

Oldham

Local

Development

Framework

**Annual Monitoring Report
April 2010 to March 2011**

December 2011



Oldham
Council

	Abbreviations	2
	Executive Summary	4
1	Introduction and Context	7
2	Implementation of the Local Development Scheme	12
3	The effects of the Local Development Framework	15
4	Implementation of the Statement of Community Involvement	55
5	Effects on social, environmental and economic objectives	59
6	Implementation of saved policies	61
7	Key findings and actions	69
	Appendix 1 Local Housing Statistics	73
	Appendix 2 Public Transport Accessibility of new housing developments	76
	Appendix 3 Updated Sites of Biological Importance	87
	Appendix 4 Tracking saved UDP Policies	93
	Appendix 5 UDP Phase 1 housing allocations	102
	Appendix 6 Housing monitoring for the Housing Market Renewal area	105

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

CDEW - Construction, Demolition and Excavation Waste

DCLG –Department for Communities and Local Government

DEFRA - Department for Environment, Food and Rural Affairs

DPD – Development Plan Document

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

Sqm - Square metres

UDP – Unitary Development Plan

Availability of Document

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Executive Summary

Future of Monitoring

The Government has announced changes to the preparation and monitoring of local plans. On 30th March 2011 in a letter to Chief Planning Officers the following guidance on local plan monitoring was withdrawn:

- Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005)
- Annual Monitoring Report FAQs and Emerging Best Practice 2004-05 (ODPM, 2006)
- Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008 (CLG, 2008)

The letter states it is a matter for each council to decide what information to include in their monitoring reports, although they need to be prepared in accordance with relevant legislation.

As the letter was published at the end of March 2011 and this Annual Monitoring Report (AMR) looks back on the period April 2010 – March 2011 then the format and content is largely similar to previous AMRs.

Local Development Scheme Progress: April 2010 – March 2011

The Local Development Scheme (LDS) in place at the start of the monitoring period was "Issue 6". A partial update to the LDS "Issue 6a" was undertaken in February 2011. The LDS and the LDS Update should be read in conjunction and can be viewed on the council's website www.oldham.gov.uk. As explained in previous LDS's it was agreed with Government Office for the North West (GONW) that work on the Sites Allocation DPD would commence after the Joint Core Strategy and Development Management Policies Development Plan Document had been adopted.

i) Performance on the LDS milestones was as follows:

- Joint Core Strategy and Development Management Policies Development Plan Document (the Joint DPD):
 - A 'Refining Options' consultation was undertaken in May/June 2010.
 - Consultation on the 'Proposed Submission' was undertaken in October/November 2010.
 - The Joint DPD was submitted to the to the Planning Inspectorate for independent examination on 28 February 2011.
- Joint Waste Development Plan Document - the Greater Manchester Minerals and Waste Planning Unit is preparing this on behalf of the ten local authorities, therefore its delivery is not solely within Oldham Council's control. The following consultations have been undertaken between April 2010 - March 2011:
 - Publication Report - consultation undertaken November/December 2010
 - The JWDPD was submitted to the to the Planning Inspectorate for independent examination on 28 February 2011.
- Joint Minerals Development Plan Document - the Greater Manchester Minerals and Waste Planning Unit is preparing this on behalf of the ten local authorities, therefore its delivery

is not solely within Oldham Council's control. The following consultations have been undertaken between April 2010 - March 2011:

- Defining Mineral Safeguarding Areas Report - consultation undertaken August 2010
- Preferred Approach - consultation undertaken October/November 2010
- 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 current needs.

Key Indicator Results

ii) Employment

- 9,999 square metres (gross) of industrial and commercial floorspace completed. All of this development was on previously developed land.
- Land developed for business and industry was 2.32 hectares (gross).
- Sites available for industrial and commercial use on sites of 0.4 hectares and above was 103.88 hectares. The total consists of 68.91 hectares of Business and Industry, Mixed Use and Major Developed Site in the Green Belt allocations in the UDP, and 34.97 hectares of sites that are not allocations but have planning permissions for employment uses and are either unimplemented or under construction.

iii) Housing

- As of 1 April 2012 the borough's five-year housing land supply contains sufficient land to accommodate 2,837 dwellings, equating to more than a 7 year supply of deliverable housing land and with 92% being on previously developed land.
- The Strategic Housing Land Availability Assessment (SHLAA) also demonstrates that there is sufficient potential housing land supply (9,142 dwellings) to meet the borough's housing requirements over the plan period.
- In 2010/11 there were 63 dwellings (net of clearance) completed.
- 98% of completions during 2010/11 took place on previously developed land.

iv) **Transport** - 87% of new dwellings completed during the period April 2010 to March 2011 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 one permission granted for the partial demolition of alterations and repairs to an existing boundary wall on the site of a listed mill. The demolition did not include the mill itself. There were four applications approved for the loss of buildings in conservation areas. It should be noted that two of the applications were for variations of the same proposal. The other two applications were both for the demolition of garages and sheds.

vii) **Biodiversity** – There have been five changes to Sites of Biological Importance (SBI). This includes four habitat description changes to SBIs in Oldham and one habitat description and boundary change to a Grade A SBI (Dark Peak Moors) which falls within the Peak Park.

viii) **Renewable Energy** – Twenty major schemes granted permission achieved 10% of energy requirements from on-site renewable energy sources.

ix) **Retail** – 2,323 square metres of retail floorspace was completed during 2010/11.

Saved Policies

x) Sixty-two UDP policies were referred to in the approval or refusal of major planning applications during the monitoring period. This is an increase from the 56 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. The Local Development Scheme (LDS) in place at the start of the monitoring period was 'Issue 6'. A partial update to the LDS was undertaken again in February 2011. The LDS and the LDS Update should be read in conjunction and can be viewed on the council's website www.oldham.gov.uk. As explained in previous LDS's it was agreed with Government Office for the North West (GONW) that work on the Sites Allocation DPD would commence after the Joint Core Strategy and Development Management Policies Development Plan Document had been adopted. The Joint DPD was adopted on the 9 November 2011.

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** The Government has announced changes to the preparation and monitoring of local plans. On 30th March 2011 in a letter to Chief Planning Officers the following guidance on local plan monitoring was withdrawn:
- Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005)
 - Annual Monitoring Report FAQs and Emerging Best Practice 2004-05 (ODPM, 2006)
 - Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008 (CLG, 2008)
- 1.2** The letter states it is a matter for each council to decide what information to include in their monitoring reports, although they need to be prepared in accordance with relevant legislation.
- 1.3** As the letter was published at the end of March 2011 and this Annual Monitoring Report (AMR) looks back on the period April 2010 – March 2011, then the format and content is largely similar to previous years AMR's .

Annual Monitoring Report

- 1.4** 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.
- 1.5** 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 the Greater Manchester Joint Minerals Development Plan Document, "Issue 6". And a partial update to the LDS was undertaken again in February 2011. The LDS and the LDS Update should be read in conjunction and can be viewed on the council's website www.oldham.gov.uk.
- 1.6** 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 seventh AMR.
- 1.7** 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.

1.8 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.

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

Context

1.10 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



- 1.11** 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.
- 1.12** 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 has now opened in Oldham Town Centre. It comprises 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.
- 1.13** Manufacturing remains an important element of the local economy, including high-technology 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 borough's other 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.
- 1.14** 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.

- 1.15** 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.
- 1.16** Regeneration, in all its forms - physical, social and economic - plays a huge part in the recent history and future development of the borough. There are still significant challenges that the borough faces on a range of issues – housing conditions, crime and community safety, health, educational attainment, strengthening the economy, raising incomes and tackling pockets of high unemployment.
- 1.17** 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.
- 1.18** 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 (February 2011) which is available on the Oldham Info website. Further information may be obtained at www.oldhaminfo.org.

Plans for the Future

- 1.19** The council published its Corporate Plan in 2010. It includes the following:
- A confident place - with safe neighbourhoods and clean, green spaces for all to enjoy;
 - A university town - with good education, learning and training to improve the skills and choices of our citizens;
 - An address of choice - a healthy and active place, with suitable housing for all ; and
 - A service of choice - quality services that provide value for citizens.
- 1.20** These objectives are embedded throughout the LDF.
- 1.21** It was announced in October 2010 that the Government were revoking all designations of local improvement targets in Local Area Agreements (LAA's). This means that councils can drop or amend targets within LAA's without seeking approval from the Secretary of State. However, as this AMR assesses the period April 2010 to March 2011 it is appropriate to make reference to the borough's LAA as set out below.
- 1.22** The Sustainable Community Strategy (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

- 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 Greater Manchester Strategy has been approved. A Greater Manchester Spatial Framework (GMSF) is currently being prepared. The purpose of the GMFS 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** 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 Spring 2012. 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 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 (to support the 2006 UDP) on Urban Design and Renewable Energy were designed with issues of sustainability very much in mind. Greater Manchester was awarded Low Carbon Economic Area (LCEA) for the Built Environment in December 2009. The purpose of the LCEA is to accelerate growth in a particular part of the low carbon economy expanding on particular strengths, thus helping to strengthen and grow the UK's share of this market.
- 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 2010 to 31 March 2011 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 6'. 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 2010 to 31 March 2011.

Local Development Scheme

- 2.4** In February 2011 the timetable for the Joint DPD for Oldham was updated to:
- Reflect slightly amended timetable; and to
 - Delete references to the identification of strategic sites.

Statement of Community Involvement

- 2.5** The Review SCI was adopted in July 2010

Supplementary Planning Documents

- 2.6** 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 needs.

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
- Joint DPD 'Proposed Submission': Public schedule - published February 2011
- Joint DPD 'Submission'
 - The Joint DPD was submitted to the Planning Inspectorate for independent examination on 28 February 2011.

Local Development Framework Evidence Base

- Open Space Study - published in May 2010
- Affordable Housing Economic Viability Assessment (AHEVA) - consultation May/June 2010 and published in September 2010
- Oldham Urban Historic Landscape Characterisation - published in August 2010
- Strategic Housing Market Assessment (SHMA) - published in October 2010
- Background papers - published October 2010:
 - Address of Choice
 - Economy
 - Communities
 - Movement and Accessibility
 - Green Infrastructure and Historic Environment
 - Natural Resources
- Infrastructure Study - published October 2010
- Strategic Housing Land Availability Assessment (SHLAA) - published in January 2011
- Infrastructure Study Update - published February 2011

Greater Manchester Joint Waste Development Plan Document (JWDPD)

2.7 The JWDPD is being prepared by the Greater Manchester Minerals and Waste Planning Unit on behalf of the ten local planning authorities. The following consultations have been undertaken between April 2010 - March 2011:

- Publication Report - consultation undertaken November/December 2010
- The JWDPD was submitted to the to the Planning Inspectorate for independent examination on 28 February 2011.

Greater Manchester Joint Minerals Development Plan Document (JMDPD)

2.8 The JMDPD is being prepared by the Greater Manchester Minerals and Waste Planning Unit on behalf of the ten local planning authorities. The following consultations have been undertaken between April 2010 - March 2011:

- Defining Mineral Safeguarding Areas Report - consultation undertaken August 2010
- Preferred Approach - consultation undertaken October/November 2010

Summary: LDF Milestones – April 2010 – March 2011

2.9 In conclusion, for the monitoring period 1 April 2010 to 31 March 2011, milestones were identified in the LDS relating to the production of five LDF documents. The Joint Waste DPD and the Joint Minerals DPD are being prepared by the Greater Manchester Minerals and Waste Planning Unit so are 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 'Proposed Submission' consultation was published. Work on the Site Allocations DPD will commence once the Joint DPD has been adopted.

Performance in Preparing Local Development Documents, April 2011 to November 2011

Joint DPD Examination

- A pre-hearing meeting was held on 21 April 2011.
- The hearing sessions were held between 2 June 2011 and 16 June 2011.
- The council received the Inspectors Report stating the Joint DPD was sound on 30 August 2011.
- **The council adopted the Joint DPD at Full Council on 9 November 2011.**

Greater Manchester Waste Development Plan Document Examination

- A pre-hearing meeting was held on 21 April 2011.
- The hearing sessions were held between 28 June 2011 and 1 July 2011 and were then adjourned. The reason for this adjournment was that during the examination hearing sessions a number of proposed minor changes to the Submitted Waste Plan were proposed and the Planning Inspector requested that the proposed minor changes be publicised.
- The JWDPD Minor Changes - consultation undertaken 22 July 2011 - 2 September 2011.
- There was an extra hearing day in relation to the consultation on the proposed minor changes on 22 September 2011.
- The Greater Manchester Minerals and Waste Planning Unit received the Inspector's Report stating the Joint DPD was sound on 4 November 2011.

Greater Manchester Joint Minerals Development Plan Document (JMDPD)

- Publication Report - consultation undertaken 22 July 2011 - 2 September 2011.
- The JMDPD was submitted to the to the Planning Inspectorate for independent examination on 18 November 2011.

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 2010 to 31 March 2011.

3.2 Key questions to address in this section are:

1. What impact are the policies having on national targets and any other targets identified in 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 2010/11 for industrial and commercial uses (use classes B1, B2 and B8) was 9,999 sqm (gross) and -45,731 sqm (net). This net figure is a minus figure due to the known demolition of three mills in the borough with a total floorspace of 55,370 sqm. The breakdown of floorspace completed by type is: B1 - 104 sqm B8 - 9251 sqm B1/B2/B8 - 644 sqm
Action needed: None.
Relevant UDP Policies: B1, B1.1, B1.2, B1.3, B2, B2.1.
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.

Oldham Position: The floorspace developed for employment on previously developed land in 2010/11 was 9,999 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 hectares and above was 103.88 hectares. The total consists of 68.91 hectares of Business and Industry, Mixed Use and Major Developed Site in the Green Belt allocations in the UDP, and 34.97 hectares of sites that are not allocations but have planning permissions for employment uses and are either unimplemented or under construction.

Action needed: None.

Relevant UDP Policies: B1, B1.1, B2, B2.1.

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: Three mills have been demolished in the borough during the monitoring period. Two of the three sites are being developed for non-employment related uses, one for residential (1.3 hectares) and one as a new school (1.6 hectares).
Action needed: The Strategic Planning & Information Section will further work with Development Management to improve the monitoring of this indicator, resources permitting.
Relevant UDP Policies: B2.1, B2.2.
Source: Oldham Council Strategic Planning & Information section.

Business, Industry and the Local Economy
Local Indicator: Land developed for business and industry
Local Indicator: Land developed for business and industry (uses B1, B2 and B8) and floorspace gained.
Target: N/A.
Oldham Position: 2.32 hectares of land was developed for business and industrial uses from April 2010 to March 2011 inclusive. Of this 0.01 hectares was developed for B1 uses, 2.26 hectares was developed for B8 uses and 0.05 hectares was developed for a mix of B1, B2 and B8 uses.
Action needed: None.
Relevant UDP Policies: B1, B1.1 B2.1.
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. 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 Joint DPD promote and enhance the needs of 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 2012 to 31 March 2017, in accordance with the criteria set out by the Department for Communities and Local Government ⁽¹⁾.

Housing		
Core Output Indicator H1: Plan period and housing targets		
Core Output Indicator H2(a): Net additional dwellings – in previous years		
Core Output Indicator H2(b): Net additional dwellings – for the reporting year		
Core Output Indicator H2(c) Net additional dwellings – in future years		
Core Output Indicator H2(d) Managed delivery target		
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, increasing to 6,647 when covering the LDF plan period (up to 2025/26) set out in the Joint DPD. 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 eight years compared to the annual average of at least 289.		
Table 1		
Year	Completed (Net)	Variance
2003/04	270	-19
2004/05	135	-154
2005/06	132	-157
2006/07	315	26
2007/08	399	110
2008/09	401	112
2009/10	-80	-369
2010/11	63	-226
Total	1635	-677

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

Housing

Core Output Indicator H1: Plan period and housing targets

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

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

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

Core Output Indicator H2(d) Managed delivery target

In terms of trends, the level of house building fell to a low in 2004/05 and 2005/06 but increased year on year from 2006/07 to 2008/09. In 2009/10 completions fell to their lowest level since 2003/04. During 2010/11 completions increased to 387 dwellings (gross). The levels of clearance, however, in 2010/11 were the highest since 2003/04 at 324 dwellings resulting in the total completions being 63 dwellings (net). The high levels of clearance that have taken place as a result of regeneration activity during 2003/04 to 2010/11 have had a significant impact on the levels of net completions achieved during this time, along with the economic conditions witnessed during the latter years.

The estimated number of completions, net of clearance, for 2011/12 is 56 dwellings. This estimate has been informed by an assessment of the level of dwellings started, completed and demolished in the first quarter of 2011/12. This will bring the total number of completions for 2003/04 to 2011/12 to 1,691 dwellings and leaves a residual amount of 910 dwellings to be delivered over the remainder of the plan period.

Taking the residual into account, 4,956 dwellings need to be delivered over the remaining plan period.

In terms of clearance, updated clearance projections show that there will be:

- 140 dwellings cleared in 2011/12 based upon an assessment of demolitions in the first quarter of the year plus knowledge of other demolitions expected during the year; and
- 594 dwellings cleared during the remainder of the plan period (this takes account of outstanding clearance linked to PFI4 at Primrose Bank and the former HMR area due to take place in 2013/14 and also allows for a nominal amount of 20 dwellings a year from 2014/15 to 2025/26).

The housing trajectory is based on the findings of the borough's Strategic Housing Land Availability Assessment (SHLAA) as at 1st April 2012 and is made up of four elements:

1. Completions that have taken place during 2003/04 to 2010/11;
2. The number of projected net additional dwellings for 2011/12;
3. The five-year deliverable housing land supply from 2012/13 to 2016/17; and
4. For the period beyond 2016/17, projected dwellings are based on the post 5 year supply contained within the borough's potential housing land supply.

The housing trajectory shows that there is sufficient potential housing land supply identified to deliver 9,142 dwellings and meet the borough's housing requirement over the remainder of the plan period and beyond. Further details can be found in the SHLAA as at 1 April 2012.

Housing

Core Output Indicator H1: Plan period and housing targets

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

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

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

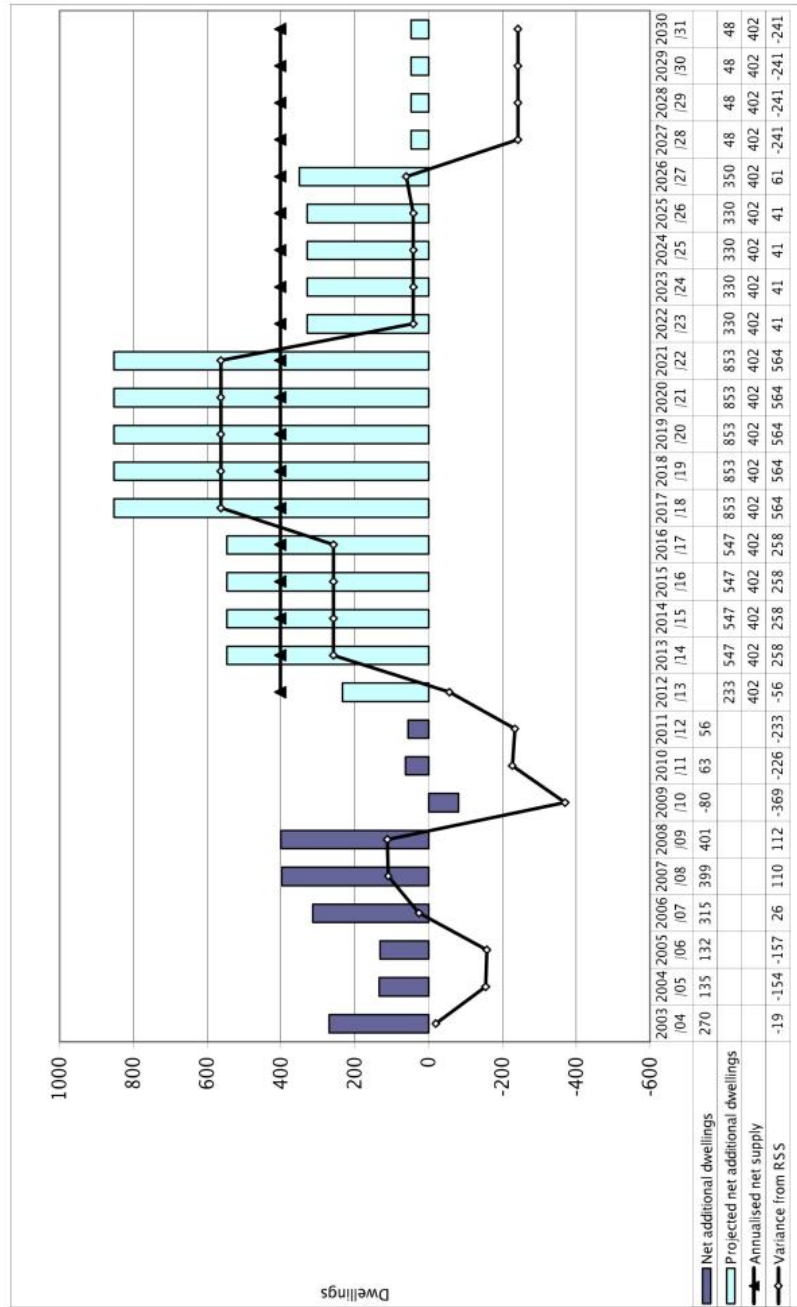
Core Output Indicator H2(d) Managed delivery target

Action needed: Continue to update the council's SHLAA annually to provide the borough's 'potential housing land supply'.

Relevant UDP Policies: H1, H1.1.

Source: Oldham Council Strategic Planning & Information section.

Housing Trajectory based on SHLAA as at 1 April 2012



Housing

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

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

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

Oldham Position: Within this reporting period (2010/11) Planning Policy Statement 3 on Housing (PPS3) sets out the national annual target for at least 60% of new housing to be provided on previously developed (or brownfield) land (PDL). Reflecting this, the development plan sets a requirement for at least 80% of new dwellings in the borough to be built on PDL. This approach is continued as part of the Joint DPD.

In 2010/11, 98% of new and converted dwellings were completed on PDL in Oldham.

The PDL trajectory opposite shows the actual proportion of dwellings built on PDL between 2003/04 and 2010/11 against the UDP target. The trajectory shows that Oldham has exceeded the indicative target set out in UDP each year, with an average of 91.3% across the period.

The trajectory also shows the projected proportion of dwellings to be built on PDL. It shows that:

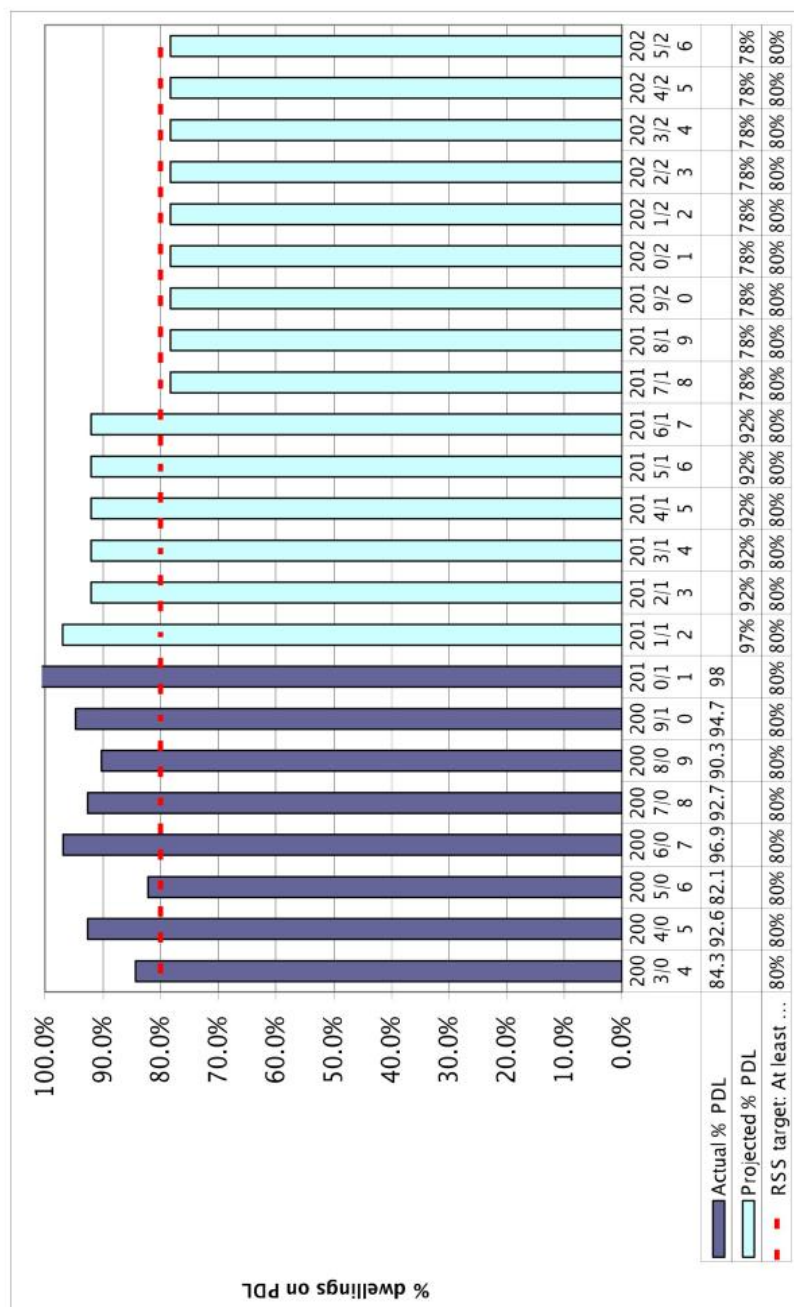
- 97% of forecasted completions are on PDL in 2011/12;
- Projections for the next five years (2011/12 to 2015/16) are based upon sites within the five-year housing land supply. The trajectory shows that 92% of the five-year supply is on PDL. (This does not include dwellings to be delivered as part of the five-year supply on land at Foxdenton as this is a mix of greenfield and previously developed land); and
- 78.3% of the post five year potential housing land supply is on PDL. (This does not include the proportion of dwellings delivered on sites that are a mix of greenfield and previously developed land).

Action needed: Continue to encourage new residential development on PDL in line with the development plan.

Relevant UDP Policies: H1.

Source: Oldham Council Strategic Planning & Information section.

Previously Developed land Trajectory taken from the SHLAA as at 1 April 2012



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 2010/11 is zero, as no pitches were constructed or lost.
Action needed: The Site Allocations DPD, will identify sites for gypsy and traveller provision as appropriate if there is a clear and demonstrable need based on up to date evidence, in line with the Joint DPD Policy 12.
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 now presents information on the gross affordable units completed as reported through National Indicator NI155 <i>Number of Affordable Homes Delivered (gross)</i> . This is to align affordable housing monitoring with other departments within the council. Figures quoted below are therefore not comparable with those quoted in previous AMR's. In 2010/11 69 new affordable homes were completed. Since 2008/09 there are have been 336 affordable homes delivered. There are 98 affordable homes forecast for completion during 2011/12.
Action: To support delivery of the council's Affordable Housing Strategy and supporting action plan.
Relevant UDP Policies: H2.1.
Source: Oldham Council Strategic Planning & Information section.

Housing
Core Output Indicator H6: Housing Quality – Building for Life Assessments
Local Objective: UDP Design chapter objectives a-h
Target: To encourage developments assessed under the Building for Life Assessments meet the silver or gold standards.
Oldham Position: 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.

Housing
Local Indicator: Development density in schemes of 5 dwellings or more, April 2010 - March 2011
Local Objective: To ensure that efficient use is made of land identified for housing development (Housing objective b) UDP).
Target: N/A.
<p>Oldham Position: Out of 387 dwellings completed during 2010/11 there were 337 dwellings on sites with a capacity of 5 dwellings or more, representing 86.9% of the total completions. Densities achieved on these sites were as follows:</p> <ul style="list-style-type: none"> • Less than 30 dwellings per hectare = 1.5% (5 dwellings) • 30 to 50 dwellings per hectare = 39.2% (132 dwellings) • Over 50 dwellings per hectare = 59.3% (200 dwellings) <p>These figures show that land is continuing to be being used efficiently in Oldham.</p>
Action needed: None.
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 2010/11 by type is shown below:

- Detached - 35 (9%)
- Semi-detached - 59 (15%)
- Terraced - 109 (28%)
- Flats - 184 (48%)

The breakdown of dwellings completed in 2010/11 by size is shown below:

- 1 bedroom - 27 (7%)
- 2 bedrooms - 176 (45%)
- 3 bedrooms - 104 (27%)
- 4 or more bedrooms - 80 (21%)

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

Relevant UDP Policies: H1.5.

Source: Oldham Council Strategic Planning & Information section.

Housing

Local Output Indicator: Windfall completions

Local Objective: New housing should be provided....(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

Housing

Local Output Indicator: Windfall completions

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 2010/11, 250 dwellings were completed on previously developed large windfall sites (i.e. 10 dwellings / 0.4 hectares and above). This is compared to 158 in 2009/10. Of this total, 113 dwellings were completed on sites that have come forward since April 2006. This number is above 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 2010/11, there were 73 completions on previously developed small sites. This is above the target of 55 dwellings set within the UDP. Overall, since 2004/05 there have been 539 completions on previously developed small sites. This provides an average of 77 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 2010/11, 8 dwellings were completed on clearance sites compared to an allowance of 160 dwellings. Development activity has therefore reduced significantly compared to 2009/10 when there were 86 dwellings completed on cleared sites.

In conclusion, two of three allowances have been met in 2010/11. 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. Whilst two of three allowances have been met holding back Phase 1 allocated sites is not considered appropriate at this time.

Action needed: None.

Relevant UDP Policies: H1.1.

Source: Oldham Council Strategic Planning & Information section.

Housing

Local Output Indicator: Housing land supply

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 2012 the five-year supply contains sufficient land to accommodate 2,837 dwellings. This five-year supply

Housing

Local Output Indicator: Housing land supply

has been identified by determining whether the dwellings / sites within the supply are deliverable within the period 1 April 2012 to 31 March 2017. A schedule showing the sites that form this supply can be found 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 and this is broken down as follows:

Housing requirement for the period 2003/04 to 2011/12	2,601
Performance against housing requirement up to 2011/12	-910
Housing requirement for remainder of plan period (2012/13 to 2025/26)	4,046
Residual to be delivered over remainder of plan period	4,956
Estimated clearance up to 2025/26	594
Total housing requirement for the remainder of plan period	5,550
Annual housing requirement up to 2025/26	396
Total housing requirement for period 2012/13 to 2016/17	1,982

The five-year supply as at 1 April 2011 contains significantly more dwellings (2,837) compared to the level of housing provision required across the period (1,982). This difference can be expressed in a number of ways:

As of 1 April 2012, the five-year supply represented 143% of the dwellings planned ($2,837 / 1,982 \times 100$); or

As of 1 April 2012, there is a 7 year supply of deliverable housing land in the borough ($2,837 / 396$).

The five-year deliverable housing land supply provides sufficient flexibility to take account of the additional 20% housing requirement proposed within the draft National Planning Policy Framework (NPPF) should this be taken forward into the final NPPF and also any changes in circumstances that may arise, including phasing and indicative capacity and density assumptions.

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). In line with the borough's development plan 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 2,850 dwellings that form part of the housing land supply. Just under half (1,345 dwellings or 47%) are flats, comprised largely of two bedroomed properties. It is important to note that when looking at house types and sizes the database does not distinguish between the five and post five-year supply and just includes all those held in the database where house type and size are known. Not all of the flats will therefore fall within the five-year supply. Indeed a number of schemes incorporating a large proportion of flats and which have not started have been excluded from the five-year supply.

Housing

Local Output Indicator: Housing land supply

The council does not, therefore, consider that the number of flats contained in housing land database impinges on the deliverability of the five-year supply. The supply and delivery of new apartments in the borough will continue to be monitored and the council recognises that there is 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 be demonstrated retrospectively. As at 1 April 2011 the five-year supply contained comprised of 228 sites, comprising 2,979 dwellings. During 2010/11, 22 of these sites (9.6%) were completed. In terms of dwellings, these accounted for 168 (5.6%) of the 2,979 dwellings in the supply. 15 of the sites forecasted for completion during 2010/11 were actually completed.

Action needed: Not to release Phase 2 housing allocations.

Relevant UDP Policies: H1, H1.1

Source: Oldham Council Strategic Planning & Information section.

Housing

Local Output Indicator: Dwellings cleared

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

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

Oldham Position: During 2010/11 there were 324 dwellings demolished.

Since 2006/07 there have been 1,195 dwelling demolished. An average of 239 dwellings per annum.

Clearance has increased during 2009/10 and 2010/11 due to the high levels of regeneration activity taking place within the borough.

97.8% of the dwellings cleared during 2010/11 were located within the HMR Pathfinder area at Werneth, Derker and Primrose Bank. Levels of clearance will start to fall as clearance associated with the former Housing Market Renewal (HMR) and Private Finance Initiative 4 (PFI4) draw to a close.

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.
<p>Oldham Position:</p> <ul style="list-style-type: none"> • Total stock as at 1st April 2011 = 94,486 • Total vacant as at 1st April 2011 = 4,781* • % Vacant as at 1st April 2011 = 5.06% • (% Vacant as at 1st April 2010 = 4.5%) <p>* This includes the following long term vacancies:</p> <ul style="list-style-type: none"> • 301 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 • 1,551 private properties vacant for more than six months. <p>Vacancies are slightly higher than 1st April 2010. The number of long term vacancies have however fallen from 2,338 in 2010 to 1,852 in 2011.</p>
Action needed: None.
Relevant UDP Policies: H1.
Source: Oldham Council Housing Strategy Statistical Appendix.

Key Issues

- 3.6** A total of 387 dwellings were completed over the period 1 April 2010 to 31 March 2011. There were 324 properties lost due to clearance. As a result the net gain within the borough for 2010/11 was 63 dwellings. This is an increase on last year of 143 dwellings despite clearance being the highest it has been over the last seven years as a result of the regeneration activity within the borough.
- 3.7** As of 1 April 2012 the borough's five-year supply contains sufficient land to accommodate 2,837 dwellings. This represents a 7 year supply of deliverable housing. 92% of the five-year supply is on previously developed land.
- 3.8** Both the five-year deliverable housing land supply and post five-year potential housing land supply provide sufficient flexibility to take account of the additional 20% housing requirement proposed within the draft National Planning Policy Framework (NPPF) should this be taken forward into the final NPPF and also any changes in circumstances that may arise, including phasing and indicative capacity and density assumptions.
- 3.9** The focus for new residential development will remain on previously developed land in line with the requirement set out in the development plan. In addition to which given that there is sufficient land within the five year supply to meet the current housing requirements it is not considered

appropriate to release Phase 2 housing allocations at this stage in accordance with the arrangements set out in the UDP. The housing land release supplementary planning document will be rolled forward another year.

- 3.10** The proportions of detached and semi-detached properties has fallen during 2010/11 and the proportion of terraced properties and flats has increased. The proportion of two bedroom properties has increased accounting for just under half of all completions whereas three and four bedroomed plus properties only account for 48% of all completions compared to 67.7% during 2009/10. The increase in flats is due to the nature of schemes that have been completed during 2010/11 and include 26 at Byron Street (Hollinwood), 9 at Sandy Mill (Royton), 24 on land to the rear of the Greenway Centre (Shaw) and 48 at the former Community Education Centre, Cardinal Street (Oldham). The supply and delivery of new apartments in the borough will continue to be monitored and the council recognises that there is a need to encourage the provision of larger family accommodation as part of the mix of new residential developments.

Future Action

- 3.11** Continue to update the council's SHLAA annually to provide the borough's 'potential housing land supply'.
- 3.12** Whilst each application will be treated on its planning merits, proposals for residential development on greenfield sites will (whether on new or where the renewal of planning permission is sought) continue to be resisted unless there are other relevant material considerations.
- 3.13** Planning applications for the conversion and change of use of agricultural buildings to residential use, and which are technically classified as greenfield developments, (because agricultural buildings are not regarded as "previously developed land") continue to be treated on their planning merits; and
- 3.14** Not to release Phase 2 Housing allocations and to roll forward preparation of the Housing Land Release SPD for consideration as part of 2011/12 AMR.
- 3.15** The Site Allocations DPD will identify sites for gypsy and traveller provision as appropriate if there is a clear and demonstrable need based on up to date evidence, in line with the Joint DPD Policy 12.
- 3.16** Support delivery of the council's Affordable Housing Strategy and supporting action plan.
- 3.17** Set up system to ensure housing schemes are assessed using Building for Life standards and ensure a monitoring system is in place, resources permitting.
- 3.18** Encourage the provision of larger family (three/four plus bed) accommodation as part of the mix of new residential developments and utilise local evidence, including both the Greater Manchester and Oldham's Strategic Housing Market Assessments, to ensure that housing delivered meets the needs of the local community.

Transport

Indicators

Transport
Local Indicator: Amount of completed non-residential development within Use Classes A, B and D complying with car parking standards set out in the local development framework.
Local Objective: To reduce the need to travel, especially by car, and the distance travelled (Transport objective (d) UDP).
Target: 100%.
Oldham Position: Three non-residential developments of 1,000 sqm and over within Use Classes A, B and D were completed. Two of which were in use class B and complied with the parking standards. The third development was for a retail store and an industrial unit - this did not comply with car parking standards.
Action needed: Improve awareness of parking standards.
Relevant UDP Policies: T3.3, Appendix E.
Source: Oldham Council.

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.
Local Objective: To reduce the need to travel, especially by car, and the distance travelled (Transport objective (d) UDP). To guide major developments to the most accessible locations and make efficient use of the existing transport network (Transport objective (g) UDP).
Target: N/A.
Oldham Position: 87% of new dwellings completed during the period April 2010 to March 2011 (336 dwellings, 44 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).

Transport

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

Target: N/A.

Oldham Position: 11 travel plans have been secured as a condition of planning permission from October 2010 to 31st March 2011. (Information on travel plans for this year's AMR is only available from October 2010)

Action needed: None.

Relevant UDP Policies: T3.2.

Sources: Oldham Council.

Key issues

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

Future Action

3.20 Continue to raise awareness of car parking standards. The policies within the 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, 2,323 square metres of floorspace was completed during the monitoring period, none of which was within the borough's centres.

In terms of office development (B1), 344 square metres of floorspace was completed during the monitoring period, none of which was within the borough's centres.

Action needed: None.

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

Local Services – Town Centre Uses

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

Sources: Oldham Council Strategic Planning & Information section.

Key Issues

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

Future Action

3.22 Continue to raise awareness about 'town centre' uses locating to sites that can promote the vitality and viability of centres. The policies within the Joint DPD promote and enhance the vitality and viability of all the borough's centres.

Local Services - Open Space

Indicators

Local Services - Open Space

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

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

Target: N/A.

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

Action needed: None.

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

Source: Oldham Council.

Local Services - Open Space

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

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

Target: N/A.

Oldham Position: It has not been possible to measure the net change in the extent of protected open space for the year 2010/11. However this information will be available to include in future AMR's, resources permitting.

Local Services - Open Space

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

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.

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

Source: Oldham Council LDF and Urban Design section.

Key Issue

3.23 A monitoring proforma to assess changes in the quality, quantity and accessibility of open space is in the process of being established.

Future Action

3.24 The policies within the 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

Minerals – Primary Land Won Aggregates

Core Output Indicator M1: Production of primary land won 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.

Oldham Position: The North West Aggregate Working Party Annual Report 2010 provides statistics (crushed rock and land won sand and gravel) from 2009 for Greater Manchester, Merseyside, Halton and Warrington. Aggregate production during 2009 was 0.30 million tonnes for crushed rock and 0.37 million tonnes for sand and gravel, giving a total of 0.67 million tonnes. Figures cannot be assigned to individual boroughs.

Action needed: None.

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

Sources: North West Aggregate Working Party Annual Report 2010.

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.

Oldham Position: The North West Aggregate Working Party Annual Report 2010, incorporating 2009 statistics includes data on secondary and recycled aggregate for the period January-December 2009, across the North West. During 2009 a total of 1.87 million tonnes of construction, demolition and excavation waste arose in the North West (this data only covers licenced sites). Of this, 56.5% had the potential to be recycled and re-used as secondary aggregate. Figures are not broken down any further.

During the 2009 Annual Monitoring Survey, no data was submitted by quarries in Greater Manchester for the arisings of secondary aggregate during the period 1 January 2009 to 31 December 2009.

The most recent figures for alternative arisings is from the Aggregate Working Party 2008 Annual Report which gives a total sum of 0.14 million tonnes of total alternative arisings for Greater Manchester, Halton, Merseyside and Warrington.

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

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

Source: North West Aggregate Working Party Annual Report 2010

Key Issues

3.25 Oldham is dependent on the Greater Manchester Minerals and Waste Planning Unit, 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. There has been a significant decrease in primary aggregates sales, which is considered to be due to the unexpected closure of two sites in the sub region and the reassessment for reserves at an additional site. Monitoring of secondary and recycled aggregate is problematic as movements are less likely to be recorded and sales figures are estimates and do not include data from mobile screens and crushers. Therefore arisings are likely to be higher than is indicated. Information on mineral studies is provided within section 6.

Future Action

3.26 Preparation of a Greater Manchester Joint Minerals DPD is underway. The Publication report went out for consultation in July 2011. Oldham Council will continue to be involved in the progress of the Joint Minerals DPD. The policies within the 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

Waste
Core Output Indicator W1: Capacity of new waste management facilities by waste planning authority.
Target: N/A.
Oldham Position: During this years monitoring period there was one approval for a proposed storage and recycling area at Meek Street.
Action needed: None.
Relevant UDP Policies: W1, W1.1, W1.2, W1.3, W1.4.
Sources: Oldham Council.

Waste
Core Output Indicator W2: Amount of municipal waste arising, and managed by management type by waste planning authority.
Local Objective: To monitor changes in the level of waste arising and changes in the proportions of waste recycled or reused.
Target: 33%
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. Total Amount of Household Waste Arisings: 77,939 tonnes. Of the total household waste 30,318 tonnes was managed by recycling and composting. Percentage: 38.9%. Total amount of household waste managed by landfill: 47,622 tonnes. Percentage: 61.1%. The overall recycling rate in Oldham for 2010/11 was 38.9%.
Action needed: None.
Relevant UDP Policies: W1, W1.1, W1.2, W1.4.
Sources: Oldham Council.

Key Issues

3.27 There are currently no issues linked with this indicator.

Future Action

- 3.28** The policies within the Joint DPD continue to recognise the importance of sustainable waste management.

FLOOD PROTECTION AND WATER QUALITY

Indicators

Flood Protection and Water Quality
Core Output Indicator E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.
Local Objective: To promote more sustainable forms of development (The Design of New Development objective (h) UDP).
Target: N/A
Oldham Position 2010/11: There were no Environment Agency objections on the basis of water quality. Of the initial objections on the basis of flood risk - six applications were resolved, two applications were refused, one application was withdrawn and the remaining application has not yet been decided.
Action needed: Continue to ensure that Environment Agency advice is addressed.
Relevant UDP Policies: NR2.1, NR2.2.
Source: Environment Agency and Oldham Council Development Management

Key Issues

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

Future Action

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

BIODIVERSITY

Indicators

Biodiversity
Core Output Indicator E2: Change in areas of biodiversity importance
Local indicator: Net change in tree cover due to new development.

Biodiversity
Core Output Indicator E2: Change in areas of biodiversity importance
Local Objective: To conserve and enhance the biodiversity and geology of the borough (Open Environment – Nature and Landscape – objective (a), UDP).
Target: To increase tree cover across the borough from 3% to 5% by 2010.
Oldham Position: There was no change to international sites (such as the Special Protection Area) or Sites of Special Scientific Interest.
Between April 2010 and March 2011 there have been five changes to Sites of Biological Importance (SBI). This includes four habitat description changes to SBIs in Oldham and one habitat description and boundary change to a Grade A SBI (Dark Peak Moors) which falls within the Peak Park. The extent of this SBI increased by 107 hectares.
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

- 3.31** There has been a significant increase in the extent of Sites of Biological Importance within the borough and within the Peak Park. The SBI's that have been updated are shown in Appendix 5. This demonstrates that the UDP 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.

Future Action

- 3.32** Improve data collection and monitoring of tree cover. The policies within the 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.
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.

Renewable Energy

Core Output Indicator E3: Renewable energy generation.

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 2010 and 31 March 2011 there were 20 out of 24 relevant major developments granted permission which will incorporate 10% of the energy requirements through on site renewable sources. This represents 83% of major new developments that were approved. There were also 6 major change of use applications. Only 1 of these had the condition attached, representing 17% of major change of use applications.

Over the past year there has been 12 major developments completed or partially completed which were required to incorporate renewable energy (*note: this includes housing plots contributing towards a major housing scheme. An 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).

For the schemes where information was available the following technologies were installed:

- Ground Source heat pumps - 33,155 kwh
- Bio-fuel CHP - providing a minimum 70% of a health centre's heat and electricity requirements
- 42 solar panels on a mill conversion
- Solar panels (3 applications) - 37,824 kwh*
- Solar thermal panel (solar air and water system) - 1690 kg/ CO2/ yr*
- Solar thermal - 12,507 kwh*
- Solar heating - 19,915 kwh*

In addition there have been a couple of proposals granted planning permission for solar panels.

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. These are Highmoor Landfill station at Scouthead, with a capacity of 4.2 megawatts and Oldham CHP (sewerage gas) at Foxdenton Lane, Chadderton with an installed capacity of 0.63 megawatts.

Information provided by AEA shows that total microgeneration in Oldham is 0.093 MWe (MegaWatt electric). This is split between photovoltaics (94.64%) and wind (5.36%) (based on Ofgem microgeneration data on schemes that have applied for Feed in Tarriff accreditation up to June 2011). This equates to 0.06% of total microgeneration in the UK.

Action needed: Ensure the policy is being applied to change of use and considered for extension of time limit applications where the condition was not originally applied.

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

Source: Oldham Council. Ofgem. AEA (2011).

Key Issues

- 3.33** The percentage of applications (excluding change of use) meeting Policy NR3.3 has decreased from last year by 9%. Although it has increased from the 2008 and 2009 AMRs.

Future Action

- 3.34** Ensure the policy is applied to all major applications. The policies within the 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: 128 applications approved in the Green Belt during 2010/11. This is broken down into the following applications: <ul style="list-style-type: none">• Householder applications e.g. conservatory: 52• Other Minor: 36• Changes of use: 15• Listed Building Alteration: 9• Minor Dwellings: 6• Non material amendments: 5• Agricultural: 2• Major (new club house with car parking): 1• Minor material amendments: 1• Conservation Area consent: 1
Action needed: None.
Relevant UDP policies: OE1, OE1.1, OE1.2, OE1.3, OE.1.4, OE1.5, OE1.6, OE1.7, OE1.8.
Source: Oldham Council Development Management section.

Key Issues

- 3.35** There are no issues linked with this indicator. The major development in the Green Belt (new club house) was considered to be part essential for outdoor sport and recreation and part non essential. It was considered that the applicant demonstrated very special circumstances.

Future Action

- 3.36** The Joint DPD will 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 20010/11 shows: <ul style="list-style-type: none">• Loss of listed buildings: There was one application for partial demolition of alterations and repairs to an existing boundary wall on the site of a listed mill. The demolition did not include the mill itself.• Loss of buildings in conservation areas: There were four applications approved for the loss of buildings in conservation areas. It should be noted that two of the applications were for variations of the same proposal. The other two applications were both for the demolition of garages and sheds.
Action needed: None.
Relevant UDP Policies: C1, C1.2, C1.10.
Source: Oldham Council Development Management section.

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 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) relating to the 2006 UDP during the monitoring period. 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

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 (NO ₂) target = 40 milligram per cubic metre (mgm ³) ; 1 hour mean of 200 mgm ³ not to be exceeded more than 18 times a year.
Oldham Position: a) Number of days when pollution was moderate or higher for NO ₂ at Oldham West End House site 2010 = 0 b) Number of days when pollution was moderate or higher for particles of 10 micrometers or less (PM ₁₀) at Oldham West End House site in 2010 = 0. c) Annual mean NO ₂ measured at Oldham West End House was 33 micrograms per cubic meter of air (ug/m ³) (1 January 2010 - 31 December 2010). d) Number of exceedances of NO ₂ national hourly mean objective in 2010 at Oldham West End House monitoring site = 0
Action needed: None.
Relevant UDP Policies: NR1.2.
Source: Oldham Council Environmental Health section.

Key Issues

3.40 There has been a slight increase in annual mean NO₂ since last year, however other air pollution indicators remain the same.

Future Action

3.41 Ensure that new development does not lead to an increase in air pollution. The policies within the 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.
Oldham Position: One Air Quality Management Area designated in June 2001 and amended in March 2005.

Air Quality and Development
Local Indicator: Number of Air Quality Management Areas
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 Joint DPD will protect and improve local environmental quality.

Air Quality and Development
Local Indicator: Number of Properties within Air Quality Management Areas
Local Objective: To reduce current pollution levels where possible (Natural Resources and Environmental Quality objective (b), UDP).
Target: None.
Oldham Position: 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.
Action needed: Development and use of GIS.
Relevant UDP Policies: NR1.2.
Source: Oldham Council Environmental Health section.

Key Issues

3.44 Current data gap.

Future Action

3.45 Need to develop GIS and have training.

Air Quality and Development
Local Indicator: Number of quality bus corridors
Local Objective: To reduce the need to travel, especially by car, and the distance travelled (Transport objective (d), UDP).
Target: N/A

Air Quality and Development

Local Indicator: Number of quality bus corridors

Oldham Position: Oldham has two bus quality corridors.

Action needed: None.

Relevant UDP Policies: T1, T1.1 and T1.2.

Source: Oldham Council.

Key Issues

3.46 There are no issues linked with this indicator.

Future Action

3.47 The policies within the Joint DPD guide development to the most accessible locations, and promote and encourage the use of public transport, walking and cycling.

Contaminated Land

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: 2011 = 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. The number of sites has remained the same as last year.

Future Action

3.49 The policies within the Joint DPD will help 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: 2010/11 = 330 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. The number of applications related to contaminated sites has reduced since 2009/10.

Future Action

3.51 The policies within the 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.
Oldham Position: 2010/2011 = 92 sites. A total of 577 sites have been remediated since the contaminated land regime started.
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 Joint DPD will help 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 is one building at risk in the borough on the English Heritage 'Heritage at Risk' register. This is the Independent Methodist Chapel, George Street. It should be noted that the assessment of 'at risk' buildings only extended to an assessment of the Grade II* listed, not the Grade II.
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 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).
Target: N/A.
Oldham Position: There are 36 conservation areas covering 250.79 hectares.
Action needed: None.
Relevant UDP Policies: C1, C1.1, C1.2, C1.3, and C1.4.
Source: Oldham Council.

Key Issues

- 3.56** The council have completed the 'Conservation Areas at Risk' element of the 'Heritage at Risk' survey. This highlighted the 'Old Town Hall Chadderton' conservation area as remaining 'at risk'.

Future Action

- 3.57** The policies within the 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).
Target: N/A.
Oldham Position: There are no scheduled ancient monuments at risk in the borough.
Action needed: None.
Relevant UDP Policies: C1 and C1.11.
Source: Oldham Council.

Key Issues

- 3.58** There are no issues linked with this indicator.

Future Action

- 3.59** The policies within the 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.

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 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: 2010/11 Litter: 6% (target 10%) Detritus: 6% (target 8%) Graffiti: 2% (target 3%) Fly-posting: 0% (target 0%) Fly-tipping: 3% (target 3%) The percentage of streets falling below 'Grade B' level has reduced or remained the same under all comparable categories. The year's targets have all been met or exceeded.
Action needed: None.
Relevant UDP Policies: D1 and D1.1.
Source: Oldham Partnership (LAA Review for 2009/2010).

Key Issues

3.62 There are no issues linked with this indicator.

Future Action

3.63 The policies within the 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 2010/11.
Action needed: Continue to encourage high quality design.
Relevant UDP Policies: D1 and D1.1 – D1.13.
Source: Oldham Council.

Key Issues

- 3.64** No major applications were refused on design grounds. This demonstrates that applicants are working with the design planning policies and the urban Design Guide SPD to achieve high standards of design quality.

Future Action

- 3.65** The policies within the Joint DPD promote high quality design and sustainable construction of developments.

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

- 3.66** The local nature reserve and country parks all contribute towards the greening of the borough's environment and improving and conserving biodiversity.

Future Action

- 3.67** The policies within the 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: 20010/11 1,900
Oldham position: 1,640 (There has been a 4.33% increase in the number of domestic burglaries from 2009/10 to 2010/11)
Action needed: None.
Relevant UDP Policies: D1, D1.1, D1.3 and D1.7.
Source: Oldham Partnership (Performance Management 2010/2011).

Key Issues

- 3.68** The number of domestic burglaries is increasing. |

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 2010/11 900 Theft from vehicle 2010/11 1,980
Oldham Position: 2010/11 Vehicle taking: 622 Theft from a vehicle: 1,403 Total vehicle taking and theft from a vehicle: 2,025
Action needed: None.
Relevant UDP Policies: D1, D1.1, D1.3 and D1.7.

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')

Source: Oldham Partnership (Performance Management 2009/2010).

Key Issues

3.69 There were 89 fewer incidents of vehicle taking in 2010/11 than in 2009/10 and 457 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 2010/11: 35,406
- Number of these residential properties in 20mph zones 2009/10: 27,052

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

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

Source: Unity Partnership.

Key Issues

3.70 There are no issues linked with this indicator.

Future Action

3.71 Future development management 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.

Urban Design
Local Indicator: Number of cyclists involved in road accidents
Oldham Position: Total number of cyclists involved in road injury accidents reported to the police 2010/11: 40
Action needed: None.
Relevant UDP Policies: D1, D1.1, D1.3 and D1.7.
Source: Unity Partnership.

Key Issues

- 3.72** Whilst previous AMRs have shown a decrease in the number of cyclists involved in road injury accidents there has been an increase of five incidents between 2009/10 and 2010/11.

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 2010/11: 138
Action needed: None.
Relevant UDP Policies: D1, D1.1, D1.3 and D1.7.
Source: Unity Partnership.

Key Issues

- 3.73** Whilst previous AMR's have shown reductions in the number of pedestrians involved in road accidents between 2009/10 and 2010/11 there has been an increase of 21 reported accidents.

Indicators that are no longer monitored

- 3.74** 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

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: There were no wind turbine applications granted planning permission between 2010/11. There were three planning applications for wind turbines refused due to noise impacts.
Action needed: There is the need for pre-application discussions to discuss potential issues upfront.
Relevant UDP Policies: NR3.1 and NR3.2.
Source: Oldham Council Development Management and Strategic Planning & Information sections.

Key Issues

- 3.75** Three applications for wind turbines were refused as the applicants had not successfully demonstrated that the turbines would not have an unacceptable impact on nearby residents in terms of tonal noise.

Future Action

- 3.76** There is the need for pre-application discussions to discuss potential issues upfront to avoid applications being refused.
- 3.77** The policies within the Joint DPD encourage future growth to be achieved in a sustainable manner, promoting 'green' energy by reducing energy consumption.

Indicators to be monitored

- 3.78** 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 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
 - Percentage of rivers of good or fair quality
 - Extent of cycleway / footpath provision

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 LDF 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 2010 and 31 March 2011.
- 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.

LDF Document / Consultation dates	Consultation Techniques Used	Number people/ organisations consulted	Response Rate	Equalities Breakdown	Effective/ problems identified/ any change required
Joint DPD 'Refining Options' May - June 2010	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.	1343	83 people/ organisations responded (6.4% response rate)	No equalities information provided.	

LDF Document / Consultation dates	Consultation Techniques Used	Number people/ organisations consulted	Response Rate	Equalities Breakdown	Effective/ problems identified/ any change required
	Posters were sent to doctors surgeries, post offices, and community centres.				
Joint DPD 'Refining Options' Sustainability Appraisal Report May - June 2010	See above. Same as for the Joint DPD 'Refining Options'.	1343	0 responses	No equalities information provided.	Response rate reflects the specific nature of the document.
Joint DPD 'Refining Options' Habitats Regulations Assessment May - June 2010	See above. Same as for the Joint DPD 'Refining Options'.	1343	1 person/ organisations responded (0.07% response rate)	No equalities information provided.	Response rate reflects the specific nature of the document.
Joint DPD 'Refining Options' Equalities Impact Assessment May - June 2010	See above. Same as for the Joint DPD 'Refining Options'.	1343	0 responses	No equalities information provided.	Response rate reflects the specific nature of the document.
Affordable Housing Economic Viability Assessment (AHEVA) - May/June 2010	Letter/Email to Statutory Consultees, Councillors, individuals or organisations on the LDF mailing list and other Oldham Council officers.	1343	1 people/ organisations responded (0.07% response rate)	No equalities information provided.	Response rate reflects the specific nature of the document.

LDF Document / Consultation dates	Consultation Techniques Used	Number people/ organisations consulted	Response Rate	Equalities Breakdown	Effective/ problems identified/ any change required
	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.				
Joint DPD 'Proposed Submission' October - November 2010	<p>Letter/Email to Statutory Consultees, Councillors, individuals or organisations on the LDF mailing list and other Oldham Council officers.</p> <p>A Public Notice was issued in local newspapers.</p> <p>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.</p> <p>Posters were sent to doctors surgeries, post offices, and community centres.</p>	1363	55 person/ organisations responded (4% response rate)	29 forms were returned. 24 were uncompleted.	
Joint DPD 'Proposed Submission' Sustainability Appraisal	See above. Same as for the Joint DPD 'Proposed Submission'.	1363	1 people/ organisations responded	No equalities information provided.	Response rate reflects the specific nature of the document.

LDF Document / Consultation dates	Consultation Techniques Used	Number people/ organisations consulted	Response Rate	Equalities Breakdown	Effective/ problems identified/ any change required
Report October - November 2010			(0.07% response rate)		
Joint DPD 'Proposed Submission' Habitats Regulations Assessment October - November 2010	See above. Same as for the Joint DPD 'Proposed Submission'.	1363	1 people/ organisations responded (0.07% response rate)	No equalities information provided.	Response rate reflects the specific nature of the document.
Joint DPD 'Proposed Submission' Equalities Impact Assessment October - November 2010	See above. Same as for the Joint DPD 'Proposed Submission'.	1363	0 responses	No equalities information provided.	Response rate reflects the specific nature of the document.
Strategic Housing Land Availability Assessment Update September - October 2011	Letter/email to developers and agents, AGMA authorities and other appropriate statutory consultees. Press release.	Approximately 180	15 people/ organisations responded (8% response rate)	No equalities information provided.	Response rate reflects the specific nature of the document.

5 Effects on social, environmental and economic objectives

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

- Live
- Protect
- Grow
- Save

5.2 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

5.3 Key objectives under this heading include the need to:

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

5.4 The indicators expressed above show that:

- 9,999 square metres of business and industrial development was completed in the last year;
- 87% of residential developments completed had good or above public transport accessibility to key services; and
- 2,323 square metres of retail floorspace was completed.

Protect

5.5 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.

5.6 The indicators expressed above show that:

- The total area of the borough covered by Sites of Biological Importance increased has not changed this year; and
- There were no planning applications granted contrary to Environment Agency advice.

Grow

5.7 Key objectives under this heading include the need to:

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

5.8 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;
- 98% of residential development developed over the last year involved the reuse of previously developed land; and
- 87% of residential developments completed had good or above public transport accessibility to all key services.

Save

5.9 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.

5.10 The indicators expressed above show that:

- There were 20 schemes that incorporated 10% of the energy needs from on-site renewable energy sources;
- 87% of residential developments completed had good or above public transport accessibility to key services; and
- 38.9% of household waste arisings were dealt with through recycling or composting.

Future Action

5.11 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 34 major application decisions made between April 2010 and March 2011 inclusive reveals that 62 adopted policies were referred to out of 138 policies, in the approval or refusal of major applications. This has increased from the 56 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 Minerals and Waste Planning Unit (GMMWPU).

National Policy

- 6.10** The Government announced in June 2010 that it 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. The review publication can be found here:

<http://www.defra.gov.uk/publications/files/pb13540-waste-policy-review110614.pdf>

Regional Spatial Strategy

- 6.11** The regional planning function of Regional LA Leaders' Boards – the previous Regional Assemblies – is being wound up and their central government funding has ended. The planning data and research they currently hold will still be available to local authorities for the preparation of their local plans whilst they put their own alternative arrangements in place for the collection and analysis of evidence. Notwithstanding, the new Government regards the Regional Leaders' Boards as an unnecessary tier of bureaucracy.

National Studies

Construction, demolition and excavation waste (CDEW) arisings, use and disposal for England 2008.

- 6.12** 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.

Regional Studies

Study to fill the evidence gaps for Construction, Demolition and Excavation waste streams in the North West region of England

- 6.13** 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.
- 6.14** 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)

- 6.15** 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

- 6.16** The Local Authorities of the North West Region, plus 4NW, have commissioned a survey of the waste produced by Commercial and Industrial (C and I) companies throughout the region, to update the regional assessment of total waste arisings. The survey details that the total North West regional 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)

- 6.17** In February 2011, the Waste Plan was submitted to the Secretary of State for independent examination. During the examination hearing sessions, which were held at the end of June with an additional session in September, a number of proposed minor changes to the Submitted Waste Plan were proposed. The Inspectors report is due to be published in November and if found sound, the Waste Plan is scheduled to be adopted in January 2012.
- 6.18** As part of the evidence base for the JWDPD, the Minerals and Waste Planning Unit 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 (MWMS)

- 6.19** 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).

Greater Manchester

- 6.20** The Greater Manchester Municipal Waste Management Strategy, was adopted in 2004 and updated in 2007. It covers the other nine of the ten Greater Manchester districts and sets out a framework for managing Local Authority collected waste arisings up to 2030. The headline targets of the Strategy include:
1. 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
 2. achieving levels of recycling and composting of household waste:
 - 33% by 2010
 - a minimum of 50% by 2020 and through to 2030

6.21 Table 3 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 2 Forecast Local Authority collected waste arisings within the Greater Manchester Waste Disposal Authority area

Wigan Waste Disposal Authority: Local Authority collected waste Arisings (tonnes per annum) 2009-2027				
Waste Arisings 2009.Taken from the Needs Assessment 2010.	Forecast Waste Arisings 2012	Forecast Waste Arisings 2017	Forecast Waste Arisings 2022	Forecast Waste Arisings 2027
1,111, 271	1,115,480	1,114,077	1,114,077	1,114,077

6.22 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. The vast majority of these sites are now operational with the rest due to be up and running by early 2012.

Minerals: National, regional and local policy

6.23 The text below in relation to waste has been prepared on behalf of Oldham Council by the Greater Manchester Minerals and Waste Planning Unit (GMMWPU).

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

6.24 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.

NWRAWP (AM2009)

6.25 Production of primary land-won aggregates – The RAWP Annual Monitoring Report 2010 provides an aggregated figure for Greater Manchester, Halton, Warrington and Merseyside for the year 2009. Data for the year 2010 is currently being collated; however, the final report for 2010 figures is not due to be published until 2012. Aggregate sales during 2009 was 0.30 million tonnes for crushed rock and 0.37 million tonnes for sand and gravel, giving a total production figure of 0.67 million tonnes. Figures cannot be assigned to individual boroughs for reasons of confidentiality.

6.26 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 4 illustrates the findings of the report for the North West and England.

Table 3 Alternative Arisings in North West in 2005 (million tonnes)

Material	North West	England
Pulverised Fuel Ash	0.42mt	5.0mt
Furnace Bottom Ash	0.08mt	1.0mt
Slate Waste	0.20mt	0.5mt
Spent Railway Track Ballast	0.38mt	1.4mt
Waste (Container) Glass	0.27mt	2.0mt

6.27 During the AM2009 Annual Monitoring Survey, no data was submitted by quarries in Greater Manchester for the arisings of secondary aggregate during the period 1 January 2009 to 31 December 2009. Therefore the figures below are the most up-to-date and were collected as part of the AM2008 Annual Monitoring Survey for the period 1 January 2008 to 31 December 2008 in the North West. Table 5 illustrates the findings of this survey.

Table 4 Alternatives Arisings in North West 2008 (million tonnes)

Material	Cheshire	Cumbria	Lancashire	G'Manchester, Halton, Merseyside & Warrington	Total North West England
Pulverised Fuel Ash	-	-	-	0.13mt	0.13mt
Furnace Bottom Ash	-	-	-	0.01mt	0.01mt
Slate Waste	-	0.29mt	-	-	0.29mt
Total Alternatives	-	0.29mt	-	0.14mt	0.43mt

6.28 The total arisings of Pulverised Fuel Ash (PFA) has fallen by 31% since 2005, from 0.42mt to 0.13mt in 2008. 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 by 31%, from 0.20mt in 2005 to 0.29mt in 2008.

6.29 Revised apportionments were agreed upon during the AM2009 monitoring period in light of the release of the ‘National and regional guidelines for aggregate provision in England 2005-2020’. Further details can be found within Chapter 12 of the North West Regional Aggregates Working Party Annual Monitoring Report 2010, the link to which is as follows:

http://cheshirewestandchestergov.uk/planning_and_building_control/spatial_planning/minerals_and_waste/nwrawp.aspx

6.30 Table 6 below identifies the North West Sub-regional apportionments 2005 – 2020 (mt).

Table 5 North West Sub-regional apportionments 2005 – 2020 (mt).

Sub-region	Sand and gravel apportionment 2005 -2020	Total requirement 2005-2020	Crushed rock apportionment 2005 -2020	Total requirement 2005 - 2020
Cheshire	1.51	24.18	0.04	0.66
Cumbria	0.88	14.1	4.02	64.4
Greater Manchester/Merseyside/Warrington	0.43	7.04	1.32	21.12
Lancashire	0.44	6.86	4.24	67.9
North West Total	3.26mt	52.18mt	9.62mt	154.08mt

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

6.31 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.

6.32 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.

6.33 The CDEW arisings generated, processed or handled and disposed of in 2006 are shown in Table 7 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

Operators that generate arisings	Regional estimate ¹	Operators that process / handle / transport arisings	Regional estimate ¹	Operators that dispose of arisings	Regional estimate ¹
Demolition contractors	No data	Crushers and screens	5,168,157	Landfill sites	4,113,878

Operators that generate arisings	Regional estimate ¹	Operators that process / handle / transport arisings	Regional estimate ¹	Operators that dispose of arisings	Regional estimate ¹
House builders	183,245	Composters	44,500	Registered exempt sites ³	3,438,940
Highway works	27,500	MRFs and WTSs	3,357,349	Quarries	1,499,436
Land regeneration firms	No data	Registered and exempt sites ³	3,438,940		
Land remediation firms	No data	Rail ballast recyclers	436,000		
Ports and harbours	<25,000	Skip hire operators	No data		
Power stations ²	>5,000,000	Quarries	1,499,436		
Pre-cast concrete manufacture	3,957,360				
Quarries	1,499,436				
All figures are in tonnes.					
'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.					
¹ Regional estimate is the mean regional estimate of CDEW arisings or waste handled for all types of waste.					
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.					

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

Greater Manchester Construction, Demolition and Excavation Waste (CDEW)

6.35 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

6.36 The 10 Greater Manchester 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 October 2011) set at October 2012. The Minerals Plan was submitted to the Secretary of State in November 2011 and the Independent Examination is scheduled for April 2012.

7 Key findings and actions

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

- 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 Greater Manchester Minerals and Waste Planning Unit on the waste and minerals DPD's.

Action needed to respond to indicators

7.3 The key actions under this heading are:

- Continue to update the council's SHLAA annually to provide the borough's 'potential housing land supply'.
- Whilst each application will be treated on its planning merits, proposals for residential development on greenfield sites will (whether on new or where the renewal of planning permission is sought) continue to be resisted unless there are other relevant material considerations.
- Planning applications for the conversion and change of use of agricultural buildings to residential use, and which are technically classified as greenfield developments, (because agricultural buildings are not regarded as "previously developed land") continue to be treated on their planning merits.
- Not to release Phase 2 Housing allocations and to roll forward preparation of the Housing Land Release SPD for consideration as part of 2011/12 AMR.
- Support delivery of the council's Affordable Housing Strategy and supporting action plan.
- Set up system to ensure housing schemes are assessed using Building for Life standards and ensure a monitoring system is in place, resources permitting.
- Encourage the provision of larger family (three/four plus bed) accommodation as part of the mix of new residential developments and 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.

Action needed to update timetables in the Local Development Scheme

7.4 "Issue 6" of the LDS came into effect in November 2009 to include the timetable for preparing a joint minerals DPD in Greater Manchester. The LDS was partially updated in February 2011.

- 7.5** Discussions may need to be had with the Planning Inspectorate and other appropriate agencies on formalising any amendments to the LDS that may be necessary in relation to the timetable of the Site Allocations DPD.

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 Greater Manchester Minerals and Waste Planning Unit to prepare the Joint Waste DPD that will supersede the waste policies in the UDP;
- To work with AGMA and the Greater Manchester Minerals and Waste Planning Unit to prepare the Joint Minerals DPD that will supersede the minerals policies in the UDP;
- To continue work on the preparation of the 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;
- A masterplan has been prepared for the Hollinwood Business District, areas in and around Oldham Town Centre, Chadderton Technology Park, Alt & Sholver, and the Hathershaw and Fitton Hill New Deal for Communities area.

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

Conclusion

- 7.9** The Government's good practice guidance on LDF monitoring reports (now withdrawn) 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 6'. A partial update to the LDS was undertaken again in February 2011. The LDS and the LDS Update should be read in conjunction and can be viewed on the council's website www.oldham.gov.uk. As explained in previous LDS's it was agreed with Government Office for the North West (GONW) that work on the Sites Allocation DPD would commence after the Joint Core Strategy and Development Management Policies Development Plan Document had been adopted. Performance on the LDS milestones was as follows:

- Joint Core Strategy and Development Management Policies Development Plan Document (the Joint DPD) - A 'Refining Options' consultation was undertaken in May/June 2010. The consultation on the 'Proposed Submission' was undertaken in October/November 2010.

The Joint DPD was submitted to the to the Planning Inspectorate for independent examination on 28 February 2011.

- Joint Waste Development Plan Document - the Greater Manchester Minerals and Waste Planning Unit is preparing this on behalf of the ten local authorities, therefore its delivery is not solely within Oldham Council's control. The following consultations have been undertaken between April 2010 - March 2011:
 - Publication Report - consultation undertaken November/December 2010
 - The JWDPD was submitted to the to the Planning Inspectorate for independent examination on 28 February 2011.
- Joint Minerals Development Plan Document - the Greater Manchester Minerals and Waste Planning Unit is preparing this on behalf of the ten local authorities, therefore its delivery is not solely within Oldham Council's control. The following consultations have been undertaken between April 2010 - March 2011:
 - Defining Mineral Safeguarding Areas Report - consultation undertaken August 2010
 - Preferred Approach - consultation undertaken October/November 2010
- 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 needs.

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 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 Local Housing Statistics

Table 7 Net House Building 2003/04 to 2010/11

Year	Completed	Cleared	Net	Variance from annual requirement of 289
2003/04	497	227	270	-19
2004/05	285	150	135	-154
2005/06	386	254	132	-157
2006/07	577	262	315	26
2007/08	599	200	399	110
2008/09	503	102	401	112
2009/10	227	307	-80	-369
2010/11	387	324	63	-226
2011/12 Forecast	196	140	56	-233
Total	3,657	1,966	1,691	-910
Average	406	218	188	

Chart A – Dwellings completed and cleared, 2003/04 to 2010/11

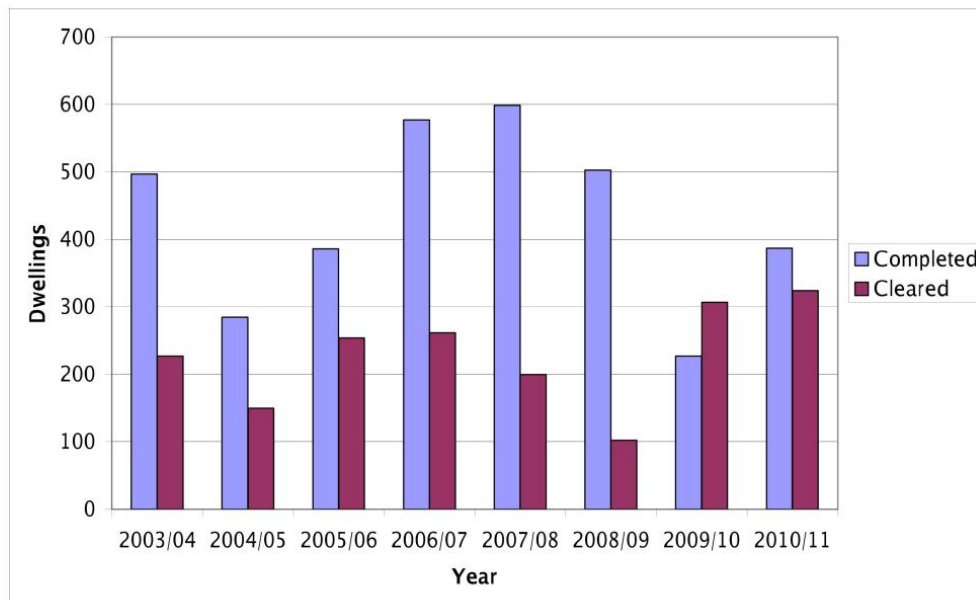


Chart B: Percentage of Completions by House Type, 2003/04 to 2010/11

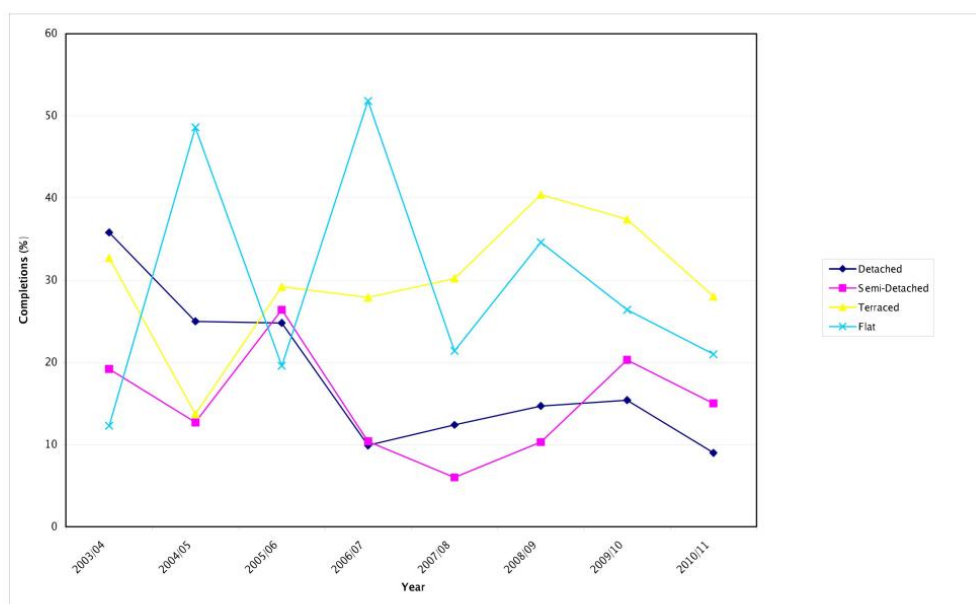


Table 8 Five-Year Deliverable Housing Land Supply as at 1 April 2012

Site Status	Dwellings	%
Sites under construction	612	21.6
Sites with planning permission	1,673	59.0
Sites where committee is minded to approve an application, subject to S106 being signed	157	5.5
Phase 1 housing sites in UDP	268	9.4
Phase 2 housing sites in UDP	0	0.0
Other sites	25	0.9
Potential	102	3.6
Total	2837	100.0

Appendix 2 Public Transport Accessibility of new housing developments

A2.1 Below are a list of the housing developments completed between 1st April 2010 and 31st March 2011 grouped together based on the public transport accessibility of the site.

Oldham Council Reference	Location	Dwellings completed
Very good public transport accessibility		
2091	Frenches Wharf, adjacent to Knoll Mill, Wellington Road, Greenfield	5
2262	Land off Byron Street, bounded by Byron St, Cardigan Rd and Hollins Rd, Hollinwood	49
2323	Land at 9-15 Mossley Road, Grasscroft, Oldham	2
2370	Lyon Mill, Crompton Way, Shaw	1
2376	Land at Flint Street, Oldham OL1 4EX	2
2382	Land to the rear of Greenway Centre, Park Street, Shaw, Oldham	24
2490	20 Wellington Street, Failsworth, M35 9AQ	8
2651	Former Community Education Centre, Cardinal Street, Oldham (Astoria)	48
2656	Land at Fields New Road (including Gem Mill), Chadderton, Oldham	42
2658	Land at North Werneth Zone 1, Land bounded by Suthers Street, Alfred Street and Parsons Street, Werneth	8
2789	Land at former site of Ashley Mill, Ashley Street, Oldham	9
2805	Warwick House, 1 Warwick Street, Oldham, OL9 7BA	1
2839	5 Crompton Way, Shaw, OL2 8RD	1

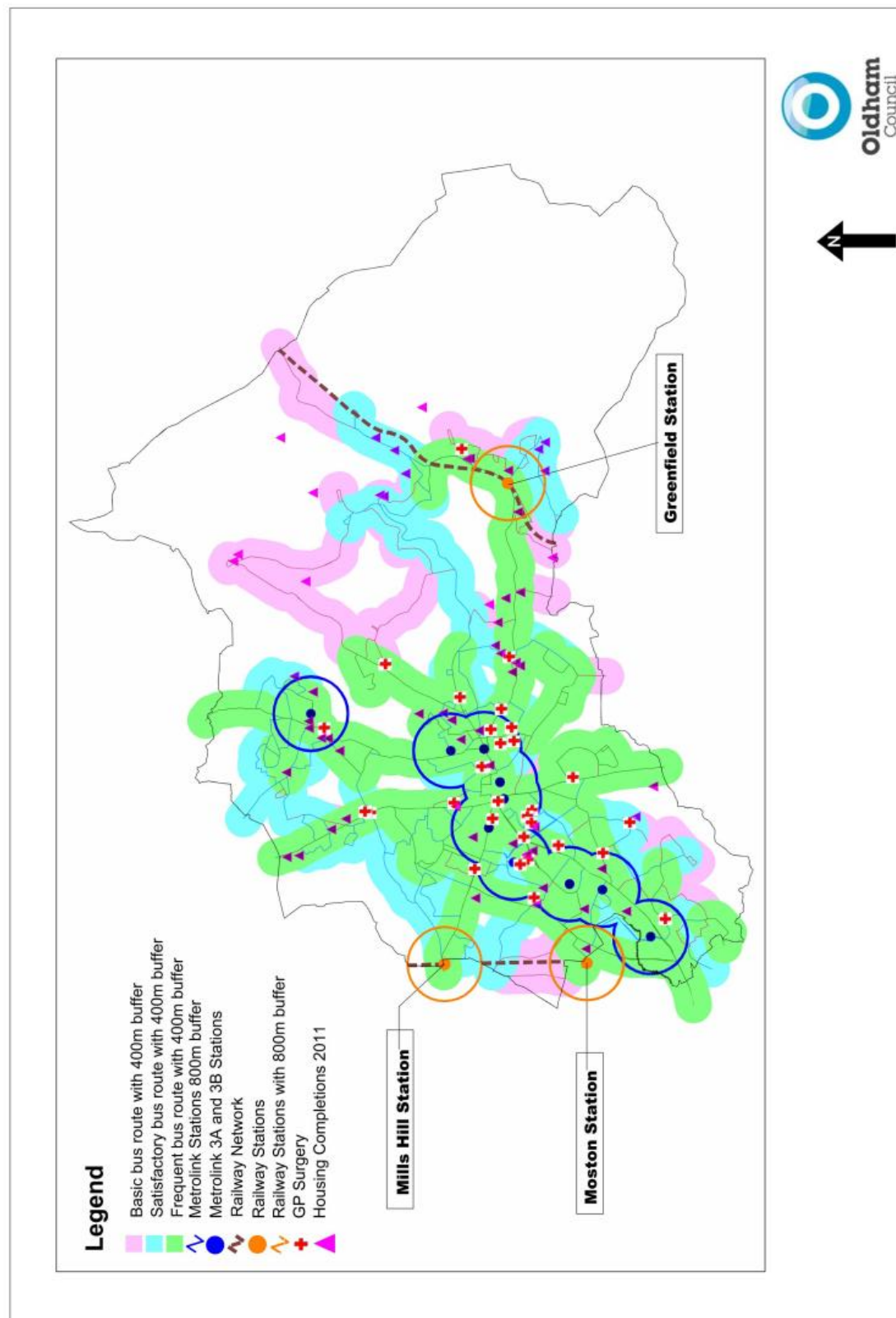
Oldham Council Reference	Location	Dwellings completed
2851	129/131 Turf Lane, Chadderton, Oldham, OL9 8HR	1
2864	1 Acre Lane, Derker, Oldham, OL1 4EF	4
2883	4 Collinge Street, Shaw, OL2 8AA	2
2948	41 - 47 Gloucester Street North, Oldham OL9 7RF	1
2955	Land at Saint Georges Square, Chadderton, OL9 9NU	4
2962	1 & 2 Staveley Close, Shaw, Oldham, OL2 8ND	1
2973	38 - 42 Huddersfield Road, Oldham, OL4 2AE	4
Good public transport accessibility		
2381	Land at St Ambrose Road, Derker	6
2966	282 Rochdale Road, Oldham, OL1 2HF	1
2972	56 High Street, Uppermill OL3 6HA	1
2944	Land to the rear of 4 School Street, Uppermill, OL3 6HB	1
2905	High Gate Farm, High Gate Drive, Royton, OL2 5UP	1
2911	The Barn Broadbent Farm, Broadbent Road, Oldham, OL1 4HZ	1
2887	Land adjacent to 7 Nelson Street, Lees, Oldham	1
2876	2A Eaves Lane, Chadderton, OL9 8RG	8
2873	2 Roy House, Fir Bank Road, Royton, Oldham, OL2 6TU	1
2850	Land at Highborne Green, Royton, Oldham	1

Oldham Council Reference	Location	Dwellings completed
2829	Manor House Farm, Knott Lane, Oldham, OL8 3JA	1
2806	3 Princess Street, Lees, OL4 5AG	2
2513	Land adjacent to 124 Manchester Road, Shaw, Oldham, OL2 7DD	4
2476	Land at Hunt Lane (1), Chadderton (Taylor Woodrow Developments Millwood Grange))	25
2477	Land at Hunt Lane (2), Chadderton (Countryside Properties)	29
2338	Sandy Mill, Schofield Street, Royton	27
2286	Land at rear of 33 Brookside Ave, adj to 12 Ashlea Grove, Grotton	1
2175	St Johns Mill, St. Johns Street	1
2194	Rear to the rear of 78 Windsor Rd	1
2081	Site of former Athens Mill, Brook Lane (Athens Way)	1
0210 (2)	Plot 1, The Pentlands, High Crompton, Shaw, Oldham	1
1228	Land off Coverhill Road, Grotton, Oldham	1
0136	Land at Rhodes St/Owen Fold	1
2418	Land adjacent to 1 Old Croft, Springhead, OL4 4RX	2
Satisfactory public transport accessibility		
1460	Land off Friezland Lane (behind Oak View Mill), Greenfield	1
2029	Long House, Long Lane, Dobcross OL3 5QH	1
2089	Former Andrew Mill site, Chew Valley Road, Greenfield, Oldham	11

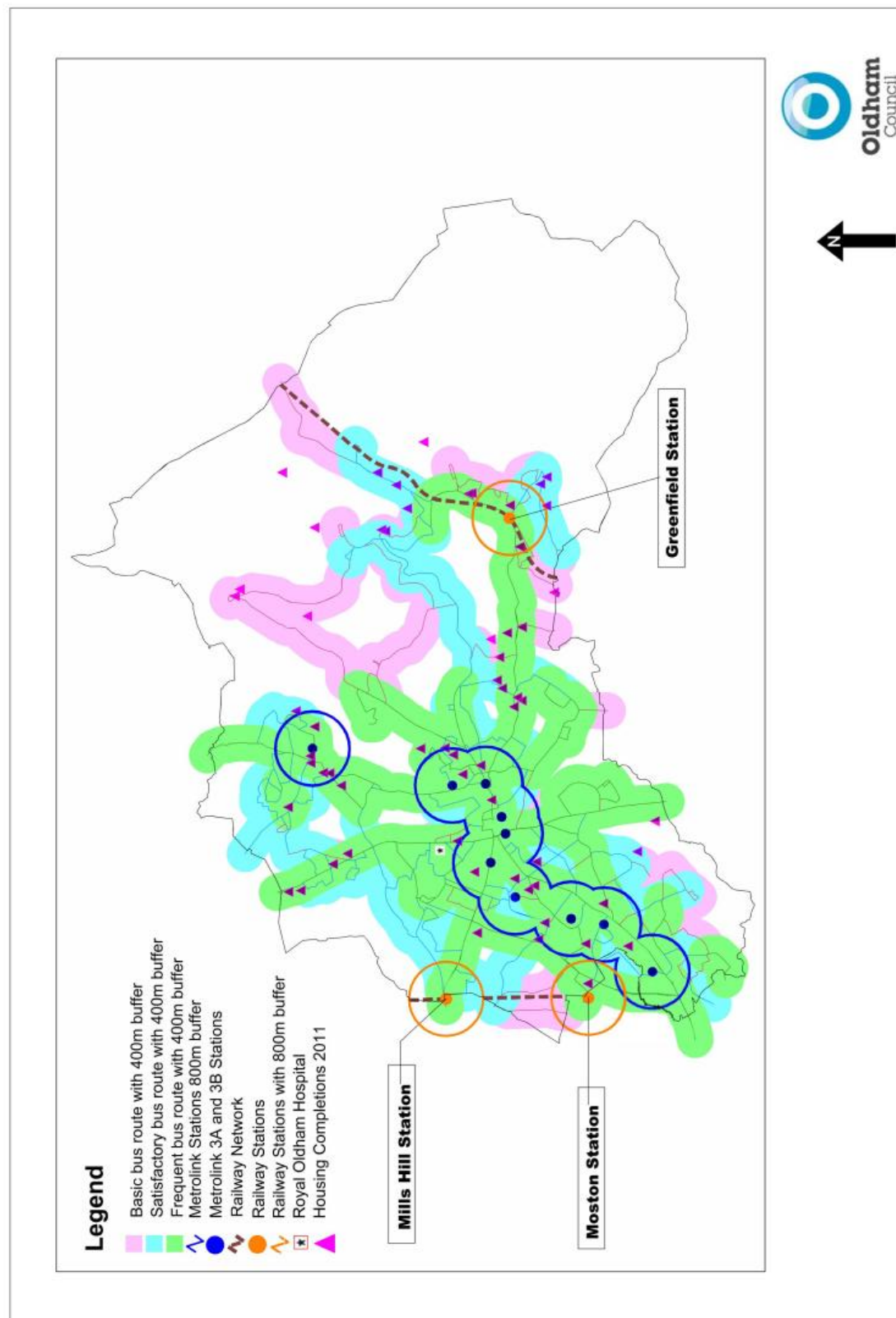
Oldham Council Reference	Location	Dwellings completed
2265	Land off Midgrove Lane, Delph	1
2299	Land at rear of 13 Midgrove Lane, Delph	1
2390	Land adjacent to 160 Huddersfield Road, Diggle, Oldham	1
2807	15 Manchester Road, Greenfield Oldham	1
2811	Land adjacent to Higher Moordale, off Huddersfield Road, Diggle, Oldham	1
2892	Black Clough Stables, Off Hannerton Road, Shaw, Oldham, OL2 8JY	1
2957	Land at Whitebank Road, Limehurst, Oldham	7
Basic public transport accessibility		
2802	6 & 8 Stonebreaks Road, Springhead, Oldham	1
2933	Higher Quick Farm, Stockport Road, Lydgate, Oldham	1
2815	Land opposite 7, 9 and 11 Delph Road, Denshaw, Oldham	1
2655	Slackcote Mill, Slackcote Lane, Delph, Oldham	14
2325	1-5 Ripponden Road, Denshaw	4
No public transport accessibility		
2437	Globe Farm, Huddersfield Road, Stanedge	3
2828	Clough Bottom House, High Stile Lane, Uppermill, Oldham	1
2875	Millcroft Farm, Millcroft Lane, Delph, OL3 5UX	1

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 Centre, Royton Centre, Hill Stores Centre, Chadderton Centre, Lees Centre, Uppermill 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).

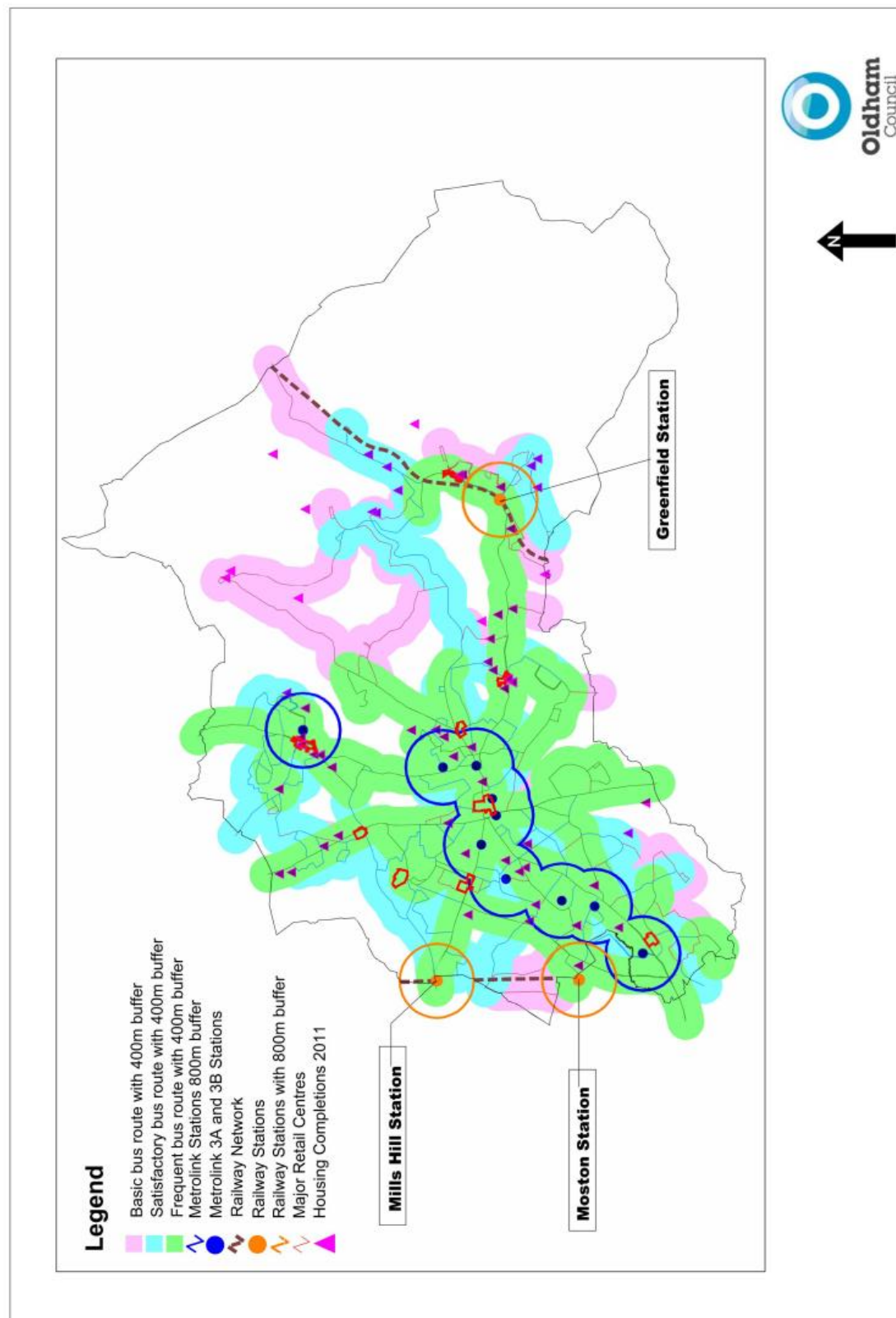
Map showing public transport accessibility of new housing completions in relation to GP's



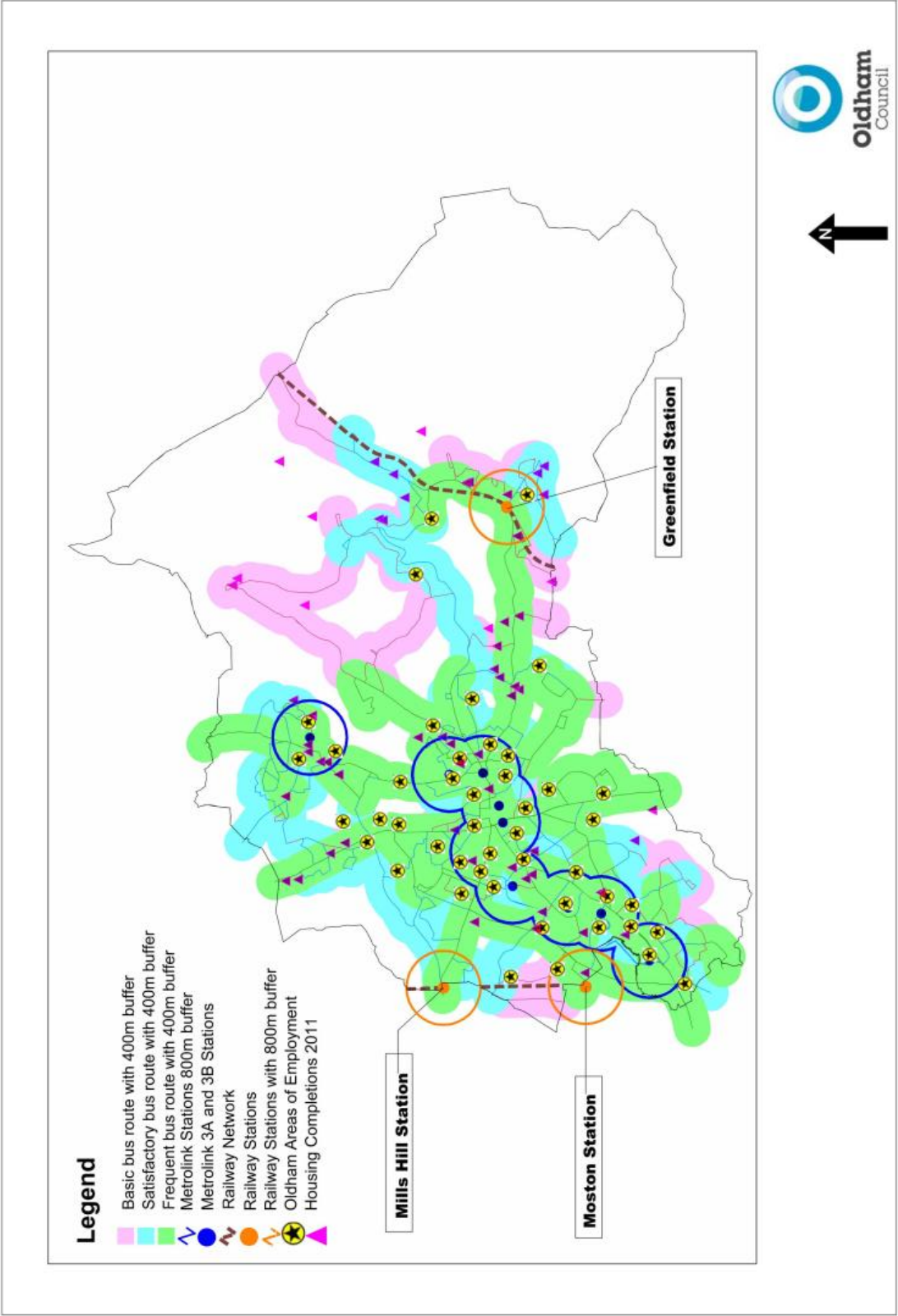
Map showing public transport accessibility of new housing completions in relation to Royal Oldham Hospital



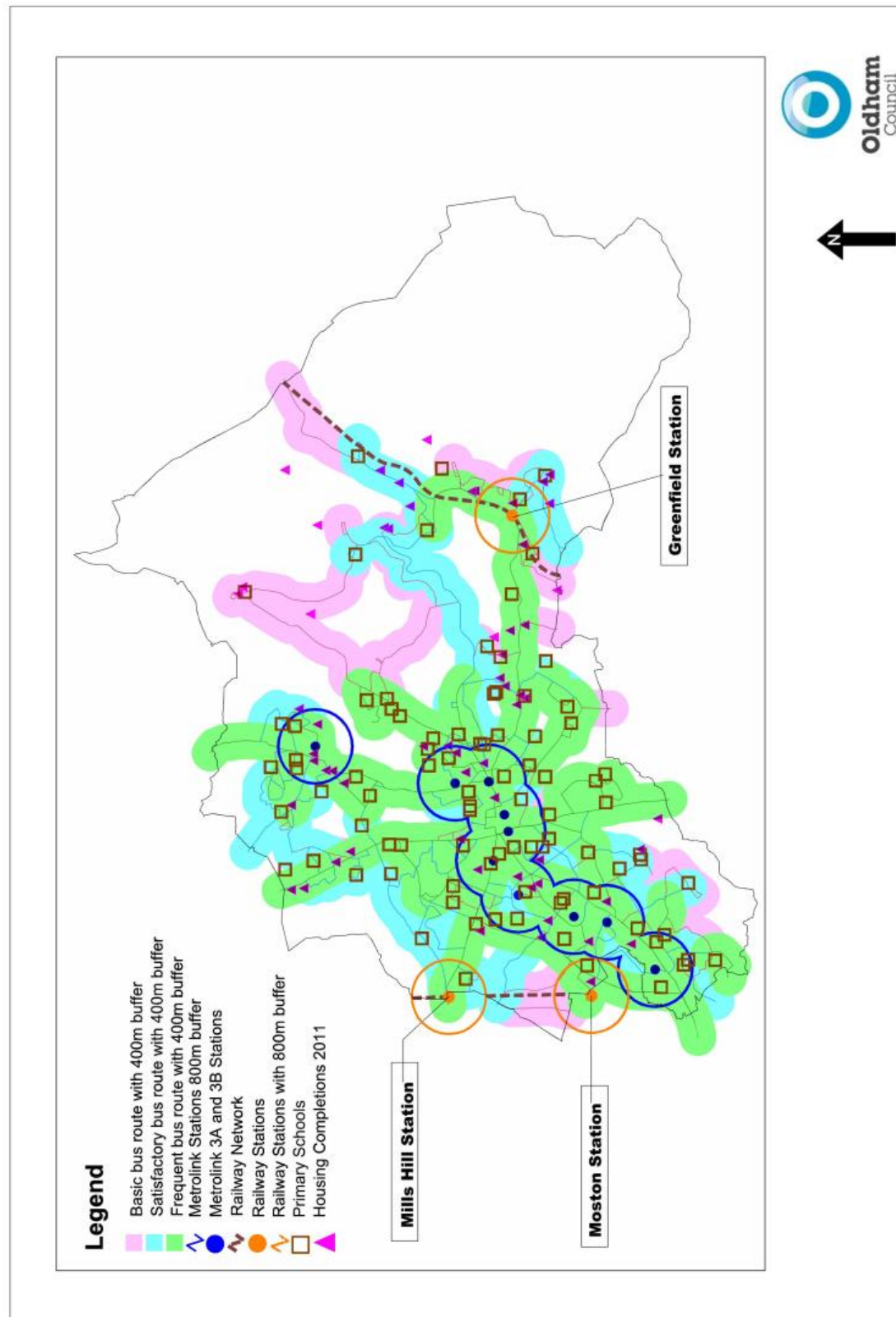
Map showing public transport accessibility of new housing completions in relation to Major Retail Centres



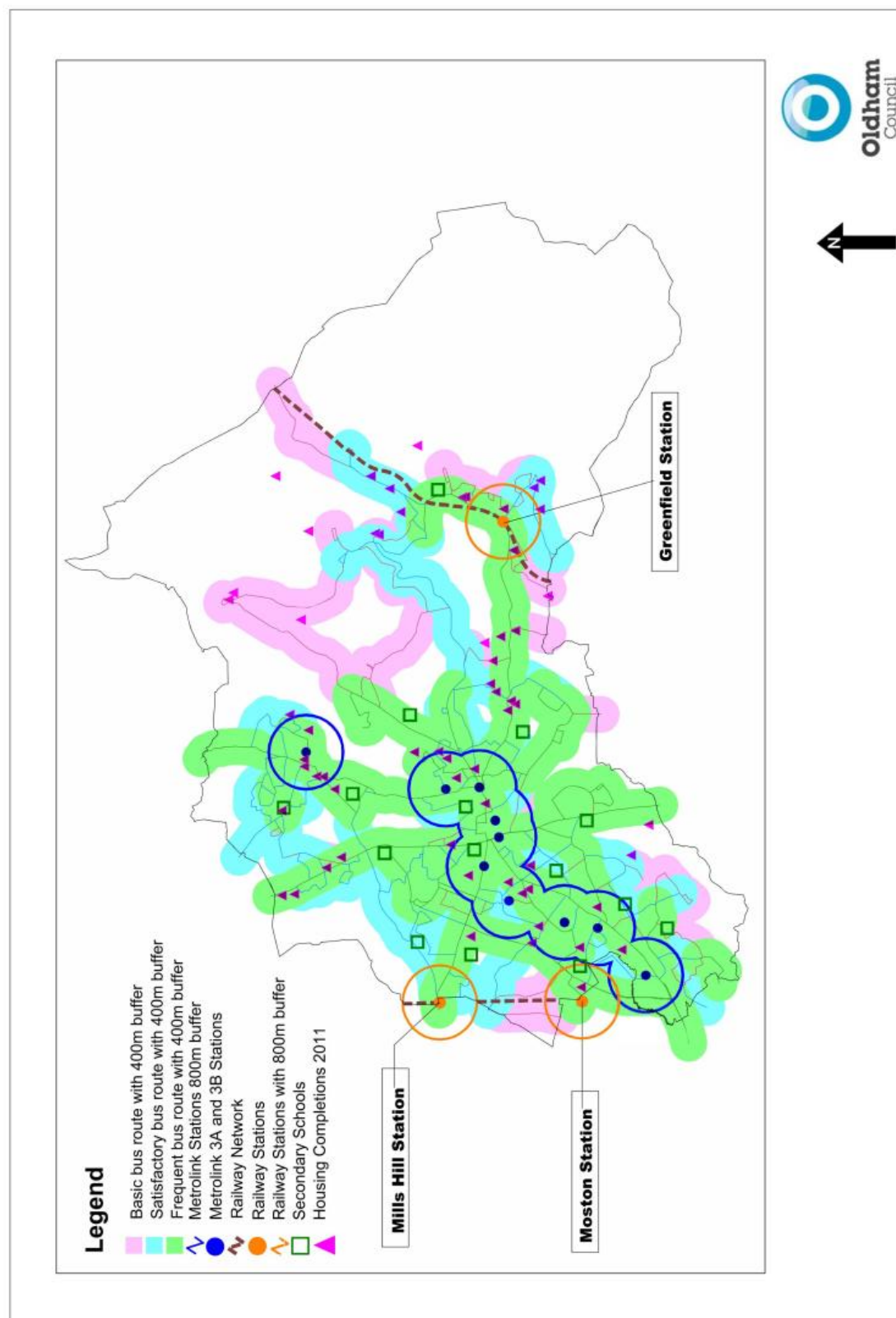
Map showing public transport accessibility of new housing completions in relation to Oldham Areas of Employment



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 3 Updated Sites of Biological Importance

The maps below show the Sites of Biological Importance that were reviewed between 1 April 2010 and 31 March 2011 by Greater Manchester Ecology Unit (GMEU).

SITES OF BIOLOGICAL IMPORTANCE IN GREATER MANCHESTER
Greater Manchester Ecology Unit
 Ryecroft Hall, Manchester Road, Audenshaw, Manchester M34 5ZJ
 (Private & Confidential)



Site Name : Crompton Fold Wood

District : Oldham

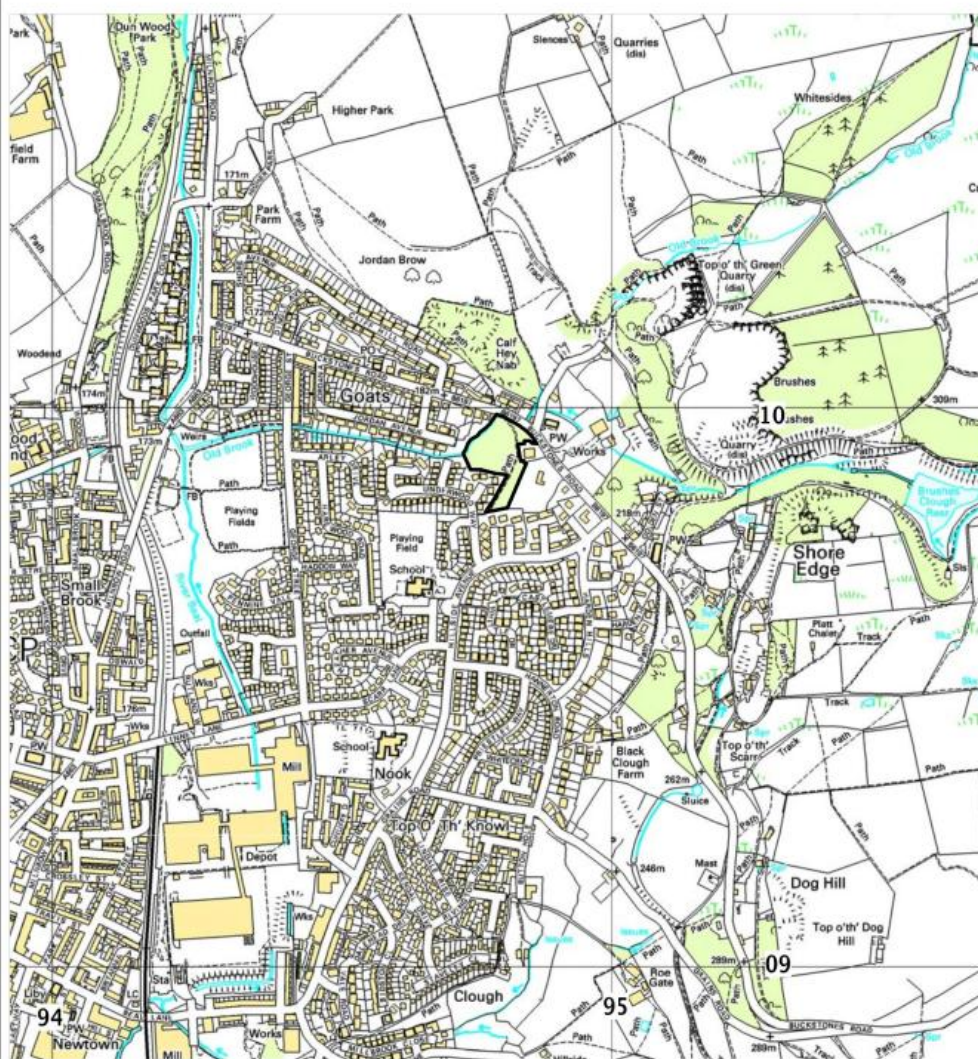
Location : Shaw

Grid Ref : SD947099

Grade : C

SITE LOCATION MAP (1:10000)

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CD: SBI MAPS/CURRENT SBI MAPS/G-OLDHAM/G44-4
 2.6.09

Date:

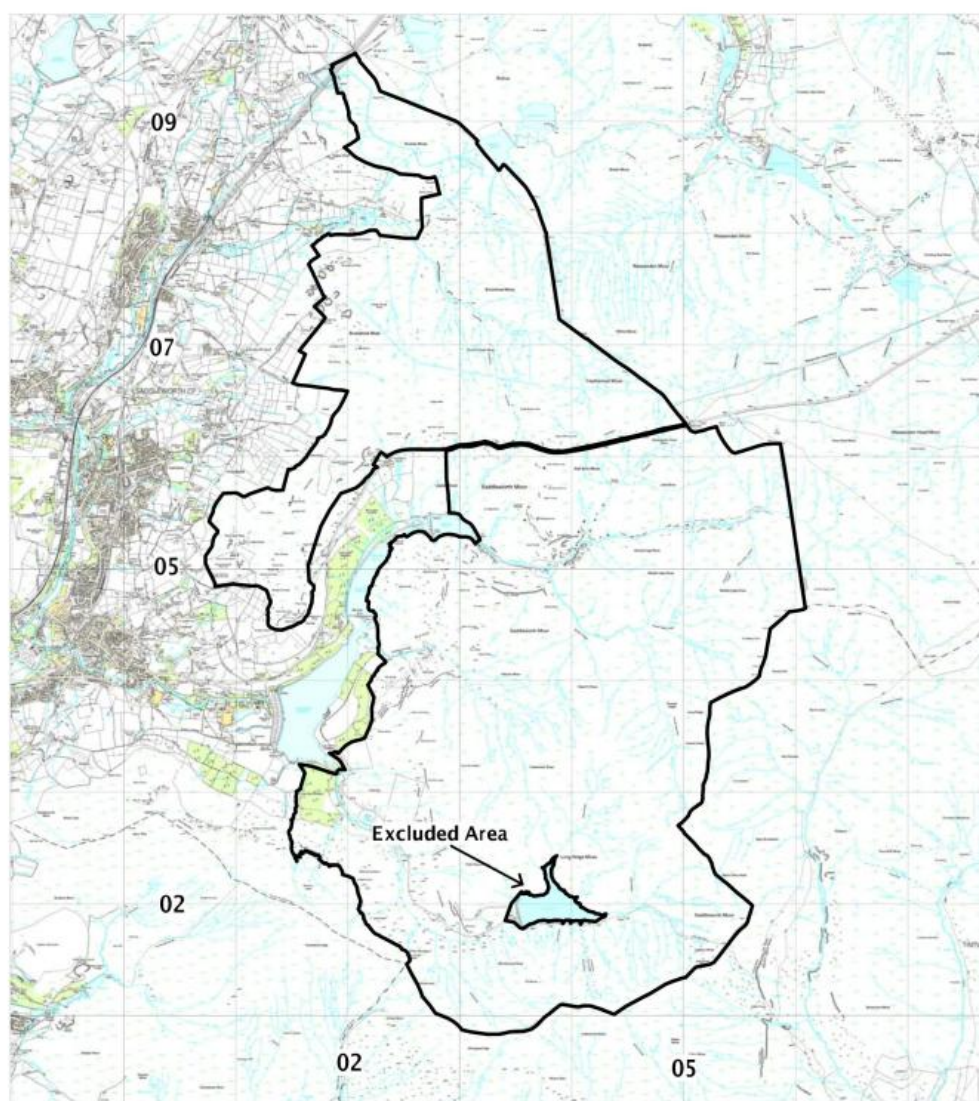
SITES OF BIOLOGICAL IMPORTANCE IN GREATER MANCHESTER
Greater Manchester Ecology Unit
 Ryecroft Hall, Manchester Road, Audenshaw, Manchester M34 5ZJ
 (Private & Confidential)



Site Name : Dark Peak Moors		District : Oldham
Location : Saddleworth East	Grid Ref : SE037035	Grade : A

SITE LOCATION MAP (1:50000)

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CD: SBI MAPS/CURRENT SBI MAPS/G-OLDHAM/G41-4

Date: 30.10.09

SITES OF BIOLOGICAL IMPORTANCE IN GREATER MANCHESTER
Greater Manchester Ecology Unit
 Ryecroft Hall, Manchester Road, Audenshaw, Manchester M34 5ZJ
 (Private & Confidential)



Site Name : Lord's Brook Flushes

District : Oldham

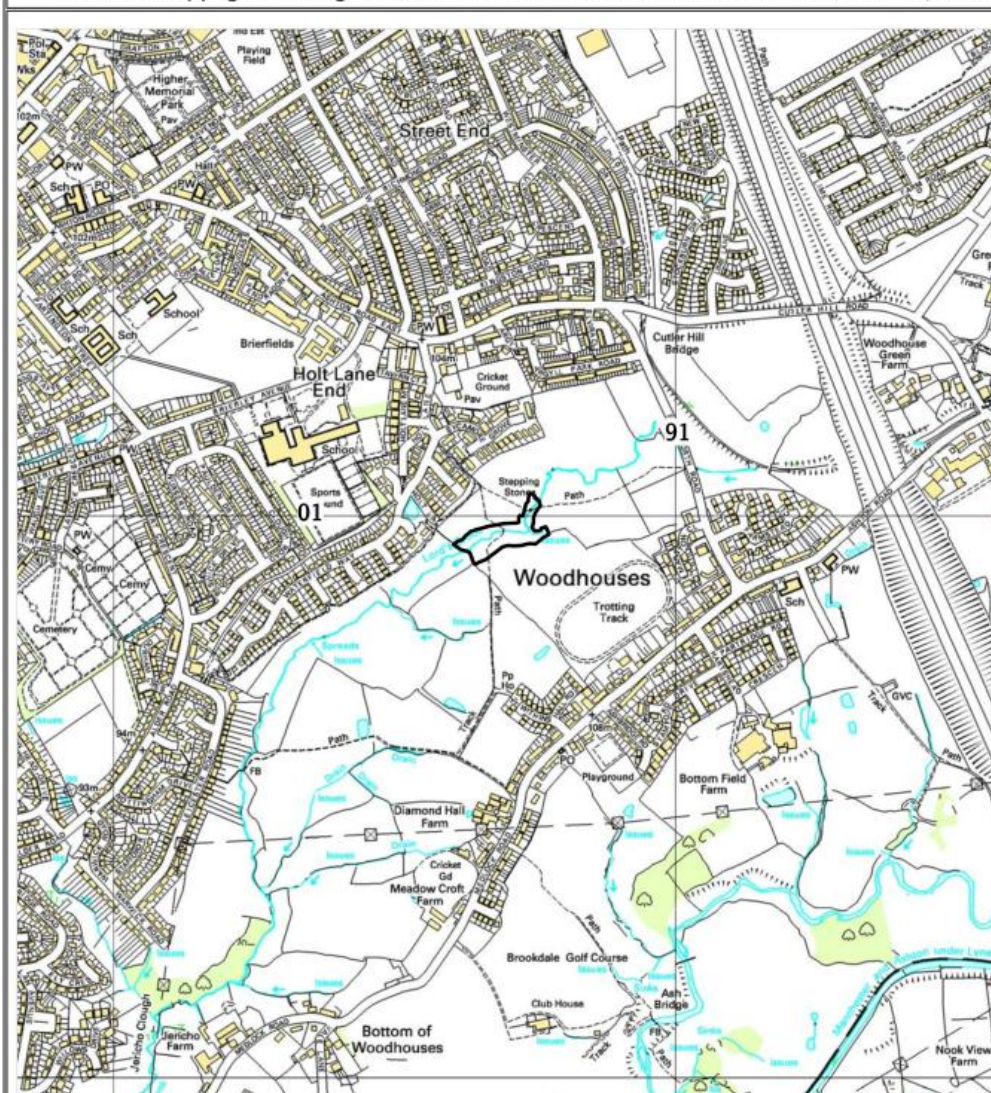
Location : Woodhouses

Grid Ref : SD906009

Grade : C

SITE LOCATION MAP (1:10000)

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CD: SBI MAPS/CURRENT SBI MAPS/G-OLDHAM/G45-4
 13.8.09

Date:

SITES OF BIOLOGICAL IMPORTANCE IN GREATER MANCHESTER
 Greater Manchester Ecology Unit
 Ryecroft Hall, Manchester Road, Audenshaw, Manchester M34 5ZJ
 (Private & Confidential)



Site Name : Oozewood Flushes

District : Oldham

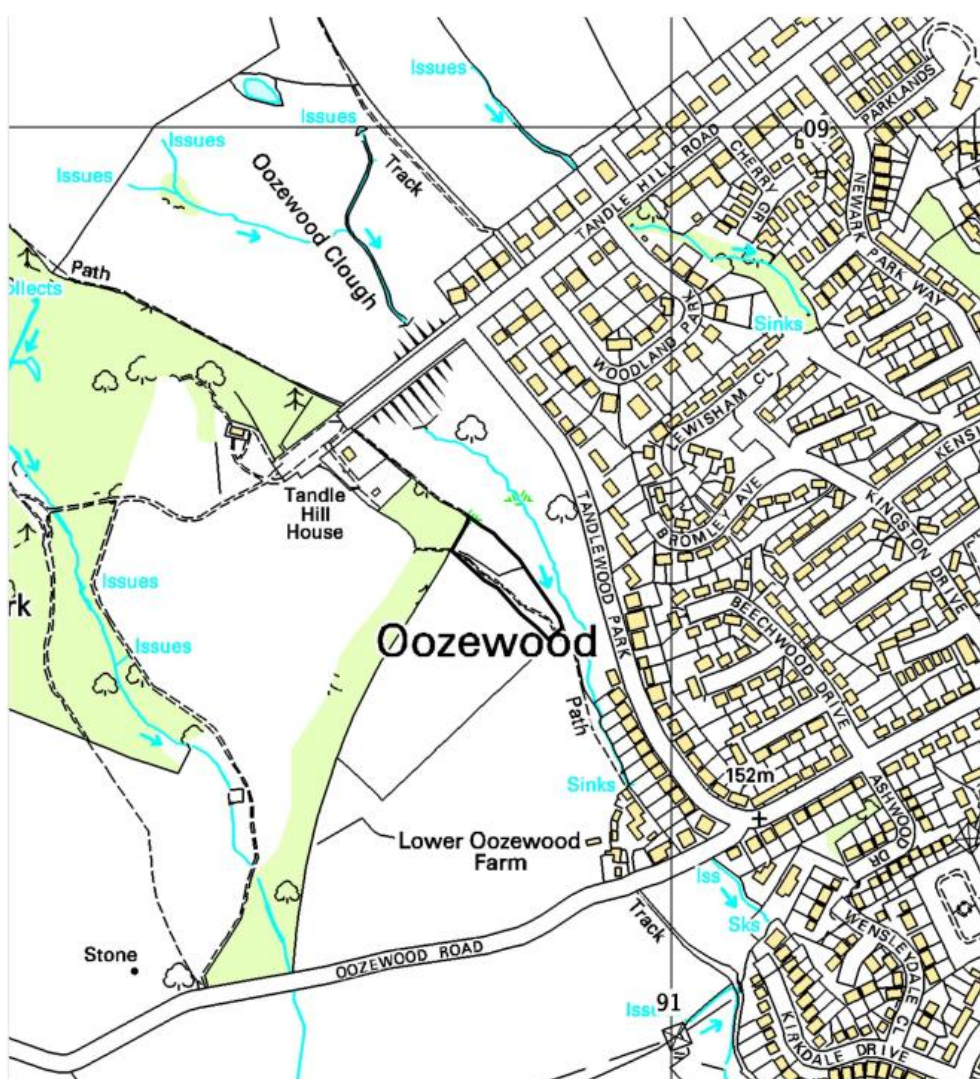
Location : Royton

Grid Ref : SD908085

Grade : A

SITE LOCATION MAP (1: 5000)

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CD: SBI MAPS/CURRENT SBI MAPS/G-OLDHAM/G39-4

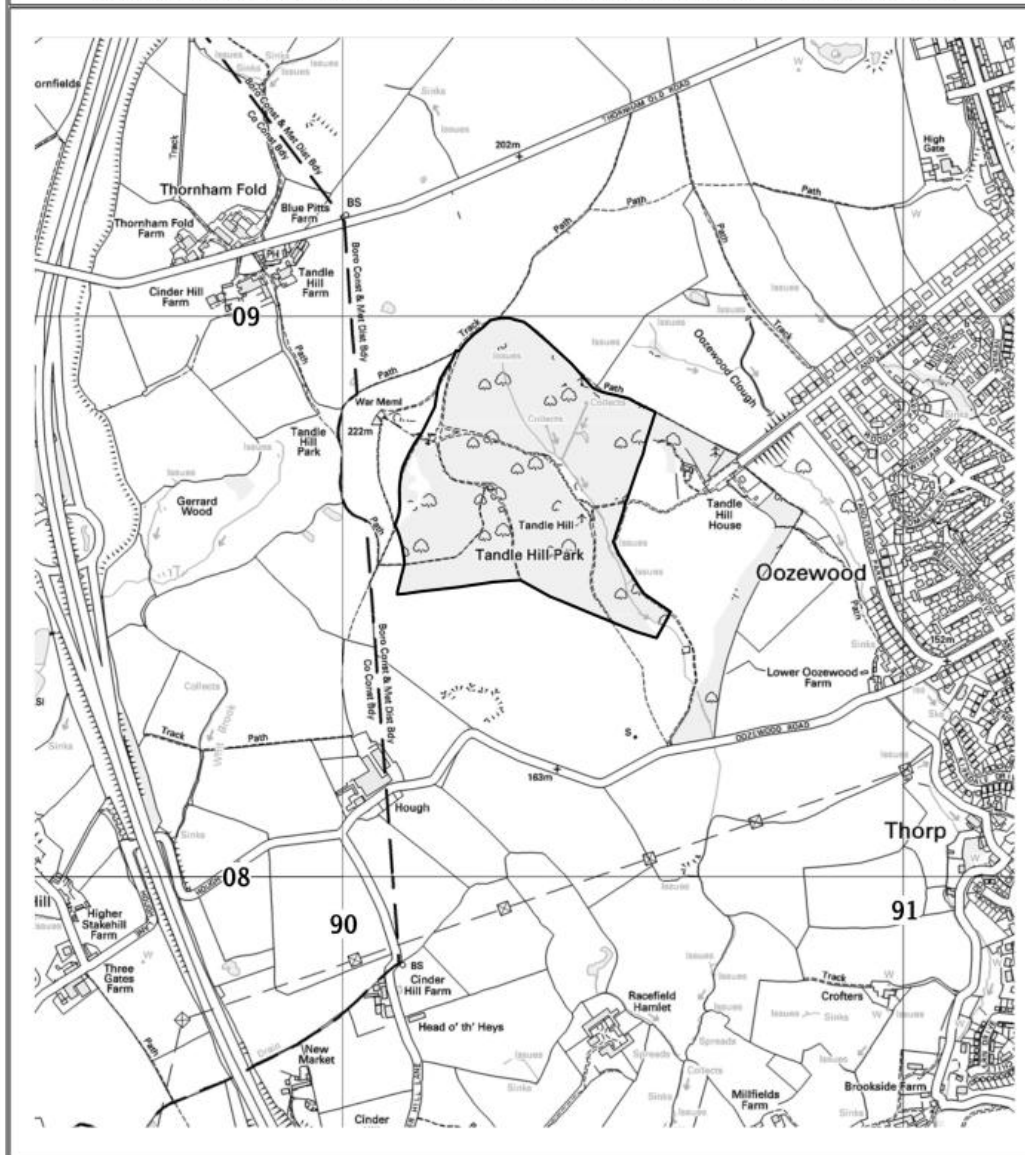
Date: 2.6.09

SITES OF BIOLOGICAL IMPORTANCE IN GREATER MANCHESTER
Greater Manchester Ecology Unit
Ryecroft Hall, Manchester Road, Audenshaw, Manchester M34 5ZJ
(Private & Confidential)

Site Name : Tandle Hill Country Park		District : Oldham
Location : Royton	Grid Ref : SD903087	Grade : B

SITE LOCATION MAP (1:10000)

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CD: SBI MAPS/CURRENT SBI MAPS/GOLDHAM/G5-4

Date 2.9.04

Appendix 4 Tracking saved UDP Policies

A4.1 The UDP was adopted in July 2006. The policies were further 'saved' by the Secretary of State in May 2009 (for an unspecified period of time) until replaced by the relevant part of the LDF. Now that the Joint DPD has been adopted a number of the 2006 UDP have been superseded. These are detailed in Table 10.

Table 9 UDP superseded policies

UDP Policy No.	UDP Policy Name	LDF Policy No.	LDF Policy Name
B1.4	Business, Office and Industrial Development on Unallocated Land	5 9	Promoting Accessibility and Sustainable Transport Choices Local Environment
B1.5	Working from Home	9	Local Environment
B1.6	Freight Generating Developments	9 17 25	Local Environment Gateways and Corridors Developer Contributions
B2	EXISTING BUSINESS AND INDUSTRIAL AREAS	13 14	Employment Areas Supporting Oldham's Economy
B2.1	Primary Employment Zones	13 14 25	Employment Areas Supporting Oldham's Economy
B2.2	Protection of Existing Employment Sites outside PEZs	14 25	Supporting Oldham's Economy
C1	CONSERVATION OF THE HISTORIC ENVIRONMENT	24	Historic Environment
C1.1	Development Within or Affecting the Setting of Conservation Areas	24	Historic Environment
C1.2	Demolition of Buildings in Conservation Areas	24	Historic Environment

C1.3	Retention of Distinctive Local Features or Structures in Conservation Areas	24	Historic Environment
C1.4	Alterations and Extensions to Buildings in Conservation Areas	24	Historic Environment
C1.5	The Preservation of Historic Shop Fronts	24	Historic Environment
C1.6	Advertisements in Conservation Areas and on Listed Buildings	24	Historic Environment
C1.7	The Re-Use of Historic Buildings	24	Historic Environment
C1.8	Alterations, Extensions and Additions to Listed Buildings	24	Historic Environment
C1.9	Development Affecting the Setting of a Listed Building	24	Historic Environment
C1.10	Demolition of a Listed Building or Structure	24	Historic Environment
C1.11	The Preservation of the Sites of Important Archaeological Remains and their Settings	24	Historic Environment
C1.12	Preservation or Recording of Archaeological Remains	24	Historic Environment
C1.13	The Protection of Parks and Gardens of Special Historic Interest	24	Historic Environment
CF1	NEW AND IMPROVED EDUCATION AND COMMUNITY FACILITIES	2 25	Communities Developer Contributions
CF1.1	Education Facilities	2 25	Communities Developer Contributions
CF1.2	New and Improved Community and Education Facilities	2 25	Communities Developer Contributions
CF1.3	Change of Use from Education and/or Community Facility	2	Communities
CF1.4	Dual Use	2	Communities

CF1.5	Developer Contributions to New Teaching Facilities	2 25	Communities Developer Contributions
D1	DESIGN OF NEW DEVELOPMENT	20	Design
D1.1	General Design Criteria	20	Design
D1.2	Designing for Energy Efficiency	18	Energy
D1.3	Inclusive Access	9	Local Environment
D1.4	Habitat and Wildlife on Development Sites	20 21	Design Protecting Natural Environmental Assets
D1.6	Landscape Design and Tree Planting	20	Design
D1.7	Designing for Safety and Security	20 9	Design Local Environment
D1.8	Shop Front Design	20	Design
D1.9	Advertisements on Business Premises	20	Design
D1.10	Freestanding Signs and Advertisements	20	Design
D1.11	House Extensions	20 9	Design Local Environment
D1.13	Design of Development Adjoining Main Transport Corridors and at Gateway Locations in Town and District Centres	20	Design
H1	HOUSING LAND REQUIREMENT AND SUPPLY	3	An Address of Choice
H1.3	Assessing Non-Allocated Sites and the Renewal of Planning Permissions	3 11	An Address of Choice Housing Density and Mix
H1.4	Housing Density	11	Housing Density and Mix
H1.5	Housing Choice and Diversity	11	Housing Density and Mix

H2	MEETING THE NEED FOR AFFORDABLE HOUSING	10	Affordable Housing
H2.1	Providing Affordable Housing	10	Affordable Housing
H2.2	Caravan Sites for Gypsies Or Travelling Showpeople	12	Gypsies, Travellers and Travelling Showpeople
NR1	ENVIRONMENTAL QUALITY	9	Local Environment
NR1.1	Protection of Amenity	9	Local Environment
NR1.2	Air Quality	9	Local Environment
NR1.3	Odour	9	Local Environment
NR1.4	Noise and Vibration	9	Local Environment
NR1.5	Light Pollution	9	Local Environment
NR1.6	Contaminated Land	9	Local Environment
NR1.7	Hazardous Installations	9	Local Environment
NR2	WATER RESOURCES AND INFRASTRUCTURE	19	Water and Flooding
NR2.1	Water Infrastructure	19	Water and Flooding
NR2.2	Flooding & Flood Protection	19	Water and Flooding
NR2.3	Protection of Open Watercourses	19	Water and Flooding
NR2.4	Surface Water Run-off and Sustainability	19	Water and Flooding
NR3	RENEWABLE ENERGY DEVELOPMENTS	18	Energy
NR3.1	Renewable Energy Developments	18	Energy
NR3.2	Wind Developments		Energy
NR3.3	Renewable Energy in Major New Developments	18	Energy
OE1	PROTECTING OPEN LAND	22	Protecting Open Land
OE1.1	Criteria for Development in the Greenbelt	22	Protecting Open Land

OE1.2	New Building in Green Belt	22	Protecting Open Land
OE1.3	Domestic Extensions in the Green Belt	22	Protecting Open Land
OE1.4	Sub-division of Existing Dwellings in the Green Belt	22	Protecting Open Land
OE1.5	Garden Extensions in the Green Belt	22	Protecting Open Land
OE1.6	Replacement Dwellings in the Green Belt	22	Protecting Open Land
OE1.7	Re-use of Existing Buildings in the Green Belt	22	Protecting Open Land
OE1.9	Land Reserved for Future Development	22	Protecting Open Land
OE1.10	Other Protected Open Land	22	Protecting Open Land
OE1.12	New Agricultural or Forestry Buildings	22	Protecting Open Land
OE2	NATURE AND LANDSCAPE	6 21	Green Infrastructure Protecting Natural Environmental Assets
OE2.1	Landscape	6 21	Green Infrastructure Protecting Natural Environmental Assets
OE2.2	Green Corridors and Links	6 21	Green Infrastructure Protecting Natural Environmental Assets
OE2.3	Habitat Protection	6 21	Green Infrastructure Protecting Natural Environmental Assets
OE2.4	Species Protection	6 21	Green Infrastructure Protecting Natural Environmental Assets
R1	MAINTAINING SUPPLY THROUGH THE PROTECTION AND IMPROVEMENT OF	2 23	Communities Open Spaces and Sports

	EXISTING OPEN SPACE, SPORT AND RECREATION FACILITIES	6	Green Infrastructure
R1.1	Maintaining Supply through the Protection and Improvement of Existing Open Space, and Outdoor Sport or Recreation Facilities	23	Open Spaces and Sports
R1.2	Protection of Indoor Sport and Recreation Facilities	2	Communities
R1.3	The Protection of Playing Fields	23	Open Spaces and Sports
R2	THE PROVISION AND IMPROVEMENT OF OPEN SPACES, SPORT AND RECREATION FACILITIES	20 23	Design Open Spaces and Sports
R2.1	Requirement for New and Improved Open Space, Sport and Recreation Facilities and Residential Developments	23	Open Spaces and Sports
R2.2	General Criteria Relating to New, or Improved Open Space, Outdoor and Indoor Sport and Recreation Facilities	20	Design
S1	TOWN AND DISTRICT CENTRE SHOPPING AND LEISURE FACILITIES	15	Centres
S1.1	Development Within The Central Shopping Core	15	Centres
S1.2	Development Beyond The Central Shopping Core	15	Centres
S1.3	Primary Shopping Frontages	15	Centres
S1.4	Food and Drink Premises	15	Centres
S1.5	Taxi and Vehicle Hire	9	Local Environment
S1.6	Development Within District Centres	15	Centres
S1.7	Developments Outside the Town Centre and at the Edge	15	Centres

	of or Outside the District Centres		
S1.8	Customer Facilities	15	Centres
S2	LOCAL SHOPPING AND LEISURE FACILITIES	16	Local Services and Facilities
S2.1	Local Shops	16	Local Services and Facilities
S2.2	Protection of Local Shop Premises	16	Local Services and Facilities
S2.3	Small Shops Outside the Town and District Centres	16	Local Services and Facilities
S2.4	Local Leisure Facilities	16	Local Services and Facilities
T1	THE TRANSPORT NETWORK	5 17	Promoting Accessibility and Sustainable Transport Choices Gateways and Corridors
T1.1	Transport Infrastructure	17	Gateways and Corridors
T1.2	The Road Network	17	Gateways and Corridors
T1.3	The Network of Routes for Non-Motorised Travel	17	Gateways and Corridors
T1.4	Canal Corridors	21	Protecting Natural Environmental Assets
T1.5	Disused Rail Infrastructure	17 25	Gateways and Corridors Developer Contributions
T2	THE ACCESSIBILITY OF NEW DEVELOPMENT	5 17	Promoting Accessibility and Sustainable Transport Choices Gateways and Corridors
T2.1	Public Transport Accessibility	5	Promoting Accessibility and Sustainable Transport Choices
T3	Public Transport Accessibility	5 17	Promoting Accessibility and Sustainable Transport Choices Gateways and Corridors

T3.1	Access to Development	5 25	Promoting Accessibility and Sustainable Transport Choices Developer Contributions
T3.2	Developments with Significant Transport Implications	5 25	Promoting Accessibility and Sustainable Transport Choices Developer Contributions
T3.3	Parking	5 25	Promoting Accessibility and Sustainable Transport Choices Developer Contributions
TC1	THE ROLE OF THE TOWN CENTRE	15	Centres
TC1.3	Town Centre Parking	5 15	Promoting Accessibility and Sustainable Transport Choices Centres
TC1.4	Town Centre Parking	5	Promoting Accessibility and Sustainable Transport Choices
TC1.5	Pedestrian Permeability and the Public Realm	20	Design
TC1.6	Diversity and Vitality	15	Centres
TC1.7	Residential Development Within the Town Centre	15 3	Centres An Address of Choice

A4.2 Table 11 lists the UDP policies that have remained unaffected by the adoption of the Joint DPD. They will continue to be 'saved' until replaced by the relevant part of the LDF, which may be the Site Allocations DPD, or the Greater Manchester joint waste and minerals plans, or another LDF document, as appropriate.

Table 10 UDP 'saved' policies

UDP Policy No.	UDP Policy Name	LDF document which may review the UDP policy
B1	BUSINESS AND INDUSTRIAL LAND ALLOCATIONS	Site Allocations DPD and/or JWDPD and/or JMDPD
B1.1	Business and Industrial Allocations	Site Allocations DPD and/or JWDPD and/or JMDPD

UDP Policy No.	UDP Policy Name	LDF document which may review the UDP policy
B1.2	Business and Office Allocations	Site Allocations DPD and/or JWDPD and/or JMDPD
B1.3	Mixed Use Allocations	Site Allocations DPD and/or JWDPD and/or JMDPD
D1.5	Protection of Trees on Development Sites	Site Allocations DPD
D1.12	Telecommunications	To be determined
H1.1	Housing Land Release – Phase 1	Site Allocations DPD
H1.2	Housing Land Release – Phase 2	Site Allocations DPD
NR4	THE NEED FOR MINERALS	JMDPD
NR4.1	Prevention of Mineral Sterilisation	JMDPD
NR4.2	Primary, Secondary and Recycled Aggregates	JMDPD
NR4.3	Criteria for Assessing Proposals for Mineral Working and Processing	JMDPD
OE1.8	Major Developed Site in the Green Belt	Site Allocations DPD
OE1.11	Farm Diversification	To be determined
TC1.1	Allocated Site	Site Allocations DPD
TC1.2	Allocated Site	Site Allocations DPD
W1	WASTE	JWDPD
W1.1	Waste Management Options	JWDPD
W1.2	Provision of Sites for Waste Management Facilities	JWDPD
W1.3	Criteria for Assessing Proposals for Waste Management, Treatment and Disposal Facilities	JWDPD
W1.4	Provision of Civic Amenity and other 'Bring' Recycling Sites	JWDPD

Appendix 5 UDP Phase 1 housing allocations

Table 11 Status of Phase 1 Housing Allocations in the Unitary Development Plan as at 1st April 2010

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity shown in UDP (dwellings)	Current Status of Site
H1.1.2	Land off Fields New Road / Ramsey Street, Chadderton	PDL	3.41	136	Site Completed. 133 dwellings provided, including 20 affordable units for discounted sale.
M3	Land at Oldham Road / Hardman Street, Failsworth	PDL	1.56	10	Mixed-use allocation including residential development.
H1.1.6	St Mary's Way, Oldham	PDL	2.56	180	Residential development is under construction comprising 93 no. 2, 3, 4 and 5 bedroom houses of mixed tenure with associated car parking and public open space.
H1.1.10	Athens Way, Lees	PDL	0.55	22	Under-construction. 13 units complete, 2 under-construction and 9 outstanding providing a total of 24 dwellings.
M2	Lumb Mill, Huddersfield Road, Delph, Saddleworth	PDL	1.4	62	Under-construction on site of former Lumb Mill however stalled. New planning permission granted for 49 dwellings. Planning permission granted on site to rear of Lumb Mill for 10 dwellings. Providing a total of 59 dwellings.
H1.1.15	Bailey Mill, Oldham Road, Saddleworth	PDL	0.86	50	Allocation. Permission granted to provide access road to site in 2007/08.
M1	Frenches Wharf / Wellington Road, Greenfield, Saddleworth	PDL	4.76	99	Under-construction. 11 units complete, 11 under-construction and 77 outstanding providing a total 99 dwellings.
H1.1.19	Andrew Mill, Manchester Road /	PDL	1.34	30	Main part of allocated site complete with 34 dwellings

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity shown in UDP (dwellings)	Current Status of Site
	Chew Valley Road, Greenfield, Saddleworth				provided. Former stable building on separate part of allocated site complete providing 3 units. Remainder of allocated site granted planning permission for 4 dwellings. 41 dwellings to provided on site as a whole.
H1.1.20	Rose Mill, Coalshaw Green Road, Chadderton	PDL	1.49	45	Planning permission disposed of therefore site status reverted back to housing allocation along with associated capacity and density.
H1.1.21	Springhey Mill, Huddersfield Road, Oldham	PDL	0.39	15	Outline planning permission granted subject to the signing of a S106 agreement however not signed. Status reverted back to housing allocation along with associated density.
H1.1.22	Vulcan Street, Oldham	PDL	1.23	61	Site completed. 73 dwellings provided, including 27 affordable units for a mix of rent and shared ownership.
H1.1.23	Pretoria Road, Oldham	PDL	0.46	14	Allocation
H1.1.24	Sandy Mill, Royotn	PDL	2.2	90	Site completed. 74 dwellings provided, including 8 affordable units for discounted sale. Two small sections of the allocated site are not covered by the permission.
H1.1.25	Jowett Street, Oldham	PDL	0.66	26	Allocation
M4	Huddersfield Road / Dunkerley Street, Oldham	PDL	2.61	50	Mixed-use allocation including residential development.
H1.1.26	Spencer Street, Oldham	PDL	3	150	Planning permission granted for 112 dwellings and site is under construction.

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity shown in UDP (dwellings)	Current Status of Site
H1.1.27	Hartford Mill /Land off Milne Street, Oldham	PDL	2.84	160	Outline planning permission granted for 158 dwellings.
H1.1.28	Parkside Farm, off Chadderton Park Road, Chadderton	GF	0.94	38	Site completed. 23 units provided.
H1.1.29	Blackshaw Lane, Royton	GF	0.6	18	Allocation
H1.1.30	Greenfield Bowling Club, Greenfield	PDL	0.5	15	Planning permission granted for 41 dwellings in 2007/08.
H1.1.31	Tamewater Mill, Delph	PDL	0.51	39	Under-construction. 15 units complete. Planning permission for 45 dwellings.

Appendix 6 Housing monitoring for the Housing Market Renewal area

A6.1 Following an announcement by Central Government Housing Market Renewal ended in March 2011. The regeneration of these areas remain a priority for the council and this section continues to provide housing monitoring information relating to the Oldham element of the Oldham and Rochdale Housing Market Renewal (HMR) Pathfinder for the period 2010 to 2011.

A6.2 The stated aim of the Pathfinder was:

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

A6.3 In order to achieve this overall aim, the Pathfinder agreed six strategic objectives⁽²⁾, including:

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

Completions and clearance

A6.4 There were 149 dwellings completed within the boundary of the Pathfinder during 2010/11, which represents 38.5% of all dwellings completed in Oldham during the period. This is more than that achieved during 2010/11 when there were 78 dwellings completed within the boundary of the Pathfinder, representing 34.4% of all dwellings completed in Oldham. All completions within the boundary of the Pathfinder during 2010/11 were on previously developed land or involved a conversion or change of use.

A6.5 Large developments contributing to these completion figures include those on land off Byron Street and the former Community Education Centre on Cardinal Street. These developments contributed 97 dwellings towards the completion total for the HMR area.

A6.6 Of the 149 new dwellings, 34% were houses. 28% of these new houses were three or more bedrooms. The proportion of flats within the supply is due to the nature of large sites completed. 60 of the flats were 2 bedroom units.

A6.7 In terms of clearance, 312 (97.8%) dwellings were demolished within the Pathfinder area in 2010/11. 59% of these were in Derker, 21% in Primrose and 20% in Werneth. All were local authority/FCHO owned.

A6.8 Overall, the number of dwellings demolished within the Pathfinder area exceeded the number of new dwellings delivered in 2010/11, resulting in a net gain in stock of -163 dwellings. It is expected that this net gain in stock will increase over coming years as clearance comes to an end and new build on cleared sites gathers pace.

Supply

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

A6.9 As of 1 April 2012 there were 1,426 dwellings within the Pathfinder identified in the five-year supply of deliverable housing land. This represents 50.3% of the 2,837 dwellings identified across the borough as a whole.

A6.10 61% 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 increased since last year 4.4% to 23.4%.

Table 12 Structure of the Five Year Housing Land Supply within the HMR Pathfinder area, as at 1 April 2012

Site Status	Dwellings	%
Sites under construction	334	23.4
Sites with planning permission	870	61.0
Sites where committee is minded to approve an application, subject to S106 being signed	35	2.5
Sites allocated as phase 1 housing sites	175	12.3
Other sites	0	0
Potential	12	0.8
Total	1,426	100

House Types

A6.11 The planned house types of approximately just under 1,540 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.

A6.12 Table 14 below shows that flats followed by terrace dwellings are the dominant house type, accounting for 45.8% and 40% of the known supply respectively. In terms of house size, 2 bedroom dwellings dominate the supply (36.6%). The proportions attributable to three and four bedroom properties is 52.2%.

Table 13 Dwelling Type and Size within the Housing Land Database in the HMR Pathfinder area, as at 1 April 2011 (%)

House Type	1	2	3	4+	Total
Detached	0.0	0.4	0.4	1.9	2.7
Flat	11.3	32.6	1.8	0.1	45.8
Semi-detached	0.0	0.5	5.7	5.4	11.6
Terrace	0.0	3.1	19.0	17.9	40.0
Total	11.3	36.6	26.9	25.3	100.0

Meeting Pathfinder Objectives

- A6.13** The level of completions in the Pathfinder area has increased during 2010/11 compared to those delivered in 2009/10. The dwellings delivered have contributed to the objective of improving the choice and diversity of housing available in the Pathfinder area.
- A6.14** The proportion of dwellings within the five-year supply that are under-construction has increased from 4.4% in 2009/10 to 23.4% in 2010/11. 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 1,552 in 2009/10 to 1,426 in 2010/11. This is likely to be due to the current economic climate resulting in less sites coming forward.
- A6.15** Overall, the number of dwellings demolished within the Pathfinder area exceeded the number of new dwellings delivered during 2010/11. It is, however, expected that this net gain in stock will increase over coming years as clearance comes to an end and new build on cleared sites gathers pace.
- A6.16** 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.