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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
Ha - Hectares
HMR - Housing Market Renewal
JMDPD – Joint Minerals Development Plan Document for Greater Manchester
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
PPS – Planning Policy Statement
RAWP – Regional Aggregate Working Party
RTAB – Regional Technical Advisory Body
SCI – Statement of Community Involvement
SBI – Sites of Biological Importance
SCS - Sustainable Community Strategy
SEA – Strategic Environmental Assessment
SPD – Supplementary Planning Document
UDP – Unitary Development Plan
Availability of Document

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

Future of Monitoring

Due to on-going national changes to the planning system and national monitoring requirements (i.e. changes to the National Indicator Set and Local Area Agreements) future monitoring arrangements may be subject to change. However as this Annual Monitoring Report looks back on the period April 2009 – March 2010 the format and content is similar to previous years.

Local Development Scheme Progress: April 2009 – March 2010

The Local Development Scheme (LDS) in place at the start of the monitoring period was 'Issue 4'. This was revised in July 2009 to take account of changes to the planning system and again in November 2009 to include the timetable for preparing a Greater Manchester Joint Minerals Development Plan Document (DPD). As explained in previous LDS's it has been agreed with Government Office for the North West (GONW) that work on the Sites Allocation DPD will commence after the Core Strategy and Development Management Policies Development Plan Document has been adopted which is anticipated to be in Autumn 2011.

i) Performance on the LDS milestones was as follows:

- Core Strategy and Development Management Policies Development Plan Document (the joint DPD) - Consultation on 'Preferred Options' took place in March/April 2009. Consultation was due in February/March 2008 but could not be undertaken due to reasons outlined in last years AMR.
- 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.
  - Preferred Options - consultation commenced November 2009.
- Housing Land Release SPD - as in previous years there was no need to prepare this SPD during the monitoring period due to the fact that there is sufficient land within the five-year housing supply to meet the current requirements with 98% being on previously developed land.

Key Indicator Results

ii) Employment

- 4,271 sqm of industrial and commercial floorspace completed. All of this development was on previously developed land.
- Land developed for business and industry was 2.15 hectares (gross).
- Sites available for industrial and commercial development, including mixed-use allocations, totalled 99.21 hectares. This indicator includes unallocated sites with planning permission for employment uses not yet implemented (28.04 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 2011 the borough’s five-year housing land supply contains sufficient land to accommodate 2,979 dwellings, equating to a 6 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. In 2009/10 house building within the borough has fallen to it's lowest level at -80 dwellings net of clearance. This reflects the current economic climate which has resulted in less development taking place and a number of sites becoming stalled. 94.7% of completions during 2009/10 took place on previously developed land. During 2009/10, 89.3% of dwellings completed on sites of over 5 dwellings were developed at a density of 30 dwellings per hectare or more.

iv) **Transport** - 91% of new dwellings completed during the period April 2009 to March 2010 had good or above public transport accessibility.

v) **Open Space** - There are seven Green Flag open spaces in Oldham (Alexandra Park, Brownhill Visitors Centre, Chadderton Hall Park, Coalshaw Green Park, Foxdenton Park, High Crompton Park, and Stoneleigh Park).

vi) **Heritage** - There were no permissions granted for the demolition of listed buildings. There were two applications approved for the partial demolition of buildings in conservation areas.

vii) **Biodiversity** – There was a net gain of 0.9 hectares of land recorded as Sites of Biological Importance.

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

ix) **Retail** – 14,634sqm of retail floorspace was completed during 2009/10.

### Saved Policies

x) Fifty-six UDP policies were referred to in the approval or refusal of major planning applications during the monitoring period. This is an increase from the 52 used in the previous year.

### 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 Management 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 so the council negotiated with GONW and revised the LDS in 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. The council will update the LDS again in early 2011 to take account of the slight delay incurred in the production of the joint DPD as a result of the changes to the planning system.

The timetables for the joint DPD and the Site Allocations DPD are set out below. In relation to the joint DPD there has been a one month delay from the published timetable. The amended timetable for the joint DPD is to be formally confirmed with the Planning Inspectorate.
*Please note the formal stages for this DPD only commence after the joint DPD has been adopted.

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 joint DPD and/or the Sites Allocations DPD, as appropriate.
1 Introduction and Context

Future of Monitoring

1.1 Due to on-going national changes to the planning system and national monitoring requirements (i.e. changes to the National Indicator Set and Local Area Agreements) future monitoring arrangements may be subject to change. However as this Annual Monitoring Report looks back on the period April 2009 – March 2010 the format and content is similar to previous years.

Annual Monitoring Report

1.2 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.

1.3 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, The council will update the LDS again in early 2011 to take account of the slight delay incurred in the production of the joint DPD as a result of the changes to the planning system.

1.4 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. This document is Oldham Council’s sixth AMR.

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 approximately 220,000 and 90,000 households. 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).
The HMR business plan summary (2008 - 2011) identifies that between the years 2008 - 2011 more than 1,650 new homes will be built in the pathfinder area and as a direct result of HMR over £550 million of private investment is expected over the next 15 years.

1.10 In Werneth and in Derker there are planned developments of new homes, facelifting of existing homes and environmental schemes. To date, there are a predicted 229 new homes to be built in North Werneth, 224 in South Werneth and 357 in Derker. In other parts of the HMR area there are an expected 469 new homes to be built.

1.11 The borough’s educational and learning establishments are amongst the highest performing in Greater Manchester. 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. A Regional Science Centre will be opening in Oldham Town Centre in 2011. It will comprise of science laboratories, exhibition areas and lecture theatres and expects to take up to 1,600 visitors from schools and year plus delivering to around 1,000 Further Education students and providing several hundred Higher Education proposed places.

1.12 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 headquarters of a number of well known and high profile businesses.

1.13 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.

1.14 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 (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.

1.15 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.

1.16 The landscape of Oldham and the South Pennines is a product of a complex interaction between human influences and environmental responses. Its special character can be attributed to the mixture of landscapes generated through the industrial revolution combined with the ‘prehistoric landscapes’ still to be found on the upland areas. With very little separation between them, these landscapes present a unique and visually contrasting representation of Oldham’s landscape evolution.
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**

1.18 The council published its Corporate Plan in 2009 within which there are a number of objectives that the council it working towards. These are:

- A confident place;
- A university town;
- An address of choice; and
- A service of choice.

1.19 These objectives are embedded throughout the LDF.

1.20 It was announced in October 2010 that the Coalition Government were revoking all designations of local improvement targets in council's Local Area Agreements (LAA's). This means that council's can drop or amend targets within LAA's without seeking approval from the Secretary of State. However as this AMR is looking at the previous financial year it is still appropriate to make reference to the council's LAA as set out below.

1.21 The Sustainable Community Strategy SCS and LAA were both 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](http://www.oldhampartnership.org.uk/key-documents.htm).

1.22 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: [www.oldham.gov.uk/business/regeneration/oldham-beyond.htm](http://www.oldham.gov.uk/business/regeneration/oldham-beyond.htm).

1.23 Both the SCS and Oldham Beyond have been prepared in the context of the Northern Way. The borough has a pivotal location between Manchester and Leeds and astride the road and rail links that connect them. Policy development covering spatial, economic, housing and transport issues is underway at the Greater Manchester level. The Manchester Multi Area Agreement (MAA) has been approved. A Greater Manchester Spatial Framework (GMSF) is currently being prepared. The purpose of the GMSF is “to provide an integrated investment framework of key principles for collaboration by the ten local authorities in Greater Manchester and partners. This is to ensure that spatial decisions about investment and development priorities maximise the impact of scarce resources, and support the delivery of the Greater Manchester Strategy (GMS). The GMSF is not meant to be entirely comprehensive or detailed but should set enough of a framework at the Greater Manchester level to articulate our priorities and set the direction and context for collaborative working”.

1.24 A period of very substantial physical change is planned across the borough that will deliver an urban renaissance. HMR involves 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 involves the demolition and
new build where this provides the most effective way forward. The extension of Metrolink through the borough – from Hollinwood via Oldham and on to Shaw - will make a vital contribution to Oldham’s regeneration. Locations in and around the Metrolink and its stops will be attractive for new economic and residential developments. The conversion of the Manchester-Oldham-Rochdale rail line has been approved and the scheme is underway and due to be operational to Oldham Mumps by autumn 2011. The second phase (3b), which will involve street running from Werneth through Oldham Town Centre to Mumps, is approved and design work is underway. The estimated opening date for phase 3b is Spring 2014.

1.25 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 a key element of the LDF.

1.26 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 2009 to 31 March 2010 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 2010.

Performance in Preparing Local Development Documents, 1 April 2009 to 31 March 2010.

Local Development Scheme

- The LDS was revised twice during this AMR monitoring period. 'Issue 5' came into effect in July 2009 to take account of reforms to the LDF system that were introduced in June 2008. 'Issue 6', which came into effect in November 2009, was published specifically to include the timetable for the Greater Manchester Joint Minerals Development Plan Document which the AGMA local authorities have agreed to jointly prepare. No other timetables changed from those previously published in 'Issue 5'.

Statement of Community Involvement

- The SCI was revised during this AMR monitoring period due to reforms to the planning system and the publication of an update of PPS 12. The consultation on the Review SCI was undertaken in February/March 2010.

Supplementary Planning Documents

- Housing Land Release SPD - as in previous years there was no need to prepare this SPD during the monitoring period due to the fact that there is sufficient land within the five-year housing supply to meet the current requirements with 98% being on previously developed land.

Development Plan Documents

- Joint DPD 'Preferred Options' - consultation undertaken March/April 2009
- Joint DPD 'Preferred Options' Sustainability Appraisal Report - consultation undertaken March/April 2009
- Joint DPD 'Preferred Options' Equalities Impact Assessment - consultation undertaken March/April 2009
- Joint DPD 'Preferred Options': Public schedule of comments and responses - published in July 2009
Local Development Framework Evidence Base

- Oldham Retail and Leisure Study - published in August 2009
- Final Landscape Character Assessment (LCA) - published in August 2009
- Strategic Housing Land Availability Assessment (SHLAA) - published in December 2009
- Oldham Strategic Flood Risk Assessment (SFRA) - published in January 2010
- Oldham Urban Historic Landscape Characterisation - published in January 2010
- Final Employment Land Review - published in March 2010

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. The following consultations have been undertaken between April 2009 - March 2010:

- Preferred Options - consultation commenced November 2009.

Greater Manchester Joint Minerals Development Plan Document (JMDPD)

2.5 The JMDPD is being prepared by the Greater Manchester Geological Unit on behalf of the ten local planning authorities. Preparation of the Minerals Plan commenced in November 2009. The Issues and Options Report was issued for public consultation from February to March 2010.

Summary: LDF Milestones – April 2009 – March 2010

2.6 In conclusion, for the monitoring period 1 April 2009 to 31 March 2010, 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 joint DPD ‘Preferred Options’ consultation was delayed due to reasons outlined in last year’s AMR. Work on the Site Allocations DPD has been delayed in order to focus resources on the production of the joint DPD.

Performance in Preparing Local Development Documents, April 2010 to November 2010

Development Plan Documents

Joint DPD ‘Refining Options’

- Joint DPD ‘Refining Options’ - consultation May/June 2010
- Joint DPD ‘Refining Options’ Sustainability Appraisal Report - consultation May/June 2010
- Joint DPD ‘Refining Options’ Equalities Impact Assessment - consultation May/June 2010
- Habitats Regulations Assessment of the Impact on European Protected Sites of Oldham Council's Broad Locations for 'Refining Options' for the Local Development Framework - consultation May/June 2010
- Joint DPD 'Refining Options': Public schedule of comments and responses - published September 2010

**Joint DPD 'Proposed Submission'**

- Joint Core Strategy and Development Management Policies Development Plan Document (Oldham joint DPD) 'Proposed Submission' - consultation October/November 2010
- Joint DPD 'Proposed Submission' Sustainability Appraisal Report - consultation undertaken October/November 2010
- Joint DPD 'Proposed Submission' Equalities Impact Assessment - consultation undertaken October/November 2010
- Habitats Regulations Assessment of the Impact on European Protected Sites of Oldham Council's Broad Locations for 'Proposed Submission' - consultation undertaken October/November 2010

**Statement of Community Involvement**

- The Revised SCI was adopted in July 2010

**LDF Evidence Base**

- Open Space Study - published in May 2010
- Affordable Housing Economic Viability Assessment (AHEVA) - consultation May/June 2010 and published in September 2010
- Strategic Housing Market Assessment (SHMA) - published in October 2010

**Greater Manchester Joint Minerals Development Plan Document (JMDPD)**

- Preferred Approach - consultation undertaken October/November 2010

**Greater Manchester Joint Minerals Development Plan Document (JMDPD)**

- Publication Report - consultation undertaken November/December 2010
3 The effects of the Local Development Framework

3.1 This section of the AMR examines the effects that “saved” planning policies are having by measuring a series of indicators. It covers the period 1 April 2009 to 31 March 2010.

3.2 Key questions to address in this section are:

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

IMPACTS ON TARGETS AND OBJECTIVES

BUSINESS, INDUSTRY AND THE LOCAL ECONOMY

Indicators

### Business, Industry and the Local Economy

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

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

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:** The total floorspace completed during 2009/10 for industrial and commercial uses (use classes B1, B2 and B8) was 4,271 sqm (gross) and -171,124 sqm (net). This net figure is a minus figure due to the known loss of a large mill in the borough through fire.

**Action needed:** None.


**Source:** Oldham Council Development Management, 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.
### Business, Industry and the Local Economy

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

**Oldham Position:** The floorspace developed for employment on previously developed land in 2009/10 was 4,271 sqm (gross), representing 100% of the total developed floorspace.

**Action needed:** None.

**Relevant UDP Policies:** B1, B2

**Source:** Oldham Council Development Management, 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 99.21 ha. The total consists of 71.17 ha of Business and Industry, Mixed Use and Major Developed Site in the Green Belt allocations in the UDP, and 28.04 ha of sites that are not allocations but have planning permissions for employment uses and are either unimplemented or under construction.

**Action needed:** None.


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

#### Business, Industry and the Local Economy

#### Local Indicators: Losses of employment land in local authority area; and Amount of employment land lost to residential development.

**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:** No employment land in the local authority area is known to have been lost to other uses, including residential, in 2009/10. However this is based on officer local knowledge only.
Business, Industry and the Local Economy

Local Indicators: Losses of employment land in local authority area; and Amount of employment land lost to residential development.

Indicator BD1 makes reference to the loss of floorspace due to fire at Maple Mill however the land still remains as employment land so it is not counted as a loss of employment land in this indicator.

Action needed: The Strategic Planning & Information Section will further work with Development Management to improve the monitoring of this indicator, resources permitting.


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: 2.15 hectares of land was developed for business and industrial uses from April 2009 to March 2010 inclusive. Of this 0.35 hectares was developed for B1 uses, 0.70 hectares was developed for B2 uses and 1.1 hectares was developed for a mix of B1, B2 and B8 uses.

Action needed: None.


Source: Oldham Council Development Management and Strategic Planning & Information sections.

Key issues

3.3 Although it has been a tough year for the country economically there has still been business and industry development in the borough, albeit less then previous years. The system in place for monitoring employment land losses needs to be built on, resources permitting. This is important to provide sufficient evidence for the council to take development management decisions ‘in the round’ where it is proposed to release employment land for other uses, typically housing.

Future Actions

3.4 Further develop monitoring systems particularly for loss of employment land. The policies within the Proposed Submission joint DPD promote and enhance the needs of the local economy and it states that a key objective of the borough’s regeneration activities is to turn round the local economy.
Housing

3.5 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 2011 to 31 March 2016, in accordance with the criteria set out by the Department for Communities and Local Government (1).

| 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 |

Target: Annual average of 289 net additional dwellings.

Oldham Position: The total housing provision for Oldham over the 18 year period 2003 to 2021 is 5,200 dwellings net of clearance. This equates to an annual average of 289 dwellings to be delivered per year net of clearance.

The table below shows the number of net completions over the last 7 years against the required annual target of at least 289.

Table 1

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<thead>
<tr>
<th>Year</th>
<th>Completed (Net)</th>
<th>Variance</th>
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<tbody>
<tr>
<td>2003/04</td>
<td>270</td>
<td>-19</td>
</tr>
<tr>
<td>2004/05</td>
<td>135</td>
<td>-154</td>
</tr>
<tr>
<td>2005/06</td>
<td>132</td>
<td>-157</td>
</tr>
<tr>
<td>2006/07</td>
<td>315</td>
<td>26</td>
</tr>
<tr>
<td>2007/08</td>
<td>399</td>
<td>110</td>
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<tr>
<td>2008/09</td>
<td>401</td>
<td>112</td>
</tr>
<tr>
<td>2009/10</td>
<td>-80</td>
<td>-369</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1572</strong></td>
<td><strong>-451</strong></td>
</tr>
</tbody>
</table>

1 Letter to Chief Planning Officers dated 20 August 2008 titled "5 YEAR LAND SUPPLY - DEVELOPING AND SHARING BEST PRACTICE"
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 with the exception of this year. Levels of clearance have fluctuated during this time, affecting the level of net completions. During 2006/07, 2007/08 and 2008/09 net completions exceeded requirement (Appendix 2, Table 1 and Chart A). In 2009/10 housing building has fallen to its lowest level at -80 dwellings net of clearance.

The estimated number of completions, net of clearance, for 2010/11 is 363 dwellings. This estimate has been informed by the level of dwellings started, completed and demolished in the first quarter of the year. This will bring the total number of completions for 2003/04 to 2010/11 to 1935 dwellings, which will have a shortfall from target for this period of -377 dwellings.

Taking this shortfall into account, 3265 dwellings need to be delivered over the remaining 10 year period. This means that between 2011/12 to 2020/21, 327 dwellings need to be completed, net of clearance, per year.

The housing trajectory is based on the emerging review SHLAA as at the 1st April 2011 and is made up of three elements:

1. The number of projected net additional dwellings for 2010/11;
2. The five-year deliverable housing land supply from 2011/12 to 2015/16; and
3. For the period beyond 2015/16, projected dwellings are based on the post 5 year supply contained within the SHLAA as at 1st April 2011.

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. Updated clearance projections show that there will be:

- 64 dwellings cleared in 2010/11 based upon demolitions in the first quarter of the year plus knowledge of other demolitions expected during the year; and
- 829 dwellings cleared during 2011/12 to 2015/16; and
- 300 dwellings cleared from 2015/16 to 2020/21.

During the period 2011/12 to 2020/21 clearance is therefore estimated at 1,129 dwellings.

The housing trajectory demonstrates that, based on the emerging review SHLAA as at 1st April 2011 there is sufficient potential housing land supply to deliver the boroughs overall housing requirement.
<table>
<thead>
<tr>
<th>Core Output Indicator H1: Plan period and housing targets</th>
</tr>
</thead>
<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>
</tr>
</tbody>
</table>

Action needed: To amend housing trajectory as appropriate upon completion of the emerging review SHLAA as at 1st April 2011. Continue to update the council’s SHLAA on regular basis to provide the borough’s ‘potential housing land supply’.

Relevant UDP Policies: H1, H1.1.

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

**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. The UDP set a target requiring at least 80% of new dwellings in the borough to be built on PDL.

In 2009/10, 94.7% of new and converted dwellings were completed on PDL in Oldham. This is slightly below the projected figure of 96% 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 2009/10 against the UDP target. The trajectory shows that Oldham has exceeded the indicative target set out in UDP each year, with an average of 90.5% 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 2010/11, the projection is based on the actual dwellings built in the first year and analysis of starts within the housing land database. It shows that 97% of forecasted completions will be on PDL. Projections for the next five years (2011/12 to 2015/16) are based upon sites within the five-year housing land supply. The trajectory shows that 98% of the five-year supply is on PDL. Projected build on PDL for the remainder of the trajectory is based on meeting the UDP requirement of 80%.

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

**Relevant UDP Policies:** H1.

**Source:** Oldham Council Strategic Planning & Information section.
Previously Developed Land Trajectory

![Graph showing the trajectory of previously developed land over time]

- Actual % PDL: 84.3, 92.6, 82.1, 95.9, 92.7, 90.3, 94.7
- Projected % PDL: 97%, 98%, 98%, 98%, 98%, 98%, 98%
- R.I.S. target At least: 80%, 80%, 80%, 80%, 80%, 80%, 80%
Housing

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

Local Objective: N/A

Target: N/A

Oldham Position: The number of net additional pitches for 2009/10 is zero, as no pitches were constructed or lost.

Action needed: On the 29th August 2010, the Secretary of State for Communities announced the Governments intention to revoke Planning Circular 01/06 and Circular 04/07, subject to necessary impact assessments, to be replaced with a light-touch guidance outlining councils’ statutory obligations. The Site Allocations DPD, to be prepared following adoption of the Core Strategy, will identify sites for gypsy and traveller provision as appropriate if there is a clear and demonstrable need based on up to date evidence.

Relevant UDP Policies: H2.2.

Source: Oldham Council Strategic Planning & Information section.

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 2009/10. This differs from the National Indicator NI155 Number of Affordable Homes Delivered (gross) reported through Local Area Agreement monitoring.

In 2009/10, no sites were completed that included affordable housing units. One site was completed at Andrew Mill, Greenfield in 2009/10 which was subject to a Section 106 agreement. Following its completion £250,000 was received as a commuted sum.

In 2009/10 there were, however, seven sites under construction that included affordable dwellings. On these sites a total of 37 affordable dwellings were completed. One site, the Wood Square development in Greenfield, which is a Private Finance Initiative sheltered housing scheme comprising one and two bedroom flats, accounted for 43.2% of the affordable dwellings completed during 2009/10 and provided 16 units for rent. In terms of the type of affordable housing completed, 33 dwellings were for social rent and 4 dwellings were for discounted sale. Social rented dwellings therefore represented 89.1% of all affordable housing completed during 2009/10.

Approximately 82 affordable dwellings and over £300,000 in commuted sums, are expected to be delivered in the near future on sites that are currently under-construction.
### Housing

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

**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.

#### 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:** No information available.

**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.

#### Local Indicator: Development density in schemes of 5 dwellings or more, April 2009 - March 2010

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

**Target:** N/A.

**Oldham Position:** Completions on sites with a capacity of 5 dwellings or more during 2009/10 in terms of density achieved are as follows:

- Less than 30 dwellings per hectare = 10.7% (21 dwellings)
- 30 to 50 dwellings per hectare = 46.9% (93 dwellings)
- Over 50 dwellings per hectare = 42.4% (84 dwellings)

These figures show that land is being used efficiently in Oldham, with 89.3% 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 2009 - March 2010

Relevant UDP Policies: H1.4.

Source: Oldham Council Strategic Planning & Information section.

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 high value 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:

The breakdown of dwellings completed in 2009/10 by type is shown below:

- Detached - 35 (15.4%)
- Semi-detached - 46 (20.3%)
- Terraced - 85 (37.4%)
- Flats - 60 (26.4%)
- Bungalow - 1 (0.5%)

The breakdown of dwellings completed in 2009/10 by size is shown below:

- 1 bedroom - 33 (14.5%)
- 2 bedrooms - 40 (17.6%)
- 3 bedrooms - 75 (33%)
- 4 or more bedrooms - 79 (34.7%)

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 both the Greater Manchester and Oldham's Strategic Housing Market Assessment, 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.
## Local Output Indicator: Windfall completions

Local Objective: New housing should be provided…. (Planning Strategy Objective (c) Housing UDP).

Target: The UDP contains the following allowances:

(i) Brownfield sites of 10 dwellings / 0.4 ha and above = 100 dwellings p.a. from 2006

(ii) Brownfield sites of less than 10 dwellings / 0.4 ha = 55 dwellings p.a. from 2004

(iii) “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 in the UDP, and to respond accordingly by managing the release of housing land. The three allowances are considered below:

1. In 2009/10, 158 dwellings were completed on previously developed large windfall sites (i.e. 10 dwellings / 0.4 hectares and above), which is below those completed in 2008/09. Of this total, 33 dwellings were completed on sites that have come forward since April 2006. This number is below the allowance of 100 dwellings per annum built into the UDP housing land calculations.

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 2009/10, there were 30 completions on previously developed small sites. This is below the target of 55 dwellings set within the UDP. Overall, since 2003/04 there have been 556 completions on previously developed small sites. This provides an average of 79.4 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 2009/10, 86 dwellings were completed on cleared sites compared to an allowance of 160 dwellings. It would appear that in 2009/10 development activity on cleared sites has decreased since 2008/09 where 139 dwellings were completed on cleared sites.

In conclusion, all three allowances have not been met in 2009/10. 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. All three allowances have not been met, therefore holding back Phase 1 allocated sites is not considered appropriate at this time.

Action needed: None.
Housing

Local Output Indicator: Windfall completions

Relevant UDP Policies: H1.1.

Source: Oldham Council Strategic Planning & Information section.

Housing

Local Output Indicator: Housing land supply

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 2011 the five-year supply contains sufficient land to accommodate 2,979 dwellings. This five-year supply has been identified by determining whether the dwellings / sites within the supply are deliverable within the period 1 April 2011 to 31 March 2016. A schedule showing the sites that form this supply will be published in the SHLAA.

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. The total housing provision for Oldham as 5,200 dwellings (net of clearance) to be delivered between 2003 and 2021. Since 2003 1,572 net additional dwellings have already been provided. In addition, it is estimated that a further 363 net additional dwellings will be provided during 2010/11. In total, therefore, 1,935 net additional dwellings will have been built between 2003/04 and 2010/11.

This leaves a residual of 3,265 dwellings (net of clearance) to be delivered over the remaining 10 years between 2011 and 2021. This equates to an annual average rate of provision of 327 dwellings per year (net of clearance).

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 829 dwellings being cleared from 2011/12 to 2015/16. This equates to an annual average of 166 dwellings cleared per annum.

Taking into account clearance, therefore the number of dwellings that need to be delivered is 493 per annum (327 + 166). Over the five-year period from 2011/12 to 2015/16, Oldham needs to provide 2,465 (5 x 493) dwellings.

The five-year supply as at 1 April 2011 contains significantly more dwellings (2,979) compared to the level of housing provision required across the period (2,465). 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 2011, the five-year supply represented 121% (please note that due to the use of updated clearance figures, this figure differs slightly from
Local Output Indicator: Housing land supply

that stated in NI 159 *Supply of ready to develop housing sites*) of the dwellings planned (2,979 / 2,465 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*.

Another option is to present the number of years of deliverable supply of housing land. As of 1 April 2011, there was a 6 year supply of deliverable housing land in the borough (2,979 / 493).

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). 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 3,500 dwellings that form part of the housing land supply. 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 under half (1,544 or 45.1%) 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 or 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 1,544 flats actually fall within the post five-year supply. These include 170 at Boundary Park, 158 at Hartford Mill (Edward Street), 126 at 53-55 King Street, 71 at Thornham Mill (Oozewood Road), 42 at Primrose Bank, 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.

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 2010 the five-year supply contained comprised of 264 sites, comprising 3,212 dwellings. During 2009/10, actually 8 of these sites (3%) were complete. In terms of dwellings, these accounted for 35 (1%) of the 3,212 dwellings in the supply.

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

See Appendix 7 for the status of each UDP allocated Phase 1 housing site.

See Appendix 8 for information on the housing land supply within the HMR area.

Action needed: Not to release Phase 2 housing allocations.

Relevant UDP Policies: H1, H1.1.
Housing

Local Output Indicator: Housing land supply

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).


Oldham Position: During 2009/10 a total of 307 dwellings were demolished. This represents a significant increase from the 102 dwellings demolished in 2008/09. The average over the last four years to 218 dwellings per year (see Appendix 2 for details). 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.

85.3% of the dwellings cleared were located within the HMR Pathfinder area and of these 54.1% were part of HMR schemes. 53.4% of the dwellings cleared were part of PFI4 schemes. Clearance schemes in operation included those in the HMR area, Derker and a PFI4 scheme in Chadderton.

Action needed: None.

Relevant UDP Policies: H1, H1.1.

Source: Oldham Council Strategic Planning & Information section.

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.

Oldham Position:

- Total stock as at 1st April 2010 = 94,789
- Total vacant as at 1st April 2009 = 4,254*
- % Vacant as at 1st April 2010 = 4.5%
- (% Vacant as at 1st April 2009 = 5.5%)

* This includes:

- 636 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
- 1,702 private properties vacant for more than six months.
Housing

Local Output Indicator: Reduction in the vacancy rate

Vacancies are slightly lower than at 01/04/09. 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

3.6 Firstly, a total of 227 dwellings were completed over the period 1 April 2009 to 31 March 2010, which is a drop on the previous two years. Conversely the level of properties lost due to clearance was high at 307 dwellings. As a result the net gain within the borough for 2009/10 was -80 dwellings, which is the lowest level achieved over the last seven years. However this reflects the current economic climate which has resulted in less development taking place and a number of sites becoming stalled. It should be noted that the high level of clearance for 2009/10 is largely related to clearance taking place on HMR sites.

3.7 As of 1 April 2011 the borough’s five-year supply contains sufficient land to accommodate 2,979 dwellings. This represents a 6 year supply of deliverable housing.

3.8 Given that there is sufficient land within the five year supply to meet the current housing requirements, with 98% 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.

3.9 The proportions of detached and semi-detached properties have increased during 2009/10 and the proportion of terrace properties and flats has fallen during 2009/10. The proportion of three and four plus bedroom properties completed has also increased and now account for 67.7% of completions in 2009/10. 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.

3.10 No sites were completed in 2009/10 that included affordable housing. However there were seven sites under construction that included housing and on these sites a total of 37 dwellings were completed. This is a significant decrease from the 126 that were achieved in 2008/09. The level of affordable housing completed is a matter of concern when compared with the levels of need and the requirement to replace cleared stock.
Future Action

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

3.12 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.

3.13 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".

3.14 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.

3.15 Not to release Phase 2 Housing allocations and to roll forward preparation of the Housing Land Release SPD for consideration as part of 2010/11 AMR.

Transport

Indicators

<table>
<thead>
<tr>
<th>Transport</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Local Indicator:</strong> 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.</td>
</tr>
<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>Target: 100%.</td>
</tr>
<tr>
<td>Oldham Position: Four non-residential developments of 1,000 sqm and over within Use Classes A, B and D were completed. All four complied with the parking standards.</td>
</tr>
<tr>
<td>Action needed: Improve awareness of parking standards.</td>
</tr>
<tr>
<td>Relevant UDP Policies: T3.3, Appendix E.</td>
</tr>
<tr>
<td>Source: Oldham Council.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Transport</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Local Indicator:</strong> Public transport accessibility of new residential development to key services (Primary schools, secondary schools, GP’s, hospitals, employment areas and major retail centre.</td>
</tr>
<tr>
<td><strong>Local Objective:</strong> 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).</td>
</tr>
</tbody>
</table>

Transport

Local Indicator: Public transport accessibility of new residential development to key services (Primary schools, secondary schools, GP’s, hospitals, employment areas and major retail centre).

Target: N/A.

Oldham Position: 91% of new dwellings completed during the period April 2009 to March 2010 (227 dwellings, 43 developments) had good or above public transport accessibility to all key services.

Action needed: None.

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

Source: Oldham Council.

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: No information available.

Action needed: None.

Relevant UDP Policies: T3.2.

Sources: Oldham Council.

Key issues

3.16 The number of developments with good or above public transport accessibility indicates that the policies on accessibility are generally being implemented effectively.

Future Action

3.17 Continue to raise awareness of car parking standards. The policies within the Proposed Submission joint DPD 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 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, 14,634 square metres of floorspace was completed during the monitoring period, 12,999 sqm was within the borough’s centres.

In terms of office development (B1), 2,520 square metres of floorspace was completed during the monitoring period, of which 2,162 sqm was within the borough's centres.

In terms of leisure development, 3,062 square metres of floorspace was completed during the monitoring period. This consists of a new swimming pool, library, gym, health zone and community police office on the edge of Chadderton Centre. However in the emerging LDF the boundary of the centre of Chadderton has been amended to include this new development.

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

3.18 There is a continued need to locate 'town centre' uses in or nearby the borough's centres.

Future Action

3.19 Continue to raise awareness about 'town centre' uses locating to sites that can promote the vitality and viability of centres. The policies within the Proposed Submission joint DPD promote and enhance the vitality and viability of all the borough's centres.
**Local Services - Open Space**

**Indicators**

<table>
<thead>
<tr>
<th>Local Services - Open Space</th>
<th>Local Indicator: Amount of eligible open spaces managed to Green Flag award standard.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>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).</td>
</tr>
<tr>
<td></td>
<td>Target: N/A.</td>
</tr>
<tr>
<td></td>
<td>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).</td>
</tr>
<tr>
<td></td>
<td>Action needed: None.</td>
</tr>
<tr>
<td></td>
<td>Relevant UDP Policies: R1, R2, R2.2.</td>
</tr>
<tr>
<td></td>
<td>Source: Oldham Council.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Local Services - Open Space</th>
<th>Local Indicator: Net change in the extent of protected open space.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>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).</td>
</tr>
<tr>
<td></td>
<td>Target: N/A.</td>
</tr>
<tr>
<td></td>
<td>Oldham Position: Total area of open space in the borough 31 March 2010: At least 1597.01 hectares.</td>
</tr>
<tr>
<td></td>
<td>To date, monitoring has shown that between January 2008 and 31 March 2010 there has been an overall increase of at least 0.52 hectares in the total amount of open space in the borough.</td>
</tr>
<tr>
<td></td>
<td>Action needed: Data gaps need to be addressed to provide a more comprehensive picture. Monitoring proforma should be established and undertaken. 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.</td>
</tr>
<tr>
<td></td>
<td>Relevant UDP policies: R1, R1.1, R2, R2.1.</td>
</tr>
<tr>
<td></td>
<td>Source: Oldham Council LDF and Urban Design section.</td>
</tr>
</tbody>
</table>
Key Issue

3.20 A monitoring proforma to assess changes in the quality, quantity and accessibility of open space is in the process of being established. To date, early monitoring has shown that between January 2008 and 31 March 2010 there has been an overall increase in the total amount of open space in the borough.

3.21 Breaking down the changes in quantity per typology, it can be seen that there has been a very slight decrease in the area of natural semi-natural open space, outdoor sports facilities and parks and gardens. This has not resulted in a loss of overall open space provision but has been due to changes in typology to young people and children’s facilities. This has been part of the development of larger natural play areas on existing open spaces as part of the Play Builder Scheme. There has been an increase in the provision for young people and children.

Future Action

3.22 The policies within the Proposed Submission joint DPD protect, promote and enhance existing open space in the borough. There is a need to continue establishing a formal monitoring proforma and through this, undertake appropriate monitoring of the quality, quantity and accessibility of open space.

MINERALS

Indicators

<table>
<thead>
<tr>
<th>Minerals – Primary Land Won Aggregates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core Output Indicator M1: Production of primary land won aggregates by mineral planning authority.</td>
</tr>
<tr>
<td>Local Objective: Encourage the sustainable use of mineral resources (Natural Resources and Environmental Quality objective (d), UDP).</td>
</tr>
<tr>
<td>Target: N/A.</td>
</tr>
<tr>
<td>Oldham Position: The North West Regional Aggregate Working Party’s (RAWP) Annual Report 2009 provides statistics (crushed rock and land won sand and gravel) from 2008 for Greater Manchester, Merseyside, Halton and Warrington. Aggregate production during 2008 was 0.69 million tonnes for crushed rock and 0.44 million tonnes for sand and gravel, giving a total of 1.13 million tonnes. Figures cannot be assigned to individual boroughs.</td>
</tr>
<tr>
<td>Action needed: None.</td>
</tr>
<tr>
<td>Relevant UDP Policies: NR4, NR4.1, NR4.2, NR4.3.</td>
</tr>
<tr>
<td>Sources: RAWP 'Annual Report 2009'.</td>
</tr>
</tbody>
</table>
Minerals – Secondary/Recycled Aggregates

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

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

Target: N/A.


The 'Construction, demolition and excavation waste streams in the North West region of England' report (2008) identifies that there was 83.24 million tonnes of construction, demolition and excavation waste (CDEW) in 2008 in the north west, which is down by 7% on the 2005 figure of 89.63 million tonnes. Of this waste 19.53 tonnes was deposited at landfill sites in 2008, which is 30% lower than the 2005 figure of 27.75 million tonnes.

Data on the arisings and use of recycled aggregate or construction, demolition and excavation waste (CDEW) has been difficult to obtain. The last information is from 2006 and was included in last years AMR.

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 2009

Key Issues

3.23 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. The RAWP report identifies that the above monitoring information could mean that there has been a greater reliance on primary aggregate or the reduction in secondary aggregate may be due to the economic downturn. Further information on mineral studies is provided within section 6.

Future Action

3.24 Preparation of a Greater Manchester Joint Minerals DPD is now underway. The Preferred Approach went out for consultation in October and November. Oldham Council will continue to be involved in the progress of the joint minerals DPD. The policies within the Proposed Submission joint DPD state the council will promote the sustainable management of minerals through the prudent use, recycling, conservation and safeguarding of mineral resources.
## WASTE

### Indicators

<table>
<thead>
<tr>
<th>Waste</th>
<th>Core Output Indicator W1: Capacity of new waste management facilities by waste planning authority.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Target: N/A.</td>
</tr>
<tr>
<td></td>
<td>Oldham Position: During this years monitoring period there have been no new approvals for waste management facilities. The facility on Arkwright Street referred to in last year's AMR is now operational.</td>
</tr>
<tr>
<td></td>
<td>Action needed: None.</td>
</tr>
<tr>
<td></td>
<td>Sources: Oldham Council.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Waste</th>
<th>Core Output Indicator W2: Amount of municipal waste arising, and managed by management type by waste planning authority.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Local Objective: To monitor changes in the level of waste arising and changes in the proportions of waste recycled or reused.</td>
</tr>
<tr>
<td></td>
<td>Target: Household recycling targets are: 2009/10 - 30%</td>
</tr>
<tr>
<td></td>
<td>Oldham Position: All figures reported are for Household Waste only. All figures come from Waste Data Flow which is verified by the Environment Agency and DEFRA. The figures below are currently draft.</td>
</tr>
<tr>
<td></td>
<td>Total Amount of Household Waste Arisings: 76,843.81 tonnes.</td>
</tr>
<tr>
<td></td>
<td>Of the total household waste 28,166.89 tonnes was managed by recycling and composting. Percentage: 36.7%.</td>
</tr>
<tr>
<td></td>
<td>Total amount of household waste managed by landfill: 48,676.92 tonnes. Percentage: 63.3%.</td>
</tr>
<tr>
<td></td>
<td>The overall recycling rate in Oldham for 2009/10 was 36.7%.</td>
</tr>
<tr>
<td></td>
<td>Action needed: None.</td>
</tr>
<tr>
<td></td>
<td>Sources: Oldham Council.</td>
</tr>
</tbody>
</table>
Key Issues

3.25 There are currently no issues linked with this indicator.

Future Action

3.26 The policies within the Proposed Submission joint DPD continue to recognise the importance of sustainable waste management.

FLOOD PROTECTION AND WATER QUALITY

Indicators

<table>
<thead>
<tr>
<th>Flood Protection and Water Quality</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Core Output Indicator E1:</strong> Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.</td>
</tr>
<tr>
<td><strong>Local Objective:</strong> To promote more sustainable forms of development (The Design of New Development objective (h) UDP).</td>
</tr>
<tr>
<td><strong>Target:</strong> N/A</td>
</tr>
<tr>
<td><strong>Oldham Position:</strong> There were no Environment Agency objections on the basis of water quality and seven objections on the basis of flood risk. Of these, six applications were resolved. The remaining application is awaiting resolution and there is on-going discussion between the council and the Environment Agency.</td>
</tr>
<tr>
<td><strong>Action needed:</strong> Continue to ensure that Environment Agency advice is addressed.</td>
</tr>
<tr>
<td><strong>Relevant UDP Policies:</strong> NR2.1, NR2.2.</td>
</tr>
<tr>
<td><strong>Source:</strong> Environment Agency and Oldham Council Development Management</td>
</tr>
</tbody>
</table>

Key Issues

3.27 There were no planning applications granted contrary to Environment Agency advice in the monitoring period.

Future Action

3.28 Continue to ensure that Environment Agency advice is addressed for all applications. The policies within the Proposed Submission joint DPD state that the council will ensure development does not result in unacceptable flood risk or drainage problems.

BIODIVERSITY

Indicators

<table>
<thead>
<tr>
<th>Biodiversity</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Core Output Indicator E2:</strong> Change in areas of biodiversity importance</td>
</tr>
<tr>
<td><strong>Local indicator:</strong> Net change in tree cover due to new development.</td>
</tr>
</tbody>
</table>
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 2009 and 31 March 2010 there have been seven changes to Sites of Biological Importance (SBI), including five habitat description and boundary changes and two habitat description changes. This has resulted in an increase to the extent of SBI equalling +0.9ha.

Action needed: Improve monitoring of tree cover.

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

Source: Greater Manchester Ecology Unit and Oldham Council Report on update of Sites Of Biological Importance

Key Issues

3.29 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 5. 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.

3.30 There was one SBI lost due to loss of grassland and marsh due to extensive tree planting. This SBI although within the boundary of Oldham Metropolitan Borough, falls within the Peak Park. Planning for that part of the borough is the responsibility of the Peak District National Park Authority.

Future Action

3.31 Improve data collection and monitoring of tree cover. The policies within the Proposed Submission joint DPD affirm the council's intention to value, protect, conserve and enhance the borough's biodiversity.

RENEWABLE ENERGY

Indicators

Renewable Energy

Core Output Indicator E3: Renewable energy generation.

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

Core Output Indicator E3: 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 2009 and 31 March 2010 there were 23 out of 25 relevant major developments granted permission which will incorporate 10% of the energy requirements through on site renewable sources. This represents 92% of major new developments that were approved.

Over the past year there has been 13 major developments completed (note: this includes housing plots contributing towards a major housing scheme. A average figure has been provided by dividing the total installed capacity by the total number of properties and multiplying by the number of plots completed this year).

Renewable energy generation by installed capacity was 0.45 megawatts (electricity) and 0.17 megawatts (heat) delivered through biodiesal as part of the above policy.

The bulk of schemes met the above requirement through heat schemes, resulting in the following installed capacity:

- Ground source heat pumps - 35 kilo watts
- Solar thermal panel - average of 4224 kilograms/carbon dioxide/year
- Solar panels/heating - average of 113,060 kilo watt hours per annum
- Air Source Heat Pump - 39,900 kilo watt hours per annum
- 50 metres squared photovoltaics -estimated 6.5 kilowatt peak
- Radiotherapy centre connection to on site hospital incinerator system

There has been seven proposals granted planning permission involving low carbon and renewable energy. This includes:

- combined heat and power unit reducing a superstore's carbon emissions by 6-15% and providing 60-70% of locally generated electricity.
- 1 wind turbine to produce 17,000 kilo watt per hour/annum
- 1 wind turbine to produce 5 kilo watts
- 1 wind turbine (non-operational for training purposes)
- 2 applications for solar panels
- 1 application for air source heat pumps and 2 solar panels
Renewable Energy

Core Output Indicator E3: Renewable energy generation.

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 megawatts (this has increased from 2.09 megawatts in 2008) and Oldham CHP (sewerage gas) at Foxdenton Lane, Chadderton with an installed capacity of 0.63 megawatts.

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

3.32 The percentage of applications meeting Policy NR3.3 has increased since last year by 6%.

3.33 Oldham Council has been awarded a Climate Change Local Area Support Programme (CLASP) North West Climate Change Leaders Award in recognition of its implementation of policy NR3.3 ‘Renewable Energy in Major New Developments’. The council won the award for the ‘Planning for Climate Change’ category.

Future Action

3.34 Ensure the policy is applied to all major applications. The policies within the Proposed Submission joint DPD encourage future growth to be achieved in a sustainable manner, promoting ‘green’ energy by reducing energy consumption.

ADDITIONAL LOCAL INDICATORS

Green Belt

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:

130 applications approved in the Green Belt during 2009/10.

This is broken down into the following applications:

- Agricultural: 3
Green Belt

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

- Demolition: 1
- Listed Building Alteration: 9
- Dwellings: 1
- Householder applications e.g. conservatory: 68
- Offices: 1
- Major (sports pitches/changing facility): 1
- Changes of use: 13
- Other Minor: 33

Action needed: None.

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


Key Issues

3.35 There are no issues linked with this indicator.

Future Action

3.36 The policies within the Proposed Submission joint DPD ensure that the Green Belt continues to be protected from inappropriate development.

CONSERVATION

Conservation

Local Indicator: Number of listed buildings and number of buildings in conservation areas lost through new development proposals.

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: No loss.

Oldham Position: An assessment of the planning applications approved for 2009/10 shows:
- 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 structure that is not itself listed, but which adjoins a listed building.
- Loss of buildings in conservation areas: There were two conservation area consents approved 2009/10 for the partial demolition of buildings in conservation areas.

Action needed: None.

Relevant UDP Policies: C1, C1.2, C1.10.
### Conservation

**Local Indicator:** Number of listed buildings and number of buildings in conservation areas lost through new development proposals.


#### Key Issues

3.37 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

3.38 The policies within the Proposed Submission joint DPD ensure the borough's heritage assets are protected, conserved and enhanced.

### Supplementary Planning Documents

3.39 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 nitrogen dioxide (NO2) target = 40 milligram per cubic metre (mgm3); 1 hour mean of 200 mgm3 not to be exceeded more than 18 times a year.

**Oldham Position:**

- a) Number of days when pollution was moderate or higher for NO2 at Oldham West End House site 2009/2010 = 0

- b) Number of days when pollution was moderate or higher for particles of 10 micrometers or less (PM10) at Oldham West End House site in 2009/2010 = 0.

- c) Annual mean NO2 measured at Oldham West End House was 30 micrograms per cubic meter of air (ug/m3) (1 January 2009 - 31 December 2009).

- d) Number of exceedances of NO2 national hourly mean objective in 2009/2010 at Oldham West End House monitoring site = 0
Air Quality and Development

Local Indicator: Number of days of Air Pollution

Action needed: None.

Relevant UDP Policies: NR1.2.

Source: Oldham Council Environmental Health section.

Key Issues

3.40 There has been a slight downward trend in pollution concentrations measured at West End House site since monitoring began there in 1999.

Future Action

3.41 The policies within the Proposed Submission joint DPD will protect and improve local environmental quality.

Air Quality and Development

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

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

Future Action

3.43 The policies within the Proposed Submission joint DPD will protect and improve local environmental 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

3.44 Current data gap.

### Future Action

3.45 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> N/A</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

3.46 There are no issues linked with this indicator.

### Future Action

3.47 The policies within the Proposed Submission joint DPD guide development to the most accessible locations, and promote and encourage the use of public transport, walking and cycling.
Contaminated Land

Local Indicator: Number of potentially contaminated sites in the borough

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

Target: N/A.

Oldham Position: 2010 = 4,544 sites

Action needed: None.

Relevant UDP Policies: NR1.6.

Source: Oldham Council, Environmental Health.

Key Issues

3.48 There are no issues linked with this indicator.

Future Action

3.49 The policies within the Proposed Submission joint DPD will protect and improve local environmental quality.

Contaminated Land

Local Indicator: Number of applications relating to contaminated sites

Local Objective: To ensure that new development does not significantly add to pollution levels (Natural Resources and Environmental Quality objective (a), UDP).

Target: N/A.

Oldham Position: 2009/10 = 348 applications.

Action needed: None.

Relevant UDP Policies: NR1.6.

Source: Oldham Council Environmental Health section.

Key Issues

3.50 There are no issues linked with this indicator.

Future Action

3.51 The policies within the Proposed Submission joint DPD will protect and improve local environmental quality.
Contaminated Land

Local Indicator: Number of sites remediated

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

Target: N/A.


Action needed: None.

Relevant UDP Policies: NR1.6.

Source: Oldham Council Environmental Health section.

Key Issues

3.52 There are no issues linked with this indicator.

Future Action

3.53 The policies within the Proposed Submission joint DPD will protect and improve local environmental quality.

Design

Urban Design

Local Indicator: Number / percentage of listed buildings 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: There are no listed buildings at risk in the borough.

Action needed: None.

Relevant UDP Policies: C1, C1.6, C1.8, C1.9 and C1.10.

Source: Oldham Council.

Key Issues

3.54 There are no issues linked with this indicator.

Future Action

3.55 The policies within the Proposed Submission joint DPD will ensure the borough’s heritage assets are protected, conserved and enhanced.
### 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).

<table>
<thead>
<tr>
<th>Target</th>
<th>N/A.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oldham Position</td>
<td>There are 36 conservation areas covering 250.79 hectares.</td>
</tr>
<tr>
<td>Action needed</td>
<td>None.</td>
</tr>
<tr>
<td>Relevant UDP Policies</td>
<td>C1, C1.1, C1.2, C1.3, and C1.4.</td>
</tr>
<tr>
<td>Source</td>
<td>Oldham Council.</td>
</tr>
</tbody>
</table>

#### Key Issues

3.56 There are no issues linked with this indicator.

#### Future Action

3.57 The council has recently undertaken a review for listed buildings at risk and scheduled ancient monuments and are continuing to review and update the borough's 36 conservation areas including identifying areas of risk. The policies within the Proposed Submission joint DPD ensure the borough's heritage assets are protected, conserved and enhanced.

### 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).

<table>
<thead>
<tr>
<th>Target</th>
<th>N/A.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oldham Position</td>
<td>There are no scheduled ancient monuments at risk in the borough.</td>
</tr>
<tr>
<td>Action needed</td>
<td>None.</td>
</tr>
<tr>
<td>Relevant UDP Policies</td>
<td>C1 and C1.11.</td>
</tr>
<tr>
<td>Source</td>
<td>Oldham Council.</td>
</tr>
</tbody>
</table>

#### Key Issues

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

3.59 The policies within the Proposed Submission joint DPD ensure the borough's heritage assets are protected, conserved and enhanced.

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, North West Development Agency.

Key Issues

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

Future Action

3.61 The policies within the Proposed Submission joint DPD state that the council will ensure the effective and efficient use of land and buildings by promoting the reuse and conversion of existing buildings.

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:

From 2008/09, the indicator had to be monitored under four headings, litter, detritus, graffiti and fly-posting.

2009/10

Litter: 6%

Detritus: 10%
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)

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Combined</td>
<td></td>
</tr>
<tr>
<td>(litter and detritus)</td>
<td>8%</td>
</tr>
<tr>
<td>Graffiti</td>
<td>3%</td>
</tr>
<tr>
<td>Fly-posting</td>
<td>0%</td>
</tr>
</tbody>
</table>

Action needed: None.

Relevant UDP Policies: D1 and D1.1.


Key Issues

3.62 There are currently no issues linked with this indicator.

Future Action

3.63 The policies within the Proposed Submission joint DPD will protect and improve local environmental quality.

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: No major planning applications were refused on design grounds in 2009/10.

Action needed: Continue to encourage high quality design.

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

Source: Oldham Council.

Key Issues

3.64 All of the 33 major applications received by the council in 2009/10 met the requirements of the council's design policies or the advice of the Urban Design Guide SPD. One major planning permission was refused but this was not due to design issues. This demonstrates that applicants are working with the council to achieve high standards of design quality.
Future Action

3.65 The policies within the Proposed Submission joint DPD promote high quality design and sustainable construction of developments.

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: No information available.

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

Source: Environment Agency.

Key Issues

3.66 Development should aim to improve river quality in the borough.

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.
### 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:
- The borough has 805 numbered paths totalling 438km.
- 387km (88.4%) are public footpaths and are available to pedestrians only.
- 45.9km (10.5%) of the total network is also available to cyclists. Of this:
  - 38.1km are public bridleways;
  - 3.4km are restricted byways and;
  - 4.4km are byways open to all traffic (BOAT).

Action needed: None.

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


### Key Issues

3.68 There are currently no issues linked with this indicator.

### Future Action

3.69 The policies within the Proposed Submission joint DPD will seek to improve existing transport networks including the walking, cycling and bridleway networks.

### Urban Design

**Local Indicator: Number of domestic burglaries per 1,000 households (now measured as the 'number of domestic burglaries')**

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

Target: 2009/10 - 1,925

Oldham Position: 1,569 (There has been a 21% reduction in the number of domestic burglaries from 2008/09 to 2009/10).

Action needed: None.

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

Key Issues

3.70 The number of domestic burglaries is falling.

Urban Design

Local Indicator: Percentage of vehicle crimes per 1000 population (now measured as the number of incidents of ‘vehicle taking (includes aggravated)’ and the number of incidents of ‘theft from a vehicle’)

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

Target: Vehicle taking target is 940 (total number of incidents including aggravated) for 2009/2010. Theft from vehicle target is 2,070 (total number of incidents) for 2009/10.

Oldham Position:

Vehicle taking 2009/10 - Actual: 711
Theft from a vehicle 2009/10 - Actual: 1,860
Total Actual vehicle taking and theft from a vehicle 2009/10: 2,571

Action needed: None.

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


Key Issues

3.71 There were 238 fewer incidents of vehicle taking in 2009/10 than in 2008/9 and 546 fewer incidents of theft from vehicles.

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

Oldham Position:

- There are 3 pedestrian zones in Oldham town centre.
- The number of residential properties in traffic calmed areas 2009/10: 35,599
- Number of these residential properties in 20mph zones 2009/10: 26,935

Action needed: To continue working towards the creation of safe and attractive streets, paths and spaces.
Urban Design
Local Indicator: Extent of Homezones, traffic calming and pedestrianisation measures.
Relevant UDP Policies: D1; D1.1 and D1.7.
Source: Unity Partnership.

Key Issues
3.72 There are currently no issues linked with this indicator.

Future Action
3.73 Future development control decisions and the 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: Total number of cyclists involved in road injury accidents reported to the police in 2009/10: 35
Action needed: None.
Relevant UDP Policies: D1, D1.1, D1.3 and D1.7.
Source: Unity Partnership.

Key Issues
3.74 The above figures when compared to previous AMR’s show that the number of cyclists involved in road injury accidents has continued to decrease. This suggests that current policies are working towards meeting the local indicator and objective.

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: Total number of pedestrians involved in road injury accidents reported to the police 2009/10: 117
Urban Design

Local Indicator: Number of pedestrians involved in road accidents

Action needed: None.

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

Source: Unity Partnership.

Key Issues

3.75 The above figures when compared to previous AMR’s show that the number of pedestrians involved in road accidents has decreased significantly in the past year compared to earlier years maintaining the downwards trend. This shows that policies are working towards meeting the local indicator and objective.

Indicators that are no longer monitored

3.76 There are two indicators for the Urban Design SPD that are no longer monitored by the council so there is no information available for them. They are:

- Extent of urban / rural footpaths in good condition; and
- Percentage of public buildings accessible to people with physical disabilities.

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 targets in relation to renewable energy and climate change (Natural Resources and Environmental Quality objective (c), UDP).

Target: N/A.

Oldham Position: Three planning applications have been granted permission each for 1 wind turbine. One was non operational to be used for training purposes, one will produce nearly 17000 kilowatt per hour (kwh) and the other is a 5 kwh turbine.

Action needed: No further action.

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

Source: Oldham Council Development Management and Strategic Planning & Information sections.

Key Issues

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

3.78 The policies within the Proposed Submission joint DPD encourage future growth to be achieved in a sustainable manner, promoting 'green' energy by reducing energy consumption.

Indicators to be monitored

3.79 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, resources permitting 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 Review Statement of Community Involvement (SCI) was adopted in July 2010. The Review SCI sets 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 Review 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 2009 and 31 March 2010 .

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>
<tbody>
<tr>
<td>Joint DPD 'Preferred Options'</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</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 'Preferred Options' consultation targeted engagement with young people. Focus groups were held at the Oldham College and Oldham Sixth Form. Exhibition boards were erected in the common areas and leaflets distributed inside the college and Sixth Form.</td>
</tr>
</tbody>
</table>
### LDF Document / Consultation dates

<table>
<thead>
<tr>
<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>
<tbody>
<tr>
<td>Business Centre, Civic Centre Access Oldham and level 12 planning reception.</td>
<td></td>
<td></td>
<td>85.7% males; 14.3% females</td>
<td></td>
</tr>
<tr>
<td>Posters were sent to doctors surgeries, post offices, schools and community centres.</td>
<td></td>
<td></td>
<td>Age:</td>
<td></td>
</tr>
<tr>
<td>Exhibitions to publicise the consultation was taken to all the council's area committee meetings.</td>
<td></td>
<td></td>
<td>42.8% 65+; 14.3% 61-65; 28.6% 51-60; 14.3% 31-40</td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
<td></td>
<td>Ethnic Origin: 85.7% White British; 14.3% Asian Other</td>
<td></td>
</tr>
<tr>
<td>Exhibitions were also held and the Spindles Town Square shopping centre, at Oldham Sixth Form College and the Oldham College.</td>
<td></td>
<td></td>
<td>Religion/Belief: 28.6% Christian; 14.3% Hindu; 28.6% No religion; 14.3% Prefer not to say;</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>
</tr>
<tr>
<td>----------------------------------</td>
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<td>----------------------------------------</td>
<td>---------------</td>
<td>-------------------------------------------------------------------------------------</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>14.3% not answered</td>
<td>Disability:</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>71.4% no disability;</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>28.6% have a disability</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Geography:</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%).</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>There were also 62 responses from individuals and organisations with a boroughwide interest or who are located outside of the borough.</td>
</tr>
<tr>
<td>LDF Document / Consultation Techniques Used</td>
<td>Consultation Techniques Used</td>
<td>Number of people/organisations consulted</td>
<td>Response Rate</td>
<td>Equities Breakdown</td>
</tr>
<tr>
<td>--------------------------------------------</td>
<td>------------------------------</td>
<td>-----------------------------------------</td>
<td>--------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>Strategic Housing Land Availability Assessment</td>
<td>Joint DPD 'Preferred Options'</td>
<td>1049</td>
<td>6 people/organisations responded (0.6% response rate)</td>
<td>Equalities forms monitored as part of the overall response above.</td>
</tr>
<tr>
<td>Sustainability Appraisal Report March - April 2009</td>
<td>Joint DPD 'Preferred Options'</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>
</tr>
<tr>
<td>Sustainability Appraisal Report March - April 2009</td>
<td>Joint DPD 'Preferred Options'</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>
</tr>
<tr>
<td>Sustainability Appraisal Report March - April 2009</td>
<td>Joint DPD 'Preferred Options'</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>
</tr>
</tbody>
</table>
| Strategic Housing Land Availability Assessment | Joint DPD 'Preferred Options' | 1049 | 16 people/organisations responded | No equalities information provided with majority of representations.

Responserate reflects the specific nature of the document.

No equalities information provided.

Letter/email to individuals or organisations on the LDF mailing list and other Oldham Council officers received copies of the documents on disc.

Annual Monitoring Report of the LDF 2009/10
<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>
| Review Statement of Community Involvement  
February - March 2010           | Letter/Email to Statutory Consultees, Councillors individuals, and organisations on the LDF mailing list and other Oldham Council officers.  
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. | 1349 | 16 people/organisations responded (1.8% response rate) | No equalities information provided. | Response rate reflects the specific nature of the document. |
|                                 | 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. | (1.5% response rate) | Two representations declined to provide information. | | |
<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>
<tbody>
<tr>
<td>Joint DPD 'Refining Options'</td>
<td>Letter/Email to Statutory Consultees, Councillors, individuals or organisations on the LDF mailing list and other Oldham Council officers. 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, and community centres.</td>
<td>1343</td>
<td>83 people/ organisations responded (6.4% response rate)</td>
<td>No equalities information provided.</td>
<td></td>
</tr>
<tr>
<td>May - June 2010</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Joint DPD 'Refining Options' Sustainability Appraisal Report</td>
<td>See above. Same as for the Joint DPD 'Refining Options'.</td>
<td>1343</td>
<td>0 responses</td>
<td>No equalities information provided.</td>
<td>Response rate reflects the specific nature of the document.</td>
</tr>
<tr>
<td>May - June 2010</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Joint DPD 'Refining Options' Habitats Regulations Assessment</td>
<td>See above. Same as for the Joint DPD 'Refining Options'.</td>
<td>1343</td>
<td>1 person/ organisations responded</td>
<td>No equalities information provided.</td>
<td>Response rate reflects the specific nature of the document.</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>
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<td>--------------------------------------------------</td>
</tr>
<tr>
<td>May - June 2010</td>
<td></td>
<td></td>
<td>(0.07% response rate)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Joint DPD 'Refining Options' Equalities Impact Assessment May - June 2010</td>
<td>See above. Same as for the Joint DPD 'Refining Options'.</td>
<td>1343</td>
<td>0 responses</td>
<td>No equalities information provided.</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:

- 4,271 square metres of business and industrial development was completed in the last year;
- 91% of residential developments completed had good or above public transport accessibility to key services; and
- 14,634 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 0.9 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;
• 94.7% of residential development developed over the last year involved the reuse of previously developed land; and
• 91% of residential developments completed had good or above public transport accessibility to key services.

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 23 schemes granted permission that require 10% of the energy needs to be met from on-site renewable energy sources;
• 91% of residential developments completed had good or above public transport accessibility to key services; and
• 36.7% 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.
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 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 Planning (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 joint DPD 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 0.4 ha or more.

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 33 major application decisions made between April 2009 and March 2010 inclusive reveals that 56 adopted policies were referred to out of 138 policies, in the approval or refusal of major applications. This has increased from the 52 policies reported in last year’s AMR.

6.8 The policies in the UDP are being reviewed through the preparation of the LDF.

Waste: National, north west and local policy

6.9 The text below in relation to waste has been prepared on behalf of Oldham Council by the Greater Manchester Geological Unit (GMGU).
National Policy

6.10 The Government announced in June 2010 that is to carry out a full review of waste policy in England, looking at the most effective ways of reducing waste, maximising the money to be made from waste and recycling, and how waste policies affect local communities and individual households.

National Studies


6.11 In 2005 estimates were generated for certain key components of mainly-inert CDEW in England. WRAP, Capita Symonds and Alfatek Redox (UK) sought to update these estimates with the 2008 study named above. The headline figure was 83.24 million tonnes of CDEW generated in 2008, which is down by 7% on the 2005 figure of 89.63 million tonnes. Of this waste, 19.53 million tonnes was deposited at permitted landfill sites in 2008; which is down by 30% from the 2005 figure of 27.75 million tonnes.

North West 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.

Greater Manchester Construction, Demolition and Excavation Waste (CDEW)

6.14 The 2008 Environment Agency waste interrogator data provides a figure of 1,299,421 tonnes of CDEW for the Greater Manchester sub-region.

North West England Commercial & Industrial Waste Arisings Survey 2009

6.15 A survey of the waste produced by Commercial and Industrial (C and I) companies throughout the North West was commissioned to update the North West's assessment of total waste arisings. The survey details that the total North West's arisings for 2009 totals 7,631,158 tonnes, which is down 6% on the 2006 survey. Of the total arisings, 20.2% was landfilled and 59.8% was recycled.
Development of a Joint Waste Development Plan Document (JWDPD)

6.16 The Publication Waste Plan went out for consultation in November 2010 with submission planned for February 2011.

6.17 As part of the evidence base for the JWDPD, GMGU commissioned a Needs Assessment in 2007; it was then updated in 2010. The Needs Assessment models future waste arisings alongside current/planned waste capacity data to identify future waste treatment and disposal requirements. The headline figures for waste arisings in Greater Manchester for 2009 are as follows:

- 2,517,010 tonnes of Commercial and Industrial waste per annum.
- 1,299,421 tonnes of Construction and Demolition waste per annum which is under management.
- 275,000 tonnes of Solid Derived Fuel, created from the municipal solid waste management methods of the PFI sites.
- 300,000 tonnes of agricultural waste.

Municipal Waste Management Strategies

6.18 There are two waste disposal authorities in Greater Manchester; they are Wigan Metropolitan Borough Council (WMBC) which manages waste produced within Wigan MBC and Greater Manchester Waste Disposal Authority (GMWDA) which manages the waste of the other 9 authorities in Greater Manchester. Each WDA is responsible for producing a Municipal Waste Management Strategy (MWMS).

Wigan

6.19 The Municipal Waste Management Strategy for Wigan was adopted in December 2009 and provides a framework for managing Local Authority collected waste arisings until 2030. The aim of this document includes reducing Local Authority collected waste growth to 1% by 2010 and 0% by 2020 and increasing recycling at Household Waste Recycling Centres to 70% by 2013.

6.20 Table 1 below indicates the forecast Local Authority collected waste arisings within Wigan at five year intervals throughout the plan period, illustrating the predicted arrest in growth in waste arisings in line with the targets.

Table 2 Forecast Local Authority collected waste arisings within the Wigan Waste Disposal Authority area

<table>
<thead>
<tr>
<th>Wigan Waste Disposal Authority: Local Authority collected waste arisings (tonnes per annum) 2009-2027</th>
</tr>
</thead>
<tbody>
<tr>
<td>160,000</td>
</tr>
</tbody>
</table>

Greater Manchester
6.21 The Greater Manchester Municipal Waste Management Strategy, was adopted in 2004 and updated in 2007. It sets out a framework for managing Local Authority collected waste arisings up to 2030. The headline targets of the Strategy include:

a. arresting the increases in Local Authority collected waste arisings to:
   - no more than 1% per annum by 2010
   - zero by 2020 and
   - no growth through to 2030

b. achieving levels of recycling and composting of household waste:
   - 33% by 2010
   - a minimum of 50% by 2020 and through to 2030

6.22 Table 2 below indicates the forecast Local Authority collected waste arisings within the Greater Manchester Waste Disposal Authority area, at five year intervals throughout the Plan period, illustrating the predicted arrest in growth in waste arisings in line with the targets above.

Table 3 Forecast Local Authority collected waste arisings within the Greater Manchester Waste Disposal Authority area

<table>
<thead>
<tr>
<th>Greater Manchester Waste Disposal Authority: Local Authority collected waste arisings (tonnes per annum) 2009-2027</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,111,271</td>
</tr>
</tbody>
</table>

6.23 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

6.24 The text below in relation to minerals has been prepared on behalf of Oldham Council by the GMGU.

Construction, demolition and excavation waste streams in the North West of England 2008

6.25 In 2005 estimates were generated for certain key components of mainly-inert construction, demolition and excavation waste (CDEW) in England. WRAP, Capita Symonds and Alfatek Redox (UK) sought to update these estimates with the 2008 study named above. The headline figure was 83.24 million tonnes of CDEW generated in 2008, which is down by 7% on the 2005 figure of 89.63 million tonnes. Of this waste, 19.53 million tonnes was deposited at permitted landfill sites in 2008; which is down by 30% from the 2005 figure of 27.75 million tonnes.
6.26 **Production of primary land-won aggregates** – The RAWP Annual Report 2009 provides an aggregated figure for Greater Manchester, Halton, Warrington and Merseyside for the year 2008. Data for the year 2009 has been collated; however, the final report for 2009 is not due to be published until December 2010. Aggregate production during 2008 was 0.69 million tonnes for crushed rock and 0.44 million tonnes for sand and gravel, giving a total production figure of 1.13 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 2 illustrates the findings of the report for the North West and England.

**Table 4 Alternative Arisings in North West in 2005 (million tonnes (mt))**

<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 Annual Monitoring Survey, data was gathered for the arisings of secondary aggregate during the period January 2008 to the end of December 2008, in the North West. Table 3 illustrates the findings of this survey.

**Table 5 Alternatives Arising in North West 2008 (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>0.13mt</td>
<td>0.13mt</td>
</tr>
<tr>
<td>Furnace Bottom Ash</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0.01mt</td>
<td>0.01mt</td>
</tr>
<tr>
<td>Slate Waste</td>
<td>-</td>
<td>0.29mt</td>
<td>-</td>
<td>-</td>
<td>0.29mt</td>
</tr>
<tr>
<td>Total Alternatives</td>
<td>-</td>
<td>0.29mt</td>
<td>-</td>
<td>0.14mt</td>
<td>0.43mt</td>
</tr>
</tbody>
</table>

6.29 The total arisings of Pulverised Fuel Ash (PFA) has fallen by 31% since 2005, from 0.42mt to 0.13mt. Total arisings of Furnace Bottom Ash has also fallen dramatically since 2005 by 87.5%, from 0.08mt to 0.01mt in 2008. The arisings of slate waste has increased slightly by 31%, from 0.20mt in 2005 to 0.29mt in 2008.
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 6 Regional estimates of CDEW generated, processed or handled and disposed of in 2006

<table>
<thead>
<tr>
<th>Operators that generate arisings</th>
<th>Regional estimate ¹</th>
<th>Operators that process / handle / transport arisings</th>
<th>Regional estimate ¹</th>
<th>Operators that dispose of arisings</th>
<th>Regional estimate ¹</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 sites ³</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 sites ³</td>
<td>3,438,940</td>
<td></td>
<td></td>
</tr>
<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 stations ²</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.

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.
<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>
</table>

² 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 North West when compared to the national survey were similar, although the source of waste differed.

**Greater Manchester Construction, Demolition and Excavation Waste (CDEW)**

**6.34** The 2008 Environment Agency waste interrogator data provides a figure of 1,299,421 tonnes of CDEW for the Greater Manchester sub-region.

**Development of a Joint Minerals Development Plan Document.**

**6.35** 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. In August 2009, agreement was reached across the ten AGMA Authorities. The formal title of the Minerals Plan is the Greater Manchester Joint Minerals Development Plan Document (JMDPD). The production of the Minerals Plan commenced in November 2009, the date of adoption is currently (as of September 2010) set at October 2012. The Preferred Approach for the Minerals Plan went out for consultation in October/November 2010.
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 Management 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; and
- To continue to work with the GMGU on the waste and minerals DPD’s.

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);
- Roll forward preparation of the Housing Land Release SPD for consideration as part of 2010/11 AMR
- To undertake a regular review of the borough’s Strategic Housing Land Availability Assessment;
- To deliver the council’s 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.

7.5 Discussions will need to be had with the Planning Inspectorate and other appropriate agencies on formalising any amendments to the LDS as a result of the slight delay incurred in the production of the joint DPD as a result of the changes to the planning system.

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

7.6 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 and Development Management Policies DPD, Site Allocations DPD and Proposals Map; and

To continue work with AGMA partners on taking forward the Greater Manchester Strategy and the Greater Manchester Spatial Framework.

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

7.7 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 Hathereshaw and Fitton Hill New Deal for Communities area.

7.8 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**

7.9 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:**

- The Local Development Scheme (LDS) in place at the start of the monitoring period was 'Issue 4’. This was then revised the July 2009 to take account of changes to the planning system and again in November 2009 to include the timetable for preparing a joint minerals DPD in Greater Manchester. As explained in previous LDS’s it has been agreed with Government Office for the North West (GONW) that work on the Sites Allocation DPD will commence after the joint DPD has been adopted. Performance on the LDS milestones was as follows:
  - Core Strategy and Development Management Policies Development Plan Document - The consultation took place in March/April 2009. Consultation was due in February/March 2008 but could not be undertaken due to reasons outlined in last years AMR.
  - 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.
- Preferred Options - consultation commenced November 2009.
- Housing Land Release SPD - as in previous years there was no need to prepare this SPD during the monitoring period due to the fact there is sufficient land within the five-year housing supply to meet the current requirements with 98% being on previously developed land.

7.10 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.

7.11 The impacts policies are having on national 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.

7.12 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.

7.13 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.

7.14 Whether policies need changing to reflect changes in national policy:

- The emerging LDF reflects updates to national policy.

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

- The borough has no such zones.
7.16 If policies need changing, the action being taken to achieve it:

- No policies need changing beyond the work already identified.
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 Pregnacies
- Dental Health
- Childhood Obesity
- Educational Attainment Levels
- Looked after Children
Appendix 2 Local Housing Statistics

Table 7 Net House Building 2003/04 to 2009/10

<table>
<thead>
<tr>
<th>Year</th>
<th>Completed</th>
<th>Cleared</th>
<th>Net Change</th>
<th>Variance from annual requirement of 289</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>2009/10</td>
<td>227</td>
<td>307</td>
<td>-80</td>
<td>-369</td>
</tr>
<tr>
<td>Total</td>
<td>3074</td>
<td>1502</td>
<td>1572</td>
<td>-451</td>
</tr>
<tr>
<td>Average</td>
<td>439</td>
<td>215</td>
<td>225</td>
<td></td>
</tr>
</tbody>
</table>

Chart A – Dwellings completed and cleared, 2003/04 to 2009/10
Table 8 Housing Land Supply: Structure of the Five Year Housing Land Supply, as at 1 April 2011

<table>
<thead>
<tr>
<th>Site Status</th>
<th>Dwellings</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sites under construction</td>
<td>325</td>
<td>10.9</td>
</tr>
<tr>
<td>Sites under construction and stalled</td>
<td>302</td>
<td>10.1</td>
</tr>
<tr>
<td>Sites with planning permission</td>
<td>1723</td>
<td>57.8</td>
</tr>
<tr>
<td>Sites where committee is minded to approve an application, subject to S106 being signed</td>
<td>264</td>
<td>8.9</td>
</tr>
<tr>
<td>Phase 1 housing sites in UDP</td>
<td>238</td>
<td>8.0</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>127</td>
<td>4.3</td>
</tr>
<tr>
<td>Total</td>
<td>2979</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 2011 to 31 March 2016. More detailed information on each of the steps is set out below.

1. Level of housing provision between 1 April 2011 and 31 March 2016

The total housing provision for Oldham is 5,200 dwellings (net of clearance) to be delivered between 2003 and 2021. 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

Since 2003/04 1,572 net additional dwellings have been provided. In addition, further dwellings will be completed in the 2010/11 year. As this year is not yet complete, an estimate has to be made for 2010/11.

For the 2010/11 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 last 24 months. An estimate of clearance for 2010/11 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 2010/11 of 363.

This means that in the 10 year period between 2011 and 2021, 3,265 net additional dwellings remain to be delivered. This equates to an annual average of 327 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 1,635 (5x327).

Adjustment for clearance

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. The HMR Pathfinder has provided revised projections for clearance that have been used in this calculation. In total, the projections show 829 dwellings being cleared from 2011/12 to 2015/16. This equates to an annual average of 166 dwellings cleared per annum.

(1) http://www.planning-inspectorate.gov.uk/pins/advice_for_insp/advice_produced_by_dclg.htm
Taking into account clearance, therefore the number of dwellings that need to be delivered is 493 per annum (327 + 166). Over the five-year period from 2011/12 to 2015/16, Oldham needs to provide 2,465 (5 x 493) 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 offers 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, a build out rate of 30 dwellings per annum was used. Previously a build-out rate of 44 dwellings per annum has been used based on assessment of historic data. However, due to current market conditions a lower build-out rate of 30 dwellings per annum has been applied.
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 2011. 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 30 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 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 assumed 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 Public Transport Accessibility of new housing developments

Below are a list of the housing developments completed between 1st April 2009 and 31st March 2010 grouped together based on the public transport accessibility of the site.

<table>
<thead>
<tr>
<th>Oldham Council Reference</th>
<th>Location</th>
<th>Dwellings completed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Very good public transport accessibility</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2656</td>
<td>Land at Fields New Road (including Gem Mill), Chadderton, Oldham</td>
<td>39</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>20</td>
</tr>
<tr>
<td>2789</td>
<td>Land at former site of Ashley Mill, Ashley Street, Oldham</td>
<td>13</td>
</tr>
<tr>
<td>2867</td>
<td>Former Brown Cow Inn, 295 Oldham Rd, Failsworth</td>
<td>5</td>
</tr>
<tr>
<td>2843</td>
<td>Land between 14 &amp; 16 Granby Street, Chadderton, OL9 8EX</td>
<td>2</td>
</tr>
<tr>
<td>2262</td>
<td>Land off Byron Street, bounded by Byron St, Cardigan Rd and Hollins Rd, Hollinwood</td>
<td>1</td>
</tr>
<tr>
<td><strong>Good public transport accessibility</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2338</td>
<td>Sandy Mill, Schofield Street, Royton</td>
<td>17</td>
</tr>
<tr>
<td>2373</td>
<td>Wood Square, Greenfield</td>
<td>16</td>
</tr>
<tr>
<td>2476</td>
<td>Land at Hunt Lane (1), Chadderton (Taylor Woodrow Developments Millwood Grange)</td>
<td>14</td>
</tr>
<tr>
<td>2381</td>
<td>Land at St Ambrose Road, Derker</td>
<td>13</td>
</tr>
<tr>
<td>2008</td>
<td>Former Manor House, Manor Road, OL4 1RQ</td>
<td>13</td>
</tr>
<tr>
<td>2477</td>
<td>Land at Hunt Lane (2), Chadderton (Countryside Properties)</td>
<td>12</td>
</tr>
<tr>
<td>Oldham Council Reference</td>
<td>Location</td>
<td>Dwellings completed</td>
</tr>
<tr>
<td>--------------------------</td>
<td>--------------------------------------------------------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>2450</td>
<td>Parkside Farm, Chadderton Park Road, Chadderton, OL9 0PE</td>
<td>8</td>
</tr>
<tr>
<td>2167</td>
<td>Land at Roundthorn Rd/Aspull St</td>
<td>8</td>
</tr>
<tr>
<td>2175</td>
<td>St Johns Mill, St. Johns Street</td>
<td>6</td>
</tr>
<tr>
<td>2863</td>
<td>Land at Parklands House (Plots 7 to 12), Royton</td>
<td>4</td>
</tr>
<tr>
<td>2787</td>
<td>56-58 Paddock Lane, Failsworth, Oldham</td>
<td>3</td>
</tr>
<tr>
<td>2823</td>
<td>2 Copster Hill Road and 326 Lee Street, Oldham, OL8 1QB</td>
<td>3</td>
</tr>
<tr>
<td>2366</td>
<td>3 &amp; 5 Delph New Rd, Dobcross</td>
<td>2</td>
</tr>
<tr>
<td>2081</td>
<td>Site of former Athens Mill, Brook Lane (Athens Way)</td>
<td>2</td>
</tr>
<tr>
<td>2472</td>
<td>Land at Parklands House (Plots 3 to 6), Parklands, Royton</td>
<td>2</td>
</tr>
<tr>
<td>2091</td>
<td>Former Andrew Mill site, Chew Valley Road, Greenfield, Oldham</td>
<td>1</td>
</tr>
<tr>
<td>2341</td>
<td>Highlands Farm, Highlands, Royton</td>
<td>1</td>
</tr>
<tr>
<td>2417</td>
<td>Land off Mendip Close</td>
<td>1</td>
</tr>
<tr>
<td>2946</td>
<td>414 Ashton Road, Oldham, OL8 3HF</td>
<td>1</td>
</tr>
<tr>
<td>2669</td>
<td>Land between 17 and 19 and 21 and 23 Denton Lane, Chadderton, Oldham</td>
<td>1</td>
</tr>
<tr>
<td>2795</td>
<td>39 Tandle Hill Road, Royton, OL2 5UX</td>
<td>1</td>
</tr>
<tr>
<td>2868</td>
<td>Land adj to 696 Huddersfield Road, Lees OL4 3PZ</td>
<td>1</td>
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<tr>
<td>2898</td>
<td>34 Fraser Street, Shaw, Oldham, OL2 7DA</td>
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</tr>
<tr>
<td>2931</td>
<td>18 Burnedge Lane, Grasscroft, OL4 4DX</td>
<td>1</td>
</tr>
<tr>
<td>Oldham Council Reference</td>
<td>Location</td>
<td>Dwellings completed</td>
</tr>
<tr>
<td>--------------------------</td>
<td>--------------------------------------------------------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>2482</td>
<td>1-3 Radcliffe Street, Springhead</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td><strong>Satisfactory public transport accessibility</strong></td>
<td></td>
</tr>
<tr>
<td>1460</td>
<td>Land off Friezland Lane (behind Oak View Mill), Greenfield</td>
<td>2</td>
</tr>
<tr>
<td>2146</td>
<td>Royal George Mills, Friezland</td>
<td>1</td>
</tr>
<tr>
<td>2089</td>
<td>Former Andrew Mill site, Chew Valley Road, Greenfield, Oldham</td>
<td>1</td>
</tr>
<tr>
<td>2460</td>
<td>Springfield Farm, Friezland Lane, Greenfield</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td><strong>Basic public transport accessibility</strong></td>
<td></td>
</tr>
<tr>
<td>2791</td>
<td>Brick Hall Farm, Failsworth Road, Failsworth, M35 9NN</td>
<td>2</td>
</tr>
<tr>
<td>2386</td>
<td>11 &amp; 13 Strawberry Lane, Lydgate</td>
<td>1</td>
</tr>
<tr>
<td>2802</td>
<td>6 &amp; 8 Stonebreaks Road, Springhead, Oldham</td>
<td>1</td>
</tr>
<tr>
<td>2820</td>
<td>Roebuck Barn, Roebuck Lane, Strinesdale, Oldham</td>
<td>1</td>
</tr>
<tr>
<td>2853</td>
<td>154 Medlock Road, Failsworth, M35 9WP</td>
<td>1</td>
</tr>
<tr>
<td>2928</td>
<td>10 Gibbs Close (former engineer’s workshop), Royal George Mills, Greenfield, Oldham OL3 7PN</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td><strong>No public transport accessibility</strong></td>
<td></td>
</tr>
<tr>
<td>2509</td>
<td>Jericho Farm, Medlock Road, Failsworth, M35 9NR</td>
<td>1</td>
</tr>
<tr>
<td>2827</td>
<td>Burnedge Bent Farm, Burnedge Lane, Grasscroft, OL4 4EB</td>
<td>1</td>
</tr>
</tbody>
</table>
Notes to accompany the following maps: 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).
Map showing public transport accessibility of new housing completions in relation to GPs.
Map showing public transport accessibility of new housing completions in relation to Royal Oldham Hospital
Map showing public transport accessibility of new housing completions in relation to Major Retail Centres
Map showing public transport accessibility of new housing completions in relation to Oldham Areas of Employment
Map showing public transport accessibility of new housing completions in relation to Primary Schools
Map showing public transport accessibility of new housing completions in relation to Secondary Schools.
Appendix 5 Updated Sites of Biological Importance

The maps below show the Sites of Biological Importance that were reviewed between 01 April 2009 and 31 March 2010 by Greater Manchester Ecology Unit (GMEU).

<table>
<thead>
<tr>
<th>Site Name</th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Armit Road Lodge</td>
<td>Oldham</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location</th>
<th>Grid Ref</th>
<th>Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Freizeland, Saddleworth</td>
<td>SD980039</td>
<td>C</td>
</tr>
</tbody>
</table>

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CD: SBI MAPS-CURRENT SBI MAPS/G-OLDHAM/G2)-4 Date: 23.5.08
SITES OF BIOLOGICAL IMPORTANCE IN GREATER MANCHESTER
Greater Manchester Ecology Unit
Ryecroft Hall, Manchester Road, Audenshaw, Manchester M34 5ZJ
(Private & Confidential)

Site Name: Fennfield Lily Ponds
Location: Bardsley
Grid Ref: SD932015
Grade: C

District: Oldham

SITE LOCATION MAP (1:10000)
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CD: SBM MAPS/CURRENT SBM MAPS/G11/DHAM/G11-4
Date: 23.5.08
<table>
<thead>
<tr>
<th>Site Name</th>
<th>Royton Moss</th>
<th>District</th>
<th>Oldham</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>Higginshaw, Royton</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grid Ref</td>
<td>SD937070</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grade</td>
<td>B</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**SITE LOCATION MAP (1:10000)**

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## Appendix 6 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 reviews of PPS3 or in response to future Housing Market Renewal interventions. The “plan, monitor, manage”</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>approach also requires housing 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>UDP Chapter</td>
<td>UDP Policies</td>
<td>Comments</td>
</tr>
<tr>
<td>-------------------------------------------------</td>
<td>--------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------</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.</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.</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 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 Management 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 be informed, in part, by the findings of the strategic flood risk assessment to be</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>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>– Energy</td>
<td></td>
<td></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 7 UDP Phase 1 housing allocations

### Table 9 Status of Phase 1 Housing Allocations in the Unitary Development Plan as at 1st April 2010

<table>
<thead>
<tr>
<th>Reference in UDP</th>
<th>Site Description</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>Full application approved in 2010 for residential development comprising 93 no. 2, 3, 4 and 5 bedroomed houses of mixed tenure with associated car parking and public open space. Waiting for Legal Agreement to be signed.</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. 11 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. 6 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 23 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.</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>H1.1.20</td>
<td>Rose Mill, Coalshaw Green Road, Chadderton</td>
<td>PDL</td>
<td>1.49</td>
<td>45</td>
<td>dwellings to provided on site as a whole.</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 space policies. Full application received in 2007/08, subsequently withdrawn. Mill now demolished.</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. 63 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</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>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>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>Site completed. 23 units provided.</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></td>
<td>1310</td>
</tr>
</tbody>
</table>
Appendix 8 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.”

In order to achieve this overall aim, the Pathfinder has agreed six strategic objectives, 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 78 dwellings completed within the boundary of the Pathfinder during 2009/10, which represents 34.4% of all dwellings completed in Oldham during the period. This is less than that achieved during 2008/09 when there were 109 dwellings completed within the boundary of the Pathfinder, representing 21.7% of all dwellings completed in Oldham. All completions within the boundary of the Pathfinder during 2009/10 were on previously developed land or involved a conversion or change of use.

Large development contributing to these completion figures include those on Suthers Street, Werneth, land at Ambrose Road in Derker and land at former Ashley Mill on Ashley Street. These developments contributed 46 dwellings towards the completion total for the HMR area.

Of the 78 new dwellings, 82.1% were houses. The majority of houses (78.2%) contained 3 or more bedrooms. Just over half of the flats completed in the Pathfinder area were 1 bedroom units (57.1%).

In terms of clearance, 262 (85.3%) dwellings were demolished within the Pathfinder area in 2009/10. Most of the dwellings cleared were located within the Derker intervention area, Chadderton and Primrose Bank. Of the 262 dwellings demolished, nearly all (99.6%) were local authority/FCHO owned.

Overall, the number of dwellings demolished within the Pathfinder area exceeded the number of new dwellings delivered in 2009/10, resulting in a net gain in stock of -184 dwellings. This is significantly less than the net increase achieved in 2008/09, which was 37 dwellings. However, it is expected that this net gain in stock will increase over coming years as new build on cleared sites gathers pace.

Supply

As of 1 April 2011 there were 1,552 dwellings within the Pathfinder identified in the five-year supply of deliverable housing land. This represents 52.1% of the 2,979 dwellings identified across the borough as a whole.

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
Just under over half (55.1%) of the five-year supply comprises of sites with planning permission. The proportion of the five-year supply that is under-construction within the pathfinder area has fallen significantly since last year (down from 12.1% to 4.4%). Construction on a large proportion of dwellings (138) has also stalled, although it is considered that they are still deliverable as part of the five-year supply.

Table 10 Structure of the Five Year Housing Land Supply within the HMR Pathfinder area, as at 1 April 2011

<table>
<thead>
<tr>
<th>Site Status</th>
<th>Dwellings</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sites under construction</td>
<td>69</td>
<td>4.4%</td>
</tr>
<tr>
<td>Sites under construction that have stalled</td>
<td>138</td>
<td>8.9%</td>
</tr>
<tr>
<td>Sites with planning permission</td>
<td>855</td>
<td>55.1%</td>
</tr>
<tr>
<td>Sites where committee is minded to approve an application, subject to S106 being signed</td>
<td>218</td>
<td>14%</td>
</tr>
<tr>
<td>Sites allocated as phase 1 housing sites</td>
<td>145</td>
<td>9.3%</td>
</tr>
<tr>
<td>Other sites</td>
<td>127</td>
<td>8.2%</td>
</tr>
<tr>
<td>Total</td>
<td>1552</td>
<td>100%</td>
</tr>
</tbody>
</table>

House Types

The planned house types of approximately just under 2,000 dwellings in the HMR area 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 10 below shows that terrace dwellings are the dominant house type, accounting for 46.4% of the known supply. Flats form the other house type that accounts for a significant proportion of the supply, representing 41.1% of the known supply. This is a significant change from 2008/09 where flats were the dominant house type at 51.8% of the known supply with terrace dwellings accounting for 40.5%. In terms of house size, 2 bedroom dwellings dominate the supply (34.2%). Nevertheless the proportions attributable to three and four bedroom properties has increased since 2010 from 46.9% to 53.7%.

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 752 flats actually fall within the post five-year supply. These include 126 at 53-55 King Street, 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 11 Dwelling Type and Size within the Housing Land Supply in the HMR Pathfinder area, as at 1 April 2011 (%)

<table>
<thead>
<tr>
<th>Bedroom Numbers</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached</td>
<td>0%</td>
<td>0.3%</td>
<td>0.4%</td>
<td>1.4%</td>
<td>0.2%</td>
<td>2.3%</td>
</tr>
<tr>
<td>Flat</td>
<td>9.4%</td>
<td>29.9%</td>
<td>1.7%</td>
<td>0.1%</td>
<td>0%</td>
<td>41.1%</td>
</tr>
<tr>
<td>Semi-Detached</td>
<td>0%</td>
<td>0.4%</td>
<td>5.3%</td>
<td>3.8%</td>
<td>0.7%</td>
<td>10.2%</td>
</tr>
<tr>
<td>Terraced</td>
<td>0%</td>
<td>3.6%</td>
<td>21%</td>
<td>20%</td>
<td>1.8%</td>
<td>46.4%</td>
</tr>
<tr>
<td>Total</td>
<td>9.4%</td>
<td>34.2%</td>
<td>28.4%</td>
<td>25.3%</td>
<td>2.7%</td>
<td>100%</td>
</tr>
</tbody>
</table>

Meeting Pathfinder Objectives

The level of completions in the Pathfinder area has fallen in 2009/10. Only one of these schemes includes new homes delivered with HMR involvement. This scheme is land at Suthers Street in Werneth, and it represents 25.6% of completions in the Pathfinder area. This development has 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 significantly, suggesting that development activity has slowed down within the HMR area, more than likely due to the current market conditions. Overall, there has been very little change in the number of dwellings within the Pathfinder area that form part of the five-year supply. It has decreased slightly, from 1,734 in 2008/09 to 1,552 in 2009/10. This is likely to be due to the current economic climate resulting in less sites coming forward.

On-going monitoring 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.