Oldham Local Development Framework

Annual Monitoring Report
April 2008 to March 2009

December 2009
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Abbreviations

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

AAP – Area Action Plan
AMR – Annual Monitoring Report
BME – Black and minority ethnic
DCLG – Department for Communities and Local Government
DEFRA - Department for Environment, Food and Rural Affairs
DPD – Development Plan Document
GMGU – Greater Manchester Geological Unit
EqIA – Equalities Impact Assessment
Ha - Hectares
HMR - Housing Market Renewal
JWDPD – Joint Waste Development Plan Document for Greater Manchester
LAA - Local Area Agreement
LDD – Local Development Document
LDF – Local Development Framework
LDS – Local Development Scheme
LPA – Local Planning Authority
NWDA – Northwest Regional Development Agency
NWRA – North West Regional Assembly (now superseded by 4NW)
ODPM – Office of the Deputy Prime Minister (now superseded by DCLG as the central Government Department with responsibility for planning)
PPG / PPS – Planning Policy Guidance note / Planning Policy Statement
RAWP – Regional Aggregate Working Party
RSS – Regional Spatial Strategy
RTAB – Regional Technical Advisory Body
SA – Sustainability Appraisal
SCI – Statement of Community Involvement
SBI – Sites of Biological Importance
Availability of Document

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Executive Summary

Local Development Scheme Progress: April 2008 – March 2009

i) Performance on the LDS milestones was as follows:

- **Core Strategy Preferred Options** - The consultation took place in March/April 2009. Consultation was due in February/March 2008 but could not be undertaken due to delays by Central Government in publishing the RSS and the Government's changes to the LDF system which were only confirmed in 2008.

- Work on the Sites Allocation DPD will commence after the Core Strategy has been adopted.

- The proposals map will be produced after the Core Strategy has been adopted. This will reflect any changes to land designations from those shown on the adopted UDP proposals map.

- **Joint Waste Development Plan Document** - the Greater Manchester Geological Unit (GMGU) is preparing this on behalf of the ten local authorities, therefore its delivery is not solely within Oldham Council's control. Consultation on the Stage Two Issues and Options: Residual Waste Disposal Report was undertaken in March/April 2009.

- **Housing Land Release SPD** - there was no need to prepare this SPD during the monitoring period.

Key Indicator Results

ii) **Employment** - 29,957 sqm of industrial and commercial floorspace completed. All of this development was on previously developed land. Land developed for business and industry was 12.57 hectares (gross) but 1.8 hectares of employment land was lost to other uses, therefore the net increase in employment land developed was 10.77 hectares. Sites available for industrial and commercial development, including mixed-use allocations, totalled 109.25 hectares. This is an increase from last years figure as the indicator now includes unallocated sites with planning permission for employment uses not yet implemented (38.08 hectares) as well as remaining UDP Business and Industry, Mixed Use and Major Developed Site in the Green Belt allocations (71.17 hectares).

iii) **Housing** - As of 1 April 2010 the borough’s five-year housing land supply contains sufficient land to accommodate 3,212 dwellings, equating to a 5.9 year supply of deliverable housing land. There is sufficient land within the five year housing supply to meet the current housing requirements, with 98% being on previously developed land. Therefore, whilst each application will be treated on its merits, proposals for residential development on greenfield sites (whether on new sites or where the renewal of planning permission is sought) shall continue to be resisted. The RSS requirement of 289 dwellings (net of clearance) was once again exceeded during 2008/09 with 401 net completions. 90% of completions during 2008/09 took place on previously developed land, which meets the current previously developed land target of at least 80% required by RSS. During 2008/09, 97% of dwellings completed on sites of over 5 dwellings were developed at a density of 30 dwellings per hectare or more.

iv) **Transport** - All housing developments of 10 dwellings and over that were completed during 2008/09 were within 30 minutes public transport time of a range of jobs, services and amenities except hospitals.

v) **Open Space** - There are seven Green Flag open spaces in Oldham.
vi) **Heritage** - There were no permissions granted for the demolition of listed buildings. There were five applications approved for the demolition of buildings in conservation areas. However these were all for outbuildings.

vii) **Biodiversity** – There was a net gain of 1.2 hectares of land recorded as Sites of Biological Importance.

viii) **Renewable Energy** – Twenty-five schemes granted permission required 10% of energy requirements to be from on-site from renewable energy sources.

ix) **Retail** – 1,585sqm of retail floorspace was completed during 2008/09.

### Saved Policies

x) Fifty-two of the current UDP policies were referred to in the approval or refusal of major planning applications during the monitoring period. This is a decrease from the 63 used in the previous year. The decline in policies used may well be a reflection of the economic downturn with the number of major applications down from 60 applications to 54 applications since 2007/08.

### Key Actions

xi) **Collection** - The AMR identifies a number of 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 Control section to continue to develop ICT-based monitoring systems.

xii) **Timetables**- The LDS is the project plan that sets out the timetable for preparing the LDF. It is an agreement between the council, Central Government and the Planning Inspectorate. In June 2008 the Government made changes to the LDF system. The new RSS was published on 30 September 2008, over a year later than originally planned.

The LDS was not revised during the AMR monitoring period. However once the position with regards to RSS and to the LDF system was clear, the council negotiated with the Government Office for the North West (GONW) and revised the LDS in July 2009. Government remain keen that local authorities concentrate efforts on the Core Strategy as the initial priority.

The timetables for the Core Strategy and the Sites DPD are set out below.

<table>
<thead>
<tr>
<th>Stage</th>
<th>Core Strategy</th>
<th>Sites DPD *</th>
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<tbody>
<tr>
<td>Publication</td>
<td>September - October 2010</td>
<td>September - October 2012</td>
</tr>
<tr>
<td>Submission</td>
<td>January 2010</td>
<td>January 2013</td>
</tr>
<tr>
<td>Adoption</td>
<td>October 2011</td>
<td>October 2013</td>
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*Please note the formal stages for this DPD only commence after the Core Strategy has been adopted.

No new Supplementary Planning Documents (SPD) are proposed as part of LDS revisions, although some technical amendments to the adopted Statement of Community Involvement (which sets out how we engage the community) are needed as a consequence of the LDF system changes.

The LDS annual update became effective on 15 July 2009. The LDS was updated again in November 2009 to include the timetable for preparing a joint minerals DPD in Greater Manchester, however the other timetables were unchanged from those published in July 2009.
xi) **Responding to new policy documents** – The AMR identifies a need to act upon new policy initiatives, such as the new RSS and the partial review of RSS.

xii) **Masterplanning** - The AMR identifies a number of masterplans that have been prepared as part of the regeneration of Oldham. As noted in previous AMRs, it is not anticipated that these masterplans will require converting into Area Action Plans (AAPs) or SPDs to provide statutory backing. Rather they will be incorporated into the LDF through the preparation of the Core Strategy and/or the Sites DPD, as appropriate.
1 Introduction and Context

Annual Monitoring Report

1.1 The Planning and Compulsory Purchase Act 2004 ("the Act") introduced important changes to the system of land use planning in England. It replaced Unitary Development Plans with a new set of planning documents that together are called a Local Development Framework (LDF). It also required local planning authorities to prepare and publish a Local Development Scheme (LDS). The LDS is a project plan listing all the planning documents that the council proposes to prepare and details their content and timescale for production.

1.2 Oldham Council’s first LDS ("Issue 1") was approved in March 2005. It has since been updated five times: "Issue 2" was the annual update that was approved in March 2006; "Issue 3" was approved in September 2006 in order to allow work on the Greater Manchester Joint Waste Development Plan Document to commence; "Issue 4" was the annual update that was approved in March 2007; and "Issue 5" was approved in July 2009 following changes to the LDF system in 2008. The LDS was updated again in November 2009 to include the timetable for preparing a joint minerals DPD in Greater Manchester, "Issue 6". The LDS can be viewed on the council’s website www.oldham.gov.uk.

1.3 The legislation also requires the council to prepare and publish an Annual Monitoring Report (AMR), analysing how work has progressed against the published timetables, and the effects that the implementation of policies may be having on the locality.

1.4 This document is Oldham Council’s fifth AMR, as required by Section 35 of the Act and Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 and the Amendment Regulations 2008 ("the Regulations").

1.5 The reasons for monitoring are to find out whether:

- Policies are achieving their objectives and delivering sustainable development;
- Policies have unintended consequences;
- The assumptions and objectives behind policies are still relevant; and
- The targets are being achieved.

1.6 In more detail, under Section 35 of the Act, Regulation 48 of the Regulations, Regulation 17 of the Environmental Assessment of Plans and Programmes Regulations 2004 ("the SEA Directive") and Planning Policy Statement 12: "Local Spatial Planning", the council is required to:

- Report actual progress for the preparation of LDF documents against the timetable and milestones in the Local Development Scheme (LDS);
- Report progress on the policies and related targets to assess the extent to which policies are being implemented;
- Where policies are not being implemented, to explain why and set out what steps are to be taken to ensure that they are implemented or whether the policy is to be replaced;
- Identify the significant effects of implementing policies in LDDs and whether they are as intended;
Set out whether policies are to be amended or replaced; and

Include progress against indicators and update the housing trajectory.

1.7 The AMR is the main mechanism for assessing the LDF’s performance and effects.

Context

1.8 Oldham is situated in the North East of the Greater Manchester conurbation, four miles from Manchester City Centre and covers an area of 55 square miles. 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 219,500 (mid-2007 estimate) and has approximately 90,000 households (2001 Census). Around half the borough is open countryside and the southeast corner of the borough falls within the Peak District National Park.

Map showing the borough in its sub-regional setting

1.9 Oldham offers a variety of housing and a wide range of amenities, leisure and recreational facilities. Major social, economic, educational and environmental improvement schemes are taking place, including the Oldham and Rochdale Housing Market Renewal Pathfinder (HMR) and Building Schools for the Future (BSF), which will transform the borough over the next 10-15 years. Substantial investment is underway to further improve health provision.

1.10 The borough’s educational and learning establishments are amongst the highest performing in the sub-region. The University Campus Oldham, which is part of the University of Huddersfield, provides business training and support services and a range of undergraduate courses. The Oldham College and Oldham Sixth Form College offer a huge range of academic and vocational
education courses designed to meet the needs of all students. The council is actively looking at a series of potential sites under the BSF programme that will refurbish or rebuild all the borough’s secondary schools over the next few years.

1.11 Manufacturing remains an important element of the local economy, including hi-tech sectors such as electronic, electrical and instrument engineering. The retail, distribution, education, health, vehicle assembly and confectionery sectors are all widely represented. Oldham Town Centre provides a focus for retailing activity albeit with room for improvement, whilst the local town centres contribute to the economic, social and environmental fabric of the borough. The borough is home to the regional headquarters of a number of well known and high profile businesses.

1.12 Oldham’s status as a centre of tourism continues to grow. The restoration of the Rochdale and Huddersfield Narrow Canals, the opening of Gallery Oldham and the Oldham Library and Lifelong Learning Centre are significant achievements in recent years. Improvements to Oldham Town Centre over the years, including new shopping facilities and the pedestrianisation of the main shopping area, have all contributed to increasing numbers of visitors, as well as improving the facilities for residents of the borough.

1.13 The borough is one of contrasts, with significant levels of deprivation but also areas of prosperity. Oldham is a very diverse community, with 14% of the population being from black and minority ethnic (BME) groups, mainly of Pakistani and Bangladeshi heritage, compared with 5.56% in the North West region (2001 Census). The BME community is projected to increase as a proportion of the total population in the coming years. The borough’s population is also younger than the UK average.

1.14 Regeneration, in all its forms - physical, social and economic - plays a huge part in the recent history and future development of the borough. There has been improvement from being the 33rd most deprived in the mid 1990s, to 38th most deprived in 2000, to being the 43rd most deprived local authority area in England in 2004, although the borough slipped slightly to 42nd most deprived in 2007 (the latest available). There are still significant challenges that the borough faces on a range of issues – housing conditions, crime and community safety, health, educational attainment, strengthening the economy, raising incomes and tackling pockets of high unemployment.

1.15 Detailed information about the social, economic, and environmental characteristics of the borough, and of neighbourhoods within it, is set out in the Oldham in Profile Report (May 2009) which is available on the Oldham Partnership and Oldham Council websites. Further information may be obtained at www.oldhampartnership.org.uk and www.oldham.gov.uk.

Plans for the Future

1.16 It is essential that the spatial planning of the borough be aligned with the plans for the future set out in the borough’s Sustainable Community Strategy (SCS) and the Local Area Agreement (LAA). Both the SCS and LAA were refreshed in 2008. The SCS covers the period to 2020. Oldham Partnership, the borough’s Local Strategic Partnership, prepares the SCS and LAA which can be downloaded at: http://www.oldhampartnership.org.uk/key-documents.htm.

1.17 The SCS and LAA reflect the findings of Oldham Beyond, a major visioning and master planning initiative involving extensive and innovative consultation with the people of the borough. Oldham Beyond’s recommendations include transformational physical regeneration projects. Taken together, they suggest a transformation of the urban fabric and major improvements to the
environment of the borough. The LDF will be one way in which some of these ideas are tested and then, if appropriate, taken forward. Further details about Oldham Beyond can be found via: [http://www.oldham.gov.uk/working/regeneration/oldham-beyond.htm](http://www.oldham.gov.uk/working/regeneration/oldham-beyond.htm).

1.18 Both the SCS and Oldham Beyond have been prepared in the context of the Northern Way. The borough has a pivotal location between the Manchester and Leeds City Regions and astride the road and rail links that connect them. Policy development covering spatial, economic, housing and transport issues is underway at the regional and sub regional levels. The Manchester Multi Area Agreement (MAA) has been approved. A Greater Manchester Strategy has been prepared and it will act as a sub-regional bridge between the regional and local spatial planning levels, and that will feed into the proposed Single Regional Strategy. The borough is closely engaged in this work that provides a vital strategic context for the LDF.

1.19 A period of very substantial physical change is planned across the borough that will deliver an urban renaissance. HMR will involve a modernisation of the housing stock so that it meets 21st Century needs, and the transformation of neighbourhoods to make them more attractive and sustainable places to live. The modernisation of the housing stock will involve demolition and new build where this provides the most effective way forward. BSF and Metrolink will also have significant effects on the spatial planning of the borough.

1.20 The pursuit of greater sustainability, for instance in the way which we use energy, is a vital theme in the borough’s plans for the future. The adopted SPDs on Urban Design and Renewable Energy were designed with issues of sustainability very much in mind. An increasing emphasis on this type of issue is envisaged under the LDF.

1.21 These are very ambitious plans that can transform the quality of life enjoyed by those who live, work and visit the borough. The LDF will play a role in the development and delivery of these plans.
2 Implementation of the Local Development Scheme

2.1 This AMR focuses on the plan-making process, and on policy implementation and its effects. It looks at the monitoring period 1 April 2008 to 31 March 2009 inclusive.

2.2 This section of the AMR examines the progress that the council has made in preparing the LDF documents as set out in the LDS project plan. It addresses the questions:

- Have the timetables and milestones for LDD 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?

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 4”. However, an update is also included within this AMR on progress on LDF preparation from April to November 2009.

Performance in Preparing Local Development Documents, 1 April 2008 to 31 March 2009.

Local Development Scheme

- The LDS was not revised during this AMR monitoring period.

Supplementary Planning Documents

- Open Space, Sport and Recreation Provision SPD - due to the need to undertake further refinement of the local open space audit and assessment, the SPD was adopted on 29 September 2008.
- Housing Land Release SPD - this SPD has been rolled forward for another year as it is not yet required. As of 1 April 2009 there is sufficient land within the five year housing supply to meet the current requirements, with 97% being on previously developed land.

Development Plan Documents

- ‘Call for Sites’ – Consultation undertaken during March/April 2008.
- Core Strategy ‘Issues and Options Public Schedule of Representations and Responses ` - Published October 2008.
- ‘Call for Sites Public Schedule of Representations and Responses` – Published November 2008.
- Core Strategy Preferred Options - consultation undertaken March/April 2009
- Core Strategy Preferred Options Sustainability Appraisal Report - consultation undertaken March/April 2009
- Core Strategy Preferred Options Equalities Impact Assessment - consultation undertaken March/April 2009
- Habitats Regulations Assessment of the Impact on European Protected Sites of Oldham Council’s Broad Locations for Preferred Options for the Local Development Framework - consultation undertaken March/April 2009

Local Development Framework Evidence Base

- Landscape Character Assessment - consultation undertaken November 2008/January 2009
- Strategic Housing Land Availability Assessment - consultation undertaken March/April 2009
- Public Transport Accessibility Map updated October 2008 and March 2009

**Greater Manchester Joint Waste Development Plan Document (JWDPD)**

2.4 The JWDPD is being prepared by the Greater Manchester Geological Unit on behalf of the ten local planning authorities. Consultation on the Stage Two Issues and Options: Residual Waste Disposal Report was undertaken March/April 2009

**Summary: LDF Milestones – April 2008 – March 2009**

2.5 In conclusion, for the monitoring period 1 April 2008 to 31 March 2009, milestones were identified in the LDS relating to the production of five LDF documents. One was the Joint Waste DPD being prepared by the GMGU that is not solely within the control of Oldham Council. Another was the Housing Land Release SPD that was included in the LDS only in case it was required to justify the release of the UDP’s phase 2 housing sites but which for this year it has not been required. The Core Strategy ‘Preferred Options’ consultation was delayed. This is due to delays in the publication of Regional Spatial Strategy for the North West and changes in the LDF system in June 2008. The consultation was carried out in March and April 2009. Work on the Sites Allocation DPD has been delayed in order to focus resources on the production of the Core Strategy. The Proposals Map will be produced after the Core Strategy has been adopted. This will reflect any changes to land designations from those shown on the adopted UDP proposals map.

**Performance in Preparing Local Development Documents, April to November 2009**

**Development Plan Documents**

- Core Strategy Preferred Options - consultation March/April 2009
- Core Strategy Preferred Options Sustainability Appraisal Report - consultation March/April 2009
- Core Strategy Preferred Options Equalities Impact Assessment - consultation March/April 2009
- Habitats Regulations Assessment of the Impact on European Protected Sites of Oldham Council’s Broad Locations for Preferred Options for the Local Development Framework - consultation March/April 2009
- Preferred Options: Public schedule of comments and responses - published July 2009

**LDF Evidence Base**

- Strategic Housing Land Availability Assessment - consultation March/April 2009
- Final Landscape Character Assessment - published August 2009
- Oldham Retail and Leisure Study - published August 2009
- Greater Manchester Historic Landscape Characterisation Project for Oldham - commenced July 2009

**Local Development Scheme**

- Oldham LDS - updated in November 2009 to include the timetable for the Greater Manchester joint minerals DPD.
Greater Manchester Joint Waste Development Plan Document (JWDPD)

- Preferred Options - consultation commenced November 2009.

Greater Manchester Joint Minerals Development Plan Document (JMDPD)

3 The effects of the Local Development Framework

3.1 This section of the AMR examines the effects that “saved” planning policies are having in relation to core output indicators specified by the Government, and local indicators taken from the UDP. It covers the period 1 April 2008 to 31 March 2009.

3.2 Key questions to address in this section are:

1. What impact are the policies having on national and regional targets and any other targets identified in LDD’s?
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?

3.3 Central Government has identified certain core output indicators for inclusion in AMRs. The core indicators were revised in July 2008. The core indicators provide a consistent approach to data collection across the regional levels. The majority of indicators have resulted in minimal changes and mostly seek to offer rationalisation and clarification on the indicator definitions. The revised indicators have been incorporated into this AMR. However, authorities are still required to monitor indicators that have been removed where this is relevant, for example the amount of eligible open space managed to green flag award standard. Alongside them, the council has identified local indicators on policy implementation and effectiveness in the UDP. Where appropriate these are combined below, as there is some overlap between them. Any remaining local indicators are addressed at the end of each topic.

IMPACTS ON TARGETS AND OBJECTIVES

BUSINESS, INDUSTRY AND THE LOCAL ECONOMY

Indicators

<table>
<thead>
<tr>
<th>Business, Industry and the Local Economy</th>
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<tbody>
<tr>
<td>Core Output Indicator BD1: Total amount of additional floorspace by type (gross &amp; net).</td>
</tr>
<tr>
<td>Local Indicator: Land developed for business and industry (uses B1, B2 and B8) and floorspace gained.</td>
</tr>
<tr>
<td>Local Objective: Provide enough employment land to meet the needs of businesses (Business, Industry and the Local Economy objective (d) UDP).</td>
</tr>
<tr>
<td>Target: N/A.</td>
</tr>
<tr>
<td>Oldham Position: The total gross floorspace completed during 2008/09 for industrial and commercial uses (use classes B1, B2 and B8) was 29,957sqm (gross) and 6,174sqm (net).</td>
</tr>
<tr>
<td>Action needed: None.</td>
</tr>
</tbody>
</table>
### Business, Industry and the Local Economy

**Core Output Indicator BD1**: Total amount of additional floorspace by type (gross & net).

Source: Oldham Council Development Control, Building Control and Strategic Planning & Information sections.

### Business, Industry and the Local Economy

**Core Output Indicator BD2**: Total Amount of employment floorspace (gross) on previously developed land by type.

Local Objective: Make better use of vacant and underused land and buildings in existing employment areas, and consolidate their potential as centres of future business and industrial growth (Business, Industry and the Local Economy objective (a) UDP).

**Target**: N/A.

**Oldham Position**: The floorspace developed for employment on previously developed land in 2008/09 was 29,957sqm, representing 100% of the total developed floorspace.

**Action needed**: None.

**Relevant UDP Policies**: B1, B2

Source: Oldham Council Development Control, Building Control and Strategic Planning & Information sections.
### Business, Industry and the Local Economy

**Core Output Indicator BD3: Employment land available by type.**

**Local Indicator: Supply of land available for business and industrial development (uses B1, B2 and B8).**

Local Objective: Provide a range of sites for a variety of uses to meet the needs of new firms in the borough and existing companies that wish to expand (Business, Industry and the Local Economy objective (e) UDP).

Target: N/A.

**Oldham Position:** The total amount of employment land available for industrial and commercial use (Use Classes Order B1, B2 and B8) on sites of 0.4 ha and above was 109.25 ha. This is an increase on last years AMR as it is now measured differently. The total is made up of 71.17 ha of Business and Industry, Mixed Use and Major Developed Site in the Green Belt allocations, and 38.08 ha of sites that are not allocations but have planning permissions for employment uses and are either not implemented or under construction.

Action needed: None.


Source: Oldham Council Development Control, Building Control and Strategic Planning & Information sections.

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### Business, Industry and the Local Economy

**Local Indicator: Losses of employment land in local authority area.**

Local Objective: Provide enough employment land to meet the needs of businesses (Business, Industry and the Local Economy objective (d) UDP).

Target: N/A.

**Oldham Position:** 1.8 ha of employment land in the local authority area is known to have been lost to other uses. This consists of three mills that have been demolished in 2008/09.

Action needed: The Strategic Planning & Information Section will be working with Development Control section to expand the range of information on planning applications that is recorded in the council’s planning application management system, including changes of use from employment to other uses. This will enable more comprehensive monitoring of the land supply for employment in future years.

Relevant UDP Policies: B2.2.

Source: Oldham Council Strategic Planning & Information section.
Business, Industry and the Local Economy

**Indicator: Amount of employment land lost to residential development.**

Local Indicator: Land formerly in employment use changed to other uses.

Local Objective: Provide enough employment land to meet the needs of businesses (Business, Industry and the Local Economy objective (d) UDP).

Target: N/A.

Oldham Position: Of the 1.8 hectares of employment land lost in the borough, 0.91 hectares has planning permission for residential.

Action needed: The Strategic Planning & Information Section will be working with Development Control section to expand the range of information on planning applications that is recorded in the council’s planning application management system, including changes of use from employment to other uses. This will enable more comprehensive monitoring of the land supply for employment in future years.

Relevant UDP Policies: B2.2.

Source: Oldham Council Strategic Planning & Information section.

Business, Industry and the Local Economy

**Local Indicator: Land developed for business and industry**

Local Indicator: Land developed for business and industry (uses B1, B2 and B8) and floorspace gained.

Target: N/A.

Oldham Position: 12.57 hectares of land was developed for business and industrial uses from April 2008 to March 2009 inclusive. This is a gross figure. The net figure is 10.77 hectares.

Action needed: None.


Source: Oldham Council Strategic Planning & Information section.

**Key issues**

3.4 Three mill demolitions have resulted in the loss of employment land and floorspace. The council is aware that this may not account for all losses, so as noted in previous AMRs improvements to data-recording systems in relation to planning applications and completions are necessary and are being put in place. This is important to provide sufficient evidence for the council to take development control decisions ‘in the round’ where it is proposed to release employment land for other uses, typically housing.

**Future Actions**

3.5 Further develop monitoring systems particularly for loss of employment land.
Housing

3.6 Some of the indicators and text in this section relate to the five-year housing land supply. It should be noted that the five-year housing land supply is now forward looking and covers the period 1 April 2010 to 31 March 2015, in accordance with the criteria set out by the Department for Communities and Local Government (1).

<table>
<thead>
<tr>
<th>Core Output Indicator H1: Plan period and housing targets</th>
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<tbody>
<tr>
<td>Core Output Indicator H2(a): Net additional dwellings – in previous years</td>
</tr>
<tr>
<td>Core Output Indicator H2(b): Net additional dwellings – for the reporting year</td>
</tr>
<tr>
<td>Core Output Indicator H2(c) Net additional dwellings – in future years</td>
</tr>
<tr>
<td>Core Output Indicator H2(d) Managed delivery target</td>
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Local Objective: New housing should be provided as required by Regional Spatial Strategy…. (Housing objective (c) UDP).

Target: Annual average of 289 net additional dwellings (RSS).

Oldham Position:

The housing trajectory that follows provides an indication of

- The level of development in the borough compared with the housing requirement set out in RSS; and
- Potential house building over the period 2009 to 2021

The UDP shows Oldham’s housing requirement to be 270 dwellings per year (net). However, the housing provision set out in the North West of England Plan RSS, published 30th September 2008, now supersedes the requirement in the UDP. RSS shows the total housing provision for Oldham as 5,200 dwellings (net of clearance replacement) to be delivered between 2003 and 2021. This equates to an annual average rate of housing provision of 289 dwellings per year (net of clearance replacement).

Whilst RSS was only published recently, the housing requirement figure is effective from 2003. Between 2003/04 and 2008/09, a total of 2,847 dwellings have been built or converted, whilst 1,195 dwellings have been demolished. The number of net additional dwellings across this six-year period, therefore, stands at 1,652, which is a variance of –82 dwellings against the RSS requirement. It should be noted that the number of net additional dwellings has been derived from the council’s housing land availability database, as opposed to the Housing Flows Reconciliation (HFR) return. The HFR shows a higher level of net additional dwellings across the same period, however, there are concerns with regard to the robustness of historic HFR data. Work has however been undertaken

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1 Letter to Chief Planning Officers dated 20 August 2008 titled "5 YEAR LAND SUPPLY - DEVELOPING AND SHARING BEST PRACTICE"
Housing

Core Output Indicator H1: Plan period and housing targets

Core Output Indicator H2(a): Net additional dwellings – in previous years

Core Output Indicator H2(b): Net additional dwellings – for the reporting year

Core Output Indicator H2(c) Net additional dwellings – in future years

Core Output Indicator H2(d) Managed delivery target
to ensure that since 2007/08 there is consistency between the housing land database and the HFR. Net completions recorded for 2008/09, which stands at 401, are the same in housing land availability database and the HFR.

In terms of trends, the level of house building fell to a low in 2004/05 and 2005/06 but has since increased year on year. Levels of clearance have fluctuated during this time, affecting the level of net completions. During the last three years net completions have exceeded the RSS requirement (Appendix 2, Table 1 and Chart A).

In 2009/10, it is estimated that there will be 258 net additional dwellings provided. This estimate has been informed by the level of dwellings started, completed and demolished in the first quarter of the year. In total, therefore, 1,910 net additional dwellings will have been provided between the start date of the RSS requirement and the end of 2009/10.

Over the seven years between 2003/04 and 2009/10, the requirement for Oldham based on RSS is for 2,023 dwellings to have been built (net of clearance replacement). However, as only 1,910 net additional dwellings will have been provided based on forecast for 2009/10, there will be a shortfall over the seven years of 113 dwellings. Here it is important to remember that Oldham’s target is actually the total of 5,200 dwellings (net) to be delivered over the RSS plan period, and that RSS recognises that areas experiencing housing renewal might achieve lower levels of housing provision during the early years. What this means is that the shortfall of 113 dwellings will have to be recovered during the remainder of the RSS period. Taking this shortfall into account, the number of net additional dwellings to be delivered between 2010 and 2021 is 3,292. This equates to an average of 299 dwellings per year (net of clearance) from 2010 to 2021.

The housing trajectory shows the actual net additional homes against the RSS target of 289 dwellings per annum (net). The trajectory is based on that agreed with 4NW for the production of their regional AMR. Projected net additional dwellings comprise of three elements. Firstly, it shows the number of projected net additional dwellings for 2009/10. The next five years of projected net additional dwellings is based on the five-year deliverable housing land supply. For the period beyond these five years, projected dwellings are based on meeting the RSS requirement plus 20%, which equates to 350 per annum.

Rather than showing the ‘potential housing land supply’ identified through the SHLAA the housing trajectory shows a more managed delivery of housing during the period 2015/16 and 2020/21 based on the borough meeting and exceeding it’s housing requirement set out in RSS. Nevertheless the SHLAA, as at 1 April 2010, demonstrates that, taking into past performance and projected clearance levels, the potential housing land supply has the capacity to deliver 428 dwellings per annum (net) during the period 2010/11 to 2030/31. This far exceeds the managed delivery figure shown in the
Housing

Core Output Indicator H1: Plan period and housing targets

Core Output Indicator H2(a): Net additional dwellings – in previous years

Core Output Indicator H2(b): Net additional dwellings – for the reporting year

Core Output Indicator H2(c) Net additional dwellings – in future years

Core Output Indicator H2(d) Managed delivery target

Housing trajectory demonstrating that the council have sufficient flexibility in their ‘potential housing land supply’ to meet the borough’s housing requirement. Full details of the SHLAA can be found in Appendix 10.

In terms of estimated clearance over the period, the UDP assumed an average of 267 dwellings per annum over the lifespan of the Housing Market Renewal (HMR) Pathfinder (up to 2019). However, the HMR Pathfinder has now moved away from the clearance levels reflected in the UDP. For 2009/10, the estimate of clearance is based upon demolitions in the first quarter of the year plus knowledge of other demolitions expected during the year. Updated clearance projections show that there will be 1,236 dwellings cleared during 2010/11 to 2014/15. Post 2014/15 it is projected that levels of clearance will significantly reduce, equating to just 360 dwellings during the period 2015/16 to 2020/21. During the period 2010/11 to 2020/21 clearance is therefore estimated at 1,596 dwellings.

The housing trajectory demonstrates that, based on delivery of the borough’s five-year supply and the RSS requirement plus 20% during the period 2015/16 and 2020/21, we would exceed the borough’s overall housing requirement of 5,200 dwellings and provide an additional 963 dwellings.

Action needed: Continue to update the council’s SHLAA on annual basis to provide the borough’s ‘potential housing land supply’ and to source net additional dwellings figure from the HFR return in future years ensuring consistency between the HFR and the council’s housing land availability database.

Relevant UDP Policies: H1, H1.1.

Source: Oldham Council Strategic Planning & Information section.
## Housing

### Core Output Indicator H3: New and converted dwellings – on previously developed land

**Local Objective:** To make it a priority to re-use previously-developed land (Housing objective c) of the UDP.

**Target:** at least 80% of housing provision to use brownfield land and buildings (RSS).

### Oldham Position:

Planning Policy Statement 3 on Housing (PPS3) states that the re-use of previously developed land (PDL) for housing is a key objective for local planning authorities, and sets a national target requiring 60% of new housing to be provided annually on PDL. RSS requires local planning authorities to maximise the re-use of brownfield land and buildings and sets an indicative target requiring at least 80% of new dwellings in Oldham to be built on PDL.

In 2008/09, 90.3% of new and converted dwellings were completed on PDL in Oldham. This is slightly below the projected figure of 91% shown in the PDL trajectory of the 2007/08 AMR.

The PDL trajectory opposite shows the actual proportion of dwellings built on PDL between 2003/04 and 2008/09 against the RSS target. The trajectory shows that Oldham has exceeded the indicative target set out in RSS each year, with an average of 89.8% across the period. The high level of development on PDL has been achieved, in part, through the council’s policy of resisting planning for residential development on greenfield sites, which has been in place since the year 2000.

The trajectory also shows the projected proportion of dwellings to be built on PDL. For 2009/10, the projection is based on the actual dwellings built and started in the first quarter of the year. Projections for the next five years (2010/11 to 2014/15) are based upon sites within the five-year housing land supply. The trajectory shows that 97.57% of the five-year supply is on PDL. Projected build on PDL for the remainder of the trajectory is based on delivery of the net additional dwellings showed in the housing trajectory, which is based on that which was agreed with 4NW for production of their regional AMR. From 2015/16 to 2020/21 it is assumed that the council will continue to meet the RSS requirement for 80% of new dwellings to be on PDL.

The SHLAA as at 1 April 2010 demonstrates that 87.2% of the potential housing land supply is on PDL, indicating that the PDL target of 80% can be achieved. Full details of the SHLAA and the land type breakdown can be found in Appendix 10.

**Action needed:** Maintain restriction on greenfield windfall development.

**Relevant UDP Policies:** H1.

**Source:** Oldham Council Strategic Planning & Information section.
**Housing**

**Core Output Indicator H4: Net additional pitches (Gypsy and Traveller)**

**Local Objective:** *To be developed.*

**Target:** *To be developed.*

**Oldham Position:**
The number of net additional pitches is calculated by subtracting the number of pitches lost from the number of pitches constructed. In 2008/09, no pitches were constructed or lost. The number of net additional pitches for 2008/09 is therefore zero.

**Action needed:** A Gypsy and Traveller Accommodation Assessment for Greater Manchester has been prepared. The findings of the assessment have been fed into the partial review of RSS, which is to identify the borough’s pitch requirement. The Core Strategy will aim to deliver the RSS pitch requirement and will contain a criteria based policy against which sites for gypsy and traveller provision will be assessed. The Site Allocations DPD, to be prepared following adoption of the Core Strategy, will identify sites for gypsy and traveller provision.

**Relevant UDP Policies:** H2.2.

**Source:** Oldham Council Strategic Planning & Information section.

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**Housing**

**Core Output Indicator H5: Gross Affordable housing completions**

**Local Objective:** To encourage the development of a variety of house types... including affordable housing... that reflect housing needs... in the borough and in a manner consistent with delivering the Plan’s sustainability objectives (Housing objective (g) UDP). To work with private developers and registered social landlords to maximise opportunities to develop affordable housing for those who cannot afford to rent or buy market priced housing, and housing that is suitable for people with special needs (Housing objective (h) UDP).

**Target:** N/A.

**Oldham Position:**
This indicator presents information on the affordable units on sites completed during 2008/09. This differs from the National Indicator NI155 *Number of Affordable Homes Delivered (gross)* reported through Local Area Agreement monitoring.

The council seeks affordable housing on all suitable sites with a capacity of 15 dwellings or more in accordance the minimum indicative requirement set out in PPS3, which supersedes the threshold of 25 dwellings contained in the UDP. Historically, the type of affordable housing sought was discounted dwellings for sale (secured through a re-sale covenant). However, due to rising house prices in recent years, such dwellings have become increasingly unaffordable, despite the current market conditions. Local evidence also shows an overriding need for large family social rented accommodation. As a result, the council now negotiates with developers to provide social rented housing on-site in partnership with housing associations.

The council’s Affordable Housing Strategy 2009 - 2012 and supporting action plan identifies the following priorities:
Housing

Core Output Indicator H5: Gross Affordable housing completions

- **Quantity**: achieving the right quantity of affordable housing to rent.
- **Quality**: continuing to raise the quality of our new and existing stock.
- **People**: connecting Oldham’s residents to an improved housing offer through greater choice and access.

In 2008/09, eight sites were completed that included a total of 126 affordable dwellings. One site, the Whittaker Street development in Royton, which is a sheltered housing scheme comprising one and two bedroom flats, accounted for 46.8% of the affordable dwellings completed during 2008/09 and provided 59 units for rent.

In terms of the type of affordable housing completed, 90 dwellings were for social rent, 23 dwellings were for discounted sale and 13 dwellings were for shared ownership. Social rented dwellings therefore represented 71.4% of all affordable housing completed during 2008/09.

Housing association developments accounted for 89 dwellings, representing 71% of all the affordable housing completed during 2008/09. 23 were secured from private developers and 14 were secured as part of a mixed local authority/housing association and private development.

Turning to location, 30 (24%) of the affordable dwellings were within the HMR Pathfinder area. Of the 30 affordable dwellings provided in the HMR area 17 were at Devon Street, providing 14 social rented and 3 shared ownership properties, and 10 were at Woodstock Street, Glodwick, providing 10 shared ownership properties.

Approximately 136 affordable units, and over £1 million in commuted sums, are expected to be delivered in the near future on sites that are currently under-construction.

During 2008/09, 68 of the 102 properties cleared were local authority/First Choice Homes Oldham. Most of these dwellings were cleared as part of HMR or Private Finance Initiative schemes.

**Action:** To deliver the council’s Affordable Housing Strategy and supporting action plan, and to enhance procedures for monitoring affordable housing as part of the council’s housing land database.

**Relevant UDP Policies:** H2.1.

**Source:** Oldham Council Strategic Planning & Information section.

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Housing

Core Output Indicator H6: Housing Quality – Building for Life Assessments

**Local Objective:** UDP Design chapter objectives a-h

**Target:** To encourage developments assessed under the Building for Life Assessments meet the silver or gold standards.

**Oldham Position:**
Housing

Core Output Indicator H6: Housing Quality – Building for Life Assessments

Building for Life is the national standard for well-designed homes and neighbourhoods. Building for Life Assessments are a measure by which local authorities report to government on the design quality of the housing they deliver. Building for Life Assessments should be undertaken for all developments of over 10 dwellings.

Oldham Council has not yet assessed schemes using Building for Life standards. However the Selwyn Close housing development, completed in September 2006, has been awarded a Building for Life Gold standard and is the first development scheme in the North West region to reach the Gold standard. The development consists of 18 high quality new homes.

A Development Management officer has now received Building for Life Assessment training. Development Management will now start to monitor Building for Life Assessments for completed residential developments. This will be monitored in the 2009/10 Annual Monitoring Report.

Action needed: Set up system to ensure housing schemes are assessed using Building for Life standards and ensure a monitoring system is in place.

Relevant UDP Policies: D1.1, D1.2, D1.3, D1.4, D1.5, D1.6, D1.7, D1.11.

Source: Oldham Council.

Housing

Local Indicator: Development density in schemes of 5 dwellings or more, April 2007 - March 2008

Local Objective: To ensure that efficient use is made of land identified for housing development (Housing objective b) UDP).

Target: Minimum density of 30 dwellings per hectare (net).

Oldham Position:

Completions on sites with a capacity of 5 dwellings or more during 2008/09 in terms of density achieved are as follows:

Less than 30 dwellings per hectare = 3.4% (15 dwellings)
30 to 50 dwellings per hectare = 69.4% (309 dwellings)
Over 50 dwellings per hectare = 27.2% (121 dwellings)

These figures show that land is being used efficiently in Oldham, with 96.6% of completions on sites with a capacity of 5 dwellings or more being on sites with a density of 30 dwellings per hectare or more.

Action needed: None.
**Housing**

**Local Indicator: Development density in schemes of 5 dwellings or more, April 2007 - March 2008**

Relevant UDP Policies: H1.4.

Source: Oldham Council Strategic Planning & Information section.

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**Housing**

**Local Output Indicator: Housing completions by size and type**

Local Objective: To encourage the development of a variety of house types and sizes, including affordable housing and upper market housing, that reflect housing needs and demands in the borough and in a manner consistent with delivering the Plan’s sustainability objectives (Housing objective (g) UDP).

Target: N/A.

Oldham Position:

Since 2003, there has been a decline in the proportion of completions of detached dwellings falling from 36% in 2003/04 to 14.7% in 2008/09. Nevertheless, the proportions of all house types has increased from those achieved in 2007/08, with the exception of flats which has fallen from 51% in 2007/08 to 34.6% in 2008/09.

The number of one bedroom dwellings has increased slightly since 2007/08, from 15% to 17.7% in 2008/09 and the number two bedroom dwellings completed has fallen from 46% in 2007/08 to 22.9%. This means that proportions of three and four plus bedroom properties completed has increased since 2007/08 and now account for 59.4% of completions in 2008/09.

The breakdown of dwellings completed in 2008/09 by type is shown below:

- Detached 14.7%
- Semi-detached 10.3%
- Terraced 40.4%
- Flats 34.6%

The breakdown of dwellings completed in 2008/09 by size is shown below:

- 1 bedroom 17.7%
- 2 bedrooms 22.9%
- 3 bedrooms 36.4%
- 4 or more bedrooms 23.1%
## Housing
### Local Output Indicator: Housing completions by size and type

It is important to note that the type of dwellings coming forward in any one year is dependant on the type of developments being completed. Although the number of flats completed has fallen since 2007/08 efforts still need to be made in the future to encourage the development of family accommodation as part of the overall mix on a development and to avoid over-reliance on flats that has been evident over recent years.

**Action needed:** Encourage the delivery of family accommodation as part of the overall mix on a development in accordance with UDP policy H1.5. Utilise local evidence, including the Greater Manchester Strategic Housing Market Assessment and Oldham's Housing Needs and Demands Study, to ensure that housing delivered meets the needs of the local community and inform preparation of future policies on housing mix as part of the LDF.

**Relevant UDP Policies:** H1.5.

**Source:** Oldham Council Strategic Planning & Information section.

## Housing
### Local Output Indicator: Windfall completions

**Local Objective:** New housing should be provided as required by RSS …. (Planning Strategy Objective (c) Housing UDP).

**Target:** The UDP contains the following allowances:

1. Brownfield sites of 10 dwellings / 0.4 ha and above = 100 dwellings p.a. from 2006
2. Brownfield sites of less than 10 dwellings / 0.4 ha = 55 dwellings p.a. from 2004
3. "Build back" on cleared sites = 160 dwellings p.a. from 2007

**Oldham Position:**

When applications for housing are approved on brownfield sites, which were not allocated in the UDP, the sites are called ‘windfall’ sites. The council monitors the number of dwellings coming forward on windfall sites because they form an important part of the supply, and the council made an allowance for such sites in the UDP housing land supply calculations. It is important to monitor whether actual windfall development matches the council’s forecasts, and to respond accordingly by managing the release of housing land. The three allowances are considered below:

1. In 2008/09, 308 dwellings were completed on previously developed large windfall sites (i.e. 10 dwellings / 0.4 hectares and above), which is below those completed in 2007/08. Of this total, 287 were completed on sites that had come forward since April 2004. This number is higher than the allowance of 100 dwellings per annum built into the UDP housing land supply calculations.
### Housing

**Local Output Indicator: Windfall completions**

2. As the UDP only allocates sites above 0.4 hectares / 10 dwellings, an allowance has to be made for the potential supply of houses on smaller sites over the plan period. This allowance is 55 dwellings per annum and is based on an assumed annual housing completion rate. It only applies to completions on previously developed small sites. In 2008/09, there were 72 completions on previously developed small sites, above the target of 55 dwellings set within the UDP. Overall, since 2003/04, there have been 526 completions on previously developed small sites at an average of 87.6 dwellings per annum.

3. In the UDP, the council made an allowance for the development of houses on sites where existing housing has been cleared in its housing land supply calculations. The allowance only had effect from 2007, as it was assumed that build back on cleared HMR sites would not begin until 2007. In 2008/09, 139 dwellings were completed on cleared sites compared to an allowance of 160 dwellings. It would appear that in 2008/09 development activity on HMR cleared sites has greatly increased, particularly when compared to 2007/08 during which time there were only 12 dwellings completed on cleared sites.

In conclusion, two allowances have been exceeded and one not met in 2008/09. Overall, however, the sum of actual completions (519) exceeds the sum of the allowances (315). The phasing policy in the UDP allows the council to hold back Phase 1 allocated sites for development if development on windfall and clearance sites significantly exceeds allowances. However, there still remains a shortfall against the RSS requirement that needs to be recovered, therefore, holding back Phase 1 allocated sites is not considered appropriate at this time.

**Action needed:** None.

**Relevant UDP Policies:** H1.1.

**Source:** Oldham Council Strategic Planning & Information section.
### Housing

#### Local Output Indicator: Housing land supply

**Local Objective:** New housing should be provided as required by Regional Spatial Strategy ...(Planning Strategy Objective (c) Housing UDP).

**Target:** Five year supply can accommodate planned number of dwellings.

#### Oldham Position:

Planning Policy Statement 3 on Housing requires local planning authorities to demonstrate that they have a five-year supply of deliverable housing land. As of 1 April 2010 the five-year supply contains sufficient land to accommodate 3,212 dwellings. This five-year supply has been identified by determining whether the dwellings/sites within the supply are deliverable within the period 1 April 2010 to 31 March 2015 (see appendices 3 and 4 for the methodology). A schedule showing the sites that form this supply is identified in the SHLAA, which can be found in Appendix 10.

In order to determine if this five-year supply of land for housing is adequate, it needs to be compared to the level of housing provision required. RSS shows the total housing provision for Oldham as 5,200 dwellings (net of clearance) to be delivered between 2003 and 2021. Since 2003 of the RSS plan period, 1,652 net additional dwellings have already been provided. In addition, it is estimated that a further 258 net additional dwellings will be provided during 2009/10. In total, therefore, 1,910 net additional dwellings will have been built between 2003/04 and 2009/10.

This leaves a residual of 3,290 dwellings (net of clearance) to be delivered over the remaining 11 years between 2010 and 2021. This equates to an annual average rate of provision of 299 dwellings per year (net of clearance).

No estimates of clearance levels are included in RSS. In terms of estimated clearance, the UDP assumed an average rate of 267 dwellings per annum over the lifespan of the Housing Market Renewal Pathfinder (up to 2019). However, the HMR Pathfinder has now moved away from the high levels of clearance reflected within the UDP. The HMR Pathfinder has provided revised projections for clearance that have been used in this calculation. In total, the projections show 1,236 dwellings being cleared from 2010/11 to 2014/15. This equates to an annual average of 247 dwellings cleared per annum.

Taking into account clearance, therefore the number of dwellings that need to be delivered is 546 per annum (299 + 247.2). Over the five-year period from 2010/11 to 2014/15, Oldham needs to provide 2,731 (5 x 546.2) dwellings.

The five-year supply as at 1 April 2010 contains significantly more dwellings (3,212) compared to the level of housing provision required across the period (2,731). This difference can be expressed in a number of ways.

One option is to show the number of dwellings in the five-year supply as a percentage of the number of dwellings planned for the same period. A value of 100% or more indicates that the supply can accommodate the number of dwellings required. As of 1 April 2010, the five-year supply represented 118% of the dwellings planned (3,212 / 2,731 x 100). This particular method of demonstrating a five-year supply is used to calculate National Indicator NI 159 *Supply of ready to develop housing sites.*
## Housing

### Local Output Indicator: Housing land supply

Another option is to present the number of years of deliverable supply of housing land. As of 1 April 2010, there was a 5.9 year supply of deliverable housing land in the borough (3,212 / 546.2).

Policy H1.2 in the UDP states that Phase 2 housing allocations should only be brought forward if monitoring activity shows a potential shortfall in supply in relation to the housing requirement. The figures presented here demonstrate there is no shortfall in terms of supply (as the number of dwellings in the five-year supply of land for housing exceeds the level of provision required by RSS). It is therefore not considered appropriate to release Phase 2 housing allocations at present.

The council’s housing land availability database includes information on the type and size of around 3,700 dwellings that form. In this case, information held in the database constitutes all those within the planning system, including those falling within the five-year and post five-year supply. Just over half (1,901 or 50.7%) of those dwellings contained in the council’s database are flats, comprised of primarily one and two bed properties. Of the houses in the known supply, 90% have three more bedrooms.

Clearly, given issues around the deliverability of apartment schemes in the current market conditions the number of flats within the known supply is a concern for the council. However, it is important to highlight that a number of schemes that make up the 1,901 flats actually fall within the post five-year supply. These include 126 at 53-55 King Street, 91 at Anchor Mill (Daisy Street), 150 at Failsworth District Centre, 71 at Thornham Mill (Oozewood Road) 30 at 169 Union Street, 21 at Bank Mill (Huxley Street) and 24 on land at Acorn Mill (Mellor Street). The council, therefore, does not consider that the number of flats contained in housing land database impinges on the deliverability of the five-year supply. Nevertheless, the council recognise that there is still a need to encourage the provision of larger family accommodation as part of the mix of new residential developments.

Finally, PPS3 requires the AMR to show how many sites have actually been delivered from the five-year supply. This can only demonstrated retrospectively. As at 1 April 2009 the five-year supply contained comprised of 365 sites, comprising 3,866 dwellings. During 2008/09, actually 54 of these sites (15%) were complete. In terms of dwellings, these accounted for 278 (7%) of the 3,866 dwellings in the supply.

See Appendix 2, Table 2 for a breakdown of the 5-year housing land supply by planning status.

See Appendix 8 for the status of each UDP allocated Phase 1 housing site.

See Appendix 9 for information on the housing land supply within the HMR area.

### Action needed

To amend housing land supply upon completion of the Strategic Housing Land Availability Assessment. Not to release Phase 2 housing allocations.

### Relevant UDP Policies

H1, H1.1.

### Source

Oldham Council Strategic Planning & Information section.
### Housing

**Local Output Indicator: Dwellings cleared**

**Local Objective:** To support the objectives of the Housing Market Renewal Fund Pathfinder (Housing objective (i) UDP).

**Target:** 267 dwellings p.a. average over a 15 year period (2004-2019).

**Oldham Position:**

It is important to monitor housing clearance, because the council is required to accommodate the replacement of cleared dwellings in its housing land supply. During 2008/09, a total of 102 dwellings were demolished, which represents a decrease from the 200 and 262 dwellings cleared during 2007/08 and 2006/07 respectively. Given the low levels of clearance this year, this brings the average over the last three years down to 188 dwellings per year. This is below the assumed level of clearance assumed within the UDP however it needs to be recognised that levels of clearance tend to fluctuate and are dependent on regeneration activity in a particular year.

70.6% of the dwellings cleared were located within the HMR Pathfinder area and of these 66.6% involved local authority or housing associated owned dwellings. Clearance schemes in operation included those in the HMR area, Primrose Bank and a PFI3 scheme in Saddleworth.

**Action needed:** None.

**Relevant UDP Policies:** H1, H1.1.

**Source:** Oldham Council Strategic Planning & Information section.

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### Housing

**Local Output Indicator: Reduction in the vacancy rate**

**Local Objective:** To make the best use of the existing building stock (Housing objective (f) UDP).

**Target:** 3% vacancy rate regionally.

**Oldham Position:**

- Total stock as at 01/04/09 = 94,616
- Total vacant as at 01/04/09 = 5,247*
- % Vacant as at 01/04/09 = 5.5%
  - (% Vacant as at 01/04/08 = 5.7%)

* This includes:
  - 925 properties vacant for more than six months as a result of an agreement with a private developer or partner to set these aside (to be demolished) for regeneration purposes or housing scheme purposes; and
  - 2,208 properties vacant for more than six months.
Housing

Local Output Indicator: Reduction in the vacancy rate

Vacancies are slightly lower than at 01/04/08. The relatively high rates reported in recent years may be attributable to two main factors: 1) a large number of dwellings acquired prior to clearance or empty awaiting refurbishment in HMR intervention areas; 2) a change in the source of the estimates.

Action needed: None.

Relevant UDP Policies: H1.

Source: Oldham Council Housing Strategy Statistical Appendix.

Key Issues

3.7 Firstly, a total of 503 dwellings were completed over the period 1 April 2008 to March 2009, which is a slight drop on the previous two years. Nevertheless the level of properties lost due to clearance was relatively low at 102 dwellings. This means that the net gain within the borough for 2008/09 was 401 dwellings, which is the highest number of net completions achieved over the last six years. In the last three years, the number of net additional dwellings has comfortably exceeded the RSS requirement of 289 additional dwellings per annum (net of clearance).

3.8 As of 1 April 2010 the borough’s five-year supply contains sufficient land to accommodate 3,212 dwellings. The RSS requirement is able to be met by this supply, which represents a 5.9 year supply of deliverable housing. This is likely to be due to a fall in the number of new sites coming forward but also due to the fact that a number of large sites, primarily comprising apartments, have been removed from the five-year supply due to concerns around their deliverability.

3.9 Given that there is sufficient land within the five year supply to meet the current housing requirements, with 97.57% being on previously developed land, it is considered that whilst each application will be treated on its merits, proposals for residential development on greenfield sites (whether on new sites or where the renewal of planning permission is sought) should continue to be resisted. Furthermore it is not considered appropriate to release Phase 2 housing allocations at this stage in accordance with the arrangements set out in the UDP. The housing land release supplementary planning document will be rolled forward another year.

3.10 The proportions of detached, semi-detached and terraced properties have increased during 2008/09 and the proportion of flats has fallen from 51% in 2007/08 to 34.6% in 2008/09. The proportion of three and four plus bedroom properties completed has also increased and now account for 59.4% of completions in 2008/09. The emphasis on flats and small properties has clearly changed although efforts still need to be made in the future to encourage the development of family accommodation as part of the overall mix on a development and to avoid the over-reliance on flats that has been evident over recent years.

3.11 Eight sites were completed in 2008/09 that included affordable housing, and provided a total of 126 affordable dwellings. This is more than double that achieved during 2007/08 however the level of affordable housing completed is still a matter of concern when compared with the levels of need and the requirement to replace cleared stock.
Future Action

3.12 Continue to ensure consistency in the future between the housing land availability database and the HFR.

3.13 To deliver the council's Affordable Housing Strategy and supporting action plan and to enhance procedures for monitoring affordable housing as part of the council's housing land database.

3.14 Continue to encourage development of three and four plus bedroom / large family accommodation as part of the overall mix of a development through the application of UDP policy H1.5 and the Planning Position Paper on "Seeking Housing Mix and Affordable Housing Provision through the planning policy framework in Oldham".

3.15 Whilst each application will be treated on its merits, proposals for residential development on greenfield sites (whether on new or where the renewal of planning permission is sought) should continue to be resisted.

3.16 Roll forward preparation of the Housing Land Release SPD for consideration as part of 2009/10 AMR.

Transport

Indicators

<table>
<thead>
<tr>
<th>Transport</th>
<th>Local Indicator: Amount of completed non-residential development within Use Classes A, B and D complying with car parking standards set out in the local development framework.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Objective:</td>
<td>To reduce the need to travel, especially by car, and the distance travelled (Transport objective (d) UDP).</td>
</tr>
<tr>
<td>Target:</td>
<td>100%.</td>
</tr>
<tr>
<td>Oldham Position:</td>
<td>Three non-residential developments of 1,000 sqm and over within Use Classes A, B and D were completed. All three were within Use Class B. Of these, two complied with parking standards.</td>
</tr>
<tr>
<td>Action needed:</td>
<td>Improve awareness of parking standards.</td>
</tr>
<tr>
<td>Relevant UDP Policies:</td>
<td>T3.3, Appendix E.</td>
</tr>
<tr>
<td>Source:</td>
<td>Oldham Council.</td>
</tr>
</tbody>
</table>

Transport

Local Indicator: Amount of new residential development within 30 minutes public transport time of: a GP, hospital, primary school, secondary school, areas of employment and a major retail centre.

Local Objective: To reduce the need to travel, especially by car, and the distance travelled (Transport objective (d) UDP). To guide major developments to the most accessible locations and make efficient use of the existing transport network (Transport objective (g) UDP).

Target: N/A.
Transport

Local Indicator: Amount of new residential development within 30 minutes public transport time of: a GP, hospital, primary school, secondary school, areas of employment and a major retail centre.

Oldham Position: All the housing developments of 10 units and over that were started or completed during the period April 2008 to March 2009 (27 developments in total, although two were on the same site so it appears as 26 sites on the maps) were within 30 minutes public transport time of a GP, primary and secondary school, area of employment and major retail centre. However, four of the 27 developments were not within 30 minutes of a hospital.

Action needed: None.

Relevant UDP Policies: H1.1, H1.2, H1.3, T2, T2.1.

Source: Greater Manchester Transport Unit, Oldham Council.

Note: See Appendix 5 for table and maps containing further details.

Transport

Local Indicator: Number of travel plans secured as a condition of planning permission.

Local Objective: To minimise the impact of motorised traffic on the global climate and local air quality, and reduce its contribution to noise pollution (Transport objective (a) UDP).

Target: N/A.

Oldham Position: Thirty five travel plans were secured as a condition of planning permission. This is 100% of those planning applications eligible for a travel plans condition and an increase of 15 travel plans from last year.

Action needed: None.

Relevant UDP Policies: T3.2.

Sources: Oldham Council.

Key issues

3.17 There is a need to ensure that colleagues in relevant directorates are fully aware of current car parking standards and the objectives of the policy on parking, and how it should be applied. The increase in travel plans is an encouraging sign that Policy T3.2 is being effectively implemented. The number of developments within 30 minutes of key services indicates that the policies on accessibility are also being implemented effectively, with the exception of a few sites outside the buffer zone for hospitals.

Future Action

3.18 Continue to raise awareness of car parking standards. Future plan policy should continue 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

Town Centre Uses

Indicators

Local Services – Town Centre Uses

Core Output Indicator BD4: Total amount of floorspace for ‘town centre uses’

Local Objective: To maintain the vitality and viability of the borough’s local town centres as locations for a wide range of shopping and other services that are easily accessible by the whole community. (UDP Retail and Leisure Development chapter, paragraph 7.7a.).

Target: N/A.

Oldham Position: In terms of retail development, there was 1,585 sqm of floorspace completed during the monitoring period of which 636 sqm was within a local town centre and 949 sqm was on an edge-of-centre location. In terms of office development, there was 5,982 sqm of floorspace completed during the monitoring period, of which 2,982 sqm was within a local town centre.

Action needed: None.

Relevant UDP policies: S1.1, S1.2, S1.6, S1.7, B1.4.

Sources: Oldham Council Strategic Planning & Information section.

Key Issues

3.19 There is a continued need to locate ‘town centre’ uses in or nearby local town centres.

Future Action

3.20 Continue to raise awareness about town centre uses locating to sites that can promote the vitality and viability of town centres.

Local Services - Open Space

Indicators

Local Services - Open Space

Local Indicator: Amount of eligible open spaces managed to Green Flag award standard.

Local Objective: Maintain and enhance the quantity, range and quality of open spaces, sport and recreational facilities throughout the borough (Open Space, Sport and Recreation Facilities, objective (c), UDP).

Target: N/A.

Oldham Position: There are seven open spaces with Green Flag awards at present (Alexandra Park, Brownhill Visitors Centre, Chadderton Hall Park, Coalshaw Green Park, Foxdenton Park, High Crompton Park, and Stoneleigh Park).

Action needed: None.
Local Services - Open Space

Local Indicator: Amount of eligible open spaces managed to Green Flag award standard.

Relevant UDP Policies: R1, R2, R2.2.

Source: Oldham Council.

Local Services - Open Space

Local Indicator: Net change in the extent of protected open space.

Local Objective: Maintain and enhance the quantity, range and quality of open spaces and sport and recreational facilities throughout the borough (Open Space, Sport and Recreation Facilities, objective (c), UDP).

Target: N/A.

Oldham Position: Total hectarage of open space - 1,596.49 hectares. This a baseline figure measured on 31 March 2009. It has not been possible to measure the net change in the extent of protected open space for the year 2008/09. However this information will be available to include in future AMR's.

Action needed: Monitoring required. There will be no increase in the open space laying out and maintenance costs (highlighted in the Open Space, Sport and Recreation SPD, 2008) this year.

Relevant UDP policies: R1, R1.1, R2, R2.1.

Source: Oldham Council Strategic Planning & Information section.

Key Issue

3.21 Previously, little monitoring of the impact of development on open space, sport and recreation facilities provision has taken place. A local needs assessment and audit was completed in September 2006, which provides details on the existing provision of open space, sport and recreation facilities, in terms of quantity, quality and accessibility. An update of this took place over 2007/08 providing up to date information on quality, quantity and accessibility of open space provision in Oldham. This information will now be monitored and it will be possible to measure the net change in the extent of protected open space in future AMRs.

3.22 Information collected through the Local Needs Assessment and Audit informed the Open Space, Sport and Recreation SPD (adopted September 2008). The SPD measures surpluses and deficiencies of provision of three typologies of open space measured at area analysis and ward level. Through future AMR monitoring it will be possible to update the surplus and deficiency figures.

Future Action

3.23 Quality, quantity and accessibility of open space provision data will be monitored and it will therefore be possible to measure the net change in the extent of protected open space in future AMRs.
MINERALS

Indicators

<table>
<thead>
<tr>
<th>Minerals – Primary Land Won Aggregates</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Core Output Indicator M1:</strong> Production of primary land won aggregates by mineral planning authority.</td>
</tr>
</tbody>
</table>

Local Objective: Encourage the sustainable use of mineral resources (Natural Resources and Environmental Quality objective (d), UDP).

Target: N/A.


Figures cannot be assigned to individual boroughs.

Action needed: None.

Relevant UDP Policies: NR4, NR4.1, NR4.2, NR4.3.

Sources: RAWP “Annual Report 2008”.

<table>
<thead>
<tr>
<th>Minerals – Secondary/Recycled Aggregates</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Core Output Indicator M2:</strong> Production of secondary and recycled aggregates by mineral planning authority.</td>
</tr>
</tbody>
</table>

Local Objective: Encourage the sustainable use of mineral resources (Natural Resources and Environmental Quality objective (d), UDP).

Target: N/A.

Oldham Position:

The RAWP Annual Report 2008, incorporating 2007 statistics includes data for the arisings of secondary aggregate during the period January/December 2007, in the North West. This gives a Greater Manchester, Halton, Merseyside and Warrington figure of 0.31 million tonnes.

Data on the arisings and use of recycled aggregate or construction, demolition and excavation waste (CDEW) has been difficult to report due to gaps. As a result a ‘Study to fill the evidence gaps for CDEW streams in the North West region of England’ (Smiths Gore, July 2007) was carried out. Due to a lack of data from some types of operator, an overall regional estimate of CDEW was not given, therefore estimates were presented by type of operator.

The regional estimates of CDEW by type of operator in 2006 are (tonnes):

Housebuilders = 183,245

Highway = 27,500
Minerals – Secondary/Recycled Aggregates

Core Output Indicator M2: Production of secondary and recycled aggregates by mineral planning authority.

Ports and Harbours = <25,000
Power Stations = >5,000,000
Pre-case concrete manufacture = 3,957,350
Quarries = 1,499,435

Action needed: Data gaps need to be addressed to provide a more comprehensive picture.

Relevant UDP Policies: NR4.2, NR4.3.

Source: North West RAWP Report 2008

Key Issues

3.24 Oldham is dependent on Greater Manchester Geology Unit (GMGU), the RAWP’s annual monitoring and the DCLG for figures. Those figures provide an aggregated figure for Greater Manchester, Halton, Warrington and Merseyside. They cannot be assigned to individual boroughs for confidentiality reasons.

Future Action

3.25 Progress preparation of a Greater Manchester joint minerals DPD.

WASTE

Indicators

Waste

Core Output Indicator W1: Capacity of new waste management facilities by waste planning authority.

Local Objective: The Citizens Plan Core objective 1: Safe and Strong Communities aims to create a cleaner and greener Oldham by reducing the percentage of municipal waste that goes to landfill.

Target: N/A.

Oldham Position:

Between 2008 and 2009 one planning application was granted permission for waste management. This was the resubmission of the application granted last year for the redevelopment of existing household waste recycling centre; construction of a new transfer loading station and development of a mechanical biological treatment facility on Arkwright Street.
**Waste**

**Core Output Indicator W1: Capacity of new waste management facilities by waste planning authority.**

The Mechanical Biological Treatment Plant is designed to handle 100,000 - 120,000 tonnes per annum of mixed municipal waste; the household waste recycling centre is designed to handle around 20,000 tonnes per annum, which will comprise of sorted general household waste; and the transfer loading station 25,000 - 30,000 tonnes per annum dealing with paper and card, mixed glass, plastics and cans.

**Action needed:** None.

**Relevant UDP Policies:** W1, W1.1, W1.2, W1.3, W1.4.

**Sources:** Oldham Council.

---

**Waste**

**Core Output Indicator W2: Amount of municipal waste arising, and managed by management type by waste planning authority.**

**Local Objective:** To monitor changes in the level of waste arising and changes in the proportions of waste recycled or reused.

**Target:** Household recycling targets are:
- 2008/09: 25%
- 2009/10: 30%

**Oldham Position:** The above indicator is now monitored slightly differently, as all figures reported are to do with Household Waste only. All figures come from Waste Data Flow which is due to be verified by the Environment Agency and DEFRA in November 2009.

Total Amount of Household Waste Arisings: 79,328 tonnes.

Of the total household waste 22,007.94 tonnes was managed by recycling and composting. Percentage: 27.74%.

Total amount of household waste managed by landfill: 57,320.06 tonnes. Percentage: 72.26%.

The overall recycling rate in Oldham for 2008/9 was 27.74%.

**Action needed:** None.

**Relevant UDP Policies:** W1, W1.1, W1.2, W1.4.

**Sources:** Oldham Council.
Key Issues

3.26 The above recycling figures show that the council has increased the overall recycling rate by over 7% since last year and has exceeded its target. The above figure is not yet verified, however it is unlikely to change.

Future Action

3.27 LDF plan policies and development control decisions should continue to support the need to recycle through supporting schemes for waste management facilities.

FLOOD PROTECTION AND WATER QUALITY

Indicators

**Flood Protection and Water Quality**

**Core Output Indicator E1:** Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

Local Objective: To promote more sustainable forms of development (The Design of New Development objective (h) UDP).

Target: 0.

Oldham Position: There were no Environment Agency objections on the basis of water quality and 13 objections on the basis of flood risk. Of these, 11 applications were resolved, one application was withdrawn and one application was refused.

Action needed: Continue to ensure that Environment Agency advice is addressed.

Relevant UDP Policies: NR2.1, NR2.2.


Key Issues

3.28 The majority of objections submitted by the Environment Agency were resolved. There were no planning applications granted contrary to Environment Agency advice.

Future Action

3.29 Continue to ensure that Environment Agency advice is addressed for all applications.

BIODIVERSITY

Indicators

**Biodiversity**

**Core Output Indicator E2:** Change in areas of biodiversity importance

Local indicator: Net change in tree cover due to new development.
**Biodiversity**

**Core Output Indicator E2: Change in areas of biodiversity importance**

Local Objective: To conserve and enhance the biodiversity and geology of the borough (Open Environment – Nature and Landscape – objective (a), UDP).

Target: To increase tree cover across the borough from 3% to 5% by 2010.

Oldham Position:

There was no change to international sites (such as the Special Protection Area) or Sites of Special Scientific Interest.

Between April 2008 and 31 March 2009 there have been 5 changes to Sites of Biological Importance (SBI), including three boundary changes equalling +1.2ha.

Tree Cover – The most recent data dates from 2001 and indicates a tree cover across the borough of 3%. The extent of the tree cover needs to be updated through the review of the woodland strategy to establish a baseline position.

Action needed: Improve monitoring of tree cover.

Relevant UDP Policies: D1.5, D1.6, OE2.3.

Source: Oldham Council Report on update of Sites Of Biological Importance

**Key Issues**

3.30 Oldham Position shows that there has been an increase in the extent of Sites of Biological Importance across the borough. The SBI’s that have been updated are shown in Appendix 7. This demonstrates that the above policy on habitat protection is supporting the above core indicator and local objective. An up to date figure on tree cover needs to be established in order to assess the effectiveness of policies D1.5 and D1.6.

3.31 The Greater Manchester Ecology Unit (GMEU) is responsible for updating the Sites of Biological Importance Register on behalf of the Greater Manchester local authorities. SBI’s are reviewed and updated periodically. In June 2008 GMEU published its ‘Selection Guidelines’ available at http://www.tameside.gov.uk/ecologyunit/sbi. The selection guidelines have now been adopted by Oldham Council.

**Future Action**

3.32 Improve data collection and monitoring of tree cover. Future plan policy should continue to conserve and enhance the borough’s biodiversity and tree planting.
RENEWABLE ENERGY

Indicators

Renewable Energy

Core Output Indicator E3: Renewable energy generation.

Local Indicator: Percentage of large developments incorporating renewable energy generation.

Local Objective: To encourage the generation of electricity from renewable resources and contribute to UK and regional targets in relation to renewable energy and climate change (Natural Resources and Environmental Quality objective (c), UDP).

Target: N/A.

Oldham position:

Policy NR3.3 in the UDP requires 10% of the energy needs of all major new developments to be met from on-site renewable energy sources. Under the policy, between 1 April 2008 and 31 March 2009 there have been 25 out of 29 major developments granted permission which will incorporate 10% of the energy requirements through on site renewable sources. This represents 86% of major new developments that were approved.

Over the past year there has been 19 major developments completed. Renewable energy generation by installed capacity (electricity) was 0.22 megawatts (mw) delivered through photovoltaics and biodiesal as part of the above policy. The bulk of schemes met the above requirement through heat schemes, such as solar panels.

There have been two planning applications for wind turbines. One is a domestic turbine with a capacity of 0.001mw and one at a supermarket with a capacity of 0.006mw.

Information is also provided by Ofgem on renewables obligation data, which helps give an indication of renewable energy capacity. There are two accredited schemes in Oldham (Data correct as of 27 August 2009). These are Highmoor Landfill station at Scouthead, with a capacity of 4.2 mw (this has increased from 2.09mw in 2008) and Oldham CHP (sewerage gas) at Foxdenton Lane, Chadderton with an installed capacity of 0.63mw.

Action needed: Ensure the policy is being applied to change of use and at the outline application stage.

Relevant UDP Policies: NR3, NR3.1, NR3.2, NR3.3.


Key Issues

3.33 The percentage of applications meeting Policy NR3.3 has increased since last year by 8%. There were four applications which did not include any condition for renewable energy or include renewable energy within the proposal. This included two outline applications for new schools. It is considered that a condition will be attached at the reserved matters stage. There was also one application for change of use and a mixed use application where the condition was not attached.
Future Action

3.34 Ensure the policy is applied to all major applications, including change of use.

3.35 Explore future amendments to the policy such as new targets for low carbon energy and renewable energy in the preparation of the LDF.

ADDITIONAL LOCAL INDICATORS

Green Belt

Local Output indicator: Number and type of developments in the Green Belt

Local Objective: To protect open parts of the borough from inappropriate development, while making sufficient sites available to meet future development needs (Open Environment – Green Belt and Other Protected Open Land – Aim, UDP).

Target: N/A.

Oldham Position:

119 applications approved in the Green Belt during 2008/09.

This is broken down into the following applications:

- Advertisement: 2
- Agricultural: 3
- Listed Building Alteration: 8
- Dwellings: 18
- Householder applications e.g. conservatory: 58
- Retail: 1
- Offices: 1
- Mixed use (retail, office and restaurant): 1
- Changes of use: 6
- Other Minor: 21

Action needed: None.

Relevant UDP policies: OE1, OE1.1, OE1.2, OE1.3, OE1.4, OE1.5, OE1.6, OE1.7, OE1.8.

Source: Oldham Council Development Control section.

Key Issues

3.36 There are no issues linked with this indicator.

Future Action

3.37 Future plan policies will need to ensure that the Green Belt continues to be protected from inappropriate development.
**CONSERVATION**

<table>
<thead>
<tr>
<th>Conservation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Local Indicator:</strong> Number of listed buildings and number of buildings in conservation areas lost through new development proposals.</td>
</tr>
<tr>
<td><strong>Local Objective:</strong> The conservation and enhancement of the borough’s rich built heritage is key to achieving more sustainable development and successful, sustainable urban regeneration (General principle (j), UDP)</td>
</tr>
<tr>
<td><strong>Target:</strong> No loss.</td>
</tr>
<tr>
<td><strong>Oldham Position:</strong> An assessment of the planning applications approved for 2008/09 shows:</td>
</tr>
<tr>
<td>• Loss of listed buildings: There were no permissions granted for the demolition of listed buildings. However there has been permission granted for the demolition of a kitchen extension and conservatory on a listed building.</td>
</tr>
<tr>
<td>• Loss of buildings in conservation areas: There were 5 conservation area consents approved 2008/09 for the demolition of buildings in conservation areas. However these were all for outbuildings and structures including: garages; scullery and coal shed; stables and piggeries; and a front garden wall.</td>
</tr>
<tr>
<td><strong>Action needed:</strong> None.</td>
</tr>
<tr>
<td><strong>Relevant UDP Policies:</strong> C1, C1.2, C1.10.</td>
</tr>
<tr>
<td><strong>Source:</strong> Oldham Council Development Control section.</td>
</tr>
</tbody>
</table>

**Key Issues**

3.38 The small number of developments highlighted under this indicator reflects the council’s policy on the importance of the conservation and protection of listed buildings and buildings in conservation areas.

**Future Action**

3.39 Future plan policies will need to ensure that listed buildings and buildings in conservation areas are protected from demolition and set out the exception criteria for demolition of buildings in conservation areas.

**Supplementary Planning Documents**

3.40 The council has adopted six Supplementary Planning Documents (SPD). The council has identified local indicators as part of the preparation of the SPDs to monitor their effectiveness. Some of the indicators contained within the SPDs are already monitored through the AMR and therefore do not need to be duplicated below. For example, the Assessment of Employment Sites SPD did not propose any additional indicators above those already monitored.
Air Quality and Development

Local Indicator: Number of days of Air Pollution

Local Objective: To reduce current pollution levels where possible (Natural Resources and Environmental Quality objective (b), UDP).

Target: Annual mean NO2 target = 40 mg/m3; 1 hour mean of 200 mg/m3 not to be exceeded more than 18 times a year.

Oldham Position:

a) No. days when pollution was moderate or higher for NO2 at Oldham West End House site 2008/2009 = 0

No. days when pollution was moderate or higher for PM10 at Oldham West End House site in 2008/2009 = 0.

b) Annual mean NO2 measured at Oldham West End House was 32 mg/m3 (1 January 2008 - 31 December 2008).

c) No. of exceedances of NO2 national hourly mean objective in 2008/2009 at Oldham West End House monitoring site = 0

Action needed: None.

Relevant UDP Policies: NR1.2.

Source: Oldham Council Environmental Health section.

Local Indicator: Number of Air Quality Management Areas

Local Objective: To reduce current pollution levels where possible (Natural Resources and Environmental Quality objective (b), UDP).

Target: None.


Action needed: None.

Relevant UDP Policies: NR1.2.

Source: Oldham Council Environmental Health section.

Key Issues

3.41 Designation of air quality management areas is part of a Greater Manchester wide approach to improving air quality.
Future Action

3.42 The council will continue to contribute to Greater Manchester wide approach to improving air quality.

Air Quality and Development

<table>
<thead>
<tr>
<th>Local Indicator: Number of Properties within Air Quality Management Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Local Objective:</strong> To reduce current pollution levels where possible (Natural Resources and Environmental Quality objective (b), UDP).</td>
</tr>
<tr>
<td><strong>Target:</strong> None.</td>
</tr>
<tr>
<td><strong>Oldham Position:</strong> Data gap – will be monitored in future through use of Geographical Information Systems (GIS). Currently the map covers all of Greater Manchester and cannot be broken down.</td>
</tr>
<tr>
<td><strong>Action needed:</strong> Development and use of GIS.</td>
</tr>
<tr>
<td><strong>Relevant UDP Policies:</strong> NR1.2.</td>
</tr>
<tr>
<td><strong>Source:</strong> Oldham Council Environmental Health section.</td>
</tr>
</tbody>
</table>

Key Issues

3.43 Current data gap.

Future Action

3.44 Need to develop GIS and have training.

Air Quality and Development

<table>
<thead>
<tr>
<th>Local Indicator: Number of quality bus corridors</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Local Objective:</strong> To reduce the need to travel, especially by car, and the distance travelled (Transport objective (d), UDP).</td>
</tr>
<tr>
<td><strong>Target:</strong> Two Quality Bus Corridors were due for completion by 2006.</td>
</tr>
<tr>
<td><strong>Oldham Position:</strong> Oldham has two bus quality corridors.</td>
</tr>
<tr>
<td><strong>Action needed:</strong> None.</td>
</tr>
<tr>
<td><strong>Relevant UDP Policies:</strong> T1, T1.1 and T1.2.</td>
</tr>
<tr>
<td><strong>Source:</strong> Oldham Council.</td>
</tr>
</tbody>
</table>

Key Issues

3.45 Oldham has now implemented two bus corridors, which were identified in the Greater Manchester Local Transport Plan.

Future Action

3.46 To support future transport infrastructure improvements in the preparation of the LDF.
## Contaminated Land

<table>
<thead>
<tr>
<th>Local Indicator: Number of potentially contaminated sites in the Borough</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Objective: To reduce current pollution levels where possible (Natural Resources and Environmental Quality objective (b), UDP).</td>
</tr>
<tr>
<td>Target: N/A.</td>
</tr>
<tr>
<td>Oldham Position: April 2009 = 1,471 sites</td>
</tr>
<tr>
<td>Action needed: None.</td>
</tr>
<tr>
<td>Relevant UDP Policies: NR1.6.</td>
</tr>
<tr>
<td>Source: Oldham Council Environmental Health section.</td>
</tr>
</tbody>
</table>

### Key Issues

3.47 There are no issues relating to this indicator.

### Future Action

3.48 The council will continue to monitor the number of potentially contaminated sites in the borough.

<table>
<thead>
<tr>
<th>Local Indicator: Number of applications relating to contaminated sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Objective: To ensure that new development does not significantly add to pollution levels (Natural Resources and Environmental Quality objective (a), UDP).</td>
</tr>
<tr>
<td>Target: N/A.</td>
</tr>
<tr>
<td>Action needed: None.</td>
</tr>
<tr>
<td>Relevant UDP Policies: NR1.6.</td>
</tr>
<tr>
<td>Source: Oldham Council Environmental Health section.</td>
</tr>
</tbody>
</table>

### Key Issues

3.49 There are no issues linked with this indicator.
Future Action

3.50 Number of applications will continue to be monitored.

Contaminated Land

Local Indicator: Number of sites remediated

<table>
<thead>
<tr>
<th>Local Objective: To reduce current pollution levels where possible (Natural Resources and Environmental Quality objective (b), UDP).</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target: N/A.</td>
</tr>
<tr>
<td>Action needed: None.</td>
</tr>
<tr>
<td>Relevant UDP Policies: NR1.6.</td>
</tr>
<tr>
<td>Source: Oldham Council Environmental Health section.</td>
</tr>
</tbody>
</table>

Key Issues

3.51 There are no issues linked with this indicator.

Future Action

3.52 Number of sites remediated will continue to be monitored.

Design

Urban Design

Local Indicator: Number / percentage of listed buildings at risk

<table>
<thead>
<tr>
<th>Local Objective: The conservation and enhancement of the borough’s rich built heritage is key to achieving more sustainable development and successful, sustainable urban regeneration (General principle (j), UDP).</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target: N/A.</td>
</tr>
<tr>
<td>Oldham Position: The number/percentage of listed buildings at risk is not known but assessments are due to be completed in the future.</td>
</tr>
<tr>
<td>Action needed: None.</td>
</tr>
<tr>
<td>Relevant UDP Policies: C1, C1.6, C1.8, C1.9 and C1.10.</td>
</tr>
<tr>
<td>Source: Oldham Council.</td>
</tr>
</tbody>
</table>

Key Issues

3.53 Oldham’s position on listed buildings at risk supports the above objective.
Future Action

3.54 Future plan policy should ensure that listed buildings are protected. When assessments of listed buildings are completed, this number of buildings at risk should be monitored in future AMRs.

Urban Design

Local Indicator: Number / extent of conservation areas

Local Objective: The conservation and enhancement of the borough’s rich built heritage is key to achieving more sustainable development and successful, sustainable urban regeneration (General principle (j), UDP).

Target: N/A.

Oldham Position: There are 36 conservation areas covering 250.79ha. A conservation area review is currently underway on four conservation areas which will lead to the production of conservation area appraisals. A general review of all conservation areas is also underway.

Action needed: None.

Relevant UDP Policies: C1, C1.1, C1.2, C1.3, and C1.4.

Source: Oldham Council.

Key Issues

3.55 There are a large number of conservation areas across the borough covering a wide area. This supports the above objective.

Future Action

3.56 Need to ensure preservation and enhancement of conservation areas is maintained through LDF plan policies.

Urban Design

Local Indicator: Number / percentage of scheduled ancient monuments at risk

Local Objective: The conservation and enhancement of the borough’s rich built heritage is key to achieving more sustainable development and successful, sustainable urban regeneration (General principle (j), UDP).

Target: N/A.

Oldham Position: The number of scheduled ancient monuments at risk is not known.

Action needed: A future review of ancient monuments should be undertaken.

Relevant UDP Policies: C1 and C1.11.

Source: Oldham Council.

Key Issues

3.57 There are currently no issues linked with this indicator.
Future Action

3.58 Future plan policy should conserve the borough’s built heritage. The findings of future ancient monument reviews should be included in future AMRs.

Urban Design

Local Indicator: Extent of derelict and underused land

Local Objective: To promote more sustainable forms of development (Design objective (h), UDP).

Target: N/A.

Oldham Position: The last Derelict, Underused and Neglected (DUN) land survey was undertaken in 2005 and revealed that there was 221.65ha of derelict and underused land.

Action needed: None.

Relevant UDP Policies: D1 and D1.1.

Source: Oldham Council, Northwest Development Agency.

Key Issues

3.59 There is the need to reduce the amount of derelict and underused land in the borough.

Future Action

3.60 Need to ensure that derelict and underused land is promoted for development before greenfield land.

Urban Design

Local Indicator: Percentage of streetscapes falling below Grade B standard of cleanliness (Grade B is classed as predominantly free from litter except small areas)

Local Objective: to promote public spaces, roads and footpaths that are attractive, safe, uncluttered and practical for use by the whole of the community, including children and disabled and elderly people (Design objective (c), UDP).

Target: N/A.

Oldham Position:

2004/05: 22% fell below grade B.
2005/06: 21% fell below grade B.
2007/08: 18% fell below grade B.
2008/09 target: 15%
2008/09 Quarter 1 actual: 5%

This shows that the quality of streetscapes is improving.
Urban Design

Local Indicator: Percentage of streescapes falling below Grade B standard of cleanliness (Grade B is classed as predominantly free from litter except small areas)

Action needed: None.

Relevant UDP Policies: D1 and D1.1.


Key Issues

3.61 The above figure shows that the quality of streescapes is improving. Therefore policies are helping to contribute towards the above objective and indicator.

Future Action

3.62 There is a need to ensure that the quality of landscapes and townscapes are maintained and enhanced through development control and future plan policy.

Urban Design

Local Indicator: Number and percentage of major planning applications refused on design grounds.

Local Objective: Design objectives (a-h), UDP.

Target: N/A.

Oldham Position:
Four out of eight major planning applications (50%) were refused on design grounds in 2008/09.

Action needed: Continue to encourage high quality design.

Relevant UDP Policies: D1 and D1.1 – D1.13.

Source: Oldham Council.

Key Issues

3.63 This demonstrates that the plan policies on design are being used to assess whether the development is acceptable and are being used to refuse a development if the quality of urban design is not up to a high standard. It also shows out of the 54 major planning application decisions only a small proportion (7%) was contrary to design policies. The council’s adopted Urban Design Guide SPD will help to ensure that developments achieve high standards of design quality.
Future Action

3.64 Continue to promote high quality sustainable design and construction through development control and future plan policies.

Urban Design

Local Indicator: Percentage of rivers of good or fair quality

Local Objective: to promote more sustainable forms of development (Design objective (h), UDP).

Target: N/A.

Oldham Position:
The most recent information for 2006 shows 62.5% of rivers are ‘Good’ and 35.4% are ‘Fair’. The overall percentage of rivers of either ‘good’ or ‘fair’ quality has increased from 95.4% in 2004 to 97.9% in 2006.

Action needed: Ensure that new developments do not have a detrimental effect on the quality of the borough's rivers.

Relevant UDP Policies: D1, D1.1 and NR2


Key Issues

3.65 The percentage of rivers that are 'good' or 'fair' quality increased between 2004 and 2006.

Future Action

3.66 Plan policy must ensure that new developments do not have a detrimental effect on the quality of the borough's rivers. A more up to date figure is needed, however monitoring of this indicator is dependant on the Environment Agency.

Urban Design

Local Indicator: Number of Local Nature Reserves and Country Parks

Local Objective: To encourage further greening of the environment and improve local biodiversity through tree planting; high quality landscaping; the conservation and improvement of existing natural wildlife habitats and the creation of new ones (Design objective (b), UDP).

Target: N/A.

Oldham Position: Oldham has one Local Nature Reserve (Glodwick Lows) and two Country Parks (Daisy Nook and Tandle Hill).

Action needed: None.

Relevant UDP Policies: D1 and D1.1.

Source: Oldham Council.
Key Issues

3.67 The local nature reserve and country parks all contribute towards the greening of the borough’s environment and improving and conserving biodiversity.

Future Action

3.68 Future LDF policy needs to contribute towards the quantity, range and accessibility of open space.

Urban Design

Local Indicator: Extent of cycleway / footpath provision

Local Objective: To promote an integrated, multi-modal network of transport routes; and to ensure that new developments are designed to be accessible by a choice of means including public transport, walking and cycling (Transport objectives (b and c), UDP).

Target: N/A.

Oldham Position:

2008/09: Oldham has 805 numbered paths totalling 438km. The majority of this (88.6%) is available to pedestrians only with 388km of public footpaths. 45.9km (10.5%) of the total network is available to cyclists, with 37.4km of public bridleways, 3.4km of restricted byways and 4.4km of byways open to all traffic (BOAT).

This also includes 3.612km of canal towpath legally accessible to cyclists; 16.845km of traffic tree route along disused railway lines or towpath adjacent to disused canal accessible to cyclists; and 7.007km of purpose built traffic free cycle track.

Action needed: None.

Relevant UDP Policies: T1, T1.3, T1.5 and T2.


Key Issues

3.69 There is a need to protect and promote cycleway and footpath provision. There has been an extension to the total amount of numbered paths in the borough showing good progress since the previous year.

Future Action

3.70 Ensure that the LDF reflects the role that cycleways and footpaths can contribute towards sustainable transport choices.

Urban Design

Local Indicator: Number of domestic burglaries per 1,000 households

Local Objective: To promote community safety and well being, crime prevention and public health (Design objective (a), UDP).
Urban Design

Local Indicator: Number of domestic burglaries per 1,000 households


Oldham Position:

Audit Commission:
22 crimes/1000 households in 2004/05.
21 crimes/1000 households in 2005/06.

LAA measures as ‘Number of Domestic Burglaries’
2007/08 total: 2,109
2008/09 Target/Actual
1,951/1,978

This shows a 6% reduction in the number of domestic burglaries from 2007/08 to 2008/09.

Action needed: None.

Relevant UDP Policies: D1, D1.1, D1.3 and D1.7.


Key Issues

3.71 2008/09 figures show that the target figure was close to being achieved. There continues to be a reduction in the number of domestic burglaries.

Future Action

3.72 Future plan policy should aim to ensure that developments provide a high standard of security.

Urban Design

Local Indicator: Percentage of vehicle crimes per 1000 population

Local Objective: To promote community safety and well being, crime prevention and public health (Design objective (a), UDP).


Oldham Position:

The LAA now measures this indicator differently than previous years. It is now the number of incidents of 'vehicle taking (includes aggravated)' and the number of incidents of 'theft from a vehicle'.

2008/09 Vehicle taking Target/Actual
975/949
Urban Design

Local Indicator: Percentage of vehicle crimes per 1000 population

2008/09 Theft from a vehicle Target/Actual
2,160/2,415

Total Actual 'vehicle taking' and 'theft from vehicles': 3,364

Action needed: None.

Relevant UDP Policies: D1, D1.1, D1.3 and D1.7.


Key Issues

3.73 As the indicator monitored by the LAA has changed since 2007/08, it is not possible to assess the 2008/09 figures against those for the previous year. However it can be seen that the number of incidents of vehicle taking in the borough is lower than target. The number of thefts from vehicles has not performed as well, being slightly higher than target.

Future Action

3.74 Future plan policy should aim to ensure that developments provide a high standard of security.

Urban Design

Local Indicator: Extent of Homezones, traffic calming and pedestrianisation measures.

Local Objective: to promote public spaces, roads and footpaths that are attractive, safe, uncluttered and practical for use by the whole community, including children and disabled and elderly people (Design objective (c), UDP).

Target: n/a. Traffic calming measures relate to reducing road traffic casualties.

Oldham Position: There are 3 pedestrian Zones in Oldham town centre.

The number of residential properties in traffic calmed areas:
2004/05: 33,617
2005/06: 34,082
2007/08: 35,359

This figure is no longer monitored by the traffic team.

Number of these residential properties in 20mph zones:
2004/05: 24,970
2005/06: 25,435
Urban Design

Local Indicator: Extent of Homezones, traffic calming and pedestrianisation measures.

2007/08: 26,563

The casualty reduction team have been unable to monitor these figures for 2008/09. Residential properties in Home Zones have been implemented in Werneth as part of regeneration work. However elsewhere Unity have not introduced homezones.

Action needed: To continue working towards the creation of safe and attractive streets, paths and spaces.

Relevant UDP Policies: D1; D1.1 and D1.7.

Source: Unity Partnership.

Key Issues

3.75 It has not been possible to compare figures for 2008/09 with those of previous years.

Future Action

3.76 Future development control decisions and LDF should continue to encourage developments to create safe and attractive spaces.

Urban Design

Local Indicator: Number of cyclists involved in road accidents

Local Objective: To promote safety and well being, crime prevention and public health (Design objective (a), UDP).

Target: N/A.

Oldham Position:

2001: 65
2002: 40
2003: 50
2004: 61

1 April 2007 - 31 January 2008 total number of cyclists involved in road injury accidents reported to the police: 29.

1 April 2008 - 31st March 2009: total number of cyclists involved in road injury accidents reported to the police: 41

Action needed: None.

Relevant UDP Policies: D1, D1.1, D1.3 and D1.7.
Urban Design

Local Indicator: Number of cyclists involved in road accidents
Source: Unity Partnership.

Key Issues

3.77 The above figures show that the number of pedestrians involved in road accidents has decreased significantly in the past year compared to earlier years and it has also decreased compared to 2007/08. This shows that policies are working towards meeting the local indicator and objective.

Future Action

3.78 Future plan policies and development control decisions should ensure that new developments, including the road network, maximise safety to cyclists.

Urban Design

Local Indicator: Number of pedestrians involved in road accidents
Local Objective: To promote safety and well being, crime prevention and public health (Design objective (a), UDP).
Target: N/A.
Oldham Position:
2001: 225
2002: 206
2003: 226
2004: 208
1 April 2007 - 31st January 2008 number of pedestrians involved in road injury accidents reported to the police: 150
1 April 2008 - 31 March 2009 total number of pedestrians involved in road injury accidents reported to the police: 137
Action needed: None.
Relevant UDP Policies: D1, D1.1, D1.3 and D1.7.
Source: Unity Partnership.

Key Issues

3.79 The above figures show that the number of pedestrians involved in road accidents has decreased significantly in the past year compared to earlier years and it has also decreased compared to 2007/08. This shows that policies are working towards meeting the local indicator and objective.
Future Action

3.80 Future plan policies and development control decisions should ensure that new developments provide safe and convenient pedestrianisation routes and crossings to maximise safety to pedestrians and also measures to control the speed of vehicles, particularly in residential developments through design. Designing ‘natural’ features as part of the street scene, such as horizontal traffic calming (narrowing at key gateway junctions and chicanes for instance) is the preferred approach.

Urban Design

Local Indicator: Extent of urban / rural footpaths in good condition

Local Objective: To promote public spaces, roads and footpaths that are attractive, safe, uncluttered and practical for use by the whole of the community, including children and disabled and elderly people (Design objective (c), UDP).

Target:
2006/07: 83.2% (spring) 60% (autumn)
2007/08: 42.8% (spring) 65% (autumn)
2008/09: 65%
2009/10: 70%
2010/11: 70%

Oldham Position:
This indicator is monitored as percentage of Public Rights of Way which are 'easy to use'.

- 2006: 69.6% (spring) 76.1% (autumn)
- 2007/08: 35.6% (spring) 37.2% (autumn)

This indicator is no longer monitored by the authority and there are no similar indicators.

Action needed: New developments and plan policy must aim to protect and improve public rights of way.

Relevant UDP Policies: D1, D1.1 and D1.7.

Source: Unity Partnership.

Key Issues

3.81 The indicator is no longer monitored by the authority and it is therefore not possible to monitor the condition of footpaths against the condition of previous years.
Future Action

3.82 New developments should aim to protect and improve public rights of way. Development Control discussions and decisions and future plan policy must ensure that existing footpaths are protected and new developments improve or create new footpaths that are easy to use.

Urban Design

Local Indicator: Percentage of public buildings accessible to people with physical disabilities

Local Objective: to promote accessibility and ease of movement by constructing buildings that all sectors of the community can easily reach and enter; creating areas that connect with each other and are easy to move through; putting people before traffic; and integrating land use and transport facilities (Design objective (d), UDP).

Target: N/A.

Oldham Position:
BVPI 156 ceased to be a national indicator on 31 March 2008, but at that time Oldham’s performance was 68%. This has increased from 56.6% in 2003/04. There are no similar indicators monitored by the council.

Action needed: Determine whether similar indicator is monitored in the future.

Relevant UDP Policies: D1, D1.1 and D1.3.

Source: Unity Partnership.

Key Issues

3.83 This indicator is no longer monitored and there are no similar indicators monitored by the council. It is therefore not possible to compare the percentage of public buildings accessible to people with physical disabilities against previous years.

Future Action

3.84 The LDF design policies should ensure that new developments are accessible to all.

Renewable Energy

Local Indicator: Number of wind turbine applications granted and refused planning permission

Local Objective: To encourage the generation of electricity from renewable resources and contribute to UK and regional targets in relation to renewable energy and climate change (Natural Resources and Environmental Quality objective (c), UDP).

Target: N/A.

Oldham Position:
There have been two planning applications for wind turbines. One of which is a domestic turbine with a capacity of 0.001mw and one at a supermarket with a capacity of 0.006mw.

Action needed: No further action.

Relevant UDP Policies: NR3.1 and NR3.2.

Source: Oldham Council Development Control and Strategic Planning & Information sections.
Key Issues

3.85 The above applications make positive steps towards meeting the above objective and also the local indicator.

Future Action

3.86 Future LDF policy should contribute towards increasing energy from renewable sources.

Indicators to be monitored

3.87 The following indicators were also included in the Contaminated Land SPD and the Urban Design Guide SPD. The council is currently developing arrangements to monitor these indicators and therefore no information on them is available for inclusion in this AMR.

- Cumulative area of contaminated land
- Cumulative area of sites remediated
- Water consumption
- Percentage of new homes meeting Lifetime Homes standards in HMR areas and non HMR areas
- Number of new developments incorporating SUDS
- Percentage of residents who think that for their local area, that crime has got better or stayed the same
4 Implementation of the Statement of Community Involvement

Analysis of responses to Local Development Framework consultations

4.1 The Statement of Community Involvement (SCI) was adopted in April 2007. The SCI set out how the council will involve the community and stakeholders in the preparation of the Local Development Framework and in the consideration of planning applications.

4.2 Section 9 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 LDF. The table below looks at the LDF consultations undertaken between 1 April 2008 and 31 March 2009.

4.3 The table sets out the consultation techniques used for each document, the number of people/organisations consulted, the response rate (based on the numbers on the LDF mailing list at the time of consultation) and an analysis of the equalities monitoring. It identifies any problems or issues and sets out any further actions required in order to improve our engagement and consultation with the community and stakeholders.

<table>
<thead>
<tr>
<th>LDF Document / Consultation dates</th>
<th>Consultation Techniques Used</th>
<th>Number people/organisations consulted</th>
<th>Response Rate</th>
<th>Equalities Breakdown</th>
<th>Effective/ problems identified/ any change required</th>
</tr>
</thead>
</table>
| Call for Sites consultation March - April 2008 | Letter/Email and site suggestion form individuals or organisations on the LDF mailing list and other Oldham Council officers. Statutory Consultees, Councillors and Oldham Partnership received a letter and a suggestion form  
A press release was issued for local newspapers.  
Documents were available on the council and Oldham Partnership website, and at public libraries, Oldham Business Centre, Civic | 785 | 545 people/organisations responded (69.4% response rate) | 155 equalities returns. Of this 78 (50.3%) stated they would prefer not to fill out the equalities form. The 77 completed/partially completed returns showed that respondents were:  
Sex: | A good response rate. |
<table>
<thead>
<tr>
<th>LDF Document / Consultation dates</th>
<th>Consultation Techniques Used</th>
<th>Number people/organisations consulted</th>
<th>Response Rate</th>
<th>Equalities Breakdown</th>
<th>Effective/ problems identified/ any change required</th>
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<tbody>
<tr>
<td></td>
<td>Centre Access Oldham and level 12 planning reception.</td>
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<td>66.7% males;</td>
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<td>29.3% females;</td>
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<td>1.25% no answer</td>
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<td>9.4% 65+;</td>
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<td>17.6% 61-65;</td>
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<td>29.7% 51-60;</td>
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<td>17.6% 22-30</td>
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<td>96.1% White British;</td>
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<td>2.6% White Irish;</td>
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<td>1.3% no answer</td>
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<td>68.4% Christian;</td>
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<td>LDF Document / Consultation dates</td>
<td>Consultation Techniques Used</td>
<td>Number people/ organisations consulted</td>
<td>Response Rate</td>
<td>Equalities Breakdown</td>
<td>Effective/ problems identified/ any change required</td>
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<td>1.3% Muslim;</td>
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<td>11.9% No religion;</td>
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<td>7.9% Prefer not to say;</td>
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<td>86.2% no disability;</td>
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<td>12.5% have a disability</td>
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<td>1.3% no answer</td>
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<td>The majority of respondents came from Crompton (35.9%) and Shaw (15.6%). There were also 62 respondents from individuals and organisations with a boroughwide</td>
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<tr>
<td>LDF Document / Consultation dates</td>
<td>Consultation Techniques Used</td>
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<tr>
<td>Open Space, Sports and Recreation SPD March 2008 - May 2008</td>
<td>Letter/Email to individuals or organisations on the LDF mailing list and other Oldham Council officers. Statutory Consultees, Councillors and Oldham Partnership received a copy of the draft documents on disc. A Public Notice was issued in local newspapers. Documents were available on the council and Oldham Partnership website, and at public libraries, Oldham Business Centre, Civic Centre Access Oldham and level 12 planning reception.</td>
<td>824</td>
<td>19 people/organisations responded (2.3% response rate)</td>
<td>1 equalities return. The breakdown on that return was: Sex: male Age: 51-60 Ethnic Origin: White British Religion/Belief: Christian - no disability - male - 51-60 - White British - Christian</td>
<td>Response rate reflects the specific nature of the document. The majority of responses came from statutory consultees/organisations that have a professional interest in the topic.</td>
</tr>
<tr>
<td>LDF Document / Consultation dates</td>
<td>Consultation Techniques Used</td>
<td>Number people/organisations consulted</td>
<td>Response Rate</td>
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<tr>
<td>Draft Employment Land Review November 2008 - January 2009</td>
<td>Letter/Email to individuals or organisations on the LDF mailing list, other Oldham Council officers. Statutory Consultees and Councillors received a letter. A press release was issued for local newspapers. Documents were available on the council and Oldham Partnership website, and at public libraries, Oldham Business Centre, Civic Centre Access Oldham and level 12 planning reception.</td>
<td>Between 824 - 1049</td>
<td>5 people/organisations responded (Between 0.6% - 0.4% response rate)</td>
<td>No equalities forms produced for this consultation.</td>
<td>Response rate reflects the specific nature of the document.</td>
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</tbody>
</table>

Disability: no disability
It should be noted that most respondents responded by letter and therefore did not use the form containing the equalities form.
<table>
<thead>
<tr>
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<th>Response Rate</th>
<th>Equalities Breakdown</th>
<th>Effective/ problems identified/ any change required</th>
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<tbody>
<tr>
<td>Draft Landscape Character Assessment November 2008 - January 2009</td>
<td>Letter/Email to individuals or organisations on the LDF mailing list, other Oldham Council officers. Statutory Consultees and Councillors received a letter. A press release was issued for local newspapers. Documents were available on the council and Oldham Partnership website, and at public libraries, Oldham Business Centre, Civic Centre one stop shop and level 12 planning reception.</td>
<td>Between 824 - 1049</td>
<td>5 people/ organisations responded (Between 0.6% - 0.4% response rate)</td>
<td>No equalities forms produced for this consultation.</td>
<td>Response rate reflects the specific nature of the document.</td>
</tr>
<tr>
<td>Core Strategy &quot;Preferred Options&quot; March - April 2009</td>
<td>Letter/Email to individuals or organisations on the LDF mailing list and other Oldham Council officers. Statutory Consultees and Councillors received copies of the documents on disc. A Public Notice was issued in local newspapers. Documents were available on the council and Oldham Partnership website, and at public libraries, Oldham Business Centre, Civic Centre Access Oldham and level 12 planning reception.</td>
<td>1049</td>
<td>147 people/ organisations responded (14% response rate)</td>
<td>46 equalities returns. Of this 39 (84.7%) stated they would prefer not to fill out the equalities form. The 7 completed responses showed that respondents were: Sex:</td>
<td>The &quot;Preferred Options&quot; consultation targeted engagement with young people. Focus groups were held at the Oldham College and Oldham 6th Form. Exhibition boards boards were erected in the common areas and leaflets distributed inside the college and 6th Form.</td>
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<tr>
<td>LDF Document / Consultation dates</td>
<td>Consultation Techniques Used</td>
<td>Number people/ organisations consulted</td>
<td>Response Rate</td>
<td>Equalities Breakdown</td>
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|                                   | Posters were sent to doctors surgeries, post offices, schools and community centres. Exhibitions to publicise the consultation was taken to all the council's area committee meetings. Exhibition was also held at Shaw Parish Council and Saddleworth Parish Council, with a presentation and a 'question and answer' session held at the latter. Exhibitions were also held and the Spindles Town Square shopping centre, at Oldham Sixth Form College and at the Oldham College. |  | 85.7% males; 14.3% females | Age: 
42.8% 65+; 
14.3% 61-65; 
28.6% 51-60; 
14.3% 31-40 | Ethnic Origin: 
85.7% White British; 
14.3% Asian Other |
|                                   |                             |                                        |               | Religion/Belief: 
28.6% Christian; 
14.3% Hindu; 
28.6% No religion; 
14.3% Prefer not to say; |  |
<table>
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<th>LDF Document / Consultation dates</th>
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<th>Number people/ organisations consulted</th>
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<td>14.3% not answered</td>
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<td>Disability:</td>
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<td>71.4% no disability;</td>
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<td>28.6% have a disability</td>
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<td>Geography:</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>The majority of respondents came from Crompton (35.9%) and Shaw (15.6%). There were also 62 respondents from individuals and organisations with a boroughwide interest, a sub-boroughwide interest or who are located outside of the borough.</td>
<td></td>
</tr>
<tr>
<td>LDF Document / Consultation dates</td>
<td>Consultation Techniques Used</td>
<td>Number people/organisations consulted</td>
<td>Response Rate</td>
<td>Equalities Breakdown</td>
<td>Effective/ problems identified/ any change required</td>
</tr>
<tr>
<td>----------------------------------</td>
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<td>---------------------------------------------------</td>
</tr>
</tbody>
</table>
| Core Strategy "Preferred Options" Sustainability Appraisal Report March - April 2009 | Letter/Email to individuals or organisations on the LDF mailing list and other Oldham Council officers.  
Statutory Consultees and Councillors received copies of the documents on disc.  
A Public Notice was issued in local newspapers.  
Documents were available on the council and Oldham Partnership website, and at public libraries, Oldham Business Centre, Civic Centre Access Oldham and level 12 planning reception.  
Posters were sent to doctors’ surgeries, post offices, schools and community centres.  
Exhibitions to publicise the consultation was taken to all the council’s area committee meetings.  
Exhibition was also held at Shaw Parish Council and Saddleworth Parish Council, with a presentation and a ‘question and answer’ session held at the latter.  
Exhibitions were also held and the Spindles Town Square shopping centre, at Oldham Sixth Form College and at the Oldham College. | 1049                                    | 6 people/organisations responded (0.6% response rate)                                             | Equalities forms monitored as part of the overall response above.                                                                                                                                                | The "Preferred Options" consultation targeted engagement with young people. Focus groups were held at the Oldham College and Oldham 6th Form. Exhibition boards boards were erected in the common areas and leaflets distributed inside the college and 6th Form. |
<table>
<thead>
<tr>
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<th>Consultation Techniques Used</th>
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<th>Response Rate</th>
<th>Equalities Breakdown</th>
<th>Effective/ problems identified/ any change required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core Strategy &quot;Preferred Options&quot; Habitats Regulations Assessment March - April 2009</td>
<td>Letter/Email to individuals or organisations on the LDF mailing list and other Oldham Council officers. Statutory Consultees and Councillors received copies of the documents on disc. A Public Notice was issued in local newspapers. Documents were available on the council and Oldham Partnership website, and at public libraries, Oldham Business Centre, Civic Centre Access Oldham and level 12 planning reception. Posters were sent to doctors surgeries, post offices, schools and community centres. Exhibitions to publicise the consultation was taken to all the council’s area committee meetings. Exhibition was also held at Shaw Parish Council and Saddleworth Parish Council, with a presentation and a ‘question and answer’ session held at the latter. Exhibitions were also held and the Spindles Town Square shopping centre, at Oldham Sixth Form College and at the Oldham College.</td>
<td>1049</td>
<td>4 people/ organisations responded (0.4% response rate)</td>
<td>Equalities forms monitored as part of the overall response above.</td>
<td>The &quot;Preferred Options&quot; consultation targeted engagement with young people. Focus groups were held at the Oldham College and Oldham 6th Form. Exhibition boards boards were erected in the common areas and leaflets distributed inside the college and 6th Form.</td>
</tr>
<tr>
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<td>-----------------------------------------------</td>
</tr>
<tr>
<td>Core Strategy &quot;Preferred Options&quot; Equalities Impact Assessment March - April 2009</td>
<td>Letter/Email to individuals or organisations on the LDF mailing list and other Oldham Council officers. Statutory Consultees and Councillors received copies of the documents on disc. A Public Notice was issued in local newspapers. Documents were available on the council and Oldham Partnership website, and at public libraries, Oldham Business Centre, Civic Centre Access Oldham and level 12 planning reception. Posters were sent to doctors surgeries, post offices, schools and community centres. Exhibitions to publicise the consultation was taken to all the council’s area committee meetings. Exhibition was also held at Shaw Parish Council and Saddleworth Parish Council, with a presentation and a 'question and answer' session held at the latter. Exhibitions were also held at the Spindles Town Square shopping centre, at Oldham Sixth Form College and at the Oldham College.</td>
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<td>----------------------------------</td>
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<td>---------------------------------------------------</td>
</tr>
<tr>
<td>Strategic Housing Land Assessment March - April 2009</td>
<td>Letter/Email to individuals or organisations on the LDF mailing list and other Oldham Council officers. Statutory Consultees and Councillors received copies of the documents on disc. A press release was issued for local newspapers. Documents were available on the council and Oldham Partnership website, and at public libraries, Oldham Business Centre, Civic Centre Access Oldham and level 12 planning reception.</td>
<td>1049</td>
<td>16 people/organisations responded (1.5% response rate)</td>
<td>No equalities information provided with majority of representations. Two representations declined to provide information.</td>
<td>Response rate reflects the specific nature of the document.</td>
</tr>
</tbody>
</table>
5 Effects on social, environmental and economic objectives

The Sustainability Appraisal that was undertaken on the UDP identified 27 sustainability objectives under the following four themes:

- Live
- Protect
- Grow
- Save

For the purposes of this AMR, it is considered that these four themes provide an appropriate means of assessing the effects of the above policies, objectives and targets.

Live

Key objectives under this heading include the need to:

- Reduce poverty;
- Improve access to jobs, services and amenities; and
- Provide affordable homes.

The indicators expressed above show that:

- 29,957 sqm of business and industrial development was completed in the last year;
- All housing developments of 10 dwellings and over that were started or completed in the last year were within 30 minutes public transport time of a range of jobs, services and amenities except for hospitals; and
- Eight sites were completed in 2008/09 that provided 126 affordable dwellings.
- 1,585 sqm of retail floorspace was completed.

Protect

Key objectives under this heading include the need to:

- Protect and enhance endangered and valued species and habitats;
- Increase tree cover; and
- Protect and improve river quality.

The indicators expressed above show that:

- The total area of the borough covered by Sites of Biological Importance increased by 1.2 hectares over the year; and
- There were no planning applications granted contrary to Environment Agency advice.

Grow

Key objectives under this heading include the need to:

- Optimise the beneficial use of brownfield land; and
- Reduce the need to travel.

The indicators expressed above show that:
• 100% of industrial and commercial floor space developed over the last year involved the reuse of previously developed land;
• 90.3% of residential development developed over the last year involved the reuse of previously developed land; and
• All housing developments of 10 dwellings and over that were started or completed were within 30 minutes public transport time of a range of jobs, services and amenities except hospitals.

**Save**

Key objectives under this heading include the need to:

• Reduce emissions of gases which contribute to climate change; and
• Minimise the production of waste and increase recycling and recovery rates.

The indicators expressed above show that:

• There were 25 schemes granted permission that require 10% of the energy needs to be met from on-site renewable energy sources;
• All housing developments of 10 dwellings and over that were completed in the last year were within 30 minutes public transport time of a range of jobs, services and amenities except for hospitals; and
• 27.74% of household waste arisings were dealt with through recycling or composting.

**Future Action**

The above reports on the sustainability objectives used to appraise the UDP. Progress has been made in each of the AMRs, and will be further developed in future AMRs. The council has developed a sustainability appraisal toolkit for the LDF that will assist with future monitoring requirements. Baseline data and information has been gathered in preparing the Sustainability Appraisal for the LDF Core Strategy.
6 Implementation of saved policies

6.1 This section of the Annual Monitoring Report (AMR) analyses whether “saved” policies in the UDP are being implemented. Where they are not, the reasons are examined. If action is needed to rectify the situation, it is specified.

6.2 Section 3 of the AMR sets out whether the implementation of “saved” policies is helping to move the borough towards local and regional targets and achieve plan objectives, and examines whether certain policies are having undesirable effects.

6.3 This section looks at how policies are being used in the control of development. Regulation 48 of the Town and Country (Local Development)(England) Regulations 2004 requires the AMR to identify:

- Policies not being implemented;
- Reasons why policies are not being implemented;
- Steps we intend to take to secure implementation; and
- Any intention to prepare or revise a Development Plan Document to replace or amend the policy.

6.4 The LDS tracks how the newly adopted UDP policies will be “saved” and what will happen to them during and after the next three years. Following adoption of the UDP in July 2006 its policies were automatically “saved” for three years under the provisions of the Act and Regulations, i.e. to July 2009. As the Core Strategy will not be adopted until after July 2009, the council applied to the Secretary of State to “save” all UDP policies and the allocations and designations shown on the UDP Proposals Map in order to avoid a local planning policy vacuum after July 2009. The Secretary of State approved the application in May 2009.

6.5 It is difficult to measure the implementation of all policies in a meaningful way, because reasons for non-use may be quite legitimate: it may be that no relevant applications were received during the monitoring period.

6.6 A measure that can be used is to look at the policies referred to in the approval or refusal of major applications. Major applications are defined as: 10 or more residential units or, in the case of outline applications, a site of 0.4ha or more, and business / industrial / retail development of 1,000 sqm floorspace or more, or in the case of outline applications, a site of 0.4ha or more. The decline in policies used may well be a reflection of the economic downturn with the number of major applications down from 60 applications in 2007/08 to 54 applications in 2008/09.

6.7 It is recognised that this is an imperfect measure, because some policies by definition are not relevant to major applications. Nevertheless, a search of the 54 major application decisions made between April 2008 and March 2009 inclusive reveals that 52 adopted policies were referred to out of 138 policies, in the approval or refusal of major applications. This has decreased from the 63 policies reported in last year’s AMR.

6.8 The policies in the UDP are being reviewed through the preparation of the LDF. Full timetables for preparing the LDF documents can be found in the LDS.
Waste: National, regional and local policy

Regional Spatial Strategy

6.9 The Regional Spatial Strategy (RSS) for the North West adopted in September 2008 sets out spatial policies for the North West. Policy EM13 identifies a need to deal with indicative capacity requirements of non-hazardous commercial and industrial waste and municipal waste in each sub-region up to 2020. A Broad Locations Report has also recently been prepared which provides evidence base on need for National, Regional and Sub-Regional facilities. This document establishes the need for the Regional Spatial Strategy to develop the pattern appropriate for nationally, regionally and sub-regionally significant waste management facilities. It also identifies the broad locations on a geographical and/or criteria basis that would be suitable for such development.

6.10 Griffin Hill Ltd working jointly with Urban Mines Ltd were commissioned in July 2008, to undertake a study on broad locations for nationally, regionally, sub-regionally significant waste management facilities on behalf of the North West Regional Technical Advisory Body for Waste and 4NW. The final report was signed off in October 2008.

6.11 Despite the work undertaken to date it has now been decided that waste (amongst other areas) will no longer be considered as part of a Partial Review and instead will form part of the development of a Single Regional Strategy, with 4NW continuing to work with partners to develop the evidence base.

Regional Studies

Study to fill the evidence gaps for construction, demolition and excavation waste streams in the North West region of England

6.12 The North West Regional Technical Advisory Body (NWRTAB) for Waste and the North West RAWP (which has membership of officers from the Environment Agency, all of the North West Minerals and Waste Planning Authorities and the North West Regional Assembly) commissioned a waste survey for the North West region of England. This was funded from the BREW fund, the North West Minerals and Waste Planning Authorities (Cheshire, Lancashire, Cumbria, 10 GM Authorities, Merseyside and Warrington), the Environment Agency and the North West Regional Assembly.

6.13 The study, published in July 2007, was undertaken by Smiths Gore and represents the most up-to-date information available for this waste stream. However, the results have not been broken down below regional estimates due to the low return rate of surveys. The survey estimated that some 11,345,222 tonnes of waste was generated in 2006, compared to the national survey result of 10,792,823 tonnes for 2005.

Study to fill Evidence Gaps for Commercial & Industrial Waste Streams in the North West Region of England


6.15 The aim of the survey was to provide information to help with the development of waste planning strategies, including identifying the need for waste facilities in the Region. Completed between September 2006 and January 2007, the survey collected data from some 981 companies.
distributed around the region, based on a strict survey matrix defining company size and sector. The survey provided estimates of the amount of waste produced for each sub-region for sector, waste type and destination. Key headline data from the study is as follows:

6.16 The total arisings of C&I waste across the North West is 7,532,289 tonnes, of this:

- 27% non-metallic wastes
- 24% mixed wastes
- 19% chemical waste
- 47% is recycled
- minimum 29% is landfilled

6.17 The results of the two regional studies have been used to inform the development of the evidence base for the Joint Waste DPD for Greater Manchester.

**North West England Commercial & Industrial Waste Arisings Survey 2009**

6.18 The Local Authorities of the North West Region, plus 4NW, have commissioned a survey of the waste produced by Commercial and Industrial companies throughout the region, to update the regional assessment of total waste arisings. The purpose of this survey, being delivered between July and November 2009, is to assist decision makers in developing planning policy to support the development of new sustainable waste and recycling facilities within the Region to deal with this significant waste stream.

**Development of a Joint Waste Development Plan Document (JWDPD)**

6.19 Consultation on the JWDPD Stage Two Issues and Options Reports on Built Facilities, Residual Waste Disposal and Additional Sites has ended and the Outcome Reports are available to view online.

6.20 Consultation on the JWDPD Preferred Options commenced in November 2009.

**Municipal Waste Management Strategies**

6.21 There are two waste disposal authorities in Greater Manchester. They are Wigan Metropolitan Borough Council (WMBC) which manages waste produced within WMBC, and Greater Manchester Waste Disposal Authority (GMWDA) which manages the waste of the other nine authorities in Greater Manchester. Each WDA is responsible for producing a Municipal Waste Management Strategy (MWMS).

6.22 WMBC produced a revised MWMS in November 2008; this document provides a framework for managing municipal solid waste within Wigan until 2030. Broadly the strategy sets out the current situation in Wigan, where Wigan want to be in the future, a time frame for this progression and how this will be achieved.

6.23 GMWDA adopted its MWMS in May 2004. In April 2006 review documents were published. The review indicates a move towards more sustainable waste management systems and long term global environmental protection. The review takes into account new legislation, technical developments in waste management systems and technologies and a much improved database on municipal waste streams. To assist in delivering the strategy, the GMWDA has signed a 25 year Private Finance Initiative waste and recycling contract with Viridor Laing (Greater Manchester) Limited. The contract has started a £640 million construction programme which
will create a network of state-of-the-art recycling facilities over the next 5 years. The introduction of the facilities will divert more than 75% of Greater Manchester’s waste away from landfill which will be the greatest amount of diversion of all local authorities across the UK.

Minerals: National, regional and local policy

Survey of Arisings and Use of Alternatives to Primary Aggregates in England, 2005

6.24 Capita Symonds was contracted to undertake a survey of the arisings of hard construction, demolition and excavation waste (CDEW) in 2006. The results of this survey are only available at a regional level and cannot be broken down to the sub-regional level; therefore the study represents the position for the whole of the North West in 2005.

6.25 In 2005, the North West produced 6.72 million tonnes of recycled aggregate and soil, consisting of approximately 6.02 million tonnes of aggregate and 0.7 million tonnes of soil.

NWRAWP (AM2008)

6.26 Production of primary land-won aggregates – The RAWP Annual Report 2008 provides an aggregated figure for Greater Manchester, Halton, Warrington and Merseyside for the year 2007. Data for the year 2008 has been collated; however, the final report for 2008 is not due to be published until December 2009. Aggregate production during 2007 was 1.1 million tonnes for crushed rock and 0.3 million tonnes for sand and gravel, giving a total production figure of 1.4 million tonnes. Figures cannot be assigned to individual boroughs for reasons of confidentiality.

6.27 Production of secondary / recycled aggregates – In 2005 Capita Symonds was commissioned by the Department for Communities and Local Government to produce a report on the arisings and use of alternatives in England. In 2007 their report ‘Survey of Arisings and Use of Alternatives to Primary Aggregates in England 2005’ was published. Table 1 illustrates the findings of the report for the North West and England.

Table 1 Alternative Arisings in North West in 2005 (million tonnes)

<table>
<thead>
<tr>
<th>Materials</th>
<th>North West</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pulverised Fuel Ash</td>
<td>0.42mt</td>
<td>5.0mt</td>
</tr>
<tr>
<td>Furnace Bottom Ash</td>
<td>0.08mt</td>
<td>1.0mt</td>
</tr>
<tr>
<td>Slate Waste</td>
<td>0.20mt</td>
<td>0.5mt</td>
</tr>
<tr>
<td>Spent Railway Track Ballast</td>
<td>0.38mt</td>
<td>1.4mt</td>
</tr>
<tr>
<td>Waste (Container) Glass</td>
<td>0.27mt</td>
<td>2.0mt</td>
</tr>
</tbody>
</table>

6.28 During the AM2007 Annual Monitoring Survey, data was gathered for the arisings of secondary aggregate during the period 01.01.2007 to 31.12.2007, in the North West. Table 2 illustrates the findings of this survey.
### Table 2 Alternatives Arising in North West 2007 (million tonnes)

<table>
<thead>
<tr>
<th>Material</th>
<th>Cheshire</th>
<th>Cumbria</th>
<th>Lancashire</th>
<th>Greater Manchester, Halton, Merseyside &amp; Warrington</th>
<th>Total North West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pulverised Fuel Ash</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0.29mt</td>
<td>0.29mt</td>
</tr>
<tr>
<td>Furnace Bottom Ash</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0.02mt</td>
<td>0.02mt</td>
</tr>
<tr>
<td>Slate Waste</td>
<td>-</td>
<td>0.23mt</td>
<td>-</td>
<td>-</td>
<td>0.23mt</td>
</tr>
<tr>
<td>Total Alternatives</td>
<td>-</td>
<td>0.23mt</td>
<td>-</td>
<td>0.31mt</td>
<td>0.54mt</td>
</tr>
</tbody>
</table>

6.29 The total arisings of Pulverised Fuel Ash (PFA) has fallen by 31% since 2005, from 0.42mt to 0.29mt. Total arisings of Furnace Bottom Ash has also fallen dramatically since 2005 by 75%, from 0.08mt to 0.02mt in 2007. The arisings of slate waste has increased slightly by 13%, from 0.20mt in 2005 to 0.23mt in 2007.

### Study to fill the evidence gaps for construction, demolition and excavation waste streams in the North West region of England

6.30 The North West Regional Technical Advisory Body (NWRTAB) for Waste and the North West RAWP (which has membership of officers from the Environment Agency, all of the North West Minerals and Waste Planning Authorities and the North West Regional Assembly) commissioned a waste survey for the North West region of England. This was funded from the BREW fund, the North West Minerals and Waste Planning Authorities (Cheshire, Lancashire, Cumbria, 10 GM Authorities, Merseyside and Warrington), the Environment Agency and the North West Regional Assembly.

6.31 The study, published in July 2007, was undertaken by Smiths Gore and represents the most up-to-date information available for this waste stream. However, the results have not been broken down below regional estimates due to the low return rate of surveys.

6.32 The CDEW arisings generated, processed or handled and disposed of in 2006 are shown in Table 2 below. The survey estimated that some 11,345,222 tonnes of waste was generated in 2006, compared to the national survey result of 10,792,823 tonnes for 2005.

### Table 2: Regional estimates of CDEW generated, processed or handled and disposed of in 2006

<table>
<thead>
<tr>
<th>Operators that generate arisings</th>
<th>Regional estimate¹</th>
<th>Operators that process / handle / transport arisings</th>
<th>Regional estimate³</th>
<th>Operators that dispose of arisings</th>
<th>Regional estimate⁴</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition contractors</td>
<td>No data</td>
<td>Crushers and screens</td>
<td>5,168,157</td>
<td>Landfill sites</td>
<td>4,113,878</td>
</tr>
<tr>
<td>House builders</td>
<td>183,245</td>
<td>Composters</td>
<td>44,500</td>
<td>Registered exempt sites³</td>
<td>3,438,940</td>
</tr>
<tr>
<td>Highway works</td>
<td>27,500</td>
<td>MRFs and WTSs</td>
<td>3,357,349</td>
<td>Quarries</td>
<td>1,499,436</td>
</tr>
<tr>
<td>Land regeneration firms</td>
<td>No data</td>
<td>Registered and exempt sites³</td>
<td>3,438,940</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Operators that generate arisings

<table>
<thead>
<tr>
<th>Operators that generate arisings</th>
<th>Regional estimate¹</th>
<th>Operators that process / handle / transport arisings</th>
<th>Regional estimate¹</th>
<th>Operators that dispose of arisings</th>
<th>Regional estimate¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land remediation firms</td>
<td>No data</td>
<td>Rail ballast recyclers</td>
<td>436,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ports and harbours</td>
<td>&lt;25,000</td>
<td>Skip hire operators</td>
<td>No data</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Power stations²</td>
<td>&gt;5,000,000</td>
<td>Quarries</td>
<td>1,499,436</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pre-cast concrete manufacture</td>
<td>3,957,360</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Quarries</td>
<td>1,499,436</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

All figures are in tonnes.

¹ 'No data' means that due to the low response rate received from this operator group, data is not presented for them.

² Some operators (eg quarries) generate, process and dispose of CDEW and so appear in all three sections.

² Regional estimate is the mean regional estimate of CDEW arisings or waste handled for all types of waste.

³ Only one power station reported producing and handling relevant waste, so data is not presented.

³ Data presented for all types of RES surveyed. There was 1,510,788 tonnes of waste received at Paragraph 9 and 19 RESs.


6.33 The total arisings for the region when compared to the national survey were similar, although the source of waste differed.


6.34 The ten Greater Manchester local authorities also have a requirement to include minerals policies and identify sites for aggregate extraction, processing and safeguarding within each of their LDFs. It is intended that this will proceed in much the same way as the JWDPD. It has now been approved that the Greater Manchester Geological Unit will prepare a Joint Minerals Development Plan Document (JMDPD). Production of the JMDPD was scheduled to commence in November 2009.
7 Key findings and actions

7.1 A number of actions have been identified throughout this AMR, that are needed in order to:

- Indicate how the council is addressing the gaps in the information base;
- Respond to signs about any unintended effects of policies, that the indicators reveal;
- Respond to any new policy or evidence that the monitoring has drawn attention to; and
- Achieve the milestones for preparing the LDF.

Action needed to address gaps in information

7.2 The key actions under this heading are:

- To continue working with the council's Development Control section to ensure that data is entered into the planning applications management system, Acolaid, to facilitate the closer monitoring of the use of policies in decision-making;
- To develop a system to assess housing developments against Building For Life standards.
- To further align data gathering with that for Sustainable Community Strategy/Local Area Agreement/National Indicators monitoring; and
- To work with the GMGU to develop waste and minerals policies and monitoring.

Action needed to respond to indicators

7.3 The key actions under this heading are:

- To continue to resist proposals for residential development on greenfield sites;
- To not release Phase 2 housing allocations for development (as there is sufficient land within the five-year housing supply to meet the housing requirement set out in RSS);
- Roll forward preparation of the Housing Land Release SPD for consideration as part of 2009/10 AMR
- To undertake an annual review of the borough's Strategic Housing Land Availability Assessment;
- To deliver the councils Affordable Housing Strategy and supporting action plan;
- Continue to encourage development of three and four plus bedroom / large family accommodation as part of the overall mix of a development.
- To further monitor development timescales more closely on sites with planning permission; and
- To continue to make further improvements to our monitoring capabilities.

Action needed to update timetables in the Local Development Scheme

7.4 "Issue 5" of the LDS came into effect in July 2009. Revisions were made to the LDS to take account of the Government's recent changes to the LDF system. The LDS was again updated in November 2009 to include the timetable for preparing a joint minerals DPD in Greater Manchester. This AMR sets out the indicative timetables for the Core Strategy and the Site Allocations DPDs that were approved in summer 2009.

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

7.5 The key actions under this heading are:
To continue work with AGMA and the GMGU to prepare the Joint Waste DPD that will supersede the waste policies in the UDP;

To work with AGMA and the GMGU to prepare the Joint Minerals DPD that will supersede the minerals policies in the UDP;

To continue work on the preparation of the Core Strategy DPD, Site Allocations DPD and Proposals Map; and

To continue work with sub-regional partners on taking forward the Greater Manchester Strategy.

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

7.6 As reported in previous AMRs, there has been a considerable amount of master planning activity taking place in the borough, including:

- Masterplans that have been or will be prepared to guide local action to turn the ideas in Oldham Beyond into reality;
- In 2004 masterplans were drawn up for Derker and Freehold to guide HMR activity in these neighbourhoods, the first two neighbourhoods to be subject to focused attention under the HMR programme;
- A masterplan has been prepared for the Hollinwood Business District, areas in and around Oldham Town Centre, Chadderton Technology Park, Alt & Sholver, and the Hathershaw and Fitton Hill New Deal for Communities area.

7.7 At present it is not proposed that any of the above masterplans will be progressed as LDF Area Action Plans or SPDs. They will, however, be implemented and reflected through the LDF Core Strategy and Development Management Policies DPD, and the Site Allocations DPD, where appropriate.

**Conclusion**

7.8 The Government’s good practice guidance on LDF monitoring reports sets out in its Table 3.2 the matters to be addressed in the AMR. These will be considered in turn below to check that all the necessary data has been presented and to bring together the conclusions relating to each aspect.

**Whether the timetables and milestones for the preparation of documents set out in the local development scheme have been met:**

- Milestones were identified in the LDS ("Issue 4", March 2007) for the monitoring period 1 April 2008 to 31 March 2009 relating to the production of five LDF documents. One was the Joint Waste DPD being prepared by the GMGU that is not solely within the control of Oldham Council. Another was the Housing Land Release SPD that was included in the LDS only in case it was required to justify the release of the UDP’s phase 2 housing sites, but it was not required. The Core Strategy ‘Preferred Options’ consultation was delayed. This was due to delays in the publication of Regional Spatial Strategy for the North West and changes in the LDF system in 2008. The consultation was carried out in March and April 2009. Work on the Sites Allocation DPD has been delayed in order to focus resources on the production of the Core Strategy. The proposals map will be produced after the Core Strategy has been adopted. This will reflect any changes to land designations from those shown on the adopted UDP proposals map.

7.9 **Whether policies and targets in local development documents have been met or progress is being made towards meeting them:**
Overall the impacts on objectives, targets and indicators are positive. Any areas of concern have been identified as issues that can be picked up in planned policy review work. In some areas there are data gaps that hamper precise measurement of performance, and these gaps need to be addressed.

**7.10 The impacts policies are having on national and regional targets:**

- Overall the impacts are positive or where we cannot report due to the absence of data, action is in hand to address the gaps.

**7.11 The significant effects that the implementation of policy is having on sustainability objectives:**

- The AMR explains the links between sustainability objectives and plan objectives, and indicates that there are no adverse significant effects.

**7.12 Whether saved policies need adjusting or replacing because they are not working as intended:**

- This AMR considers the effects of saved policies, and it is considered whether policies are being implemented. The monitoring indicates that no replacement or adjustment is needed beyond that already planned now that the UDP has been adopted and work on the LDF documents is now progressing.

**7.13 Whether policies need changing to reflect changes in national and regional policy:**

- The emerging Core Strategy will reflect updates to national and regional policy.

**7.14 Whether local development orders or simplified planning zones are achieving their purposes:**

- The borough has no such zones.

**7.15 If policies need changing, the action being taken to achieve it:**

- No policies need changing beyond the work already identified.
Appendix 1 Contextual Indicators

APPENDICES

Appendix 1: Contextual Indicators

Local Development Framework Monitoring: A Good Practice Guide defines contextual indicators as "indicators which describe the wider social, environmental and economic background against which local development framework policy operates".

Oldham’s Population

- Age Structure
- Ethnic Group Composition
- Asylum Seekers & Refugees
- Migrant Workers
- Measuring Migration

Safer and Stronger Communities

- Safer Communities
- Crime and Unemployment
- Environment
- Neighbourhood Satisfaction
- Getting on Well Together
- Volunteering
- Influencing decisions

Housing

- Affordability
- Overcrowding & Under Occupation in Oldham
- Housing Supply and Demand
- Independence for Older People
- Homelessness

Economic Development and Enterprise

- Total Unemployment
- Unemployment by Wards
- Long Term Unemployment
- Youth Unemployment
- Employment Sectors
- Benefit Claimants
- Business Rates Data
- Adult Skills

Healthier Communities & Older People

- Life Expectancy
- Smoking
- Alcohol

Children and Young People

- Infant Mortality
- Teenage Pregnancies
- Dental Health
- Childhood Obesity
- Educational Attainment Levels
- Looked after Children
Appendix 2 Local Housing Statistics

Table 1: Net House Building 2003/04 to 2008/09

<table>
<thead>
<tr>
<th>Year</th>
<th>Completed</th>
<th>Cleared</th>
<th>Net Change</th>
<th>Variance from RSS</th>
</tr>
</thead>
<tbody>
<tr>
<td>2003/04</td>
<td>497</td>
<td>227</td>
<td>270</td>
<td>-19</td>
</tr>
<tr>
<td>2004/05</td>
<td>285</td>
<td>150</td>
<td>135</td>
<td>-154</td>
</tr>
<tr>
<td>2005/06</td>
<td>386</td>
<td>254</td>
<td>132</td>
<td>-157</td>
</tr>
<tr>
<td>2006/07</td>
<td>577</td>
<td>262</td>
<td>315</td>
<td>26</td>
</tr>
<tr>
<td>2007/08</td>
<td>599</td>
<td>200</td>
<td>399</td>
<td>110</td>
</tr>
<tr>
<td>2008/09</td>
<td>503</td>
<td>102</td>
<td>401</td>
<td>112</td>
</tr>
<tr>
<td>Total</td>
<td>2847</td>
<td>1195</td>
<td>1652</td>
<td>-82</td>
</tr>
<tr>
<td>Average</td>
<td>475</td>
<td>199</td>
<td>275</td>
<td></td>
</tr>
</tbody>
</table>

Chart A – Dwellings completed and cleared, 2003/04 to 2008/09
Chart B: Percentage of Completions by House Type, 2003/04 to 2008/09

Table 2: Housing Land Supply: Structure of the Five Year Housing Land Supply, as at 1 April 2010

<table>
<thead>
<tr>
<th>Site Status</th>
<th>Dwellings</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sites under construction</td>
<td>473</td>
<td>14.7</td>
</tr>
<tr>
<td>Sites under construction and stalled</td>
<td>209</td>
<td>6.5</td>
</tr>
<tr>
<td>Sites with planning permission</td>
<td>1937</td>
<td>60.3</td>
</tr>
<tr>
<td>Sites where committee is minded to approve an application, subject to S106 being signed</td>
<td>275</td>
<td>8.6</td>
</tr>
<tr>
<td>Phase 1 housing sites in UDP</td>
<td>238</td>
<td>7.4</td>
</tr>
<tr>
<td>Phase 2 housing sites in UDP</td>
<td>0</td>
<td>0.0</td>
</tr>
<tr>
<td>Other sites</td>
<td>80</td>
<td>2.5</td>
</tr>
<tr>
<td>Total</td>
<td>3212</td>
<td>100</td>
</tr>
</tbody>
</table>
Appendix 3 Method used to identify five-year supply of land for housing

Planning Policy Statement 3 requires Local Planning Authorities to identify and maintain a rolling five-year supply of ‘deliverable’ sites for housing. Advice produced by the Department for Communities and Local Government for Government Offices and the Planning Inspectorate (1) sets out a three step process to demonstrate a 5-year supply of land for housing. In brief, the process involves:

1. Identifying the level of housing provision to be delivered over the five year period.
2. Identifying sites that have the potential to deliver housing within the 5 year period.
3. Assessing the deliverability of the sites.

This advice has been followed to identify the five year supply of land for housing covering the period 1 April 2010 to 31 March 2015. More detailed information on each of the steps is set out below.

1. Level of housing provision between 1 April 2010 and 31 March 2015

The North West of England Plan RSS sets the level of housing provision for Oldham between 2003 and 2021. The requirement set out in RSS supersedes that in the UDP adopted in 2006.

The RSS requirement needs to be adjusted for historic performance and clearance in order to work out how many houses need to be delivered over the five-year period from April 2010. These factors will be dealt with separately below.

RSS Housing Provision

The North West of England Plan RSS sets the total housing provision for Oldham between 2003 and 2021 as 5,200 dwellings net of clearance. This equates to an annual average of 289 dwellings per year net of clearance.

To meet this target over a five-year-period, the net increase in the number of dwellings would be 1,445 (5 x 289).

Adjustment for historic performance

The RSS requirement runs from 2003. This means that a proportion of the 5,200 dwellings will have already been built. Between 2003/04 and 2008/09, 1,652 net additional dwellings were provided. In addition, further dwellings will be completed in the 2009/10 year. As this year is not yet complete, an estimate has to be made for 2009/10.

For the 2009/10 year, an estimate of completions was made based on the actual number of completions in the first quarter of the year and the number of dwellings that construction had started on in the same period. An estimate of clearance for 2009/10 was made based upon actual demolitions for the first quarter of the year in combination with knowledge of demolitions that had commenced. These two estimates provided an estimated number of net additional dwellings for 2009/10 of 258.

1 http://www.planning-inspectorate.gov.uk/pins/advice_for_insp/advice-produced_by_dclg.htm
This means that in the 11 year period between 2010 and 2021, 3,290 net additional dwellings remain to be delivered. This equates to an annual average of 299 dwellings per year net of clearance. Over the five years from 2010, therefore, the required increase in the number of dwellings (net of clearance) is 1,495 (5 x 299).

Note that the fact that the annual average of 299 is higher than the annual average of 289 dwellings per year in RSS reflects the fact that dwellings were delivered at a slightly lower level than 289 per year between 2003/04 and 2009/10. However, it is recognised in RSS that lower levels of provision might occur during the early years of the plan, especially where housing renewal is underway.

**Adjustment for clearance**

No estimates of clearance levels are included in RSS. In terms of estimated clearance, the UDP assumed an average rate of 267 dwellings per annum over the lifespan of the Housing Market Renewal Pathfinder (up to 2019). However, the HMR Pathfinder has now moved away from the high levels of clearance reflected within the UDP.

The HMR Pathfinder has produced projections up to 2011/12. These clearance projections include planned HMR, Private Finance Initiative and New Deal for Communities schemes, and have been used here. In total, the projections show 493 dwellings being cleared between 2009/10 and 2011/12. There are no projections as yet for the post-2012 period. The HMR Pathfinder has provided revised projections for clearance that have been used in this calculation. In total, the projections show 1,236 dwellings being cleared from 2010/11 to 2014/15. This equates to an annual average of 247 dwellings.

Taking into account clearance, therefore, the number of dwellings that need to be delivered is 546 per annum (299 + 247.20. Over the five-year period from 2010/11 to 2014/15, Oldham needs to provide 2,731 (5 x 546.2) dwellings).

**2. Identifying sites that have the potential to deliver housing within the 5 year period.**

The Housing Land Availability database was used to identify sites with the potential to deliver housing within the next five years. This database contains sites that have either been the subject of a planning application or have been allocated in the UDP. Sites with the following status were regarded as having potential to deliver housing in the next five years:

- Sites that have been granted planning permission for residential development and are under construction.
- Sites that have been granted planning permission but development has not yet commenced.
- Sites where planning committee is minded to approve an application subject to a S106 being signed.
- Sites that have been allocated for housing in the UDP.
- Sites that have been granted permission, but this permission has now expired.

Note that unallocated, brownfields sites with potential to make a significant contribution to housing provision can also be included. However, these sites are being assessed through the SHLAA.

**3. Assessing the deliverability of the sites**

PPS3 states that to be considered deliverable, a site should be:

- **Available**: ie the site is available now;
Suitable: ie offer a suitable location for development now and contribute to the creation of sustainable mixed communities; and

Achievable: there is a reasonable prospect that housing will be delivered on the site within five years.

Each of the sites identified in section 2. (above) has been assessed against this criteria to determine deliverability. Generally speaking, sites with planning permission have been regarded as available (unless site specific information suggests otherwise), as have phase 1 housing allocations. Phase 2 housing allocations have not been regarded as available, though, as the intention is that they will only be brought forward when there is a shortfall in supply.

In terms of suitability, sites with planning permission and sites that have been allocated in the UDP have been regarded as suitable given that their suitability has been formally assessed through the planning system.

Turning to achievability, when available, information on expected start dates, delivery rates and completion dates for sites was used to determine how many dwellings on individual sites would form part of the five-year supply. Such information was taken from a wide range of sources, including information supporting planning applications, developer’s websites, press releases, advertisements and project timetables for regeneration schemes.

For sites where this information was not available, assumptions were applied based on the status of the site. These assumptions were informed by an analysis of historic data that examined how sites progressed through the planning pipeline. The assumptions are summarised below, and the analysis summarised in Appendix 4.

In relation to large sites developers and agents have been contacted where appropriate to obtain information regarding the deliverability of sites. This has been fed into the decision-making process for determining whether or not a site falls within the five-year supply. A number of schemes involving significant numbers of apartments have also been moved into the post five-year supply.

Note that in all cases, sites to be included or excluded from the 5-year supply on the basis of assumptions were assessed individually to determine if the assumptions were reasonable in light of specific circumstances.

One particular site that has been treated based on individual circumstances (Boundary Park) deserves special mention due to the scale of the proposed development. The scheme has approval for 693 dwellings, but the applicant has since publicly declared an intention to actually deliver a scheme involving around 350 dwellings. The residential element is part of a wider, phased development that is already underway. For the purposes of housing land supply, it has been assumed that the scheme will deliver 350 dwellings as opposed to the approved 693.

Sites Under Construction

- All sites form part of 5-year supply, subject to delivery rate.
- All dwellings on such sites fell within the five-year supply as at 1 April 2009. That is down to the fact that no site in this category included a number of dwellings that could not be built within five years, assuming a build out rate of 44 dwellings per year.

Sites where Planning Committee is Minded To Approve, subject to a S106

- Sites that were the subject of repeat applications were excluded (sites with more than two applications involving unaltered schemes).
• Sites where committee was minded to approve an application subject to a S106, but the S106 had not been signed within 2 years were excluded from the 5-year supply.

• The capacity of an individual site was compared to the number of dwellings that could be built within 5 years, taking into account the average delay between committee being minded to approve such applications and building commencing. This comparison determined how many dwellings on a given site would be delivered within 5 years.

Sites with Outline Planning Permission

• Sites that were the subject of repeat applications were excluded (sites with more than two applications relating to unaltered schemes).

• The capacity of an individual site was compared to the number of dwellings that could be built within 5 years, taking into account the average delay between outline permission being granted and building commencing. This comparison determined how many dwellings on a given site would be delivered within 5 years.

Sites with Full Planning Permission

• Sites that were the subject of repeat applications were excluded (sites with more than two applications relating to unaltered schemes).

• The capacity of an individual site was compared to the number of dwellings that could be built within 5 years, taking into account the average delay between full permission being granted and building commencing. This comparison determined how many dwellings on a given site would be delivered within 5 years.

• Unless site specific information suggested otherwise, sites with less than 10 dwellings were assumed to be deliverable within 5 years.

UDP Phase 1 Housing Allocations

• All sites in this category were assume to be deliverable within 5 years.

UDP Phase 2 Housing Allocations

• All sites in this category were excluded from the 5-year supply.

Other Sites

• Sites with a status of ‘Other’ were excluded from the 5-year supply. The majority of dwellings in this category were on HMR sites that were granted planning permission, but subsequently had permissions quashed in the High Court. Planning permission has expired on the remainder of sites in this category.
Appendix 4 Assumptions on build out rates used to inform deliverability of sites in the five-year supply of land for housing

1. Actual durations & delivery rates

The following rates / durations have been used to inform estimated delivery of houses on sites, and to assist in determining ‘achievability’, ie how many dwellings will be completed within five years. All figures have been calculated from an analysis of all housing sites that comprised of 50 or more dwellings, and were completed between 01/04/2004 and 30/04/2007.

- Average number of dwellings built per year (once construction has started): 44
- Proportion of houses on large sites that were delivered within 5 years of planning permission being granted: 100%
- Average number of days between committee being minded to approve application and a S106 obligation being signed: 206 days
- Average number of days between outline permission being granted and dwellings being commenced: 334 days
- Average number of days between full permission being granted and dwellings being commenced: 110 days

2. Assumed build out rates for sites with 50 or more dwellings

Using the figures above, the maximum number of houses that can be delivered on large sites (50 or more houses) within 5 years can be assumed to be:

<table>
<thead>
<tr>
<th>Type of approval</th>
<th>Number of dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full Planning Permission Granted:</td>
<td>207</td>
</tr>
<tr>
<td>Outline Permission Granted:</td>
<td>180</td>
</tr>
<tr>
<td>Minded To Approve (subject to S106), Full Permission:</td>
<td>180</td>
</tr>
<tr>
<td>Minded To Approve (subject to S106), Outline Permission:</td>
<td>154</td>
</tr>
</tbody>
</table>

This level of delivery has been calculated as follows:

**Full Planning Permission Granted:**

- No plots will be commenced in first 110 days (0.3 of a year)
- In remainder of first year, there will be 31 dwellings completed (0.7 *44 dwellings)
- In years two to five, there will be 176 dwellings completed (4*44 dwellings)

**Outline Planning Permission Granted:**
No plots will be commenced in first 334 days (0.9 of a year)
In remainder of first year, there will be 4 dwellings completed (0.1 *44 dwellings)
In years two to five, there will be 176 dwellings completed (4*44 dwellings)

Minded To Approve (subject to S106), Full Permission:
No plots commenced in first 206 days (0.6 of a year) whilst S106 is signed
No plots commenced in subsequent 110 days (0.3 of a year) following decision notice
In remainder of first year, there will be 4 dwellings completed (0.1 *44 dwellings)
In years two to five, there will be 176 dwellings completed (4*44 dwellings)

Minded To Approve (subject to S106), Outline Permission
No plots commenced in first 206 days (0.6 of a year) whilst S106 is signed
No plots commenced in subsequent 334 days (0.9 of a year) following decision notice
In remainder of second year, there will be 22 dwellings completed (0.5 *44 dwellings)
In years three to five, there will be 132 dwellings completed (3*44 dwellings)

3. Background on the sites
All housing sites that comprised of 50 or more dwellings, and were completed between 01/04/2004 and 30/04/2007 were included in the analysis. Only seven sites met this criteria:

Completed sites included in the analysis

<table>
<thead>
<tr>
<th>Ref</th>
<th>Site</th>
<th>Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>Land at Block Lane</td>
<td>81</td>
</tr>
<tr>
<td>2080</td>
<td>Land off Fields New Rd / Ramsey St, Chadderton (former Mona Mill)</td>
<td>133</td>
</tr>
<tr>
<td>2158</td>
<td>Blue Bell PH/Maple Squash Club, Broadway</td>
<td>57</td>
</tr>
<tr>
<td>22</td>
<td>Land off Claremont Street, Failsworth</td>
<td>63</td>
</tr>
<tr>
<td>283</td>
<td>Land bounded by Ripponden Road, Northgate Lane &amp; Glebe St</td>
<td>78</td>
</tr>
<tr>
<td>0034(1)</td>
<td>Land off Underhill Road</td>
<td>117</td>
</tr>
<tr>
<td>288</td>
<td>Copthome Park, Hollins Road</td>
<td>179</td>
</tr>
</tbody>
</table>

These sites all required Section 106 agreements to be signed; most were the subject of more than one planning application, and also required pre-development work to be carried out (eg remedial measures to tackle contamination, regrading of sites, demolition of buildings etc.).
## Appendix 5 Accessibility to Local Facilities

### Transport Housing developments of 10 dwellings and over – Accessibility to Local Facilities

<table>
<thead>
<tr>
<th>OMBC Ref:</th>
<th>Location</th>
<th>Units Completed 1/04/2008 -31/03/2009</th>
<th>Total Approved</th>
<th>GP (10-11am)</th>
<th>Hospital (10-4pm)</th>
<th>Primary School (8 - 9am)</th>
<th>Secondary School (8 - 9am)</th>
<th>Employment Area (8 - 9am)</th>
<th>Major retail Centre (10 - 11am)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2439</td>
<td>Whittaker Street (Lancaster Sq, York Sq, Chester Place, Spring Gardens) Royton</td>
<td>59</td>
<td>59</td>
<td>59</td>
<td>59</td>
<td>59</td>
<td>59</td>
<td>59</td>
<td>59</td>
</tr>
<tr>
<td>2239</td>
<td>Monarch Mill, Jones Street, Royton OL2</td>
<td>52</td>
<td>69</td>
<td>52</td>
<td>52</td>
<td>52</td>
<td>52</td>
<td>52</td>
<td>52</td>
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<tr>
<td>2338</td>
<td>Sandy Mill, Schofield Street, Royton</td>
<td>30</td>
<td>74</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>2658</td>
<td>Land at North Werneth Zone 1, Land bounded by Suthers Street, Alfred Street and Parsons Street, Werneth</td>
<td>29</td>
<td>57</td>
<td>29</td>
<td>29</td>
<td>29</td>
<td>29</td>
<td>29</td>
<td>29</td>
</tr>
<tr>
<td>2476</td>
<td>Land at Hunt Lane (1), Chadderton (Taylor Woodrow Developments Millwood Grange)</td>
<td>9</td>
<td>61</td>
<td>9</td>
<td>9</td>
<td>9</td>
<td>9</td>
<td>9</td>
<td>9</td>
</tr>
<tr>
<td>2477</td>
<td>Land at Hunt Lane (2), Chadderton (Countryside Properties)</td>
<td>23</td>
<td>64</td>
<td>23</td>
<td>23</td>
<td>23</td>
<td>23</td>
<td>23</td>
<td>23</td>
</tr>
<tr>
<td>2411</td>
<td>Land at Woodstock St, Harmony St, Marlborough St and Harmony St, Glodwick</td>
<td>17</td>
<td>19</td>
<td>17</td>
<td>17</td>
<td>17</td>
<td>17</td>
<td>17</td>
<td>17</td>
</tr>
<tr>
<td>2262</td>
<td>Land off Byron Street, bounded by Byron St, Cardigan Rd and Hollins Rd, Hollinwood</td>
<td>16</td>
<td>107</td>
<td>16</td>
<td>16</td>
<td>16</td>
<td>16</td>
<td>16</td>
<td>16</td>
</tr>
<tr>
<td>2447</td>
<td>Tamewater Mill, Delph New Road, Dobcross, OL3</td>
<td>15</td>
<td>45</td>
<td>15</td>
<td>0</td>
<td>15</td>
<td>15</td>
<td>15</td>
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<tr>
<td>OMBC Ref:</td>
<td>Location</td>
<td>Units Completed 1/04/2008-31/03/2009</td>
<td>Total Approved</td>
<td>GP (10-11am)</td>
<td>Hospital (10-4pm)</td>
<td>Primary School (8-9am)</td>
<td>Secondary School (8-9am)</td>
<td>Employment Area (8-9am)</td>
<td>Major retail Centre (10-11am)</td>
</tr>
<tr>
<td>-----------</td>
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<td>-------------------------</td>
<td>-------------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>2450</td>
<td>Parkside Farm, Chadderton Park Road, Chadderton, OL9</td>
<td>15</td>
<td>23</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>2089</td>
<td>Former Andrew Mill site, Chew Valley Road, Greenfield, Oldham</td>
<td>14</td>
<td>34</td>
<td>14</td>
<td>14</td>
<td>14</td>
<td>14</td>
<td>14</td>
<td>14</td>
</tr>
<tr>
<td>2383</td>
<td>Lees House, Further Hey Close, Lees</td>
<td>14</td>
<td>14</td>
<td>14</td>
<td>14</td>
<td>14</td>
<td>14</td>
<td>14</td>
<td>14</td>
</tr>
<tr>
<td>2370</td>
<td>Lyon Mill, Crompton Way, Shaw</td>
<td>12</td>
<td>24</td>
<td>12</td>
<td>12</td>
<td>12</td>
<td>12</td>
<td>12</td>
<td>12</td>
</tr>
<tr>
<td>2379</td>
<td>Devon Street/Suffolk Street/Norfolk Street</td>
<td>12</td>
<td>22</td>
<td>12</td>
<td>12</td>
<td>12</td>
<td>12</td>
<td>12</td>
<td>12</td>
</tr>
<tr>
<td>2656</td>
<td>Land at Fields New Road (including Gem Mill), Chadderton, Oldham</td>
<td>12</td>
<td>120</td>
<td>12</td>
<td>12</td>
<td>12</td>
<td>12</td>
<td>12</td>
<td>12</td>
</tr>
<tr>
<td>2146</td>
<td>Royal George Mills, Friezland</td>
<td>11</td>
<td>66</td>
<td>11</td>
<td>11</td>
<td>11</td>
<td>11</td>
<td>11</td>
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<tr>
<td>2237</td>
<td>Land at Lancaster St, Nordens St/ Moreton St (Lancaster club)</td>
<td>10</td>
<td>24</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>2786</td>
<td>Windsor Works, Honduras Street, Oldham, OL4 1NT and site of 24 Lees Road, Oldham</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>2063</td>
<td>High Barn Road / Shaw Road, Royton</td>
<td>27</td>
<td>59</td>
<td>27</td>
<td>27</td>
<td>27</td>
<td>27</td>
<td>27</td>
<td>27</td>
</tr>
<tr>
<td>2381</td>
<td>Land at St Ambrose Road, Derker</td>
<td>8</td>
<td>36</td>
<td>8</td>
<td>8</td>
<td>8</td>
<td>8</td>
<td>8</td>
<td>8</td>
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<tr>
<td>2081</td>
<td>Site of former Athens Mill, Brook Lane (Athens Way)</td>
<td>7</td>
<td>24</td>
<td>7</td>
<td>7</td>
<td>7</td>
<td>7</td>
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<td>7</td>
</tr>
<tr>
<td>2091</td>
<td>Frenches Wharf, adj to Knoll Mill, Wellington Road, Greenfield</td>
<td>5</td>
<td>99</td>
<td>5</td>
<td>0</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>136</td>
<td>Land at Rhodes St/Owen Fold</td>
<td>4</td>
<td>18</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>OMBC Ref:</td>
<td>Location</td>
<td>Units Completed 1/04/2008-31/03/2009</td>
<td>Total Approved</td>
<td>GP (10-11am)</td>
<td>Hospital (10-4pm)</td>
<td>Primary School (8-9am)</td>
<td>Secondary School (8-9am)</td>
<td>Employment Area (8-9am)</td>
<td>Major retail Centre (10-11am)</td>
</tr>
<tr>
<td>----------</td>
<td>-------------------------------------------------------------------------</td>
<td>-------------------------------------</td>
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<td>-----------------</td>
<td>-----------------------</td>
<td>-------------------------</td>
<td>------------------------</td>
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</tr>
<tr>
<td>2162</td>
<td>Booth Hill Lane (Batdale Development)</td>
<td>4</td>
<td>24</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>2252</td>
<td>Land at Spring Mill, Spring Street</td>
<td>4</td>
<td>16</td>
<td>4</td>
<td>0</td>
<td>4</td>
<td>4</td>
<td>4</td>
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</tr>
<tr>
<td>1460</td>
<td>Land off Friezland Lane (behind Oak View Mill), Greenfield</td>
<td>1</td>
<td>21</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2164</td>
<td>The Village Manor, High St, Uppermill</td>
<td>1</td>
<td>24</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>421</td>
<td>1213</td>
<td>421</td>
<td>396</td>
<td>421</td>
<td>421</td>
<td>421</td>
<td>421</td>
</tr>
</tbody>
</table>

Notes: Major Retail Centres include: Morrison’s Failsworth, Morrison’s Hollinwood, Tesco’s Failsworth, Tesco’s Featherstall Rd North, Centre Retail Park, Shaw District Centre, Royton District Centre, Huddersfield Road District Centre, Chadderton District Centre, Lees District Centre, Uppermill District Centre, Oldham Town Centre Central Shopping Core + superstore (Sainsbury’s). (Failsworth District Centre was excluded as it is due to be redeveloped and mostly vacant.) Employment areas correspond to Lower Super Output Areas in the 2001 Census with over 500 employees (47 areas in Oldham).

* On the maps showing accessibility to local services, the total number of developments shows as 26 as the two sites at Hunt Lane, Chadderton have been shown as one site.
Accessibility to Employment Centres
Accessibility to GP's and Health Centres

Walk/Pt Times To GPs And Health Centres (mins)
- 0 - 10
- 10 - 20
- 20 - 30

New housing development
Accessibility to Hospitals

[Map showing walk times to hospitals]
Accessibility to Secondary Schools

Walk/PT Times To Oldham Secondary Schools (min)
- 0 - 10
- 10 - 20
- 20 - 30

* New housing development

---

**GMTU**
SALISBURY HOUSE
GRANBY FLOW
MANCHESTER M1 7RH

Walk/Public Transport Times To Secondary Schools In Oldham (08:00 - 09:00)

Drawn By: I Haggard  Scale: NTS  Date: 10/07/2009
Accessibility to Shopping Centres

Walk/PT Times To Oldham Shopping Centres (mins)

0 - 10
10 - 20
20 - 30

* New housing development
Appendix 6 Updated Sites of Biological Importance

<table>
<thead>
<tr>
<th>Site Name</th>
<th>District</th>
<th>Location</th>
<th>Grid Ref</th>
<th>Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brookdale Clough (East)</td>
<td>Oldham</td>
<td>Clayton Bridge</td>
<td>S/892998</td>
<td>C</td>
</tr>
</tbody>
</table>

SITE LOCATION MAP (1:10000)
©Crown Copyright. All Rights Reserved. Tameside MBC Licence No LA 100022697, 2008
SITES OF BIOLOGICAL IMPORTANCE IN GREATER MANCHESTER
Greater Manchester Ecology Unit
Ryecroft Hall, Manchester Road, Audenshaw, Manchester, M34 5ZJ
(Private & Confidential)

SITE NAME: Royton Moss
LOCATION: Higginshaw, Royton
GRID REF: SD937070
DISTRICT: Oldham
GRADE: B

SITE LOCATION MAP (1:10000)
©Crown Copyright. All Rights Reserved. Tameside MBC Research Licence No 100022697, 2008

CD: SBI MAPS/CURRENT SBI MAPS/G-OLDHAM/GL3-4
Date: 22.5.07
The above maps show the Sites of Biological Importance that were reviewed between 01 April 2008 and 31 March 2009 by Greater Manchester Ecology Unit (GMEU) and approved by Cabinet.
## Appendix 7 Tracking saved UDP Policies

<table>
<thead>
<tr>
<th>UDP Chapter</th>
<th>UDP Policies</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design of New Development</td>
<td>D1-D1.13</td>
<td>Policies “saved” until replaced by the relevant part of the LDF. The policies would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD policy review.</td>
</tr>
<tr>
<td>Transport</td>
<td>T1-T3.3</td>
<td>Policies “saved” until replaced by the relevant part of the LDF. The policies would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD and Proposals Map DPD policy review which will be informed, in part, by the Greater Manchester Local Transport Plan and the Metrolink proposals.</td>
</tr>
<tr>
<td>Business, Industry and the Local Economy</td>
<td>B1-B2.2</td>
<td>Policies “saved” until replaced by the relevant part of the LDF. Early review of policies may be required, which will be informed, in part, by the findings of the employment land review to be undertaken as part of the LDF planned evidence base, the Oldham Beyond follow-up masterplans and requirements of the Housing Market Renewal Initiative. Would be included in the Core Strategy and Development Management Policies DPD, Site Allocations DPD and Proposals Map DPD.</td>
</tr>
<tr>
<td>Housing</td>
<td>H1-H2.2</td>
<td>Policies “saved” until replaced by the relevant part of the LDF. Early review may be necessitated by the reviews of PPS3 and RSS, or in response to future Housing Market Renewal interventions. The “plan, monitor, manage” approach also requires housing.</td>
</tr>
<tr>
<td>UDP Chapter</td>
<td>UDP Policies</td>
<td>Comments</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>--------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td></td>
<td>figures to be kept under review. These policies include those that deal with affordable housing and, therefore, change may be needed to respond to future housing need survey updates. Also, a new Circular may require the identification of a site for Gypsies and Travellers. Would be included in the Core Strategy and Development Management Policies DPD, Site Allocations DPD and Proposals Map DPD.</td>
</tr>
<tr>
<td>Retail and Leisure Development</td>
<td>S1-S2.4</td>
<td>Policies “saved” until replaced by the relevant part of the LDF. The policies would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD, Site Allocations DPD and Proposals Map DPD policy review which will be informed, in part, by the findings of the retail capacity study to be undertaken as part of the LDF planned evidence base and the Oldham Beyond follow-up masterplans.</td>
</tr>
<tr>
<td>Oldham Town Centre</td>
<td>TC1-TC1.7</td>
<td>Policies “saved” until replaced by the relevant part of the LDF. The policies would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD, Site Allocations DPD and Proposals Map DPD policy review which will be informed, in part, by the findings of the retail capacity study to be undertaken as part of the LDF planned evidence base and the Oldham Beyond follow-up masterplans.</td>
</tr>
<tr>
<td>Community and Education Facilities</td>
<td>CF1-CF1.5</td>
<td>Policies “saved” until replaced by the relevant part of the LDF. The policies would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD, Site Allocations DPD and Proposals Map DPD policy review which will be informed, in part, by the findings of the retail capacity study to be undertaken as part of the LDF planned evidence base and the Oldham Beyond follow-up masterplans.</td>
</tr>
<tr>
<td>UDP Chapter</td>
<td>UDP Policies</td>
<td>Comments</td>
</tr>
<tr>
<td>-------------------------------------------------</td>
<td>--------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Open Space, Sport and Recreation Facilities</td>
<td>R1-R2.2</td>
<td>Policies “saved” until replaced by the relevant part of the LDF. Early review of the policies anticipated, based on the findings of the local needs assessment and audit, and would be incorporated as part of the Core Strategy and Development Management Policies DPD, Site Allocations DPD and Proposals Map DPD policy review.</td>
</tr>
<tr>
<td>Open Environment – Green Belt</td>
<td>OE1-OE1.8</td>
<td>Policies “saved” until replaced by the relevant part of the LDF. RSS indicates that no strategic review of Greater Manchester Green Belt is needed until at least 2011, therefore the Council would not expect the position to change unless the review of RSS necessitates it. Any changes would be incorporated into the Core Strategy and Development Management Policies DPD and Proposals Map DPD.</td>
</tr>
<tr>
<td>Open Environment – Land Reserved for Future Development</td>
<td>OE1.9</td>
<td>Policy “saved” until replaced by the relevant part of the LDF. The policy would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD, Site Allocations DPD and Proposals Map DPD policy review.</td>
</tr>
<tr>
<td>Open Environment – Other Protected Open Land</td>
<td>OE1.10</td>
<td>Policy “saved” until replaced by the relevant part of the LDF. The policy would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD, Site Allocations DPD and Proposals Map DPD policy review.</td>
</tr>
<tr>
<td>UDP Chapter</td>
<td>UDP Policies</td>
<td>Comments</td>
</tr>
<tr>
<td>-------------------------------------------------</td>
<td>--------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Open Environment – Farm Diversification</td>
<td>OE1.11</td>
<td>Policy “saved” until replaced by the relevant part of the LDF. The policy would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD, Site Allocations DPD and Proposals Map DPD policy review.</td>
</tr>
<tr>
<td>Open Environment – Nature and Landscape</td>
<td>OE2-OE2.4</td>
<td>Policies “saved” until replaced by the relevant part of the LDF. The policies would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD, Site Allocations DPD and Proposals Map DPD policy review.</td>
</tr>
<tr>
<td>Conservation of the Historic Environment</td>
<td>C1-C1.13</td>
<td>Policies “saved” until replaced by the relevant part of the LDF. The policies would be carried forward as necessary as part of the Core Strategy and Development Control Policies DPD, Site Allocations DPD and Proposals Map DPD policy review.</td>
</tr>
<tr>
<td>Natural Resources and Environmental Quality – Air, Water and Soil</td>
<td>NR1-NR1.7</td>
<td>Policies “saved” until replaced by the relevant part of the LDF. The policies would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD policy review.</td>
</tr>
<tr>
<td>Natural Resources and Environmental Quality – Water Resources and Infrastructure</td>
<td>NR2-NR2.4</td>
<td>Policies “saved” until replaced by the relevant part of the LDF. The policies would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD, Site Allocations DPD and Proposals Map DPD policy review which will</td>
</tr>
<tr>
<td>UDP Chapter</td>
<td>UDP Policies</td>
<td>Comments</td>
</tr>
<tr>
<td>-------------------------------------------------</td>
<td>--------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Natural Resources and Environmental Quality</td>
<td>NR3-NR3.3</td>
<td>be informed, in part, by the findings of the strategic flood risk assessment to be undertaken as part of the LDF planned evidence base.</td>
</tr>
<tr>
<td>- Energy</td>
<td></td>
<td>Policies “saved” until replaced by the relevant part of the LDF. The policies would be carried forward as necessary as part of the Core Strategy and Development Management Policies DPD policy review.</td>
</tr>
<tr>
<td>Natural Resources and Environmental Quality</td>
<td>NR4-NR4.4</td>
<td>Policies “saved” until replaced by the relevant part of the LDF, but early review anticipated as part of the preparation of a joint minerals DPD for Greater Manchester.</td>
</tr>
<tr>
<td>- Minerals</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waste Management</td>
<td>W1-W1.4</td>
<td>Policies “saved” until replaced by the relevant part of the LDF, but early review anticipated as part of the on-going preparation for the Greater Manchester Joint Waste DPD.</td>
</tr>
</tbody>
</table>
## Appendix 8 UDP Phase 1 housing allocations

### Table 4 Status of Phase 1 Housing Allocations in the Unitary Development Plan, as at 1 April 2009

<table>
<thead>
<tr>
<th>Reference in UDP</th>
<th>Site</th>
<th>Land Type</th>
<th>Size (hectares)</th>
<th>Indicative Capacity (dwellings)</th>
<th>Current Status of Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>H1.1.2</td>
<td>Land off Fields New Road / Ramsey Street, Chadderton</td>
<td>PDL</td>
<td>3.41</td>
<td>136</td>
<td>Site Completed. 133 dwellings provided, including 20 affordable units for discounted sale.</td>
</tr>
<tr>
<td>M3</td>
<td>Land at Oldham Road / Hardman Street, Failsworth</td>
<td>PDL</td>
<td>1.56</td>
<td>10</td>
<td>Allocation (mixed-use)</td>
</tr>
<tr>
<td>H1.1.6</td>
<td>St Mary's Way, Oldham</td>
<td>PDL</td>
<td>2.56</td>
<td>180</td>
<td>Reserved Matters application approved in 2006/07 for 192 dwellings.</td>
</tr>
<tr>
<td>H1.1.10</td>
<td>Athens Way, Lees</td>
<td>PDL</td>
<td>0.55</td>
<td>22</td>
<td>Under-construction. 9 units complete. Planning permission for 24 dwellings.</td>
</tr>
<tr>
<td>M2</td>
<td>Lumb Mill, Huddersfield Road, Delph, Saddleworth</td>
<td>PDL</td>
<td>1.4</td>
<td>62</td>
<td>Under-construction however stalled. Planning permission granted for 66 dwellings.</td>
</tr>
<tr>
<td>H1.1.15</td>
<td>Bailey Mill, Oldham Road, Saddleworth</td>
<td>PDL</td>
<td>0.86</td>
<td>50</td>
<td>Allocation. Permission granted to provide access road to site in 2007/08.</td>
</tr>
<tr>
<td>M1</td>
<td>Frenches Wharf / Wellington Road, Greenfield, Saddleworth</td>
<td>PDL</td>
<td>4.76</td>
<td>99</td>
<td>Under-construction. 5 units complete. Planning permission for 99 dwellings.</td>
</tr>
<tr>
<td>H1.1.19</td>
<td>Andrew Mill, Manchester Road / Chew Valley Road, Greenfield, Saddleworth</td>
<td>PDL</td>
<td>1.34</td>
<td>30</td>
<td>Main part of allocated site under construction with 22 units complete. Planning permission for 34 dwellings. Former stable building on separate part of allocated site complete and provided 3 units. Remainder of allocated site granted planning permission for 4 dwellings. 41 dwellings to provided on site as a whole.</td>
</tr>
<tr>
<td>H1.1.20</td>
<td>Rose Mill, Coalshaw Green Road, Chadderton</td>
<td>PDL</td>
<td>1.49</td>
<td>45</td>
<td>Full planning permission granted on part of site for 90 dwellings, awaiting agreement of S106. Remainder of site relates to builders yard in active use</td>
</tr>
<tr>
<td>H1.1.21</td>
<td>Springhey Mill, Huddersfield Road, Oldham</td>
<td>PDL</td>
<td>0.39</td>
<td>15</td>
<td>Outline planning permission granted subject to the signing of a S106 agreement. Full planning permission refused, and appeal dismissed, as scheme considered contrary to affordable housing and public open</td>
</tr>
<tr>
<td>Reference in UDP</td>
<td>Site</td>
<td>Land Type</td>
<td>Size (hectares)</td>
<td>Indicative Capacity (dwellings)</td>
<td>Current Status of Site</td>
</tr>
<tr>
<td>-----------------</td>
<td>------</td>
<td>-----------</td>
<td>----------------</td>
<td>-------------------------------</td>
<td>------------------------</td>
</tr>
<tr>
<td>H1.1.22</td>
<td>Vulcan Street, Oldham</td>
<td>PDL</td>
<td>1.23</td>
<td>61</td>
<td>Site Completed. 73 dwellings provided, including 27 affordable units for a mix of rent and shared ownership.</td>
</tr>
<tr>
<td>H1.1.23</td>
<td>Pretoria Road, Oldham</td>
<td>PDL</td>
<td>0.46</td>
<td>14</td>
<td>Allocation</td>
</tr>
<tr>
<td>H1.1.24</td>
<td>Sandy Mill, Royton</td>
<td>PDL</td>
<td>2.2</td>
<td>90</td>
<td>Majority has planning permission for 74 dwellings and is under-construction. 30 units complete. Two small sections of the allocated site are not covered by the permission.</td>
</tr>
<tr>
<td>H1.1.25</td>
<td>Jowett Street, Oldham</td>
<td>PDL</td>
<td>0.66</td>
<td>26</td>
<td>Allocation</td>
</tr>
<tr>
<td>M4</td>
<td>Huddersfield Road / Dunkerley Street, Oldham</td>
<td>PDL</td>
<td>2.61</td>
<td>50</td>
<td>Allocation (mixed-use)</td>
</tr>
<tr>
<td>H1.1.26</td>
<td>Spencer Street, Oldham</td>
<td>PDL</td>
<td>3</td>
<td>150</td>
<td>Outline planning permission granted for 154 units. HMR scheme.</td>
</tr>
<tr>
<td>H1.1.27</td>
<td>Hartford Mill /Land off Milne Street, Oldham</td>
<td>PDL</td>
<td>2.84</td>
<td>160</td>
<td>Outline planning permission. Planning applications for HMR schemes covering Zones 5 and 6 in North Werneth include the allocated site.</td>
</tr>
<tr>
<td>H1.1.28</td>
<td>Parkside Farm, off Chadderton Park Road, Chadderton</td>
<td>GF</td>
<td>0.94</td>
<td>38</td>
<td>Under-construction. 15 units complete. Planning permission for 23 dwellings.</td>
</tr>
<tr>
<td>H1.1.29</td>
<td>Blackshaw Lane, Royton</td>
<td>GF</td>
<td>0.6</td>
<td>18</td>
<td>Allocation</td>
</tr>
<tr>
<td>H1.1.30</td>
<td>Greenfield Bowling Club, Greenfield</td>
<td>PDL</td>
<td>0.5</td>
<td>15</td>
<td>Planning permission granted for 41 dwellings in 2007/08.</td>
</tr>
<tr>
<td>H1.1.31</td>
<td>Tamewater Mill, Delph</td>
<td>PDL</td>
<td>0.51</td>
<td>39</td>
<td>Under-construction. 15 units complete. Planning permission for 45 dwellings.</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td>1310</td>
<td></td>
</tr>
</tbody>
</table>
Appendix 9 Housing monitoring for the Housing Market Renewal area

This section provides housing monitoring information relating to the Oldham element of the Oldham and Rochdale Housing Market Renewal (HMR) Pathfinder. Where reference is made to the Pathfinder in this appendix, it relates to the Oldham element only.

The stated aim of the Pathfinder is:

“To deliver a transformation in the housing markets in our area that will create sustainable communities and lead to greater community cohesion” (1)

In order to achieve this overall aim, the Pathfinder has agreed six strategic objectives (2), including:

- To create a step change in housing diversity and choice by providing and facilitating new housing and securing a radically better mix of housing sizes and types; and
- To promote and provide a range of affordable housing options.

Completions and clearance

There were 109 dwellings completed within the boundary of the Pathfinder during 2008/09, which represents 21.7% of all dwellings completed in Oldham during the period. This is significantly less than that achieved during 2007/08 when there were 247 dwellings completed within the boundary of the Pathfinder, representing 41% of all dwellings completed in Oldham. All completions within the boundary of the Pathfinder during 2008/09 were on previously developed land or involved a conversion or change of use.

Large development contributing to these completion figures included Byron Green (off Hollins Road) in Hollinwood, the Pennine Rise development off Booth Hill Lane in Coldhurst, those on Suthers Street and Devon Street, Werneth, Woodstock Street in Glodwick, land at Ambrose Road in Derker and Windsor Works to the west of Mumps. These developments contributed 96 dwellings towards the completion total for the HMR area.

Of the 109 new dwellings, 69.7% were houses. The majority of houses (81.5%) contained 3 or more bedrooms. Most of the flats completed in the Pathfinder area were 2 bedroom units (72.7%).

In terms of clearance, 72 dwellings were demolished within the Pathfinder area in 2008/09. Most of the dwellings cleared were located within the Derker intervention area, Sholver and Primrose Bank. Of the 72 dwellings demolished, just over half (52.7%) were local authority/FCHO owned.

Overall, the number of new dwellings delivered within the Pathfinder area exceeded the number of dwellings cleared in 2008/09, resulting in a net increase in stock of 37 dwellings. This is less than the net increase achieved in 2007/08, which was 51 dwellings. However, it is expected that this net gain in stock will increase over coming years as new build on cleared sites gathers pace.

---

1 Transformation and Cohesion, the Housing Market Renewal Prospectus for the Oldham and Rochdale Pathfinder, December 2003
2 Transformation and Cohesion, HMR Scheme Update, August 2005
Affordable Housing

Eight sites across Oldham were completed in 2008/09 that included the provision of affordable housing. Of these, 4 sites accounting for 30 affordable units were located within the HMR Pathfinder area. 17 of these were at Devon Street in Werneth, comprising 14 social rented and three shared ownership properties, and 10 were at Woodstock Street in Glodwick all of which were for shared ownership.

Supply

As of 1 April 2010 there were 1,734 dwellings within the Pathfinder identified in the five-year supply of deliverable housing land. This represents 53.9% of the 3,212 dwellings identified across the borough as a whole.

Two thirds (67.7%) of the five-year supply comprises of sites within planning permission. The proportion of the five-year supply that is under-construction within the pathfinder area has fallen slightly since last year (down from 17% to 21.1%). Construction on a large proportion of these dwellings (138) has also stalled, although it is considered that they are still deliverable as part of the five-year supply.

Table 5 Structure of the Five Year Housing Land Supply within the HMR Pathfinder area, as at 1 April 2010

<table>
<thead>
<tr>
<th>Site Status</th>
<th>Dwellings</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sites under construction</td>
<td>210</td>
<td>12.1</td>
</tr>
<tr>
<td>Sites with planning permission</td>
<td>1174</td>
<td>67.7</td>
</tr>
<tr>
<td>Sites where committee is minded to approve an application, subject to S106 being signed</td>
<td>125</td>
<td>7.2</td>
</tr>
<tr>
<td>Sites allocated as phase 1 housing sites</td>
<td>145</td>
<td>8.4</td>
</tr>
<tr>
<td>Other sites</td>
<td>80</td>
<td>4.6</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1734</strong></td>
<td><strong>100.0</strong></td>
</tr>
</tbody>
</table>

House Types

The planned house types of approximately 2,000 dwellings are known in the housing land supply identified through the council’s housing land availability database. In this case, information held in the database constitutes all those within the planning system, including those falling within the five-year and post five-year supply.

Table 2 below shows that flats are the dominant house type, accounting for 51.8% of the known supply. Terraced dwellings form the other house type that accounts for a significant proportion of the supply, representing 40.5% of the known supply. In terms of house size, 2 bedroom dwellings dominate the supply (41.8%). Nevertheless the proportions attributable to three and four bedroom properties has increased since 2009 from 42% to 46.9%.

Clearly, given issues around the deliverability of apartment schemes in the current market conditions the number of flats within the known supply is a concern for the council. However, it is important to highlight that a number of schemes that make up the 1,041 flats actually fall within the post five-year supply. These include 126 at 53-55 King Street, 91 at Anchor Mill (Daisy Street), 150 at Failsworth District Centre, 30 at 169 Union Street, and 21 at Bank Mill (Huxley Street). The council, therefore, does not consider that the number of flats contained in housing land database impinges on the
deliverability of the five-year supply. Nevertheless, the council recognise that there is still a need to encourage the provision of larger family accommodation as part of the mix of new residential developments.

Table 6 Dwelling Type and Size within the Housing Land Supply in the HMR Pathfinder area, as at 1 April 2010 (%)

<table>
<thead>
<tr>
<th>House Type</th>
<th>Bedroom Numbers</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>Total</td>
<td></td>
</tr>
<tr>
<td>Detached</td>
<td>0.0%</td>
<td>0.2%</td>
<td>0.2%</td>
<td>1.0%</td>
<td>1.5%</td>
<td></td>
</tr>
<tr>
<td>Flat</td>
<td>11.2%</td>
<td>38.7%</td>
<td>1.8%</td>
<td>0.0%</td>
<td>51.8%</td>
<td></td>
</tr>
<tr>
<td>Semi-Detached</td>
<td>0.0%</td>
<td>0.1%</td>
<td>3.0%</td>
<td>3.0%</td>
<td>6.2%</td>
<td></td>
</tr>
<tr>
<td>Terraced</td>
<td>0.0%</td>
<td>2.8%</td>
<td>18.4%</td>
<td>19.3%</td>
<td>40.5%</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>11.2%</td>
<td>41.8%</td>
<td>23.5%</td>
<td>23.4%</td>
<td>100.0%</td>
<td></td>
</tr>
</tbody>
</table>

Meeting Pathfinder Objectives

The level of completions in the Pathfinder area has fallen in 2008/09. Only two of these schemes include new homes delivered with HMR involvement. These schemes are land at Suthers Street and land at Devon Street, both in Werneth, and they represent 37.6% of completions in the Pathfinder area. Both of these developments have contributed to the objective of improving the choice and diversity of housing available in the Pathfinder area.

The proportion of dwellings within the five-year supply that are under-construction has also fallen slightly, suggesting that development activity has slowed down within the HMR area, more than likely due to the current market conditions. Overall, the number of dwellings within the Pathfinder area that form part of the five-year supply has reduced, from 2,041 in 2007/08 to 1,734 in 2008/09. This is likely to be due to a fall in the number of new sites coming forward but also due to the fact that a number of large sites, falling within the Pathfinder area, have been removed from the five-year supply due to concerns around their deliverability.

Nevertheless there are a number of schemes falling within the post five-year housing land supply that are likely to start to come forward in the next year or so, and will move into the five-year deliverable housing land supply. This includes land at Derker given recent decision around the on-going Compulsory Purchase Order (CPO) Inquiry. On-going monitoring also indicates a rise in the number of demolitions taking place within the HMR area during 2009/10, providing further opportunity for new development to take place.

As sites come forward within the HMR area, the number of dwellings and the mix of house sizes and type will continue to change, contributing to the Pathfinders objectives.
Appendix 10 Strategic Housing Land Availability Assessment as at 1 April 2010

Strategic Housing Land Availability Assessment as at 1 April 2010 contained in separate document.