyone Local Authorities; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan.

* Some figures include Gross rather than Net housing completions meaning that the total delivery in some years is more than the net delivery in table 5.2. This table also includes communal establishments in line with the Housing Delivery Test calculation.

5.4 Across the PfE allocations, 291 homes were delivered on 8 allocation sites in 2024-25.

Issues arising

- 5.5 No actions identified at PfE area scale as, collectively, the PfE districts have delivered 10,407 homes in 2024-25 which is above the annual average requirement of 9,063 homes between 2022-2025.

Policy Outcome: Maximise delivery of additional affordable homes

Indicator: No. of new affordable homes completed

5.6 Affordable housing, which can be for either rent or sale, is for those whose needs are not met by the market. It includes different tenures, including social rent, affordable rent and shared ownership, among others. There were 2,797 new build affordable housing completions across the PfE area in 2024-25. This was an increase of 383 homes from 2023-24.

5.7 The majority of the new build affordable housing delivery in 2024-25 was shared ownership (33%) and affordable rent (46%), while social rent made up 19% a 6 percentage point increase from 2023-24 delivery.

Table 5.4: New Build Affordable Housing Completions: PfE Local Planning Authorities

Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PfE
2024-25	298	95	611	221	127	608	288	68	481	2,797
2023-24	302	69	603	209	210	306	189	102	424	2,414
2022-23	254	57	349	112	154	269	82	281	486	2,044

Source: [MHCLG: Affordable housing table 1011C](#), Accessed November 2025

5.8 Across the PfE allocations 55 affordable homes were delivered in 2024-25 across 4 sites.

Issues arising

5.9 None identified.

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

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

- 5.10 The indication of percentage of new homes meeting Nationally Described Space Standards applies in this report to those homes granted planning permission and completed between 1 April 2024 and 31 March 2025. Five of the local planning authorities had completions which met this criteria and four have none. Where there were no homes permissioned which were completed by the end of March 2025 N/A is reported in the table below.
- 5.11 In 2024-25 there were 155 completions which the Policy JP-H3 applied to, of them 24% met the policy requirement, which states that all of new dwellings must comply with the NDSS. In some local planning authorities NDSS standards were adopted prior to March 2024, where there are completions which were granted planning permission prior to March 2024 and completed in 2024-25 these are not captured in the below table.

Table 5.5: Percentage of New Homes Meeting Nationally Described Space Standards

Year	Bolton*	Bury*	Manchester	Oldham	Rochdale	Salford	Tameside*	Trafford	Wigan*	PfE
2024-25	100%	100%	N/A	N/A	N/A	18%	100%	N/A	50%	24%

Source: Places for Everyone Local Authorities; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. *Fewer than 5 homes delivered in the local planning authority where the policy was relevant. *Fewer than 5 homes delivered in the local planning authority where the policy was relevant.

Issues arising

- 5.12 As 2024-25 is first year of implementing the PfE Plan policies, including JP-H3 which has the NDSS requirement, it is too early to draw any firm

conclusions on this indicator, particularly as NDSS requirement only applied to 255 completions. Nevertheless, where the policy requirement has not been met, it will be useful to understand why this is the case and to continue to monitor the indicator across the local authorities.

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

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

5.13 The indication of percentage of new homes meeting Accessible and Adaptable standard in Part M4(2) of the Building Regulations applies in this report to those homes granted planning permission and completed between 1 April 2024 and 31 March 2025. Five of the local planning authorities had completions which met this criteria and four have none. Where there were no homes permissioned which were completed by the end of March 2025, N/A is reported in the table below.

5.14 In 2024-25 there were 150 completions which the PfE Accessible and Adaptable standard in Policy JP-H3 applied to, of them 2% met the policy requirement, which states that all new dwellings must be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable. In some local planning authorities the Accessible and Adaptable standard were adopted prior to March 2024, where there are completions which were granted planning permission prior to March 2024 and completed in 2024-25 these are not captured in the below table.

Table 5.6: Percentage of New Homes Meeting Accessible and Adaptable Standard

Year	Bolton*	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
2024-25	0%	40%	N/A	N/A	N/A	1%	N/A	N/A	N/A	2%

Source: Places for Everyone Local Authorities; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. *Fewer than 5 homes delivered in the local planning authority where the policy was relevant.

Issues arising

- 5.15 As 2024-25 is first year of implementing the PfE Plan policies, including JP-H3 which has the Accessible and Adaptable standard, it is too early to draw any firm conclusions on this indicator, particularly as the standard only applied to 150 completions. Nevertheless, where the policy requirement has not been met, it will be useful to understand why this is the case and to continue to monitor the indicator across the local authorities.

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 Gross area of new habitat created from the application of biodiversity net gain (BNG) applies to monitoring from March 2024. BNG has applied nationally since February 2024. Below sets out the habitat that has been agreed to be created in planning permissions in the period set out. Two pieces of data are reported; total hectares of habitat post development¹⁰ and kilometres of trees and hedgerows¹¹.
- 6.2 Between 1st April 2024 and 31st March 2025, 6.91 hectares of habitat was agreed to be created across the PfE area and 0.6 kilometres of trees and hedgerows¹².
- 6.3 Delivery of BNG is reported as units as opposed to hectares and will be reported as BNG is delivered.

Table 6.1: Kilometres of trees and hedgerows

Year	Bolton*	Bury*	Manchester	Oldham*	Rochdale*	Salford	Tameside*	Trafford	Wigan*	PFE
2025	0	0	0.0	0	0	0.10	0	0.50	0	0.60

¹⁰ Total hectares post development covers: Cropland, Grassland, Heathland and Scrub, Lakes, Sparsely Vegetated Land, Urban, Wetland, Woodland and Forest, Intertidal sediment, Coastal Saltmarsh, Rocky Shore, Coastal Lagoons, Intertidal Hard Structures, Watercourse footprint, and Individual Trees.

¹¹ Total kilometres of hedgerows and trees covers: Species-rich native hedgerow with trees - associated with bank or ditch, Species-rich native hedgerow with trees, Species-rich native hedgerow - associated with bank or ditch, Native hedgerow with trees - associated with bank or ditch, Species-rich native hedgerow, Native hedgerow - associated with bank or ditch, Native hedgerow with trees, Ecologically valuable line of trees, Ecologically valuable line of trees - associated with bank or ditch, Native hedgerow, Line of trees, Line of trees associated with bank or ditch, and Non-native and ornamental hedgerow

¹² As Biodiversity Net Gain only became mandatory in February 2024, relatively few developments had reached condition discharge stage during 2024/25.

Source: Greater Manchester Ecology Unit, BNG Quantitative Data, April 2024 – March 2025 (Accessed January 2026). An asterisk (*) indicates returns of zero reflect the fact that no developments had reached BNG condition discharge stage in 2024/25, following the introduction of mandatory BNG in February 2024.

Table 6.2: Hectares of habitat was agreed to be created

Year	Bolton*	Bury*	Manchester	Oldham*	Rochdale*	Salford	Tameside*	Trafford	Wigan*	PfE
2025	0	0	1.0	0	0	1.45	0	4.46	0	6.91

Source: Greater Manchester Ecology Unit, BNG Quantitative Data, April 2024 – March 2025 (Accessed January 2026). An asterisk (*) indicates returns of zero reflect the fact that no developments had reached BNG condition discharge stage in 2024/25, following the introduction of mandatory BNG in February 2024.

Issues arising

6.4 As BNG has only been monitored since March 2024 and 2024-25 is first year of implementing the PfE Plan policies, it is too early to draw any firm conclusions on this indicator. Therefore, this indicator will continue to be monitored through future PfE Monitoring Reports.

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

6.5 The number and area of SBIs is recorded by the Greater Manchester Ecology Unit on an annual basis and the data is reported on a lag. The latest data for the number and area of SBIs is from the 2022 survey season and was published in July 2025. No data is available on the condition of the SBIs.

6.6 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.

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

- Grade A (county importance)
- Grade B (local authority importance)
- Grade C (more than local importance)

6.8 As of the July 2025 SBI update, which covers a survey cycle of 2022, there were 471 SBI sites in the PfE area covering more than 10,100 hectares. Of these, nearly 7,500 hectares (74%) were Grade A (county importance).

Table 6.3: Number of SBI Sites

Year	Bolton	Bury	Manchester	Oldham*	Rochdale	Salford	Tameside	Trafford	Wigan	PfE
2022	67	50	37	40	46	33	57	48	93	471

Source: Greater Manchester Ecology Unit, [Sites of Biological Importance in Greater Manchester, 2022 survey, July 2025 Update](#). (Accessed November 2025)

An asterisk (*) indicates that SBI figures cover the PfE area only and exclude the Peak District area of Oldham, which is included in Oldham’s separate reporting.

Table 6.4: Hectares of SBI Sites

Year	Bolton	Bury	Manchester	Oldham*	Rochdale	Salford	Tameside	Trafford	Wigan	PfE
2022	1,189	923	289	1,083	2,510	627	1,463	441	1,611	10,135

Source: Greater Manchester Ecology Unit, [Sites of Biological Importance in Greater Manchester, 2022 survey, July 2025 Update](#). (Accessed November 2025).

An asterisk (*) indicates that SBI figures cover the PfE area only and exclude the Peak District area of Oldham, which is included in Oldham’s separate reporting.

Table 6.5: Number of Grade A SBI Sites

Year	Bolton	Bury	Manchester	Oldham*	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
2022	18	20	8	10	16	6	22	10	37	147

Source: Greater Manchester Ecology Unit, [Sites of Biological Importance in Greater Manchester, 2022 survey, July 2025 Update](#). (Accessed November 2025)

An asterisk (*) indicates that SBI figures cover the PfE area only and exclude the Peak District area of Oldham, which is included in Oldham’s separate reporting.

Table 6.6: Hectares of Grade A SBI sites

Year	Bolton	Bury	Manchester	Oldham*	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
2022	734	786	84	902	2,317	258	1,080	194	1,108	7,463

Source: Greater Manchester Ecology Unit, [Sites of Biological Importance in Greater Manchester, 2022 survey, July 2025 Update](#). (Accessed November 2025)

An asterisk (*) indicates that SBI figures cover the PfE area only and exclude the Peak District area of Oldham, which is included in Oldham’s separate reporting.

Table 6.7: Number of Grade B SBI Sites

Year	Bolton	Bury	Manchester	Oldham*	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
2022	30	18	13	17	15	14	20	15	31	173

Source: Greater Manchester Ecology Unit, [Sites of Biological Importance in Greater Manchester, 2022 survey, July 2025 Update](#). (Accessed November 2025)

An asterisk (*) indicates that SBI figures cover the PfE area only and exclude the Peak District area of Oldham, which is included in Oldham’s separate reporting.

Table 6.8: Hectares of Grade B SBI Sites

Year	Bolton	Bury	Manchester	Oldham*	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
2022	369	106	132	139	112	298	315	135	374	1,980

Source: Greater Manchester Ecology Unit, [Sites of Biological Importance in Greater Manchester, 2022 survey, July 2025 Update](#). (Accessed November 2025)

An asterisk (*) indicates that SBI figures cover the PfE area only and exclude the Peak District area of Oldham, which is included in Oldham’s separate reporting.

Table 6.9: Number of Grade C SBI Sites

Year	Bolton	Bury	Manchester	Oldham*	Rochdale	Salford	Tameside	Trafford	Wigan	PfE
2022	19	12	16	13	15	13	15	23	25	151

Source: Greater Manchester Ecology Unit, [Sites of Biological Importance in Greater Manchester, 2022 survey, July 2025 Update](#). (Accessed November 2025)

An asterisk (*) indicates that SBI figures cover the PfE area only and exclude the Peak District area of Oldham, which is included in Oldham’s separate reporting.

Table 6.10: Hectares of Grade C SBI Sites

Year	Bolton	Bury	Manchester	Oldham*	Rochdale	Salford	Tameside	Trafford	Wigan	PfE
2022	86	32	72	42	81	70	68	112	129	692

Source: Greater Manchester Ecology Unit, [Sites of Biological Importance in Greater Manchester, 2022 survey, July 2025 Update](#). (Accessed November 2025)

An asterisk (*) indicates that SBI figures cover the PfE area only and exclude the Peak District area of Oldham, which is included in Oldham’s separate reporting.

Issue arising

6.9 As BNG has only been monitored since February 2024 and 2024-25 is first year of implementing the PfE Plan policies, it is too early to draw any firm conclusions on this indicator. Therefore, this indicator will continue to be monitored through future PfE Monitoring Reports.

Policy Outcome: Increase tree planting

Indicator: Number of trees planted annually

6.10 In 2024-25, there were just over 28,300 trees planted across the PfE local planning authorities, compared to 64,190 trees planted in 2023-24, this is a total of nearly 92,500 over the two financial years.

Table 6.9: Number of Trees Planted Annually

Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
2024-25	4,694	810	4,123	2,076	6,850	1,056	1,199	5,820	1,675	28,303
2023-24	15,176	1,958	2,942	5,795	15,118	2,629	3,496	1,958	15,118	64,190

Source: City of Trees. (Accessed October 2025)

Issues arising

6.11 The number of trees planted in 2024-25 was significantly less than in 2023-24. Although, 2024-25 was the first year of implementing the PfE policies, including Policy JP-G9: Trees and Woodland, which means there is little trend data to analyse, it will be useful to understand why there was drop in tree planting between 2023-24 and 2024-25.

Policy Outcome: Increase access to green infrastructure

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

6.12 As of Autumn 2024, there was just over 13,800 hectares of publicly accessible green infrastructure in the PfE Area. This was a change of -0.4% from Autumn 2022. Most of this was found in the Northern Spatial Strategy Area (11,870 ha), the least was in the Core Growth Area (72 ha).

Table 6.10: Amount of Publicly Accessible Green Infrastructure in Hectares in PfE Local Planning Authorities

Time period	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
Autumn 2024	1,722	846	1,304	1,460	3,821	626	1,961	396	1,703	13,839
Autumn 2022	1,734	862	1,324	1,431	3,810	637	1,983	406	1,701	13,888

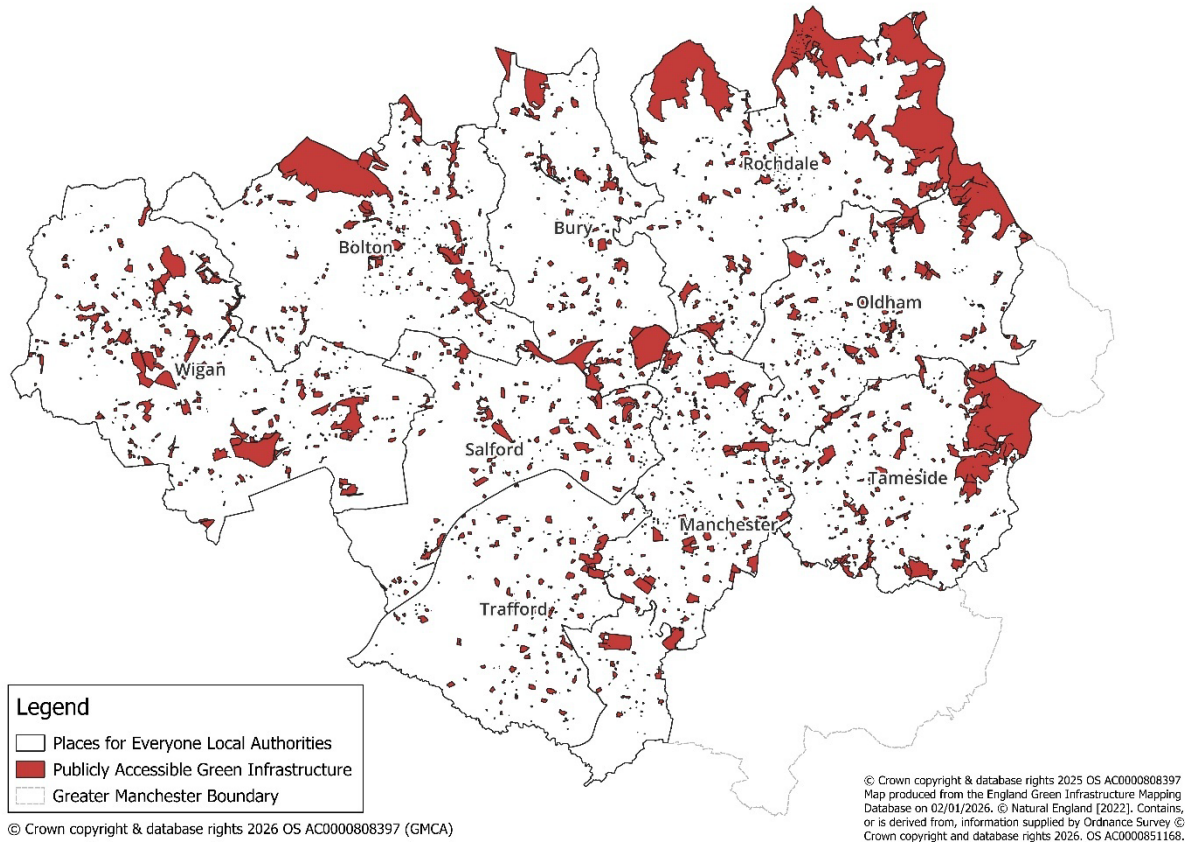
Source: [Natural England, Green and Blue Infrastructure \(England\), August 2025](#). (Accessed August 2025)

Table 6.11: Amount of Publicly Accessible Green Infrastructure in Hectares in the PfE Strategy Areas

Year	Core	Inner	Northern	Southern
Autumn 2024	72	1,054	11,870	843
Autumn 2022	68	1,165	11,889	770

Source: GMCA via [Natural England, Green and Blue Infrastructure \(England\), August 2025](#). (Accessed August 2025)

Figure 6.1: Map of Publicly Accessible Green Infrastructure in the PfE Area 2024-25



Source: GMCA via [Natural England, Green and Blue Infrastructure \(England\), August 2025](#). (Accessed August 2025)

Issue arising

6.13 No actions identified.

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 PFE Local Planning Authorities reported a mixture of buildings and conservations areas at risk. 24% of those on the “At Risk Register” had a strategy for repair and re-use. It must be in noted that in some areas the local authority or partners will undertake pre-emptive works to ensure buildings do not become at risk. Furthermore, where there is an ecclesiastical building at risk, generally the ecclesiastical owner would take responsibility for the repair and re-use strategy.

Table 7.1: Percentage of Buildings on the “At Risk Register” with a Strategy for their Repair and Re-use

Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
2024-25	0%	50%	32%	11%	0%	0%	0%	-	73%	24%

Source: GMCA via Local Authorities (when Local Authority is reported as dash, it indicated that no information has been returned from the Local Authority at present)

Issues arising

7.2 2024-25 was the first year that the indicator ‘Percentage of Buildings on the “At Risk Register” with a Strategy for their Repair and Re-use’ was monitored, therefore it is too early in the plan period to identify any trends in the data. Consequently, there are no specific actions identified apart from continue to monitor this indicator.

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.

7.3 There were 427,964 primary and secondary school state-funded places in the PFE area in the academic year 2023-24 an increase of over 2000 school places from 2022-23 academic year. 7% of school places were unfilled in 2023-24, unchanged from 2022-23.

Table 7.2: Numbers of School Places

Academic Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
2023-24	52,755	29,659	91,374	46,505	38,493	38,180	38,496	43,913	48,589	427,964
2022-23	52,824	29,659	90,734	46,505	38,404	37,447	38,226	43,360	48,704	425,863

Source: [School Capacity: Academic Year 2023-24, Department for Education](#) (March 2025)

Table 7.3: Percentage of Unfilled School Places

Academic Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
2023-24	5%	8%	6%	9%	6%	7%	9%	6%	5%	7%
2022-23	6%	8%	6%	9%	7%	6%	8%	5%	6%	7%

Source: [School Capacity: Academic Year 2023-24, Department for Education](#) (March 2025)

Issues arising

7.4 No actions identified.

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 In calendar year 2024, 42% of the working age population in Greater Manchester had a higher level (4+) qualification, a fall of 3 percentage points from 2023.

Table 7.4: Percentage of Working Age Population with Higher Level (4+) Qualification(s)

Calendar Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
2024	37%	55%	46%	33%	36%	50%	33%	54%	31%	42%
2023	38%	47%	60%	29%	38%	49%	35%	56%	33%	45%
2022	35%	46%	53%	28%	28%	46%	33%	58%	35%	42%

Source: Annual Population Survey, % with RQF4+ - aged 16-64 (Accessed October 2025).

7.6 Those with a sub Level 2 qualification in 2024 were 17% of the population, an increase of 3 percentage points from 2023.

Table 7.5: Percentage of Working Age Population with Sub Level 2 Qualification

Calendar Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
2024	25%	12%	16%	19%	20%	17%	15%	11%	19%	17%
2023	18%	13%	11%	12%	24%	15%	15%	9%	17%	14%
2022	21%	13%	17%	19%	21%	17%	17%	10%	16%	17%

Source: Source: GMCA via Annual Population Survey, % with RQF4+ - aged 16-64 and % with RQF2+ - aged 16-64. (Accessed October 2025).

Issues arising

7.7 No actions identified.

Connected Places

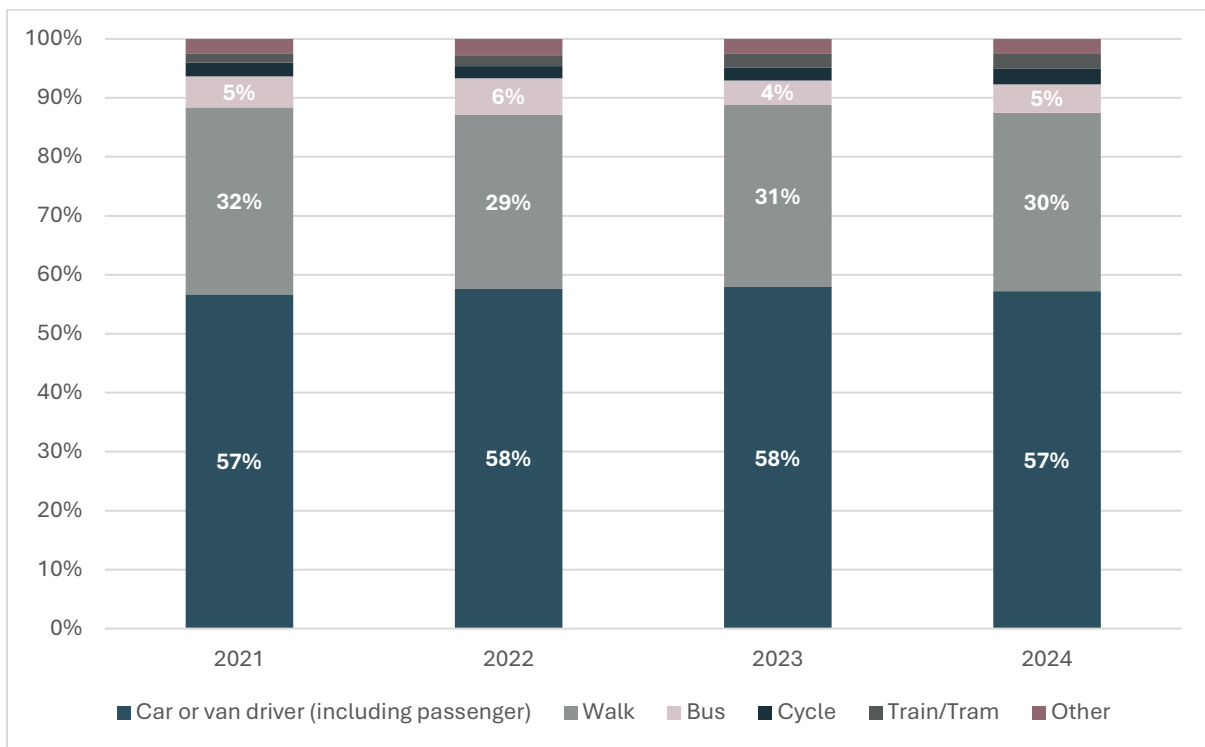
Policy Outcome: Increased proportion of daily trips by modes other than the car

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 In 2024, the most used method of travel was car or van (including passenger) at 57% of trips by GM residents, a one percentage point fall from 2023. A third of trips were made by active travel, while about one-in-sixteen trips were made by public transport (5% bus¹³ and 2% train/tram). The remaining trips were made by taxi, minicab, motorcycle, scooter, moped, or any other type of vehicle.
- 8.2 The figures in each bar show the percentage of daily trips that were made by each mode since 2021. 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.

¹³ For 2023, the bus trip estimates in TRADS are lower than expected given the patronage data. While this could be an issue related to the collection of the data since the pandemic, the possibility of this being an extreme estimate, which can occasionally occur in survey data, cannot be ruled out.

Figure 8.1: Daily Trip Count and Mode Share by Greater Manchester Residents



Source: Transport for Greater Manchester, [TRADS Report](#) (2021 to 2024). Note: Other = taxi, minicab, scooter, moped or any other.

Issues arising

8.3 None identified.

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*¹⁴

8.4 In 2024-25, 69% of all housing completions were delivered within 800m of Good Public Transport Accessibility in the PFE area. This was an 8 percentage point decrease from the 2023-24 housing completions within 800m of good public transport accessibility.

8.5 In terms of the Spatial Strategy Areas, 100% of housing completions were within 800m of Good Public Transport Accessibility in the Core Growth Area, while less than 50% of housing completions in both the Northern and Southern Strategic areas were within 800m, of good public transport accessibility.

Table 8.1: Percentage of New Housing 2024-25* within 800m of Good Public Transport Accessibility

Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
2024-25	32%	42%	89%	39%	39%	82%	38%	78%	47%	69%
2023-24	31%	36%	99%	29%	44%	97%	67%	76%	47%	77%

Source: Places for Everyone Local Authorities; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan and Greater Manchester Accessibility Levels (GMAL) Data, Transport for Greater Manchester *Some data includes Gross rather than Net housing completions. This table also includes communal establishments in line with the Housing Delivery Test calculation

¹⁴ * The spatial query for calculating New Net Housing and New Employment sites within 800m of Good Public Transport was based on if any of the site was wholly or partially within 800m of the Good Public Transport layer, if any of the site it was classed as within. The Good Public Transport Layer consisted of GMAL6+ 11/2025, Vantage Services, Rail Stations and Metrolink Stops.

Table 8.2: Percentage of New Housing 2023-24 within 800m of Good Public Transport Accessibility: Spatial Strategy Areas

Year	Core	Inner	Northern	Southern
2024-25	100%	80%	39%	37%
2023-24	100%	97%	47%	55%

Source: Places for Everyone Local Authorities; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan and Greater Manchester Accessibility Levels (GMAL) Data, Transport for Greater Manchester *Some figures include Gross, rather than Net housing completions. This table also includes communal establishments in line with the Housing Delivery Test calculation

8.6 In 2024-25, 71% of all new employment floorspace was delivered within 800m of Good Public Transport Accessibility in the PfE area, this was a 1 percentage point change from 2023-24.

8.7 In terms of the Spatial Strategy Areas, 100% of new employment floorspace was within 800m of Good Public Transport Accessibility in the Core Growth Area and less than 25% of new employment floorspace in the Southern and Northern Strategic Areas were with 800m of good public transport accessibility.

Table 8.3: Percentage of New Employment Floorspace 2024-25 within 800m of Good Public Transport Accessibility

Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PfE
2024-25	0%	-	100%	28%	-	93%	96%	53%	1%	71%
2023-24	51%	37%	97%	26%	100%	73%	27%	69%	37%	72%

Source: Places for Everyone Local Authorities; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan and Greater Manchester Accessibility Levels (GMAL) Data, Transport for Greater Manchester

Table 8.4: Percentage of New Employment Floorspace 2023-24 within 800m of Good Public Transport Accessibility: Spatial Strategy Areas

Year	Core	Inner	Northern	Southern
2024-25	86%	96%	23%	19%
2023-24	100%	17%	49%	25%

Source Places for Everyone Local Authorities; Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan and Greater Manchester Accessibility Levels (GMAL) Data, Transport for Greater Manchester

Issues arising

- 8.8 As 2024-25 is the first year of the implementation of the PfE policies, there is currently not enough data over a series of years to draw any firm conclusions at the moment on this indicator. Therefore, the action for this indicator is to continue to monitor it in future PfE Monitoring Reports.

Policy Outcome: Digital connectivity

Indicator: Number of premises with full fibre connectivity

8.9 In the PFE area in July 2024, 773,410 premises had full fibre availability, 64% of all premises. This figure rose to just over 994,200 in July 2025, around 87% of all premises. The percent of premises with full fibre availability increased in every local authority in the Places for Everyone area between 2024-2025, and by over 28% in the plan area overall.

Table 8.5: Number of Premises with Full Fibre Connectivity

Month and Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
07/2025	112,514	79,789	204,288	88,875	72,869	114,257	96,823	95,116	129,687	994,218
07/2024	81,380	73,776	180,086	74,462	41,643	98,742	71,923	80,835	70,563	773,410

Source: [Connected Nations and Infrastructure Reports - Ofcom \(ofcom.org.uk\)](https://www.ofcom.gov.uk/reports-and-publications/connected-nations/). (Accessed November 2025). Please note: Connected Nations data is collected as a snapshot as of July each year and is not reported to a financial year.

Issues arising

No actions identified.

Policy Outcome: Increasing EV charging infrastructure

Indicator: Number of Electric Vehicle charging points

8.10 The number of public EV charging points increased from 1091 to 1402 as of April 1st 2025 from April 1st 2024 across the Places for Everyone area, a 29% increase.

Table 8.6: Number of Public Electric Vehicle Charging Points

Month and Year	Bolton	Bury	Manchester	Oldham	Rochdale	Salford	Tameside	Trafford	Wigan	PFE
Apr-25	97	54	421	120	108	166	52	217	167	1402
Apr-24	76	53	348	105	60	127	38	181	103	1091
Apr-23	30	29	155	56	36	105	30	90	47	578
Apr-22	26	22	112	36	33	74	24	58	38	423

Source: [Quarterly Electric Vehicle Public charging infrastructure statistics](#), Department for Transport, October 2025

Issues arising

8.11 No actions identified.

Air Quality Monitoring at Holcroft Moss

- 8.12 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.
- 8.13 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.
- 8.14 The nine PfE authorities have produced a joint Supplementary Planning Document (SPD), (adopted in May 2025) which establishes the basis to secure contributions to the long-term ecological resilience works. As of March 2025, there has been one planning permission for development that has been granted in the PfE area that has triggered the requirement to make a contribution. This was a Class B8 employment development scheme in Carrington, Trafford (112794/FUL/24), granted permission on 13 Dec 2024 and will make a contribution of £2,951.83 on commencement of development.

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 Local Authority’s Infrastructure Funding Statement/ Annual section 106 monitoring report

Table 9.1: Local Authority Infrastructure Funding Statements

Area	Link to Infrastructure Funding Statements
Bolton	https://www.bolton.gov.uk/planning-policy-strategy/developer-contributions/1
Bury	https://www.bury.gov.uk/planning-building-control/policy-and-projects/planning-policy/evidence-and-monitoring/infrastructure-funding-statement
Manchester	https://democracy.manchester.gov.uk/documents/g4941/Public%20reports%20pack%2024th-Jul-2025%2014.00%20Resources%20and%20Governance%20Scrutiny%20Committee.pdf?T=10
Oldham	https://www.oldham.gov.uk/info/201230/monitoring/3154/infrastructure_funding_statement
Rochdale	https://www.rochdale.gov.uk/downloads/download/292/infrastructure-funding-statement
Salford	End of year report for 2024/25: https://www.salford.gov.uk/media/rgdeqyso/section-106-end-of-year-report-2024-25_accessible.pdf Infrastructure funding statement: https://www.salford.gov.uk/planning-building-and-regeneration/planning-applications/planning-obligations-and-community-infrastructure-levy/planning-obligations-income-and-expenditure/
Tameside	https://tameside.moderngov.co.uk/ielIssueDetails.aspx?IId=56428&Opt=3
Trafford	No reports produced CIL Receipts 2024/2025 Admin slice £114,931.75 Local slice £344,795.26 Strategic Slice £1,838,908.06 Total receipts £2,298,635.07
Wigan	https://www.wigan.gov.uk/Council/Strategies-Plans-and-Policies/Planning/Local-plan/Background/InfrastructureFundingStatementForSection106.aspx

Source: Places for Everyone Local Authorities, Bolton, Bury, Manchester. Oldham, Rochdale, Salford, Tameside, Trafford and Wigan

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 Plan (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: Local Authority	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	✓	✓		
Maximise the use of suitable previously developed (brownfield)	2,3,5,7,8,9	JP-Strat1 to 6, JP-Strat9, JP Strat12, JP-S1, JP-J2, J3, J4	<ul style="list-style-type: none"> • % of residential development on brownfield land • % of gross 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: Local Authority	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
land for development		and JP-H1 and H4	development on brownfield land				
No new homes and employment premises at risk of flooding	2,8	JP-S1, and 4 JP-P1	No. of planning permissions approved against EA advice	✓	✓		All allocations with 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: Local Authority	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	
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: Local Authority	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 economic drivers	1,2,3,5,6,7,9	JP-Strat1, 6, 9 and 12 JP-P4	<ul style="list-style-type: none"> No of residential units (net) delivered in main town centres GVA in and within 800m of the main town centres 	✓	✓		

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: Local Authority	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"> • Deliver approx. 9,063 annually by 2025 • Deliver approx. 10,305 annually by 2030 • Deliver approx. 10,719 annually by 2039 	✓	✓	1,5,6,9	All allocations with housing development
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

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: Local Authority	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Increase the number of homes meeting Nationally Described Space Standard (NDSS)	1,2,5,10	JP-H3	% new homes meeting Nationally Described Space Standard (NDSS)	✓	✓		
Increase the number of new homes meeting Accessible & Adaptable	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: Local Authority	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
(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: Local Authority	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"> • JP-Strat2, 3, 5, 12 and 13 • JP-G1 to 6, 8 and 9 • JP-P1 	<ul style="list-style-type: none"> • Gross area of new habitat created from the application of biodiversity net gain 	✓	✓	1,5,6,9	All allocations
			<ul style="list-style-type: none"> • Number, area and condition of sites of biological importance (SBIs) 	✓	✓		
Increase tree planting	2,5,7,8,9,10	JP-G7	Number of trees planted annually	✓	✓		

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: Local Authority	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
			(metric to be determined with respect to tree 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"> JP-Strat 2, 3, 5, 12 and 13 JP-G2 to 6, 8 and 9 JP-P6 	Number of hectares of green infrastructure (metric will consider publicly accessible GI where information is available)	✓	✓	1,5,6,9	

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: Local Authority	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 new development	2,9	JP-Strat1, 2 and 9 JP-P1 and 5	Numbers of school places (Annual School Capacity survey). Consideration of ‘headroom’ statistics where available.	✓	✓		

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

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: Local Authority	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)	✓	✓		
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	✓	✓	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: Local Authority	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
			800m of good public transport accessibility *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	✓	✓		
Increasing EV charging infrastructure	2,6,7	JP-S2 and C8	Number of EV charging points (% change can be monitored year to	✓	✓		

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: Local Authority	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
			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: Local Authority	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Ensuring the right	1,2,3,4,5,6,7,8,9,10	JP-S1, JP-S2, JP-J1, JP-H2,	Links provided to each Local	✓	✓		

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: Local Authority	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
infrastructure is delivered at the right time (broken down by different types of contribution)		JP-G2, JP-G3, JP-G4, JP-G5, JP-G6, JP-G7, JPG 8, JP-P1, JP-P2, JP-P3, JP-P5, JP-P6, JP-P7, JP-C1, JP-C2, JP-C3, JP-C5, JP-C6, JP-C7, JP-C8, Allocations (where	Authority'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: Local Authority	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
		mitigation is identified)					
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 3 Greater Manchester Joint Waste Development Plan

Greater Manchester Joint Waste Development Plan

Authority Monitoring Report April 2020 – March 2025

July 2025

Introduction

1. This is the seventh Authority Monitoring Report (AMR) collating information to allow for the assessment of the performance of planning policies in the Greater Manchester Joint Waste Plan (Waste Plan), which was adopted on 26th April 2013.
2. This AMR covers the period from 1st April 2020 to 31st March 2025.
3. The Waste Plan forms part of the statutory development plan for the following Authorities: Bolton; Bury; Manchester; Oldham; Rochdale; Salford; Stockport; Tameside; Trafford; and Wigan. This AMR reports on behalf of the ten authorities.

Background to the Waste Plan

4. The Association of Greater Manchester Authorities (AGMA) agreed to produce a Joint Waste Plan in 2006. AGMA consists of all ten Greater Manchester Authorities. The Waste Plan forms part of each Authority's statutory development plan and runs from 2012 to 2027.
5. The purpose of the Waste Plan is to set out a waste planning strategy to 2027 which enables the adequate provision of waste management facilities in appropriate locations for Local Authority Collected Waste, commercial and industrial waste, construction, demolition and excavation waste, and hazardous waste. The Waste Plan includes a set of plans identifying the potential locations for development of future waste management facilities within each of the ten Authorities. It also includes a set of development management policies which will assist in the consideration of waste planning applications.

Waste Plan Policy Monitoring

Policy 1: Commercial and Industrial Waste: Energy Recovery Capacity

6. This policy sets out the annual requirement for recovery of energy from waste that planning applications for new facilities would be assessed against. The target and variance for capacity required in this reporting period is:

Year	Target – capacity required	Variance
2017-2027	354,000 tonnes per annum	Capacity is 10% more or less than the capacity required for the year in question

7. No additional energy recovery capacity was recorded during the period 1st April 2020 – 31st March 2025. The available capacity is 128,000 tonnes per annum. The variance is greater than 10% and the target not met.

Policy 2: Non hazardous Waste: Disposal

8. This policy sets out the indicative cumulative capacity required (tonnes per annum) for non-hazardous landfill that planning applications for new facilities would be assessed against. The target and variance for capacity required in this reporting period is:

Year	Target – capacity required (cumulative)	Variance
2020	3,336,000 tonnes	Capacity is 10% more or less than the capacity required for the year in question
2021	3,692,000 tonnes	
2022	4,048,000 tonnes	
2023	4,404,000 tonnes	
2024	4,792,000 tonnes	

9. The dataset *Remaining Landfill Capacity: England as at end 2023*¹ lists two landfills in Greater Manchester with capacity remaining at the end of 2023 and site type of either ‘Non hazardous landfill with SNRHW² cell’ or ‘Non

¹ [Remaining Landfill Capacity - data.gov.uk](https://data.gov.uk/dataset/remaining-landfill-capacity-england-as-at-end-2023)

hazardous'. However, one of these, Harwood Quarry Landfill (Bolton), only accepted inert waste during the monitoring period.

10. The only landfill taking non-hazardous waste in Greater Manchester with capacity at the end of 2023 was Pilsworth South Landfill (Bury), which was recorded as having a remaining capacity of 5,634,597 cubic metres. Therefore the target has been met. The end date of the planning permission at this landfill is 31st December 2028.

Policy 3: Hazardous Waste: Disposal Capacity

11. This policy sets out the identified capacity requirements for disposal under which planning permission will be granted. The target and variance for capacity required in this reporting year is:

Year	Target – capacity required	Variance
2020 to 2023	No additional capacity required	Capacity is 10% more or less than the capacity required for the year in question
2024	68,000	Capacity is 10% more or less than the capacity required for the year in question
2025	136,000	Capacity is 10% more or less than the capacity required for the year in question

12. No additional disposal capacity for hazardous waste was permitted during the reporting period.

13. Pilsworth South Landfill in Bury has a specialist cell for the disposal of stable, non-reactive hazardous waste. The end date of planning permission at this site is 31st December 2028. Therefore this specialist cell continues to be available and the target has been met. A total of 4,577 tonnes hazardous waste, predominantly asbestos wastes, was received here in 2023².

² Source – [2023 Waste Data Interrogator](#)

Policy 4: Site Allocations

14. This policy sets out the seven sites which have been identified as potentially suitable for built waste management facilities (Watersmeeting C South Triangle, Bolton; 226-228 Waterloo Street, Bolton; Land off Mossdown Road, Oldham; Land at Millstream Lane, Clayton Bridge, Oldham; Plot 5, Bredbury Parkway, Stockport; Land adjacent to Tank Farm Chemical Treatment Works, Trafford; and CA Site, Makerfield Way, Wigan). The target and variance for capacity required is:

Target: Planning permission is only granted for developments identified as appropriate in the Waste Plan. The highest level of recycling is demonstrated by the applicant.

Variance: Less than 100% of appropriate applications granted permission / demonstrate the highest level of recycling.

15. No new planning permissions for waste management were granted during the period 2020-2023 on the site allocations identified in the Waste Plan. An application for a waste facility at OL5 Land at Millstream Lane, Oldham, was refused in 2021 on the basis of risk to groundwater and risk of odour/pest nuisance. The applicant did not appeal this decision. This target is not applicable.

16. With the exception of W4 CA Site, Makerfield Way (which had an existing use for waste management when the Waste Plan was adopted), none of the sites allocated for waste management facilities in the Waste Plan have been developed for waste uses.

Table 1 Planning applications on sites allocated through the Waste Plan during the reporting period

Site Ref	Authority	Site Name	Site Developed for waste?	Planning Ref	Decision and Date
BL9	Bolton	Watersmeeting C South Triangle	No		
BL11	Bolton	226-228 Waterloo Street	No		
OL4	Oldham	Land off Mosssdown Road	No		
OL5	Oldham	Land at Millstream Lane	No	FUL/346610/21	Refused 11.8.2021
ST2	Stockport	Plot 5, Bredbury Parkway	No		
TR8a	Trafford	Land adjacent to Tank Farm Chemical Treatment Works	No		
W4	Wigan	CA Site, Makerfield Way	Part of this site is in use as a waste management facility		

Policy 5: Area Allocations

17. This policy sets out the areas which have been identified as potentially suitable for built waste management facilities. The target and variance for capacity required in this reporting year is:

Target: Planning permission is only granted for developments identified as appropriate in the Waste Plan. The highest level of recycling is demonstrated by the applicant

Variance: Less than 100% of appropriate applications granted permission / demonstrate the highest level of recycling.

18. Planning permission was granted for 3 waste developments on area allocations across Greater Manchester between 1st April 2020 and 31st March 2025. These applications demonstrated the highest level of recycling and therefore this target has been met.

Table 2 Planning applications on areas allocated in the Waste Plan during the reporting period

Site Ref	Authority	Site Name	Planning Ref	Address	Description	Decision and date
TR17	Trafford	Land at Trafford Park	100117/FUL/20	Electricity Sub Station On The West Side Of Trafford Park Road	Use of the site as a waste transfer station and ELV depollution site. [...]	Approve with conditions - 10.10.2020
SL2	Salford	Clifton Industrial Estate	20/76423/FUL	Units 1 To 3, Junction Business Park, Rake Lane	Erection of building for B2 Use (general industrial) to form extension to existing recycling facility [...]	Approve with conditions – 04.03.2021
TR17	Trafford	Land at Trafford Park	106592/FUL/21	Ocean Estates Trafford Park Road	Erection of a purpose built waste transfer building to be erected for the sortation of off-site food waste [...]	Approve with conditions – 15.07.2022

Policy 6: Inert Residual Waste Disposal

19. This policy sets out the criteria under which permission will be granted for inert residual waste disposal.

Target: Planning permission is only granted for developments identified as appropriate in the Waste Plan. The highest level of recycling is demonstrated by the applicant.

Variance: Less than 100% of appropriate applications granted permission / demonstrate the highest level of recycling.

20. No planning permissions for inert residual waste disposal were granted or refused between 1st April 2020 – 31st March 2025 so this target is not applicable.

21. There are 2 inert landfills recorded as having remaining capacity at the end of 2023. These are Pilkington Quarry (Bolton) and Morley's Quarry (Wigan). The total recorded remaining capacity at these sites at the end of 2022 was 1,018,532 m³. As set out in paragraph 15, Harwood Quarry in Bolton has a license to accept non-hazardous waste landfill but in practice accepted inert materials during the reporting period. The remaining capacity at Harwood Quarry at the end of 2023 was 729,282 m³.

22. Permission was granted on 04.07.2023 to vary conditions 2, 3, 10, 17 & 18 of Application Reference Number: A/20/90250/MAJMIN: to amend the timescales for completion of works to 31st December 2030 at Whitehead Landfill.

23. The assumed remaining permitted void space is below:

Table 3 Remaining Capacity and Waste received at inert landfill, 2023

Site Name	Remaining capacity as at end 2023 (cubic metre) ³	Waste Received 2023 (tonnes) ⁴
Pilkington Quarry (Bolton)	696,677	148,566
Morley's Quarry (Wigan)	321,855	37,532
Whitehead Landfill (Wigan)	0	224,627

Policy 7: Non Hazardous Residual Waste Disposal

24. This policy sets out the sites which have been identified as potentially suitable for non-hazardous residual waste disposal. The target and variance for capacity required is:

Target: Planning permission is only granted for developments identified as appropriate in the Waste Plan. The highest level of recycling is demonstrated by the applicant.

Variance: Less than 100% of appropriate applications granted permission/demonstrate the highest level of recycling.

No planning applications for non-hazardous residual waste disposal were determined during the monitoring period 1st April 2020 – 31st March 2025 therefore this target is not applicable.

Policy 8: Requirement for Combined Heat and Power

25. This policy sets out a requirement for waste management facilities that have the potential to utilise biogas or energy from waste technologies to provide combined

³ [Remaining Landfill Capacity - data.gov.uk](https://data.gov.uk)

⁴ [2023 Waste Data Interrogator](#)

heat and power (CHP) unless it can be demonstrated that they have the potential to deliver important waste infrastructure.

Target: Eligible energy recovery facilities generate heat and energy.

Variance: Less than 75%

26. No applications for combined heat and power were decided between 1st April 2020 – 31st March 2025 therefore this target is not applicable.

Policy 9: Restoration and Aftercare

27. This policy sets out a requirement for applications for landfill/land raise to demonstrate that the site will be adequately restored.

Target: Restoration and aftercare will be carried out in accordance with Annex A of MPG7 to meet standards required by DEFRA for restoration to agriculture, Forestry Commission Bulletin 110 for restoration to forestry and Natural England for restoration to nature conservation.

Variance: Non-compliance with the standards.

28. No planning permissions were granted for the disposal of inert waste between 1st April 2020 – 31st March 2025 therefore this target is not applicable.

Policy 10: Unallocated Sites

29. This policy sets out the criteria under which applications for waste management facilities on unallocated sites will be permitted.

Target: Planning permission is granted for developments which contribute to achieving the Waste Plan and take place on sites considered appropriate by the Plan. HRA Screening is applied to applications for waste management facilities on unallocated sites and site-based mitigation is implemented where appropriate.

Variance: Non-compliance with the standards. Less than 100% of applications granted permission. Less than 100% of appropriate applications apply HRA Screening.

30. The following planning decisions were made on applications for waste uses on unallocated sites that would result in a change in waste management capacity during the period 1st April 2020 – 31st March 2025. These applications were determined in line with the requirements of Policy 10 therefore this target was met.

Table 4 Planning applications for waste management facilities at unallocated sites during the reporting period

Authority	Planning Ref	Address	Description	Decision and date
Bolton	12956/22	Unit 1A Slater Lane	Change of use to a waste transfer station and recycling facility (sui generis) for the receipt and treatment of mixed, dry, non-hazardous household, commercial and industrial and construction, demolition and excavation waste [...]	Approve with conditions – 20.09.2022
Wigan	A/22/93756/RET	Unit 2A Mort Lane Tyldesley	Change of use of land to mixed use Sui Generis scrap yard and storage/distribution. Retrospective application.	Approve with conditions – 20.01.2023
Tameside	23/00347/FUL	4 Groby Road North Audenshaw	Change of use from commercial vehicle breaker, repairs and sales to waste transfer station [...]	Approve with conditions – 15.12.2023
Bury	69956	Pilsworth Quarry, Pilsworth Road	Erection and operation of a Material Recycling Facility and associated works	Approve with conditions – 21.12.2023
Bury	71273	Pilsworth Quarry, Pilsworth Road	Erection and operation of Material Recycling Facility	Approve with conditions – 19.3.2025

Policy 11: Safeguarding of Allocated Sites

31. This policy sets out the requirement to safeguard sites allocated for waste management in the Waste Plan and safeguarding of sites required for the delivery of the Municipal Waste Management Strategies.

Target: Sites of key importance for the achievement of the Waste Plan Retained

Variance: 100% of sites retained

32. No planning applications were determined between 1st April 2020 and 31st March 2025 on safeguarded sites therefore this target is not applicable.

Policy 12: Safeguarding Existing Waste Management Capacity

33. This policy sets out how existing waste management capacity will be safeguarded. Applications for non-waste uses on sites with a permitted waste use will be permitted where it is demonstrated (by the applicant) that there is no longer a need for the facility, that the capacity will be met elsewhere in Greater Manchester, or that there is an overriding need for the non-waste development in that location.

Target: Sites of key importance for the achievement of the Waste Plan Retained

Variance: 100% of sites retained.

34. No such applications were determined during the period 1st April 2020 – 31st March 2025 therefore this target is not applicable.

Monitoring of Scenario 2 of the Needs Assessment

35. A Waste Needs Assessment was prepared to inform the development of the Waste Plan. This illustrated the impacts of increasing recovery and recycling of Commercial and Industrial Waste (C&I) and Construction, Demolition and Excavation Waste (CD&E) on future capacity requirements against maintaining the status quo. Members of the ten Greater Manchester Authorities agreed to

adopt Scenario 2 (Maximised Recycling and Recovery) as outlined in the following table:

Target: Achievement of Scenario 2 targets: 100% of the recyclable C&I waste going to landfill is recycled, 50% of the possibly recyclable C&I waste is recycled and 25% remaining use for energy recovery by 2015.

Variance: Year specific targets not achieved

36. This target is no longer applicable as it refers to a 2015 target date. New national waste targets have been introduced since the Waste Plan was adopted and these will be used to inform evidence base work on a new joint Minerals and Waste Plan.

Conclusion of Monitoring Report

37. Plans are required by law to be reviewed at least once every five years, starting from the date of adoption. Such a review is focused on deciding whether plan policies remain relevant and effective in addressing local needs. Where policies are no longer considered to be relevant or effective, the plan should be updated in whole or part. Minerals and waste planning authorities are also required to prepare and maintain a 'minerals and waste plan timetable' which sets out key information relating to the coverage of their minerals and waste plans, as well as a timetable for preparation.
38. There have been numerous national policy and legislative changes since adoption of the Waste and Minerals Plans, including the publication of the Greater Manchester Sustainable Consumption and Production Plan 2022- 2025. The policies in the plans are no longer effective in addressing specific local issues. With regards to the Waste Plan, the annual monitoring has shown that the monitoring target for Policy 1: Commercial and Industrial Waste: Energy Recovery Capacity has not been met. Monitoring of Policy 4: Site Allocations has shown that the sites allocated in the Waste Plan have not come forward for waste uses as envisaged in the Plan.
39. At a meeting held on 28th March 2025⁵, the AGMA Executive Board considered options on how to update the two plans and concluded that their replacement with a single, joint plan covering both minerals and waste matters offers benefits in terms of resource efficiencies (economy of scale) and will ensure that Greater Manchester can continue to deliver housing and infrastructure and ensure that recent policy changes relating to the environment and climate change are considered.
40. In order to progress a joint minerals and waste plan, each of the 10 GM authorities was required to obtain council approval. Approval from each Council was obtained in July 2025.

⁵ **Greater Manchester Combined Authority** – AGMA meeting information 28th March 2025

41. GMCA has also produced a monitoring report for the Minerals Plan. Further information on monitoring of the Minerals Plan can be found in the Greater Manchester Minerals Development Plan – Authority Monitoring Report April 2020 – March 2025 ([Greater Manchester Joint Minerals Development Plan - Greater Manchester Combined Authority](#)).

Appendix 4 Greater Manchester Joint Minerals Development Plan

Greater Manchester Joint Minerals Development Plan

Authority Monitoring Report April 2020 – March 2025

July 2025

Introduction

1. This is the seventh Authority Monitoring Report (AMR) collating information to allow for the assessment of the performance of planning policies in the Greater Manchester Joint Minerals Plan (Minerals Plan), which was adopted on 26th April 2013.
2. This AMR covers the period from 1st April 2020 to 31st March 2025.
3. The Minerals Plan forms part of the statutory development plan for the following Authorities: Bolton; Bury; Manchester; Oldham; Rochdale; Salford; Stockport; Tameside; Trafford; and Wigan. This AMR reports on behalf of the ten authorities.
4. Within Greater Manchester (GM) there is a supply of low-quality aggregate but a limited supply of the type of high-quality aggregates that are needed to ensure continued economic expansion of GM. Therefore, GM relies heavily on imports from Mineral Planning Authorities (MPAs) outside of the plan area to meet its high-quality aggregate needs.
5. Considering the above, GM will continue to work closely with the MPAs which export material to the area to ensure that material can continue to be sourced to meet its ongoing needs in a sustainable manner. Furthermore, the use of recycled aggregates and secondary mineral products will be encouraged wherever possible to reduce the need for imports and promote sustainable use of raw materials.

Background to the Minerals Plan

6. The Association of Greater Manchester Authorities (AGMA) agreed to produce a Joint Minerals Plan in 2009. AGMA consists of all ten Greater Manchester Authorities. The Minerals Plan forms part of each Authority's statutory development plan and runs to 2028.
7. The purpose of the Minerals Plan is to set out a minerals planning strategy up to 2028 to deliver a steady and sustainable supply of minerals, safeguard mineral resources, enable Greater Manchester to contribute to its sub-regional apportionment of aggregates, and facilitate greater use of recycled aggregates and secondary mineral products. The Minerals Plan includes a set of plans identifying the locations of Mineral Safeguarding Areas within each of the ten Local Planning Authorities. It also includes a set of development management policies which will assist in the consideration of minerals planning applications.

Minerals Plan - Core Output Indicators

8. This data is measured on a level which includes all ten Greater Manchester Authorities, the five Merseyside Authorities plus Halton, and the local authority of Warrington (known as the 'sub-region' in this report). The latest data is from 2022 and is published in the *Joint Local Aggregate Assessment*¹.

Indicator M1

9. Minerals Plan Indicator M1 compares the annual production of primary land won aggregates with the North West Aggregate Working Party (NW AWP) apportionment, as set out in the document *National and regional guidelines for aggregates provision in England 2005-2020*². However, the apportionments were

¹ Joint Annual Local Aggregate Assessment 2020 to 2023 (Greater Manchester, Merseyside and Halton, and Warrington) [local Aggregate Assessment 2020 - 2023](#)

² [National and regional guidelines for aggregates provision in England 2005 to 2020 - GOV.UK](#)

for the period 2005 – 2020 and have not been updated. The annual production of primary land won aggregates as published in the Local Aggregate Assessment (LAA) is instead averaged out over the previous 10 years of sales to establish the landbank. This links with Minerals Plan Objective 4i and Policy 2 & 3.

Table 1 Greater Manchester, Mersyside and Halton, and Warrington aggregate crushed rock landbank as at 31st December 2022

	Landbank at 31.12.2018	Landbank at 31.12.2019	Landbank at 31.12.2020	Landbank at 31.12.2021	Permitted reserves at 31.12.2022	Annual average of previous 10 year sales as at 2022	Landbank at 31.12.2022
Crushed Rock	29.2 years	21.4 years	21.5 years	21.6 years	11.67 million tonnes	0.49 million tonnes	23.8 years
Sand and Gravel	6.2 years	6.2 years	6 years	0 years	0	0.27 million tonnes	0 years

10. Permitted reserves of sand and gravel have dwindled in recent years and the landbank is now at or near zero, which is below the 7-year landbank required by National Planning Policy Framework (NPPF). The landbank of crushed rock in the sub-region is above 10-year minimum landbank required by NPPF.

Indicator M2

11. This measures production of secondary and recycled aggregates by mineral planning authority. This links with Minerals Plan Objective 4iii.
12. Recycled Aggregates, which include inert materials such as concrete, stone, brick and other similar materials, are reprocessed materials previously used for construction purposes and which are often taken from the Construction, Demolition and Excavation (CD&E) waste stream. Secondary aggregates are usually by-products of quarrying and mining or industrial processes and can include materials such as clay waste, bottom ash and slag.
13. Data on secondary and recycled aggregate production and use is variable and incomplete. This is because, while some sites operate under permit and can be monitored, much recycling and re-use is temporary and takes place on individual construction sites, and data is not produced for such operations. The Mineral Products Association (MPA) has published data on the likely contribution that secondary and recycled materials make to the aggregates market, reporting that nationally these materials made up 30% of the market in 2022³.
14. The best available information on CD&E waste is from the Environment Agency's Waste Data Interrogator (EA WDI). However, this will not reflect the true amount of CD&E waste produced and managed in the sub-region because it only shows the waste that moves through licenced sites and does not include waste that is reused on site or disposed of at exempt facilities. The true amount of CD&E waste produced will therefore be greater.
15. The EA WDI shows that the amount of CD&E waste received at facilities in Greater Manchester increased over the last five years (table 2).

³ [Recycled and Secondary Aggregates Brochure](#)

Table 2 Total Construction, Demolition and Excavation Waste Received in Greater Manchester – Source, EA WDI

Monitoring Period	2019	2020	2021	2022	2023
Total CD&E Waste (million tonnes)	2.694	2.711	3.163	3.199	3.331

Minerals Plan Policy Monitoring

Policy 1: The Presumption in Favour of Sustainable Minerals Development

16. This policy states that positive consideration will be given to minerals development which accords with the policies set out in the Minerals Plan and with all other relevant local plan policies and that such development will be permitted unless material considerations indicate otherwise. The indicator and target for the monitoring of this policy is:

Indicator: % of mineral related development permitted in line with presumption in favour of sustainable development.

Target: 100%

17. Planning applications for minerals or related infrastructure that were decided during the period 1st April 2020 – 31st March 2025 are shown in table 3. 100% of mineral related development was permitted in line with the presumption in favour of sustainable development and therefore this target was met.

Table 3 Planning applications for minerals or related infrastructure decided during the period 1st April 2020 - 31st March 2025

Authority	Planning Ref	Address	Description	Decision and date
Bolton	05250/19	Montcliffe Quarry Georges Lane Horwich (North western extension)	Application for a lateral northerly extension to the existing quarry in order to facilitate the extraction of gritstone for the purpose of producing high grade stone and aggregates	Appeal dismissed – 12.12.2022
Bolton	11067/21	Montcliffe Quarry Georges Lane Horwich (North western extension)	Application for a lateral northerly extension to the existing quarry in order to facilitate the extraction of gritstone for the purpose of producing high grade stone and aggregates (resubmission of application 05250/19)	Allowed at Appeal dated 25.07.2023
Bolton	10395/21	Land Adjacent To Montcliffe Quarry Georges Lane Horwich (North eastern extension)	Variation of condition 2 of planning permission 93076/14 to increase the period of time for re-profiling and stabilisation works by 10.5 years	Approve subject to conditions 14.09.2023
Bolton	09801/20	Montcliffe Quarry Georges Lane Horwich	Variation of condition 14 on planning approval 97782/16 (introduction of an additional access to/from the site)	Approve subject to conditions 28.03.2022
Bolton	15401/23	Montcliffe Quarry Georges Lane Horwich	Variation of condition 1 on 09801/20 (to vary the time limit for mineral extraction and processing at Montcliffe Quarry from 20 th February 2033 to 20 th February 2037)	Approve subject to conditions 02.05.2023
Bury	65585	Fletcher Bank Quarry/Ramsbottom Works, Manchester Road, Ramsbottom	Erection and operation of mortar and screed batching plant and associated infrastructure	Approve with Conditions 07.10.2020

Policy 2: Key Planning and Environmental Criteria

18. This policy states that minerals development will be permitted where any adverse impacts on a list of criteria are avoided or can be appropriately mitigated. The indicator and target for the monitoring of this policy is:

Indicator: % of mineral development planning applications permitted compliant with the requirements of the policy.

Target:100%

19. The applications permitted during the monitoring period were compliant with the requirements of the policy and therefore this target was met.

Policy 3: Primary Extraction of Aggregate Minerals (implements Minerals Plan objectives 1 & 4i)

20. This policy states the conditions under which applications for extraction/and or processing of sand, gravel or sandstone/gritstone, both within and out with the Areas of Search for each mineral, will be permitted. The indicator and target for the monitoring of this policy is:

Indicator: % of applications for primary extraction of aggregate minerals permitted compliant with the requirements of the policy.

Target: 100%

21. There were no relevant planning applications for mineral extraction permitted during the monitoring period, so this target is not applicable.

Policy 4: Natural Building Stone (implements Minerals Plan objectives 1 & 4ii)

22. This policy states the conditions under which proposals for the working of natural building stone will be supported and what evidence must be provided to support the proposals. The indicator and target for the monitoring of this policy is:

Indicator: % of natural building stone excavation permitted compliant with the requirements of the policy.

Target: 100%

23. Planning application 1067/21 for a lateral quarry extension to Montcliffe Quarry in Horwich, Bolton was allowed at appeal dated 25.07.2023. The proposal was to extend into the northern end of the north-eastern face of this quarry, to extract further reserves of building stone. This would be used to restore, repair, and extend historic buildings in local towns such as Bolton, Turton, Farnworth, Horwich and Blackrod, as well as to construct new buildings that respect the heritage of such places.
24. This was the second appeal for this development, the first being dismissed because it did not respond to revised drainage information, and because the previous appeal sought to be operational for a much longer period than was authorised at the existing quarry and so, in time, would have had no access or servicing facilities. The monitoring target has been met as 100% of permissions were found to be compliant with the requirements of the policy.

Policy 5: Primary Extraction of Non-Aggregate Minerals (implements Minerals Plan objectives 1 & 4ii)

25. This policy states the conditions under which proposals for the development of non-aggregate minerals will be permitted. The indicator and target for the monitoring of this policy is:

Indicator: % of applications for primary extraction of non-aggregate minerals permitted compliant with the requirements of the policy.

Target: 100%

26. There were no relevant planning applications for mineral extraction permitted during the monitoring period and so this target is not applicable.

Policy 6: Unconventional Gas Resources (implements Minerals Plan objectives 1 & 5)

27. This policy states the conditions under which applications for exploration and appraisal, and production wells for unconventional gas resources will be permitted. The indicator and target for the monitoring of this policy is:

Indicator: % of unconventional gas resources developments permitted compliant with requirements of the policy

Target: 100%

28. There were no relevant applications for unconventional gas resources developments permitted during the monitoring period and so this target is not applicable.

Policy 7: Peat (implements Minerals Plan objective 1)

29. This policy states the conditions under which applications for peat extraction will be granted. The indicator and target for the monitoring of this policy is:

Indicator: % of peat extraction developments permitted compliant with the requirements of the policy.

Target: 100%

30. There were no applications for peat extraction developments permitted during the monitoring period and so this target is not applicable.

Policy 8: Mineral Safeguarding Areas (implements Minerals Plan objective 1, 2 and 3)

31. This policy states that all non-mineral development proposals within the Mineral Safeguarding Area should extract any viable mineral resources present in advance of construction. The policy also states the requirements for proposals for non-mineral development within the Mineral Safeguarding Areas that do not allow for the prior extraction of minerals. It also states that all non-mineral development proposals outside the Mineral Safeguarding Areas, where the potential for prior extraction to take place has been identified, should seek to

extract any viable mineral resources present in advance of construction. The indicator and target for the monitoring of this policy is:

Indicator: % of non-mineral development permitted within the MSA (falling within the policy thresholds) which do not needlessly sterilise mineral resources.

Target: 100%

32. There have been no non-mineral developments permitted within the MSA that would needlessly sterilise mineral resources and therefore this target was met. The minerals and waste planning unit was consulted on a number of planning applications for non-minerals development within Mineral Safeguarding Areas. However it was considered that none of the permitted non-mineral development was contrary to Policy 8 and this was reported to the case officer for each application to inform their recommendation.
33. Mineral Safeguarding Areas can be found within a number of allocations in Places for Everyone, which is a plan of nine of the Greater Manchester authorities. Places for Everyone allocations where there is also a Mineral Safeguarding Area have a policy requirement for developers to consider the extraction of any viable mineral resources, in accordance with Minerals Plan Policy 8.

Policy 9: Sustainable Transport of Minerals (implements Minerals Plan objective 3)

34. This policy states that developers will be encouraged to transport minerals via the most sustainable transport mode, wherever practicable, and allows for transport of minerals by road where the use of more sustainable transport is not practicable, and the existing highway network is able to accommodate traffic generated by the proposal. The indicator and target for the monitoring of this policy is:

Indicator: % of mineral development permitted utilising most sustainable transport modes in compliance with the policies of the Minerals Plan.

Target: 100%

35. Transport was considered as part of all relevant planning applications and therefore this target was met.

Policy 10: Reworking of Colliery Spoil Tips (implements Minerals Plan objectives 1&5)

36. This policy states the conditions under which applications for the reworking of colliery spoil tips will be permitted. The indicator and target for the monitoring of this policy is:

Indicator: % of applications for reworking colliery spoil tips permitted compliant with the requirements of the policy.

Target: 100%

37. There were no applications for reworking colliery spoil tips permitted during the monitoring period and so this target is not applicable.

Policy 11: Protecting Existing Mineral Sites/Infrastructure (implements Minerals Plan objectives 1, 2, 4 & 5)

38. This policy protects existing mineral sites and infrastructure from new development and states the conditions under which development likely to have an unacceptable impact on mineral sites and infrastructure will be permitted. The indicator and target for the monitoring of this policy is:

Indicator: % of non-mineral related development permitted within a distance that could affect existing mineral sites/infrastructure, in the absence of justification provided by the developer as set out within the policy.

Target: 100%

39. There were no applications on sites that could affect existing mineral sites/infrastructure, in the absence of justification provided by the developer as set out within the policy, and so this target is not applicable.

Policy 12: Protecting quarries important for maintaining historic buildings (implements Minerals Plan objectives 1, 2, 4 & 5)

40. This policy states that the impact upon quarries important for maintaining historic buildings will be considered and states the conditions under which development likely to have an unacceptable impact on the future use of a quarry will be permitted. The indicator and target for the monitoring of this policy is:

Indicator: % of mineral related development permitted in line with the restoration and aftercare requirements

Target: 100%

41. There were no relevant planning applications permitted during the monitoring period and so this target is not applicable.

Policy 13: Restoration and aftercare (implements Minerals Plan objective 1)

42. This policy states that applications for minerals extraction will be permitted where they are accompanied by appropriate proposals for site restoration and aftercare. The indicator and target for the monitoring of this policy is:

Indicator: % of mineral related development permitted in line with the restoration and aftercare requirements.

Target: 100%

43. Two applications for a quarry extension were determined in the monitoring period 1st April 2020 – 31st March 2024. These applications were for similar proposals - lateral northerly extension to Montcliffe Quarry – with both being refused by Bolton Council. The applicant appealed both decisions, with one appeal (05250/19) being dismissed and the other (11067/21) allowed. The proposed development was allowed at appeal in line with restoration and aftercare requirements and therefore the target of 100% was met.

Conclusion of Monitoring Report

44. Plans are required by law to be reviewed at least once every five years, starting from the date of adoption. Such a review is focused on deciding whether plan policies remain relevant and effective in addressing local needs. Where policies are no longer considered to be relevant or effective, the plan should be updated in whole or part. Minerals and waste planning authorities are also required to prepare and maintain a ‘minerals and waste plan timetable’ which sets out key information relating to the coverage of their minerals and waste plans, as well as a timetable for preparation.

45. There have been numerous national policy and legislative changes since adoption of the Waste and Minerals Plans, including the publication of the Greater Manchester Sustainable Consumption and Production Plan 2022- 2025. The policies in the plans are no longer effective in addressing specific local issues due to these changes.

46. At a meeting held on 28th March 2025⁴, the AGMA Executive Board considered options on how to update the two plans and concluded that their replacement with a single, joint plan covering both minerals and waste matters offers benefits in terms of resource efficiencies (economy of scale) and will ensure that Greater Manchester can continue to deliver housing and infrastructure and ensure that

⁴ [Greater Manchester Combined Authority](#) – AGMA meeting information 28th March 2025

recent policy changes relating to the environment and climate change are considered.

47. In order to progress a joint minerals and waste plan, each of the 10 GM authorities was required to obtain council approval. Approval from each Council was obtained in July 2025.

48. GMCA has also produced a monitoring report for the Waste Plan. Further information on monitoring of the Waste Plan can be found in the Greater Manchester Waste Development Plan – Authority Monitoring Report April 2020 – March 2025 ([Greater Manchester Joint Waste Plan - Greater Manchester Combined Authority](#))

Appendix 5 Local Housing Statistics

Table 8 - Net House Building 2003/04 to 2024/25

Year	Completed ¹⁶	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

¹⁶ 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 ¹⁶	Cleared	Completed	Variance from Housing Requirement
2024/25	578	2	576	172
Total	9,431	2,159	7,272	-1,316
Average	429	98	331	-60

Chart A - Dwellings completed and cleared, 2010/11 to 2024/25



Appendix 6 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 Places for Everyone. They will continue to be `saved` until replaced by the relevant part of the Local Plan.

Table 9 - 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

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

Table 10 - UDP Policies superseded

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
Policies superseded in November 2011 following the adoption of the Joint DPD			
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
C1.5	The Preservation of Historic Shop Fronts	24	Historic Environment

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
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
CF1.5	Developer Contributions to New Teaching Facilities	2 25	Communities Developer Contributions

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
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
	and the Renewal of Planning Permissions	11	Housing Density and Mix

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
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
NR2.2	Flooding & Flood Protection	19	Water and Flooding

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
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
OE1.10	Other Protected Open Land	22	Protecting Open Land

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
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 AND RECREATION FACILITIES	20 23	Design Open Spaces and Sports

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
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
S2.1	Local Shops	16	Local Services and Facilities

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
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
T3.2	Developments with Significant Transport Implications	5 25	Promoting Accessibility and Sustainable Transport Choices

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
			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
Policies superseded 1 April 2012 following the adoption of the Greater Manchester Waste DPD			
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 Management, Treatment and Disposal Facilities	7	Sustainable Use of Resources - Waste Management and JWDPD

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
W1.4	Provision of Civic Amenity and other 'Bring' Recycling Sites	7	Sustainable Use of Resources - Waste Management and JWDPD
Policies superseded 26 April 2013 following the adoption of the Greater Manchester Minerals DPD			
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
Policies superseded 21 March 2024 following the adoption of Places for Everyone			
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 7 UDP Phase 1 Housing Allocations

Table 11 - Status of Phase 1 Housing Allocations in the Unitary Development Plan as at 1 April 2025

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	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 long-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 long-term for 22 dwellings.
H1.1.25	Jowett Street, Oldham	PDL	0.66	26	Allocation. Identified in the long-term housing land supply.
M4	Huddersfield Road / Dunkerley Street, Oldham	PDL	2.61	53	Mixed-use allocation including residential development. Part of allocation received full planning permission for 53 dwellings in September 2024. Considered deliverable in the short term.
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. Site has outline planning permission for approximately 285 dwellings (granted February 2025) (also includes land of an adjacent site);

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity (dwellings)	Current Status of Site
					considered deliverable in the medium term.
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.