

Oldham

Local

Plan

Oldham's Monitoring Report April 2020 to March 2021

December 2021



Oldham
Council

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Abbreviations

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

AGMA - Association of Greater Manchester Authorities

AMR – Authorities Monitoring Report

BME – Black and Minority Ethnic

BNG - Biodiversity Net Gain

CIL - Community Infrastructure Levy

DEFRA - Department for Environment, Food and Rural Affairs

DLUHC - Department for Levelling Up, Housing and Communities

DPD – Development Plan Document

FRA - Flood Risk Assessment

GMCA - Greater Manchester Combined Authority

GMMWPU - Greater Manchester Minerals and Waste Planning Unit

GMSF - Greater Manchester's Plan for Homes, Jobs and the Environment

Ha - Hectares

HDT - Housing Delivery Test

HMR - Housing Market Renewal

IFS - Infrastructure Funding Statement

JMDPD – Joint Minerals Development Plan Document for Greater Manchester

JNCC - Joint Nature Conservation Committee

JWDPD – Joint Waste Development Plan Document for Greater Manchester

LDD – Local Development Document

LDS – Local Development Scheme

LLFA - Lead Local Flood Authority

LPA - Local Planning Authority

MHCLG –Ministry for Homes, Communities and Local Government

NDO - Neighbourhood Development Order

NDP - Neighbourhood Development Plan

NPPF - National Planning Policy Framework

OPOL - Other Protected Open Land

PfE - Places for Everyone

PDL - Previously Developed Land

PPS – Planning Policy Statement

RAWP – Regional Aggregate Working Party

SAC - Special Area of Conservation

SCI – Statement of Community Involvement

SBI – Sites of Biological Importance

SPA - Special Protection Area

SPD – Supplementary Planning Document

SSSI - Sites of Special Scientific Interest

SUDS - Sustainable Urban Drainage System

Sqm - Square metres

UDP – Unitary Development Plan

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Availability of Document

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Executive Summary

Local Development Scheme Progress

The Local Development Scheme (LDS) in place at the start of the monitoring period was "Issue 10" (approved in January 2020) and can be viewed on the council's website . Since then two revised LDS's, including an update to Issue 10, have been published to reflect the latest Places for Everyone Joint DPD and revised Local Plan timetables. The latest LDS took effect on the 3rd August 2021 (Issue 11), this can be viewed on the council's website.

i) Performance on the LDS milestones were as follows:

- Places for Everyone Joint Development Plan - Up until December 2020, a joint development plan document of the ten Greater Manchester local authorities was being prepared, Greater Manchester's Plan for Jobs, Homes and the Environment (known as the 'GMSF'). The GMSF 2020 had reached the Regulation 19 (Publication) stage of the process. However, the withdrawal of Stockport Council from GMSF signalled its end as a joint plan for the ten Greater Manchester districts.

The remaining nine districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) have subsequently chosen to proceed with a joint plan for jobs, new homes and sustainable growth across their boroughs known as 'Places for Everyone'. Consultation on the Places for Everyone Publication Plan took place between Monday 9 August 2021 to 3 October 2021.

- Local Plan Review - Issues and Options consultation on the Local Plan Review was carried out between July and August 2021. This was later than the LDS had programmed due to delays in the progress of Places for Everyone Joint Development Plan.

Key Indicator Results

ii) Employment

- Employment – 2,938 sqm of industrial and commercial floorspace was completed, all of which was on previously developed land.
- 1.35 ha of land was developed for business and industrial uses in 2020/21 (gross).
- The total amount of employment land available for industrial and commercial use (Use Classes Order B1, B2 and B8) as at 31 March 2021 was 67ha. The total consists of 36.45 ha of saved UDP Business and Industry allocations and 30.55 ha of sites that are not allocations but which have planning permission for employment uses and are either unimplemented or under construction.

iii) Housing

- As of 1 April 2021, the borough's five-year housing land supply contains sufficient land to accommodate 2,893 dwellings before taking into account the clearance allowance. This equates to a 3.9 year supply of deliverable housing land against the borough's local housing need of 683 dwellings per annum. Due to the publication of the latest affordability ratios in March 2021, based on the standard methodology for calculating local housing need,

Oldham's local housing need has changed to 683 homes per year, which applies from 1 April 2021 (and to five-year supply calculations). The previous housing need of 693 homes per year, as per the standard methodology, applied to 2020/21, the base year for this monitoring report.

- An update of the Strategic Housing Land Availability Assessment (SHLAA) demonstrates that there is a housing land supply of 11,096 dwellings.
- In 2020/21 there were 373 net completions.
- 61% of completions during 2020/21 took place on previously developed land. A further 45 dwellings or 12% of all dwellings completed in 2020/21 were on mixed sites which contain both previously developed and greenfield land.

iv) **Transport** - Six travel plans have been secured as a condition of planning permission.

vi) **Heritage** - There were four applications relating to Listed Building alterations that included removal of part of the listed buildings or buildings / structures within their setting. Two of these were porches, with one replaced with a single storey extension. Two were for demolition of conservatories both replaced with single storey extensions. The officers reports state that the proposals would enhance the assets. There was one application for demolition of buildings in a conservation area. This was for the demolition of ancillary buildings and glasshouses with phased replacement facilities in Alexandra Park conservation area. Overall, it was considered that development would cause less than substantial harm to the noted heritage assets. However, this harm is justified and outweighed by the public benefit of providing high quality buildings with defined public and private spaces, including the incorporation of a visitor area, within an improved setting

vii) **Renewable Energy** – In 2020/21, 10 out of 15 relevant major applications were granted permission with a condition attached or details included within the application requiring applicants to meet Policy 18. This represents 67% of relevant major applications.

viii) **Air Quality** - The level of Nitrogen Dioxide and PM10 is significantly lower than the previous year, which may be due to reduced traffic levels during Covid. In addition, the number of days in Greater Manchester where pollution was moderate or higher is significantly lower than the previous two years and has generally improved since 2011. In terms of per capita emissions estimates the latest information is for 2019 when there were 3.3 tonnes of per capita emissions. The figures for 2019 are a reduction on 2018 (grand total), and give a 47% reduction on the 1990 baseline. The target in Oldham's Climate Change Strategy, of a 48% cut in emissions by 2020 on the 1990 baseline, appears to be achievable, notwithstanding the final data for 2020 once it becomes available.

Key Actions

xi) **Collection** - The Monitoring Report 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 in place at the start of the monitoring period was "Issue 10" (approved in January 2020) and can be viewed on the council's website . Since then two revised LDS's have been published, to reflect the latest Places for Everyone Joint DPD and revised Local Plan timetables. The latest LDS took effect on the 3rd August 2021 (Issue 11) and can be viewed on the council's website.

1 Introduction and Context

Oldham's Monitoring Report

- 1.1** Oldham's Monitoring Report (AMR) covers the period 1 April 2020 to 31 March 2021 and sets out the five-year housing land position as at 1 April 2021. The council is also including an Infrastructure Funding Statement (IFS) as required under revised regulations.
- 1.2** Local Planning Authorities are now required to produce an IFS on an annual basis, as a result of recent changes to government legislation. This represents the borough's second IFS.
- 1.3** The Monitoring Report is the main mechanism for assessing the Local Plan's performance and effects.
- 1.4** The requirement to produce monitoring reports is contained within Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by paragraph 113 of the Localism Act 2011). The Town and Country Planning (Local Planning) (England) Regulations 2012 - Part 8 Regulation 34 also outlines what should be included within a Monitoring Report. In summary these are as follows:
 - Review actual progress against the Local Development Scheme (LDS) timetable;
 - List any adopted or approved Local Plan or Supplementary Planning Documents (SPDs) that were listed in the LDS;
 - Where policies are not being implemented, explain why and set out the steps (if any) to be taken to implement the policy;
 - Specify the number of net additional dwellings (including affordable dwellings) delivered during the report period and since the policy began in any part of the area as relevant;
 - Detail any Neighbourhood Development Orders (NDO) or Neighbourhood Development Plans (NDP) made;
 - Report on financial information relating to Community Infrastructure Levy (CIL) receipts as required under Reg 62(4) CIL Regulations 2012; and
 - Detail action taken under Duty to Co-operate requirements during the report period.

Context

- 1.5** 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. Oldham has a mix of high-density urban areas, suburbs, semi-rural locations and is in a pivotal position between the cities of Manchester and Leeds. It is made up of the districts of Shaw, Royton, Lees, Failsworth, Saddleworth, Chadderton and the town of Oldham itself. It contains a residential population of approximately 237,600 and 94,500 households⁽¹⁾. Around half the borough is open countryside and the south east corner of the borough falls within the Peak District National Park, providing a unique and high quality rural / semi-rural aspect to the borough.
- 1.6** The borough is one of contrasts, with significant levels of deprivation but also areas of prosperity. Oldham is home to an increasing, young population with a continuing upward trend in educational attainment. It also has a rich and diverse community with 22.5%⁽²⁾ of the population being from black and minority ethnic (BME) groups, mainly of Pakistani and Bangladeshi heritage.

1 2020 and 2019 Mid-year Estimates, ONS

2 Census 2011

Map showing the borough in its sub-regional setting



- 1.7 Regeneration, in all its forms - physical, social and economic - plays a huge part in the recent history and future development of the borough. There are still significant challenges that the borough faces on a range of issues including: housing conditions; health; educational attainment; strengthening the economy; raising incomes and tackling pockets of high unemployment.
- 1.8 Oldham is home to a number of high quality higher and further educational facilities including University Campus Oldham, Oldham College, Oldham 6th Form College and the Regional Science Centre Oldham.
- 1.9 There are over 7,295⁽³⁾ businesses in Oldham, spanning key sectors including advanced manufacturing, health, construction, digital and creative and financial and professional services. Manufacturing remains an important element of the local economy, including high-technology sectors such as electronic, electrical and instrument engineering. The borough is home to a number of well known and high profile businesses including Trinity Mirror Group, Diodes Incorporated, Ferranti Technologies, Park Cake Bakeries, Innovative Technologies, Ambassador Textiles, and Nov Mono Pumps.
- 1.10 Oldham Town Centre lies at the heart of the borough and is the focus for commercial, retail and education activity, whilst the borough's other centres also contribute to the economic, social and environmental fabric of the borough. The council's ambitions for Oldham Town Centre aim to create a more vibrant, revitalised centre that plays a greater role in Greater Manchester.

3 Oldham's Local Economic Assessment 2019

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- 1.11** By 2035, Greater Manchester aims to be one of the world's leading sub-regions, driving sustainable growth across a thriving north of England. We want to ensure the sustainability of our town centre as a place to work, visit and enjoy: in addition, to be a place where our people can live are able to take maximum advantage of the services, shops, skills and training they need to enjoy an excellent quality of life.
- 1.12** A new vision for Oldham Town Centre has been developed: a vision that is aligned with national, regional and local strategic priorities and has a clear rationale, narrative and focus for everyone to embrace and own. The vision can be defined as 'Our Town Centre: a place that thrives' by:
- building quality homes;
 - providing opportunities to learn, develop new skills and gain employment;
 - having a diverse culture, leisure and night time economy;
 - attracting, retaining and growing businesses;
 - ensuring a safer, healthier, and friendly environment; and
 - ensuring it is green, clean and sustainable.
- 1.13** These are all geared towards a host of objectives, including increasing footfall, giving a wider choice of residential options, improving access to work experience and jobs, ensuring a town centre that is easy to navigate and building on our culture and heritage.
- 1.14** There are three corporate objectives that underpin the delivery of the ambition:
- An inclusive economy where people and enterprise thrive;
 - Thriving communities where everyone is empowered to do their bit; and
 - Co-operative services with people and social value at their heart.
- 1.15** These are very ambitious plans that can transform the quality of life enjoyed by those who live, work and visit the borough. The Local Plan is fundamental in the development and delivery of these plans.

2 Implementation of the Local Development Scheme

- 2.1** The Planning and Compulsory Purchase Act 2004 ("the Act") requires LPA's to prepare and publish a Local Development Scheme (LDS), which is a project plan listing all the planning documents that the council proposes to prepare and details their content and timescale for production.
- 2.2** This section of the Monitoring Report therefore examines the progress that the council has made in preparing the Local Plan documents as set out in the LDS project plan covering the monitoring period 1 April 2020 to 31 March 2021 inclusive. It addresses the questions:
- Have the timetables and milestones for Local Development Document (LDD's) preparation set out in the LDS been met?
 - Is progress being made towards them?
 - If not, what are the reasons and what action is being taken to address them?
- 2.3** The assessment of timetables and milestones is undertaken against the LDS that was in force at the start of this monitoring period, which was "Issue 10". An update to this LDS came into effect on 25th September 2020 and a revised LDS was published and took effect on the 3rd August 2021 (Issue 11).

Performance in Preparing Local Development Documents, 1 April 2020 to 31 March 2021.

Local Development Scheme

- 2.4** The LDS in place at the start of the monitoring period was "Issue 10" (approved in January 2020) and can be viewed on the council's website. Since then two revised LDS's have been published, to reflect the latest Places for Everyone Joint DPD and revised Local Plan timetables. The latest LDS took effect on the 3rd August 2021 (Issue 11), this can be viewed on the council's website.

Development Plan Documents (DPDs)

Places for Everyone Joint Development Plan

- 2.5** Places for Everyone Joint Development Plan - Up until December 2020, a joint development plan document of the ten Greater Manchester local authorities was being prepared, Greater Manchester's Plan for Jobs, Homes and the Environment (known as the 'GMSF'). The GMSF 2020 had reached the Regulation 19 (Publication) stage of the process. However, the withdrawal of Stockport Council from GMSF signalled its end as a joint plan for the ten Greater Manchester districts.
- 2.6** The remaining nine districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) have subsequently chosen to proceed with a joint plan for jobs, new homes and sustainable growth across their boroughs known as 'Places for Everyone'. Consultation on the Places for Everyone Publication Plan took place between Monday 9 August 2021 and 3 October 2021.

Local Plan Review / Site Allocations DPD

- 2.7** Issues and Options consultation as part of the Local Plan Review was carried out between July and August 2021. This was later than the LDS had programmed due to delays in the progress of Places for Everyone Joint Development Plan.

Other Local Plan Documents

Neighbourhood Plan

- 2.8** In November 2016 Saddleworth Neighbourhood Area was designated. Informal consultation and information gathering has been on-going since then. During 2019/20 a survey was distributed to residents and businesses. Saddleworth Parish Council are now drafting policies.
- 2.9** Consultation took place on an Chadderton Neighbourhood area application and The Chadderton Partnership forum application between 17 July and 28 August 2020. On 8 October 2020 a delegated decision was made to refuse to designate Chadderton neighbourhood area and to refuse designation of The Chadderton Partnership as a neighbourhood forum in accordance with the Town and Country Planning Act 1990 (the Act) and the Neighbourhood Planning (General) Regulations 2012 (the Regulations). This was due to a technical matter and further details regarding this can be found on the councils website at https://www.oldham.gov.uk/info/200585/local_plan/1644/neighbourhood_planning/4.
- 2.10** The New Chadderton Partnership have since resubmitted revised applications and this is now being processed by Oldham Council.

Community Infrastructure Levy (CIL)

- 2.11** Further work on CIL has been put on hold.

3 The effects of the Local Plan

3.1 This section of the Monitoring Report examines the effects that Oldham's planning policies are having by measuring a series of indicators. It covers the period 1 April 2020 to 31 March 2021. The indicators relate to the Joint Core Strategy and Development Management Development Plan Document (the Joint DPD), adopted November 2011.

3.2 Key questions to address in this section are:

1. What impact are the policies having on national targets and any other targets identified in 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
Total amount of additional floorspace by type (Joint DPD Indicator 3)
Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by providing employment land which is fit for the 21st century for existing and new businesses (SO3b).
Target: N/A.
Oldham Position: The total floorspace completed during 2020/21 for industrial and commercial uses (use classes B1, B2 and B8) was 2,938 sqm (gross). Of this: <ul style="list-style-type: none">• 644 sqm was developed for B1 uses;• 1,147 sqm was developed for B2 uses; and• 1,147 sqm was developed for B8 uses.
The total floorspace completed in previous years was as follows: <ul style="list-style-type: none">• 2019/20: 11,223 sqm• 2018/19: 10,734 sqm• 2017/18: 13,416 sqm• 2016/17: 3,565.5 sqm

Business, Industry and the Local Economy

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

- 2015/16: 2,676 sqm
- 2014/15: 8,976 sqm
- 2013/14: 1,643 sqm

Action needed: None.

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

Source: Oldham Council Strategic Planning and Information section.

Business, Industry and the Local Economy

Total Amount of employment floorspace (gross) on previously developed land by type (Joint DPD Indicator 4).

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by ensuring the effective and efficient use of land and buildings (SO1c).

Target: N/A.

Oldham Position: The floorspace developed for employment on previously developed land in 2020/21 was 2,938 sqm (gross), representing 100% of the total developed floorspace.

The total floorspace developed for employment on previously developed land has been 100% for the past five years.

Action needed: None.

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

Source: Oldham Council Strategic Planning and Information section.

Business, Industry and the Local Economy

Employment land available by type (Joint DPD Indicator 5).

Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by providing employment land which is fit for the 21st century for existing and new businesses (SO3b).

Target: N/A.

Business, Industry and the Local Economy

Employment land available by type (Joint DPD Indicator 5).

Oldham Position: The total amount of employment land available for industrial and commercial use (Use Classes Order B1, B2 and B8) as at 31 March 2021 was 67 ha. The total consists of 36.45 ha of saved UDP Business and Industry allocations and 30.55 ha of sites that are not allocations but have planning permission for employment uses and are either unimplemented or under construction.

We have changed the way we measure this indicator so it is in line with figures provided to Greater Manchester Combined Authority so it is not comparable to some previous years.

Action needed: None.

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

Source: Oldham Council Strategic Planning and Information section.

Business, Industry and the Local Economy

Employment land lost to other uses (Joint DPD Indicator 6)

Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by providing employment land which is fit for the 21st century for existing and new businesses (SO3b).

Target: N/A.

Oldham Position: In June 2019 permission for a new secondary school was granted on a former employment site known as Former W H Shaw Pallet Works in Diggle. Construction began in July 2020, resulting in a loss of 5.80 ha of employment land.

Action needed: The Strategic Planning and Information section will continue to work with Development Management to improve the monitoring of this indicator, resources permitting.

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

Source: Oldham Council Strategic Planning and Information section.

Business, Industry and the Local Economy

Land developed for business and industry (Joint DPD Indicator 7)

Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by providing employment land which is fit for the 21st century for existing and new businesses (SO3b).

Target: N/A.

Oldham Position: 1.35 ha of land was developed for business and industrial uses in 2020/21. Of this:

- 0.11 ha was developed for B1 uses;
- 0.89 ha was developed for B2 uses; and
- 0.35 ha was developed for B8 uses.

The total land completed in previous years was as follows:

- 2019/20: 5.08 ha
- 2018/19: 2.97 ha
- 2017/18: 5.26 ha
- 2016/17: 1.73 ha
- 2015/16: 0.74 ha
- 2014/15: 2.15 ha
- 2013/14: 0.46 ha
- 2012/13: 4.31 ha

Action needed: None.

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

Source: Oldham Council Strategic Planning and Information section.

Business, Industry and the Local Economy

New business registration rate (Joint DPD Indicator 8)

Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by addressing the worklessness agenda, tackling deprivation and creating skilled and accessible jobs for local residents (SO3a).

Target: N/A.

Oldham Position: In 2020, 1,245 new businesses were formed in Oldham. This is the latest information available.

In previous years business formation was:

- 2019: 1,270
- 2018: 910
- 2017: 1,060
- 2016: 1,500
- 2015: 940
- 2014: 865
- 2013: 965
- 2012: 695

Action needed: None.

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

Source: Oldham Council and Inter Departmental Business Register

Business, Industry and the Local Economy

Overall employment rate (Joint DPD Indicator 9)

Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by addressing the worklessness agenda, tackling deprivation and creating skilled and accessible jobs for local residents (SO3a).

Target: N/A.

Oldham Position: Oldham's employment rate for ages 16 - 64 was 69% as at March 2021.

Business, Industry and the Local Economy

Overall employment rate (Joint DPD Indicator 9)

In previous years the rate was:

- 2020: 71.1%
- 2019: 68.1%
- 2018: 68.1%
- 2017: 67.5%
- 2016: 68.6%
- 2015: 63.3%
- 2014: 63.6%
- 2013: 64.7%

Action needed: None.

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

Source: Oldham Council.

Business, Industry and the Local Economy

Foxdenton developed as a premium employment site (Joint DPD Indicator 46)

Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by encouraging and facilitating the development of new and emerging industries (such as high technology, knowledge based, innovative, environmental technologies and creative industries) in appropriate locations (such as Foxdenton, Hollinwood Business District and Chadderton Technology Park) (SO3d).

Target: N/A.

Oldham Position: Development at Foxdenton (now known as Broadway Green) is coming forward in phases and is progressing well. The new spine road running through the site (Lydia Becker Way) is now completed and open to traffic. 234 new homes have been built or nearly completed and work has started on the next residential phase of an additional 160 units. 30 acres of employment land have been sold which will deliver approximately 500,000 sq.ft employment space. Works are due to start on the first employment site in early 2022.

Action needed: None.

Business, Industry and the Local Economy

Foxdenton developed as a premium employment site (Joint DPD Indicator 46)

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

Source: Oldham Council Strategic Planning and Information section.

Key issues

- 3.3** There has been a decrease in the amount of employment land developed this year. The systems in place for monitoring employment land losses need to be improved, and this should be resolved with an updated development management IT system. This is important to provide sufficient evidence for the council to take development management decisions 'in the round' where it is proposed to release employment land for other uses, typically housing.

Future Actions

- 3.4** Further develop monitoring systems particularly for loss of employment land, to ensure that the policies within the Joint DPD actively promote and enhance the needs of the local economy.

Housing

- 3.5** Some of the indicators and text in this section relate to the five-year housing land supply. The five-year housing land supply is forward looking and covers the period 1 April 2021 to 31 March 2026.

Housing

Plan period and housing targets; Net additional dwellings – in previous years; Net additional dwellings – for the reporting year; Net additional dwellings – in future years; and Managed delivery target (Joint DPD Indicator 11)

Joint DPD Objective: To provide sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high value market housing (SO2 (b)).

Target: Annual average of 289 net additional dwellings (UDP) / At least 289 dwellings per year, net of clearance, on average over the Local Plan period up to 2026 (Joint DPD).

Oldham Position: The Joint DPD set out a housing requirement of 289 dwellings to be delivered per year net of clearance.

The Department of Levelling Up, Housing and Communities (DLUHC) (formerly Ministry of Housing and Local Government (MHCLG)) introduced a new methodology for calculating local housing need⁽⁴⁾. As the Local Plan is more than five years old, as per paragraph 74 of the NPPF the local housing need calculation (standard methodology) applies when calculating Oldham's five-year supply. Oldham's current local housing need based on the standard methodology is now 683 new homes

4 <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system/outcome/government-response-to-the-local-housing-need-proposals-in-changes-to-the-current-planning-system>

Housing

Plan period and housing targets; Net additional dwellings – in previous years; Net additional dwellings – for the reporting year; Net additional dwellings – in future years; and Managed delivery target (Joint DPD Indicator 11)

per year. This applies from the publication of the latest affordability ratios in March 2021. For the purposes of this monitoring report the previous housing need as per the standard methodology of 693 therefore applies to the monitoring year 2020/21.

The table below shows the number of net completions since the adoption of the Core Strategy in 2011, compared to the adopted Local Plan housing requirement of 289 new homes per year. The table shows that there has been a surplus of 861 homes delivered over the period 2011/12 to 2020/21 against the adopted housing requirement, as set out within the Local Plan.

Year	Completed (Net)	Variance (against Core Strategy housing requirement)
2011/12	11	-278
2012/13	257	-32
2013/14	363	74
2014/15	594	305
2015/16	296	7
2016/17	374	85
2017/18	345	56
2018/19	410*	121
2019/20	728	439
2020/21	373	84
Total	3,751	861

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

The table below sets out the housing completions against the standard methodology local housing need. For 2018/19 and 2019/20 the net completions for these years is compared to the housing requirement of 692 homes per year, based on DLUHCs standard methodology. This increased to 693 based on the revised methodology published by DLUHC December 2020 and applies to 2020/21.

Housing

Plan period and housing targets; Net additional dwellings – in previous years; Net additional dwellings – for the reporting year; Net additional dwellings – in future years; and Managed delivery target (Joint DPD Indicator 11)

Year	Standard methodology local housing need	Completions (net)	Variance against standard methodology local housing
2018/19	692	410*	-282
2019/20	692	728	36
2020/21	693	373	-320

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

The latest Housing Delivery Test (HDT) results for 2020 were published 19 January 2021. As per the latest measurement, Oldham has delivered 80% of its housing need over the past three years (as applies, 2017/18 to 2019/20).

The number of net completions has fluctuated over the last ten years. After falling in 2015/16, completions increased again from 2016/17 as a number of larger sites began construction. Prior to this there were high levels of clearance that took place as a result of regeneration activity during 2003/04 to 2012/13, along with the changing economic conditions witnessed since 2008/09 that may have had an effect. Completions for 2020/21 were significantly lower than the previous year 2019/20. It is likely that the impact of Covid-19 and wider socio-economic issues may have contributed to the lower completions for 2020/21. However, on average over the last nine years (2012/13 to 2020/21), completions have improved, with an average of 415 dwellings being completed annually.

The number of completions, net of clearance, for 2020/21 was 373 dwellings. This brings the total number of completions for 2011/12 to 2020/21 to 3,751 dwellings. Based on DLUHC's standard methodology for calculating local housing need, residual (i.e. past housing under-delivery) is already taken into account within the calculation of the housing need figure. As such, to determine the amount of housing to be delivered over the remaining plan period, housing need is multiplied by the amount of years remaining, and minus the completions 2020/21 which the housing need applies to. Therefore, 3,725 dwellings need to be delivered over the remaining plan period ($683 \times 6 = 4,098$ minus 373).

The housing trajectory shows the position regarding the borough's potential housing land supply and is made up of six elements:

1. Completions that have taken place during 2011/12 to 2020/21;
2. The five-year deliverable housing land supply from 2021/2022 to 2025/2026. This is shown as net additional dwellings over the period and has taken into account projected clearance over the period, of 187 dwellings in 2021/22 to 2025/26 (due to large scale clearance) and 5 dwellings per annum thereafter (see SHLAA as at 1 April 2021 for further details);

Housing

Plan period and housing targets; Net additional dwellings – in previous years; Net additional dwellings – for the reporting year; Net additional dwellings – in future years; and Managed delivery target (Joint DPD Indicator 11)

3. For the period beyond 2025/26, projected dwellings are based on the post five year supply contained within the borough's potential housing land supply. An update of the post five-year supply has been carried out to inform this through a full review of the Strategic Housing Land Availability Assessment (SHLAA) and this will inform future housing land supply figures. The net additional dwellings have taken into account projected clearance over the period;
4. The annualised net supply which shows that current housing land supply spread out evenly across the period;
5. The local housing need based on the standard methodology; and
6. The stepped housing requirement as proposed in the Places for Everyone (PfE) Publication Plan (2021). (See Indicator 12 for further information on the PfE stepped housing requirement).

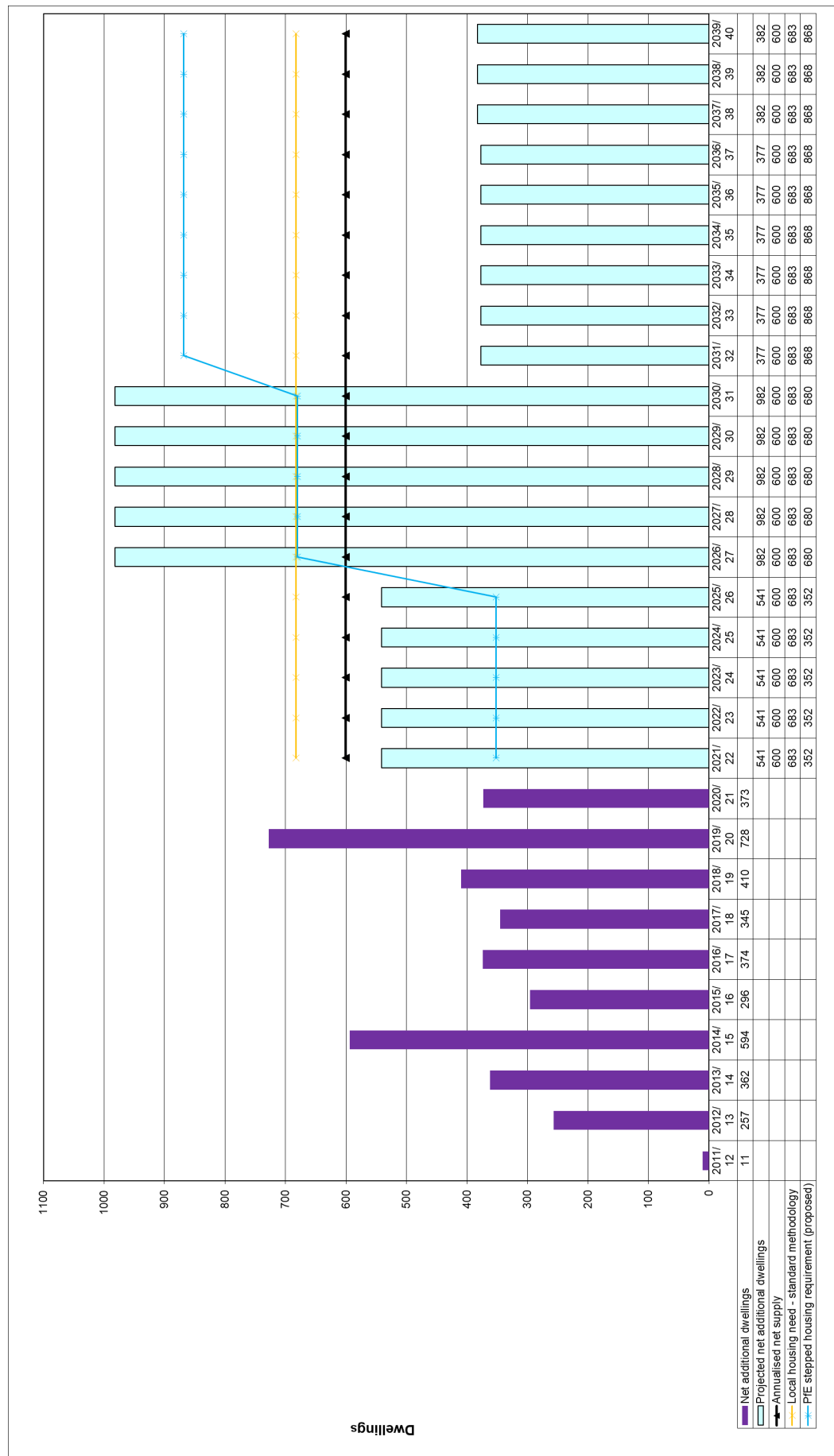
The housing trajectory shows that there is potential housing land supply identified to deliver 11,096 dwellings (taking into account a small sites allowance, minus projected clearances - see SHLAA for details). This is based on the borough's five-year housing land supply and the update of the SHLAA. The SHLAA can be viewed on the council's website⁽⁵⁾.

Action needed: Continue to update the borough's five year housing land supply annually and update the council's SHLAA. The council has also published a Housing Delivery Test Action Plan in order to try and improve the delivery rate of housing in the borough.

Aside from an annual small sites allowance, the council does not set out a specific windfall allowance in the Joint DPD. Consideration will be given to the need to make an allowance for larger windfall sites as part of future reviews of the council's SHLAA and five-year housing land supply in line with national planning guidance.

Relevant Joint DPD Policies: 1, 3, 11.

5 [Strategic Housing Land Availability Assessment](#)



Housing

Supply of ready to develop housing sites - (Joint DPD Indicator 12)

Joint DPD Objective: Provide sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high value market housing (SO2(b)); and

Focus new homes on regeneration areas (including Oldham Town Centre and the former HMR area), also areas within and accessible to the borough's other centres (of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill), and rural settlements (such as the Saddleworth villages (SO2(e)); and

Ensure over the lifetime of the Local Plan up to 2026 that approximately 60% of new homes are built in East and West Oldham, with approximately 10% of new homes built in Chadderton, and in Failsworth and Hollinwood, and in Royton, Shaw and Crompton, and in Saddleworth and Lees (SO2(f)).

Target: Five year supply can accommodate the borough's housing requirement based on the standard methodology (of at least 683 dwellings per year, from 1 April 2021, net of clearance, on average over the Local Plan period up to 2026). PfE proposes a stepped housing requirement for the borough of 352 homes per year for 2020-2025, increasing to 680 homes per year for years 6-10 and 868 homes per year for years 11-17.

Oldham Position: NPPF requires local planning authorities to demonstrate that they have a five-year supply of deliverable housing land against their housing requirement. In Oldham, it also requires an additional buffer of 20% based upon housing delivery, to ensure choice and competition in the market for land.

As of 1 April 2021 the five-year supply contains sufficient land to accommodate 2,893 dwellings (before taking into account of projected clearance).

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. This is broken down as follows:

Level of housing provision over plan period up to 2025/26 (based on standard methodology)

Housing requirement for the period 2003/04 to 2020/21 ($289 \times 15 + 692 \times 2 + 693 \times 1$)	6,412
Net completions for the period 2003/04 to 2020/21	5,390
Performance against housing requirement up to 2020/21	-1,022
Housing requirement for remainder of plan period 2021/22 to 2025/26 (683×5) (a 6 year supply has been identified to include the 20% buffer).	3,415
Residual to be delivered over remainder of plan period	N/a**
Estimated clearance up to 2025/26	187
Total housing required for the remainder of plan period ($3,415 + 187$)	3,602
Annual housing requirement up to 2025/26	683**

Housing

Supply of ready to develop housing sites - (Joint DPD Indicator 12)

****DLUHC's methodology for calculating local housing need, as amended December 2020, takes account of past under-delivery of housing. As such, there is no need to include the residual from previous years when calculating the future local housing need. Therefore the standard methodology housing requirement of 683 for the remainder of the plan period is calculated using the current housing need total for the next 5 years (2021/22 to 2025/26). Projected clearance will be taken out of the supply - explained in the following section.**

Level of housing provision over five years

Housing requirement for the period 2021/22 to 2025/26 (683*5)	3,415
Estimated clearance up to 2025/26	187
Total housing requirement for period 2021/22 to 2025/26	3,602

Based on the standard methodology housing requirement of 683 for Oldham (as applies from 1 April 2021) and taking into account projected clearance, the five-year supply as at 1 April 2021 contains 709 fewer dwellings than the level of housing provision required across the period (3,602).

This can be expressed in a number of ways:

- As of 1st April 2021, the five-year supply represented 80% of the dwellings required (2,893/3,578*100)
- As of 1 April 2021, there is a 3.9 year supply of deliverable housing land in the borough as per the standard methodology housing requirement (2,893-187/683).

In relation to the standard requirement of 683 (as applies to 2021 onwards), based on the five-year housing land supply outlined above, it is not possible to provide a buffer of the additional 20% housing requirement set out in NPPF and required through the most recent HDT measurement. An additional 20% buffer would produce an annual housing requirement as per the standard methodology of 820 new homes per year. It is acknowledged that the current five-year housing land supply would not meet the local housing need requirement, based on this methodology.

Places for Everyone (PfE) (formerly The Greater Manchester Plan for Homes, Jobs and the Environment - GMSF) proposes a stepped housing requirement for Oldham of:

- 352 homes per year for the first five years of the plan period (2020-2025);
- 680 homes per year for years 6-10 (2025-2030); and
- 868 homes per year for years 11-17 (2030-2037).

The following table sets out the five-year supply position against the stepped housing requirement.

Housing requirement for the period 2021/22 to 2025/26 (352*4+ 680*1)	2,088
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Housing

Supply of ready to develop housing sites - (Joint DPD Indicator 12)

Additional 20% buffer as required based on the HDT	680
Estimated clearance up to 2025/26	187
Total housing requirement for period 2021/2022 to 2025/26	2,955

Based on the stepped housing requirement the identified five-year housing supply represents just less than a six year supply, at 98% of the requirement for this period when including a 20% buffer to account for under-delivery as per the most recent HDT measurement.

Finally, NPPF requires monitoring reports to show how many sites have been delivered from the five-year supply. This can only be demonstrated retrospectively.

The five-year supply published in the 2019/20 Monitoring Report contained 2,266 dwellings. During 2020/21, 367 of these dwellings were completed, which accounted for 98% of all dwellings completed in 2020/21.

Action needed: Implement the actions within the Housing Delivery Action Plan to increase the supply of deliverable five-year housing land supply, to be able to identify a supply which is able to meet the standard methodology housing requirement (of 683 dwellings per year) and the relevant buffer in line with the NPPF.

Relevant Joint DPD Policies: 1, 3.

Source: Oldham Council Strategic Planning and Information section.

Housing

New and converted dwellings – on previously developed land (Joint DPD Indicator 13)

Joint DPD Objective: Ensure over the lifetime of the Local Plan up to 2026 that at least 80% of new homes are built on previously developed land across the borough as a whole (SO2(g)).

Target: The Joint DPD sets out a requirement for at least 80% of new dwellings in the borough to be built on previously developed land.

Oldham Position:

In 2020/21, 61% of new and converted dwellings were completed on previously developed land (PDL) in Oldham. This is slightly lower than 2019/20 (66%) and is below the target of 80%. However, it should be noted that there were another 45 dwellings completed in 2020/21 on mixed sites which contain both PDL and greenfield land. These are not included within the PDL figure. If it were assumed that 50% of these mixed sites were comprised of PDL, then there would have been 67% of new dwellings completed on PDL in 2020/21.

Housing

New and converted dwellings – on previously developed land (Joint DPD Indicator 13)

The previously developed land trajectory shows:

1. 84% of all completions during 2011/12 to 2020/21 were on PDL;
2. Projections for the next five years (2021/22 to 2025/26) are based upon sites within the five-year housing land supply. The trajectory shows that 61% of the five-year supply is on PDL; and
3. Overall an average of 81% of all dwellings identified as part of the borough's potential housing land supply (i.e. post five-year supply) are on PDL.

The projections relating to the five-year housing land supply and post five-year supply do not include dwellings to be delivered on sites where there is a mix of greenfield and previously developed land. In terms of the five-year supply there are 653 dwellings on mixed sites (23% of the five-year supply) and 767 dwellings on mixed sites in the post five-year supply (10% of the post five-year supply).

Action needed: Continue to encourage new residential development on previously developed land in line with the Joint DPD and specifically consider actions to increase delivery of housing on PDL (through the Housing Delivery Action Plan).

Relevant Joint DPD Policies: 1, 3, 11.

Source: Oldham Council Strategic Planning and Information section.



Housing

Net additional pitches (Gypsy and Traveller) (Joint DPD Indicator 16)

Joint DPD Objective: To provide sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high value market housing (SO2 (b)).

Target: N/A

Oldham Position: The number of net additional pitches for 2020/21 is zero, as no pitches were constructed or lost.

Action needed: The Local Plan review will identify a pitch requirement and sites for gypsy and traveller provision as appropriate if there is a clear and demonstrable need based on up to date evidence. In the meantime, relevant development proposals will continue to be considered in line with the Joint DPD Policy 12.

Relevant Joint DPD Policies: 1, 3, 12.

Source: Oldham Council Strategic Planning and Information section.

Housing

Gross Affordable housing completions (Joint DPD Indicator 15.i)

Joint DPD Objective: Provide sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high value market housing (SO2(b)); and

Achieve the right quantity of affordable housing to meet local needs and demands (SO2(c)).

Target: 7.5% of the total development sales value to go towards the delivery of affordable housing where viable in line with Policy 10 of the Joint DPD.

Oldham Position: This indicator continues the approach adopted in the 2011 Monitoring Report and presents information on the gross affordable units completed. Figures quoted below are therefore not comparable with those quoted in previous Monitoring Reports up to 2010.

In 2020/21, 129 new affordable homes were completed. There have been 1,309 affordable homes delivered since 2011/12 - the table below shows the trends:

Year	No. of affordable homes delivered
2011/12	112
2012/13	198

Housing

Gross Affordable housing completions (Joint DPD Indicator 15.i)

Year	No. of affordable homes delivered
2013/14	202
2014/15	280
2015/16	20
2016/17	60
2017/18	42
2018/19	90
2019/20	176
2020/21	129

Affordable housing delivery was much higher during the years when there was significant activity in the Housing Renewal Areas but, as these sites have been completed, the numbers of new affordable homes being built has reduced.

Action: To support delivery of the council's Housing Strategy, supporting action plan and the affordable homes delivery programme.

Relevant Joint DPD Policies: 1, 3, 10.

Source: Oldham Council Housing Strategy Delivery Team

Housing

Development density in schemes of 5 dwellings or more (Joint DPD Indicator 14)

Joint DPD Objective: Provide sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high value market housing (SO2(b)); and

Make the best use of, and continuing to raise the quality of, our new and existing housing stock (SO2(d)).

Target: N/A

Oldham Position:

Housing

Development density in schemes of 5 dwellings or more (Joint DPD Indicator 14)

Out of 373 dwellings completed, there were 295 dwellings on sites with a capacity of 5 dwellings or more, representing 79% of the total completions.

Densities achieved on these sites were as follows:

- Less than 30 dwellings per hectare = 26.8% (100 dwellings out of 373)
- 30 to 50 dwellings per hectare = 26.8% (100 dwellings out of 373)
- Over 50 dwellings per hectare = 25.4% (95 dwellings out of 373)

Previous year's position:

In 2019/20 out of 728 dwellings completed, there were 671 dwellings on sites with a capacity of 5 dwellings or more, representing 92% of the total completions.

These figures show that land is continuing to be being used efficiently in Oldham.

Action needed: None.

Relevant Joint DPD Policies: 1,3, 11.

Source: Oldham Council Strategic Planning and Information section.

Housing

Housing completions by size and type (Local Indicator)

Joint DPD Objective: Provide sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high value market housing (SO2(b)).

Target: N/A.

Oldham Position: The breakdown of dwellings completed in 2020/21 by house type is shown below:

- Detached - 123 (33%) (4 of which were bungalows)
- Semi-detached - 115 (31%)
- Terraced - 38 (10%)
- Flats - 91 (24%)
- HMO - 6 (2%)

The breakdown of dwellings completed in 2020/21 by size is shown below

- 1 bedroom - 60 (16%)
- 2 bedrooms - 43 (12%)

Housing

Housing completions by size and type (Local Indicator)

- 3 bedrooms - 128 (34%)
- 4 or more bedrooms - 142 (38%)

This shows that 64% of dwellings completed are detached or semi-detached and 72% have 3 or more bedrooms.

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

Relevant Joint DPD Policies: 1, 3, 11.

Source: Oldham Council Strategic Planning and Information section.

Housing

Dwellings cleared (Joint DPD Indicator 17)

Joint DPD Objective: Integrate the Oldham Rochdale Housing Market Renewal Pathfinder's and the council's housing objectives, policies, programmes, masterplans and initiatives (SO2(a)).

Target: N/A

Oldham Position: During 2020/21 three dwellings were lost. All three dwellings were lost through residential conversion.

Since 2006/07 there have been 1,511 dwellings demolished/ lost. This is an average of around 101 dwellings per annum.

Clearance levels have been high in previous years, reaching their highest in 2010/11 due to the regeneration activity that has taken place within the borough.

Exceptional clearance of 187 dwellings is projected to take place in the borough during 2021-2026. This relates to a single site (SHLAA site reference SHA2130 - Land at Vale Drive/ Crossbank House), which is being redeveloped for lower density housing and as such a net loss of dwellings is due to occur. The clearance allowance for the supply as at 1 April 2021 (187 homes) has slightly increased from 1 April 2020 (163 homes) due to a small reduction to the Vale Drive site capacity in the approved application. As the demolition has not yet occurred, the clearance has been rolled forwards for 2021-2026. The clearance allowance is fully set out within the SHLAA as at 1 April 2021.

In general, levels of clearance will be kept under review although it is expected that these will continue at a marginal rate over the remaining plan period.

Housing

Dwellings cleared (Joint DPD Indicator 17)

Action needed: Continue to review the five-year supply to ensure there is adequate supply to accommodate the exceptional clearance for 2021/22 to 2025/26.

Relevant Joint DPD Policies: 1, 3, 11.

Source: Oldham Council Strategic Planning and Information section.

Housing

Reduction in the vacancy rate (Joint DPD Indicator 18)

Joint DPD Objective: Make the best use of, and continuing to raise the quality of, our new and existing housing stock (SO2(d)).

Target: 3% vacancy rate.

Oldham Position: This indicator is now being monitored annually from 1st October to 30th September, to align vacancy rate monitoring with other departments in the council. The figures for October 2011 onwards are therefore not comparable with those quoted in previous Monitoring Reports. The latest figures are:

- Total stock as at 1 October 2021 = 97,595
- Total vacant as at 1 October 2021 = 1,876
- % Vacant as at 1 October 2021 = 1.92%
- Total stock as at 1 October 2020 = 97,079
- Total vacant as at 1 October 2020 = 1,919
- % Vacant as at 1st October 2020 = 1.97%

There has been a small decrease in the percentage of long term vacancies from 2020 to 2021.

Action needed: None.

Relevant Joint DPD Policies: 1, 3.

Source: Oldham Council Housing Strategy Team.

Housing

Number of properties added to stock which have 3+bedrooms in HMR area (Joint DPD Indicator 19)

Joint DPD Objective: Integrate the Oldham Rochdale Housing Market Renewal Pathfinder's and the council's housing objectives, policies, programmes, masterplans and initiatives (SO2(a)); and

Focus new homes on regeneration areas (including Oldham Town Centre and the former HMR area), also areas within and accessible to the borough's other centres (of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill), and rural settlements (such as the Saddleworth villages (SO2(e))

Target: at least 70% of properties completed to have 3+ bedrooms to be in a HMR area

Oldham Position: Whilst HMR no longer exists it is still considered important to monitor the number of 3+ bedrooms coming forward, particularly in terms of illustrating how we are delivering a mix of housing.

Within the former HMR areas, there were 79 dwellings completed in 2020/21 with 3+ bedrooms (69% of a total of 115 dwellings completed in these areas), representing 21% of all completions.

Action needed: None.

Relevant Joint DPD Policies: 1, 3 and 11

Source: Oldham Council Strategic Planning and Information section.

Key Issues

- 3.6** A total of 373 dwellings (net) were completed over the period 1 April 2020 to 31 March 2021. During 2020/21 three dwellings were lost to residential conversion.
- 3.7** DLUHC's standard methodology for calculating local housing need includes an allowance for past under-delivery of housing. As such, the residual from previous years is already considered in the calculation. As per the standard methodology for 2020/21 the housing requirement is for 693 homes per year for Oldham. Based on the publication of the affordability ratios in March 2021 (as per the standard methodology) local housing need has changed to 683 homes a year which applies from 1 April 2021. Taking into account projected clearance, the five-year supply as at 1 April 2021 contains 709 fewer dwellings than the level of housing provision required across the period (3,602).
- 3.8** As of 1 April 2021, the borough's five-year supply contains sufficient land to accommodate 2,893 dwellings. This represents a 3.9 year supply of deliverable housing against the current housing requirement (as per the standard methodology) and accounting for clearance. Based on this supply it is not possible or practicable to provide a 20% buffer to account for under-delivery and ensure market flexibility (as set out in NPPF and required by the most recent HDT measurement) within this 5-year period. If a buffer were to be applied, Oldham's local housing need would increase to 820 new homes per year.

- 3.9** The standard methodology housing requirement of 683 new homes per year is significantly higher than the adopted Local Plan housing requirement of 289 new homes per year. In 2019/20 the number of housing completions exceeded the standard methodology housing requirement in place at the time (692 homes) by 36 dwellings (728 new homes completed in 2019/20). However, housing completions have decreased in 2020/21 to 373 homes - although completions (or the recording of completions) may have been impacted by Covid-19 for this year. Average housing completions over the past five years (446 homes) still show that meeting the standard methodology housing requirement going forward is going to require a significant increase in the number of housing completions.
- 3.10** The stepped requirement proposed in PfE allows for a lower housing requirement for the first five years of the plan period, which then increases every five years thereafter in line with the future housing land supply. Against the stepped housing requirement, Oldham's identified housing land supply is sufficient to meet the requirement going forward, however housing delivery remains important. A Housing Delivery Action Plan has been prepared to drive and deliver a growth in housing delivery, ensuring the right homes are delivered in the right places to meet local housing needs. This is available to view at: [Oldham Housing Delivery Action Plan](#).
- 3.11** The Housing Delivery Action Plan has been prepared to increase the delivery of housing across the borough, this includes measures such as:
- Improving capacity and processes;
 - Increasing the delivery of sites within our housing land supply, in particular on previously developed land (brownfield); and
 - Delivery of the council's ambitions to improve and increase the housing offer within Oldham.
- 3.12** The Action Plan will be reviewed regularly and updated annually to ensure actions are delivered as appropriate. The latest Action Plan was published in August 2021.
- 3.13** 61% of all completions during 2020/21 for new residential development were on previously developed land. This is slightly lower than the previous year (66%), however additional dwellings were also delivered on mixed sites (containing both brownfield and greenfield land). The focus for new residential development will remain on previously developed land in line with the requirement set out in the Joint DPD and the council will ensure that actions to increase the delivery of housing on previously developed land are implemented, in line with the Housing Delivery Action Plan.
- 3.14** The proportion of detached and semi-detached properties being built is higher than previous years (64% of all completions were detached or semi-detached in 2020/21, compared to 49% in 2019/20 and 59% in 2018/19). In previous years HMO completions were recorded according to the house type, however to show the number of HMOs being completed each year, the profile for 'Housing completions by size and type' now includes data for HMOs. In 2020/21 6 HMOs were completed through the planning process (note - not all HMOs require planning permission and can be developed under permitted development rights - these are not included in the above). The proportion of three and four bedroomed plus properties has increased to 72% of all completions in 2020/21 (from 60% in 2019/20 and 64% in 2018/19). The need for larger family accommodation continues, along with the need to encourage development of higher value aspirational housing that will provide opportunities for existing residents and attract new residents to the borough. The supply and delivery of new houses and apartments in the borough will continue to be monitored.

Future Action

- Continue to update the council's five-year deliverable housing land supply annually in line with NPPF and regularly update the council's SHLAA to inform the housing land supply position and the Local Plan review.
- Whilst each application will be treated on its planning merits, proposals for residential development on greenfield sites will (whether new proposals or where the renewal of planning permission is sought) continue to be resisted unless there are other relevant material considerations.
- The focus for new residential development will remain on previously developed land and the council will ensure that actions to increase the delivery of housing on previously developed land are implemented (as set out in the Housing Delivery Action Plan).
- Planning applications for the conversion and change of use of agricultural buildings to residential use and which are technically classified as greenfield developments (because agricultural buildings are not regarded as "previously developed land") continue to be treated on their planning merits.
- The Local Plan review will identify a pitch requirement and sites for gypsy and traveller provision as appropriate if there is a clear and demonstrable need based on up to date evidence. In the meantime, relevant development proposals will continue to be considered in line with the Joint DPD Policy 12.
- Encourage the provision of larger family (three/four plus bed) accommodation and higher value, aspirational, housing as part of the mix of new residential developments.
- Utilise local evidence, including the Greater Manchester Strategic Housing Market Assessment, Oldham's Local Housing Needs Assessment and the Housing Strategy, to ensure that housing being delivered meets the needs of the local community.

3.15 In past years key actions have been that 'Saved' UDP Phase 2 Housing Allocations are not brought forward and released for development and that preparation of the SPD on the "Release of UDP Phase 2 Housing Allocations" will be rolled forward twelve months (with its preparation subject to the conclusions of the next Monitoring Report). These actions have, however, been superseded now that work is progressing on the emerging Local Plan review and the current housing land supply position. The phasing arrangements set out in the UDP no longer apply and the site allocations will be reviewed as part of the emerging Local Plan.

Transport

Indicators

Transport
Number of travel plans secured as a condition of planning permission (Joint DPD Indicator 26).
Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by reducing the need to travel and encouraging walking, cycling and the use of public transport (SO1e).
Target: N/A.
Oldham Position: Six travel plans were secured as a condition of planning permissions in 2020/21. The number of travel plans secured as a condition of planning permissions in previous years were: 2019/20: 10 2018/19: 9 2017/18: 8 2016/17: 7 2015/16: 8 2014/15: 8 2013/14: 11 2012/13: 6
Action needed: None.
Relevant Joint DPD Policies: 1, 5, 17.
Sources: Oldham Council Strategic Planning and Information section.

Key Issues

3.16 There are currently no issues linked with this indicator. Although the figure has dropped, is primarily linked to the number of large scale major applications that are required to provide this travel plans, of which there has been a drop in number of, primarily because of the Covid-19 pandemic.

Access to services

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

ii) Number of major⁽⁷⁾ residential developments with access to at least 3 key services (Joint DPD Indicator 23ii).

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by guiding development to the most accessible and sustainable locations (SO1d).

Target: N/A.

Oldham Position:

71% of minor residential developments in 2020/21 had access to at least two key services.

79% of major residential developments in 2020/21 had access to at least three key services.

Previous years:

2019/20: 65% minor and 52% major

2018/19: 68% minor and 71% major

2016/17: 66% minor and 80% major

2015/16: 72% minor and 95% major

2014/15: 66% minor and 98% major

2013/14: 69% minor and 78% major

2012/13: 90% minor and 91% major

Action needed: None.

Relevant Joint DPD Policies: 1, 5, 16, 17.

Sources: Oldham Council Strategic Planning and Information section.

⁶ The definition of minor development can be found in Policy 5 of the Joint DPD

⁷ The definition of major development can be found in Policy 5 of the Joint DPD

Key Issues

- 3.17** The percentage of major residential developments with access to three or more key services has varied since 2012/13. There is a need to continue to ensure that new residential developments have access to key services.

Future Action

- 3.18** The council will continue to raise awareness of the importance of accessibility to key services for new residential developments.
- 3.19** The policies within the Joint DPD aim to ensure that new developments are in the most accessible locations with good transport links and make use of travel plans in major new developments.

LOCAL SERVICES

Town Centre Uses

Indicators

Local Services – Town Centre Uses
Total amount of floorspace for 'town centre uses' (Joint DPD Indicator 10)
Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by facilitating appropriate developments in Oldham Town Centre, the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill, and along transport corridors (SO3e).
Target: N/A.
Oldham Position: In 2018/19 a new system was implemented to monitor the 'town centre' uses. A database has been compiled of approved 'town centre use' applications since 2018/19 of over 500sqm. In 2020/21 there were no completions from the applications recorded in the database.
Action needed: Processes to be put in place to ensure future monitoring of indicator.
Relevant Joint DPD Policies: 1, 4, 15.
Sources: Oldham Council Strategic Planning and Information section.

Key Issues

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

Future Action

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

MINERALS

Indicators

Minerals – Primary Land Won Aggregates

Production of primary land won aggregates by mineral planning authority (Joint DPD Indicator 32 and Joint Minerals DPD Indicator M1).

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting the sustainable management of minerals through the prudent use, recycling, conservation and safeguarding of mineral resources. Developments will have regard to the Greater Manchester Joint Minerals DPD (SO1j).

Target: N/A

Oldham Position: At time of writing no update had been received for this indicator for 2020/21 monitoring year.

Action needed: None.

Relevant Joint DPD Policies: 1, 8.

Source: Greater Manchester Mineral and Waste Planning Unit.

Minerals – Secondary/Recycled Aggregates

Production of secondary and recycled aggregates by mineral planning authority (Joint DPD Indicator 33 and Joint Minerals DPD Indicator M2).

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting the sustainable management of minerals through the prudent use, recycling, conservation and safeguarding of mineral resources. Developments will have regard to the Greater Manchester Joint Minerals DPD (SO1j).

Target: N/A.

Oldham Position: At time of writing no update had been received for this indicator for 2020/21 monitoring year.

Action needed: None.

Relevant Joint DPD Policies: 1, 8.

Source: Greater Manchester Minerals and Waste Planning Unit.

Key Issues

3.22 Oldham is dependent on the GMMWPU and the Regional Aggregate Working Party's annual monitoring and MHCLG for aggregate figures and to monitor the indicators within The (RAWP) Joint Minerals DPD. Once the information is made available, Oldham Council will publish it in an Addendum to this Monitoring Report.

WASTE

Indicators

Waste
Capacity of new waste management facilities by waste planning authority (Joint DPD Indicator 35).
Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting sustainable waste management through the waste hierarchy. Developments will have regard to the Greater Manchester Joint Waste DPD (SO1k).
Target: N/A
Oldham Position: During 2020/21 there were no planning permissions granted for new waste management facilities.
Action needed: None.
Relevant Joint DPD Policies: 1, 7.
Sources: Oldham Council Strategic Planning and Information section.

Waste
Amount of municipal waste arising, and managed by management type by waste planning authority (Joint DPD Indicator 34).
Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting sustainable waste management through the waste hierarchy. Developments will have regard to the Greater Manchester Joint Waste DPD (SO1k).
Target: 33% of household waste managed by recycling and composting.
Oldham Position: All figures reported are for Household Waste only. All figures come from Waste Data Flow which is verified by the Environment Agency and DEFRA.
Total Amount of Household Waste Arisings 2020/21: 77,763 tonnes.
Of the total household waste 32,812 was managed by recycling and composting.
Total amount of household waste managed by landfill: 0 tonnes. 44,951 tonnes now incinerated.

Waste

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

The overall recycling rate in Oldham for 2020/21 was 42.2%.

The reduction in overall percentage is due to the significant impact covid has had on collected tonnages.

In previous years the recycling rate was:

- 2019/20: 44%
- 2018/19: 44.65%
- 2017/18: 44.69%
- 2016/17: 42.53%
- 2015/16: 39%
- 2014/15: 38%
- 2013/14: 37%
- 2012/13: 36.76%

Action needed: None.

Relevant Joint DPD Policies: 1, 7.

Sources: Oldham Council.

Key Issues

3.23 There are currently no issues linked with this indicator. The Joint Waste DPD was adopted 1 April 2012. The Joint Waste DPD contained a number of additional indicators to monitor the effectiveness of the plan policies. Oldham is dependent on the GMMWPU to monitor those indicators. Once that information is made available, Oldham Council will publish it in an Addendum to this Monitoring Report.

Future Action

3.24 The policies within the Joint DPD and the Joint Waste DPD continue to recognise the importance of sustainable waste management.

FLOOD PROTECTION AND WATER QUALITY

Indicators

Flood Protection and Water Quality
Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds (Joint DPD Indicator 28i).
Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by avoiding development within areas of flood risk and where necessary controlling and mitigating the impact and residual risks. Developments will have regard to the findings of the Oldham Strategic Flood Risk Assessment (SO1h).
Target: None
<p>Oldham Position:</p> <p>In 2020/21 there were no Environment Agency objections on the basis of water quality.</p> <p>Since 2012/13 (the full monitoring year following adoption of the Joint DPD) there have been no objections on water quality grounds from the Environment Agency (EA).</p> <p>In 2020/21 there were eight planning applications which received EA objections on the basis of flood risk.</p> <p>Two of these applications have been granted with EA advice followed. The remaining six were reported as the outcome being currently unknown. The council has looked at the remaining six and can confirm that two of these applications have since been granted planning permission.</p> <p>One application was a householder development for a greenhouse where concern was raised regarding the development positioned within 8 metres of the River Tame. The amended scheme shows the development set a significant distance away and as such, this concern is considered to be suitably addressed.</p> <p>The other application wasn't an objection as such but the applicant was advised to ensure 8m distance to the main river. The site was in flood zone 1.</p> <p>Since 2012/13 there have been EA objections on flood risk grounds each year.</p>
Action needed: Continue to ensure that the Environment Agency and the Lead Local Flood Authorities (LLFA) advice is addressed and national planning guidance is followed.
Relevant Joint DPD Policies: 1, 19.
Source: Environment Agency and Oldham Council Planning.

Key Issues

3.25 This year's monitoring has indicated that EA advice is being followed with regards to flood risk.

Flood Protection and Water Quality
Number of new developments where agreed with the council incorporated Sustainable Urban Drainage System (SUDS) (Joint DPD Indicator 28ii).
Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by avoiding development within areas of flood risk and where necessary controlling and mitigating the impact and residual risks. Developments will have regard to the findings of the Oldham Strategic Flood Risk Assessment (SO1h).
Target: 100% of developments (where agreed with the council)
Oldham Position: <ul style="list-style-type: none">96 applications were checked for inclusion of SUDS in 2020/21. 34 of which were found to use SUDS in their development.
SUDs consents approved in previous years: <ul style="list-style-type: none">2019/20: 85 applications checked for SUDS. Twenty one used SUDS in their development.2018/19: four developments used SUDS in their schemes.2017/18: 41 applications checked for SUDS. Fifteen of these used SUDS in their development scheme.2016/17: 33 applications checked for SUDS. Five of these used SUDS in their development scheme.2015/16: 31 applications checked for SUDS. Six of these used SUDS in their development schemes.2014/15: 32 applications checked for SUDS. Six of these used SUDS in their development schemes.2013/14: 33 applications checked for SUDS. Sixteen of these used SUDS in their development schemes.2012/13: Three developments used SUDS in their schemes.
Action needed: None.
Relevant Joint DPD Policies: 1, 19.
Source: Oldham Council, Highway Assets and Network

Key Issues

3.26 There is a need to encourage more SUDS to address surface water flood risk, particularly as part of Green Infrastructure and the promotion of its multi-functional benefits. A higher proportion of applications checked for SUDS, did use SUDS in the development scheme compared to last year.

Future Action

3.27 The LLFA is now a statutory consultee on major planning applications and will address water flood risk and SUDS.
surface

BIODIVERSITY

Indicators

Biodiversity
i) Change in areas of biodiversity importance (Joint DPD Indicator 38i); and ii) Improved local biodiversity (Joint DPD Indicator 38ii).
Joint DPD Objective: To improve and value the borough's environment by protecting, conserving and enhancing the character and quality of the borough's landscapes and townscapes, its natural assets and heritage, green infrastructure, biodiversity and geodiversity, and its built heritage and historic environment, including their wider settings (SO4b).
Target: N/A
Oldham Position: There have been no SBI updates since those reported in the AMR 2019/20. Previous years: 2019/20: extent of SBI's increased by 2.6 hectares 2018/19: extent of SBI's increased by 2.4 hectares. 2017/18: one SBI deleted at Royton Moss resulting in 2.3 hectares loss. Plus designation of a Regionally Important Geodiversity Site (RIGS) at Glodwick Brickpit. 2016/17: no changes reported. 2015/16: extent of SBI's increased by 2.3 hectares. 2014/15: extent of SBI's increased by 3.6 hectares. 2013/14: extent of SBI's decreased by 0.1 hectares. 2012/13: extent of SBI's increased by 43.2 hectares. Defra publishes data on the 'Single data list 160-00 Proportion of local sites where positive conservation management'. Defra has not requested data in relation to this indicator for the past two years due to the burden being placed on local authorities.

Biodiversity

i) Change in areas of biodiversity importance (Joint DPD Indicator 38i); and

ii) Improved local biodiversity (Joint DPD Indicator 38ii).

The latest figures were supplied to Defra in 2019 by Oldham Council and show that in Oldham, 100% of local sites (41) are under positive conservation management.

Previous years:

Since 2012 (apart from 2013/14 no data was available) 100% of sites have been under positive conservation management.

There has been around 5.8 hectares of ancient woodland designated in the borough including at Thornley Brook Wood and Ashes Clough.

The Joint Nature Conservation Committee (JNCC) UK reports changes to Special Areas of Conservation (SAC) and Special Protection Areas (SPA). In 2020/21 there were no changes reported to SACs/SPA.

In terms of SSSIs part of the South Pennine Moors SSSI has been reassessed as part of a Yorkshire Water contract and this has affected the overall condition in the following way:

Favourable:

2020 - 0.64%

previous: 1.15%

Unfavourable - recovering:

2020: 91.74%

previous: 94.68%

Unfavourable - no change:

2020: 7.43%

previous: 4.16%

Unfavourable - declining:

2020 - 0.19%

The correct management appears to be in place for the unit of the South Pennine Moors SSSI that was assessed (032 - not in Oldham) but burning will need to be kept under review.

The other four SSSIs have remained the same.

Action needed: None.

Biodiversity

i) Change in areas of biodiversity importance (Joint DPD Indicator 38i); and

ii) Improved local biodiversity (Joint DPD Indicator 38ii).

Relevant Joint DPD Policies: 1, 6, 21.

Source: Defra, Natural England and Joint Nature Conservation Committee

Key Issues

3.28 Biodiversity and habitat management runs through everything we do across our countryside estate, and so from none / limited intervention to major schemes and projects all sites are positively managed in relation to conservation and biodiversity.

3.29 Since 2012/13 there has been a significant increase in the extent of Sites of Biological Importance, the borough has gained a Regionally Important Geodiversity Site and had ancient woodland designated.

Future Action

3.30 Ensure that biodiversity is enhanced through biodiversity net gain proposals emerging from central government and Greater Manchester guidance.

RENEWABLE ENERGY

Renewable Energy

Renewable energy generation installed (Joint DPD Indicator 31)

Local Indicator: Percentage of large developments incorporating low carbon generation.

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by supporting carbon neutral developments by following the principles of the zero carbon hierarchy (SO1a).

Target: N/A.

Oldham position: Joint DPD Policy 18 requires major developments to meet energy targets over and above Part L Building Regulations. In 2020/21, 10 out of 15 relevant major applications were granted permission with a condition attached requiring applicants to meet Policy 18. This represents 67% of applications. There were a further four major relevant applications that have submitted energy statements but no condition was attached. If we were to assume these are implemented this would represent 93% of applications meeting Policy 18.

Previous years:

2019/20: 25%

Renewable Energy

Renewable energy generation installed (Joint DPD Indicator 31)

2018/19: 29%

2017/18: 27%

2016/17: 65%

2015/16: 60%

2014/15: 81%

2013/14: 86%

2012/13: 71%

Over the past year there have been 11 major developments completed or partially completed (housing schemes) which were required to meet energy reduction targets (one was implemented under UDP Policy NR3.3 requiring 10% of energy from renewable sources and ten were developed under Joint DPD Policy 18).

For the schemes where information is available, the following technologies were stated to be installed:

- Primrose Bank - 19 houses completed - meeting target through building fabric and solar thermal.
- Lancaster Club - 17 houses completed - fabric first approach
- Land at Wellyhole Street - 1 completion - completed in accordance with Energy Council Energy Statement Z4751.2
- The Avenue, 46 Greaves Avenue - 6 units completed - original report stated fabric first and solar panels.
- Land at Ward Lane, Diggle - 1 house complete - target to be met through a fabric first approach and PV panels.
- Leesbrook School - fabric first approach
- Crompton House C of E School - 3 storey teaching block - fabric first and solar panels
- Oldham Academy North - three storey teaching block and single storey extension - fabric first and solar panels.

Action needed: None.

Relevant Joint DPD Policies: 1, 18.

Source: Oldham Council, Strategic Planning. Ofgem.

Key Issues

3.31 The percentage of applications with a condition attached requiring development to meet Policy 18 is 69%. This is significantly higher than the past few years. There is a need to ensure that conditions are being attached regardless of whether energy statements have been submitted or not.

Future Action

3.32 Ensure the policy is applied until superseded.

GREEN BELT AND OPEN LAND

Green Belt
Number and type of developments in the Green Belt (Joint DPD Indicator 36)
Joint DPD Objectives: To improve and value the borough's environment by ensuring appropriate land management in the open countryside and Green Belt that has regard to the needs of the rural economy (SO4d); and
To improve and value the borough's environment by maintaining Green Belt boundaries, and permitting only appropriate developments (SO4e).
Target: N/A.
Oldham Position: There were 51 applications approved in the Green Belt during 2020/21. These included: <ul style="list-style-type: none">• Householder developments: 14• Minor other: 10• Minor dwellings: 4• Change of use: 3• Certificate of Lawfulness: 4• Listed building consent: 8 (two of these were also Householder applications and have been counted again);• Discharge of conditions: 1 (relating to a householder application);• Prior approval: 6• Reserved Matters: 1
Previous years (number of applications approved in the Green Belt):
2019/20: 96

Green Belt
Number and type of developments in the Green Belt (Joint DPD Indicator 36)
2018/19: 100
2017/18: 84
2016/17: 79, including one major residential application.
2015/16: 97
2014/15: 105, including one major residential application.
2013/14: 84, including one major retail, distribution and servicing application.
2012/13: 105.
Action needed: None
Relevant Joint DPD Policy: 1, 22.
Source: Oldham Council Strategic Planning and Information section.

Key Issues

3.33 The number of applications granted is lower this year compared to previous years and there were no major developments in the Green Belt permitted last year.

3.34 Generally applications approved in the Green Belt are minor in nature.

Future Action

3.35 The council should continue to protect the adopted Green Belt in line with policies of the NPPF and the Local Plan.

Other Protected Open Land
Number and type of developments in Other Protected Open Land (Joint DPD Indicator 39i)
Joint DPD Objective: To improve and value the borough's environment by identifying 'Other Protected Open Land' and 'Land Reserved for Future Development' (SO4f).
Target: N/A.
Oldham Position: A search for applications within Other Protected Open Land (OPOL) in 2020/21 highlighted that there was one application granted on land including OPOL. This application was: <ul style="list-style-type: none"> PA/344968/20 - Change of use of part of Public Right of Way to extended garden curtilage, including erection of boundary fence (retrospective application). The proposal was deemed

Other Protected Open Land

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

to be modest in nature and largely inconspicuous and therefore deemed appropriate for the designation.

Number of planning applications granted on OPOL in previous years:

- 2019/20: 2
- 2018/19: 5
- 2017/18: 3
- 2016/17: 3
- 2015/16: 5
- 2014/13: 8
- 2013/14: 6
- 2012/13: 3

Action needed: None.

Relevant Joint DPD Policy: 1, 22.

Source: Oldham Council Strategic Planning and Information section.

Key Issues

3.36 Over the years the number of planning applications has fluctuated but has been relatively low.

Future Action

3.37 The council should protect designated OPOL from development unless the proposed development is appropriate, small scale or ancillary development close to existing buildings within the OPOL, which does not affect openness, local distinctiveness or visual amenity in line with the Local Plan policy.

3.38 There is a need to ensure that OPOL is protected through an up to date assessment against NPPF.

Land Reserved for Future Development

Number and type of developments in Land Reserved for Future Development (Joint DPD Indicator 39ii)

Joint DPD Objective: To improve and value the borough's environment by identifying 'Other Protected Open Land' and 'Land Reserved for Future Development' (SO4f).

Target: N/A.

Oldham Position: There were no applications granted within Land Reserved for Future Development (LRFD) in 2020/21.

Previously there has just been one application granted within LRFD since the Joint DPD was adopted.

Action needed: None.

Relevant Joint DPD Policies: 1, 22.

Source: Oldham Council Strategic Planning and Information section.

Key Issues

3.39 There are no issues linked with this indicator.

Future Action

3.40 The council should ensure that any development on remaining LRFD is only granted where it would be acceptable in the Green Belt and not prejudice the later development of LRFD beyond the life of the Joint DPD, whilst still designated as LRFD.

Landscape Character

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

Joint DPD Objective: To improve and value the borough's environment by protecting, conserving and enhancing the character and quality of the borough's landscapes and townscapes, its natural assets and heritage, green infrastructure, biodiversity and geodiversity, and its built heritage and historic environment, including their wider settings (SO4b).

Target: 100% of planning applications that do not protect and / or enhance landscape character, where appropriate, should be refused.

Oldham Position:

During 2020/21 there were no applications refused on landscape grounds.

Landscape Character
Number of planning applications refused on landscape character grounds (Joint DPD Indicator 27)
Previous years:
2019/20: 0
2018/19: 1
2017/18: 0
2016/17: 4
2015/16: 6
2014/15: 4
2013/14: 5
2012/13: 2
2011/12: 2
Action needed: None.
Relevant Joint DPD Policy: 21
Source: Oldham Council Strategic Planning and Information section.

Key Issues

3.41 Monitoring shows that proposals were being refused on matters relating to landscape character in the past. However generally applications are refused on matters relating to amenity, highways and green belt.

Future Action

3.42 The Joint DPD aims to ensure that the borough's landscape is conserved and enhanced when assessing planning applications.

CONSERVATION

<p>Conservation</p> <p>i) Number and percentage of listed buildings and Scheduled Ancient Monuments on the English Heritage 'Heritage at Risk Register' (Joint DPD 22i)</p> <p>ii) Number/extent of Conservation Areas (Joint DPD 22ii)</p> <p>iii) Number of listed buildings and number of buildings in conservation areas lost through new development proposals (Joint DPD Indicator 22iii).</p>
<p>Joint DPD Objective: To improve and value the borough's environment by protecting, conserving and enhancing the character and quality of the borough's landscapes and townscapes, its natural assets and heritage, green infrastructure, biodiversity and geodiversity, and its built heritage and historic environment, including their wider settings (SO4b).</p>
<p>Target: No loss</p>
<p>Oldham Position in 2020/21:</p> <p>i) There are nine entries in the borough on the Historic England at Risk Register. These are:</p> <ol style="list-style-type: none"> 1. Church of St. Mark with Christchurch, Glodwick Road, Glodwick. The church is generally in very bad condition with the roof and high level stonework of particular concern. 2. Union Street United Reformed and Methodist Church, Union Street (Grade II). A first phase of work has been undertaken with the support of the Heritage Lottery Fund's Grants for Places of Worship scheme. A second phase should complete a comprehensive repair programme. 3. Church of St Stephen and All Martyrs, St Stephen's Street, Oldham - Three phases of work have been completed; 2006 to the roofs; 2013 to the clerestory wall; and 2014 to the tower. The latest phase of masonry and making good the interior completed in October 2018. A Minor Repair Grant from the Taylor Review Pilot was received in 2019 to help with roof maintenance. Further wall stabilisation is required. The building is in a poor condition and falls within priority category 'C' due to slow decay. 4. Church of St John, Oldham Road, Failsworth - Slate roofs to the nave and aisles remain in a vulnerable condition. Repair phases to the eastern roofs and the tower and spire now completed, but slate roofs to the nave and aisles remain in a vulnerable condition. A Minor Repair Grant from the Taylor Review Pilot was received in 2019 to help with gutter maintenance. The condition is poor and it falls within priority category 'C' due to slow decay. 5. Church of St Chad, Church Lane, Saddleworth - There is a significant fault with the east window, where the tracery has bowed due to presence of rusting iron dowels within the joint positions. A Minor Repair Grant from the Taylor Review Pilot was received in 2019 to help with rainwater pipe maintenance. 6. St Paul's Methodist Church, Rochdale Road, Shaw and Crompton - Vacant church in very bad condition. The building has been demolished down to a level at which it was safe to remove the road closing scaffolding.

Conservation

i) Number and percentage of listed buildings and Scheduled Ancient Monuments on the English Heritage 'Heritage at Risk Register' (Joint DPD 22i)

ii) Number/extent of Conservation Areas (Joint DPD 22ii)

iii) Number of listed buildings and number of buildings in conservation areas lost through new development proposals (Joint DPD Indicator 22iii).

7. Foxdenton Hall, Foxdenton Lane, Chadderton - Discussions are ongoing with regarding the schedule of repair works and finding a long-term use for the building.
8. 1-5 Hollins Road, Oldham - One of very few pre-industrial revolution buildings in Oldham, believed to date from the C16, possibly incorporating parts of an earlier C15 manor house on the site. The building is now at risk because of the poor condition of the roof, which is allowing considerable water ingress. It is an occupied building in poor condition and falls within priority category 'C' due to slow decay.
9. Oldham Town Centre Conservation Area is on the heritage at risk register, principally owing to the number of existing vacant and deteriorating heritage assets. An updated conservation and management plan Supplementary Planning Document (adopted August 2019) has been adopted to address the issues and threats to the conservation area.

In previous years the number of entries on the heritage at risk register has been:

2019/20: 9 (the AMR reported 10 however there was an error).

2018/19: 10

2017/18: 10

2016/17: 9

2015/16: 10

2014/15: 7

2013/14: 6

2012/13: 6

There are no Scheduled Ancient Monuments in the borough on the Historic England at Risk Register. This has remained the same since the Joint DPD was adopted.

ii) There are 36 conservation areas covering 250.79 ha. This has remained the same since the Joint DPD was adopted. However, 'Oldham Town Centre' conservation area is on the 'Heritage at Risk' list.

An updated Conservation Area Appraisal and Management Plan for Oldham Town Centre has been carried out and adopted as a Supplementary Planning Document in August 2019. This has included four extensions to the conservation area totalling 4.04 hectares. This variation has been

Conservation

i) Number and percentage of listed buildings and Scheduled Ancient Monuments on the English Heritage 'Heritage at Risk Register' (Joint DPD 22i)

ii) Number/extent of Conservation Areas (Joint DPD 22ii)

iii) Number of listed buildings and number of buildings in conservation areas lost through new development proposals (Joint DPD Indicator 22iii).

designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. However, until the reviewed Local Plan is adopted these extensions cannot be shown on the Local Plan Proposals Map and will be treated as a material planning consideration. It is hoped that the Management Plan will help to remove Oldham Town Centre Conservation Area from the 'Heritage at Risk' register.

iii) An assessment of the planning applications approved for 2020/21 shows:

Loss of listed buildings:

There were no applications granted for the loss of whole listed buildings.

There were four applications relating to Listed Building alterations that included removal of part of the listed buildings or buildings / structures within their setting. Two of these were porches, with one replaced with a single storey extension. Two were for demolition of conservatories both replaced with single storey extensions. The officer's reports state that the proposals would enhance the assets.

There was one application for demolition of buildings in a conservation area. This was for the demolition of ancillary buildings and glasshouses with phased replacement facilities in Alexandra Park conservation area. Overall, it was considered that development would cause less than substantial harm to the noted heritage assets. However, this harm is justified and outweighed by the public benefit of providing high quality buildings with defined public and private spaces, including the incorporation of a visitor area, within an improved setting.

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

- 2019/20: Listed buildings - one application for loss of link bridge connected to a listed building; conservation area - one application.
- 2018/19: Listed Building - one application for the whole of a listed building and six relating to alterations to listed buildings.
- 2017/18: Listed buildings - three applications; conservation areas - zero applications.
- 2016/17: Listed buildings- four applications; conservation areas - two applications;
- 2015/16: Listed buildings - two applications; conservation areas - one application;

Conservation

i) Number and percentage of listed buildings and Scheduled Ancient Monuments on the English Heritage 'Heritage at Risk Register' (Joint DPD 22i)

ii) Number/extent of Conservation Areas (Joint DPD 22ii)

iii) Number of listed buildings and number of buildings in conservation areas lost through new development proposals (Joint DPD Indicator 22iii).

- 2014/15: Listed buildings - six applications; conservation areas - three applications; and
- 2013/14: Listed buildings - two applications; conservation areas - eight applications.

Action needed: None. Policy 24 of the Joint DPD states that the council will protect, conserve and enhance heritage assets and their settings.

Relevant Joint DPD Policies: 1, 24.

Source: Oldham Council Strategic Planning and Information section.

Key Issues

3.43 The number of buildings on the "at risk" register has remained the same since last year. There is a need for a positive strategy to promote the use of heritage assets and to support their repair, restoration and enhancement. The Oldham Town Centre Conservation Area Appraisal and Management Plan Supplementary Planning Document has been adopted which should help to remove the Town Centre from the at risk register.

3.44 The number of demolitions approved relating to listed buildings and their settings and buildings within conservation areas is broadly consistent with previous years. These were found to enhance the designated assets and the harm was justified.

Future Action

3.45 Continue to ensure that the policies within the Joint DPD protect, conserve and enhance the borough's heritage assets.

HEALTH, EDUCATION AND COMMUNITIES

Health

Number of health and well-being centres started and/or completed (Joint DPD Indicator 40).

Joint DPD Objective: To create safer and stronger inclusive communities by improving the health and well-being of the borough's population by facilitating programmes such as the new health and well-being centres and facilities in accessible locations (SO5h).

Health
Number of health and well-being centres started and/or completed (Joint DPD Indicator 40).
Target: Number determined by Primary Care Trust Programme.
Oldham Position: There were no facilities constructed or under construction in the 2020/21 monitoring period.
Action needed: None.
Relevant Joint DPD Policies: 1, 2.
Source: Oldham Council.

Health
Adult participation in sport (Joint DPD Indicator 41i).
ii) Children and young people's participation in high-quality PE and sport (Joint DPD Indicator 41ii).
Joint DPD Objective: To create safer and stronger inclusive communities by improving the health and well-being of the borough's population through the provision of quality and accessible open spaces, sport and recreation facilities (SO5g).
Target: i) The council target for this indicator is 20%.
Oldham Position: i) Information on Sport and Physical Activity levels for Oldham's population (Adults 16+) are now available through Sport England's Active Lives Survey. The latest results (2020/21) are as follows: <ul style="list-style-type: none"> 33.4% of Oldham's population do less than 30 minutes of physical activity per week - classed as 'inactive'. No significant change since last year. 12.7% of Oldham's population do 30-149 minutes of physical activity per week - classed as 'fairly active'. No significant change since last year. 53.4% of Oldham's population do 150+ minutes of physical activity per week - classed as 'active'. No significant change since last year.
Source: <i>Sport England's Active Lives Survey 2020/21 (Data update: Table 4 Levels of Activity May 2020-May 2021).</i>

Health

Adult participation in sport (Joint DPD Indicator 41i).

ii) Children and young people's participation in high-quality PE and sport (Joint DPD Indicator 41ii).

ii) There is no information regarding children and young people's participation in high quality PE and sport for the year 2020/21. The latest information available is below.

Oldham's position 2015/2016:

i) Adult participation (aged 16 and over) in sports and recreation three times a week for 2015/16: 18.9%

Oldham's position 2014/2015:

i) Adult participation (aged 16 and over) in sports and recreation three times a week for 2014/15: 17.5%

Oldham's position 2013/2014:

i) Adult participation (aged 16 and over) in sport and recreation (3 x 30 minutes per week): 22.3%.

Oldham's position 2012/2013:

i) Adult participation in sport and recreation (3x30 minutes per week): 17.6% of the population aged 16 and over.

Action needed: N/A

Relevant Joint DPD Policies: 1, 2, 6, 23.

Source: Sport England. Oldham Council.

Key Issues

3.46 In the monitoring year, the percentage of Oldham's adults (aged 16+) doing more than 150 minutes of activity per week and classed as 'active' is the joint second lowest in Greater Manchester. At 53.4% (2020/21) it is also below the Greater Manchester average of 57.8%. Therefore, there has been a significant change in Oldham's position in Greater Manchester in terms of the percentage of the population classed as 'active' by Sport England since 2015/2016.

3.47 However, as the new indicator data source has only been used for the previous three monitoring periods, it would not be possible to fully identify trends for this indicator related to adult participation in sport and recreation. Therefore, further monitoring periods are needed to be able to identify and comment on trends occurring in Oldham for this indicator. However, after four years, it is apparent that "active participation" in sport etc is largely static. The lower figures for 2020/21 may be attributed to the COVID-19 pandemic and associated lockdowns, which restricted people's ability to access fitness facilities amongst other factors.

3.48 As explained above comparable data beyond the monitoring period of 2016-17 is not available for the children and young people element of this indicator because the method of gathering data related to this indicator ceased. In addition, as the new source of information for this indicator measures activity in a different context the data prior to 2016/17 cannot be directly compared to the position now. However, prior to 2016/17 the amount of adults participating in sport and recreation per week, was fairly consistent across four monitoring periods.

Future Action

3.49 The council should continue to apply Local Plan policies 1, 2, 6 and 23 to protect existing indoor and outdoor sports provision and to support the development of new sports provision as appropriate. The council should also look at increasing accessibility for people of all ability to areas of greenspaces.

Health
Healthy life expectancy at 65 (Joint DPD Indicator 42).
<p>Joint DPD Objective: To create safer and stronger inclusive communities by improving the health and well-being of the borough's population through the provision of quality and accessible open spaces, sport and recreation facilities and improving the health and well-being of the borough's population by facilitating programmes such as the new health and well-being centres and facilities in accessible locations (SO5g).</p>
<p>Target: N/A</p>
<p>Oldham Position:</p> <p>Healthy Life Expectancy (HLE) remaining at 65:</p> <ul style="list-style-type: none"> Male: 8.5 years (2017-19). Previous figures - 9.6 years (2015-17), 9.1 years (2014-2016), 9.2 years (2013-2015) and 9.8 years (2012-2014). Female: 9.5 years (2017-19). Previous figures - 9.1 years (2015-17), 10.7 years (2014-2016), 8.3 years (2013-2015) and 8.6 years (2012-2014). <p>(ONS Health State Life Expectancies)</p> <p>Life Expectancy at Birth:</p> <ul style="list-style-type: none"> Male: 58.3 years (2017-19). Previous figures - 77.2 years (2015-17), 77.0 years (2014-2016), 77.2 years (2013-2015) and 77.3 years (2012-2014). Female: 58.3 years (2017-19). Previous figures - 80.9 years (2015-17), 80.5 years (2014-2016), 80.7 years (2013-2015) and 80.7 years (2012-2014). <p>(Public Health Outcomes Framework)</p>
<p>Action needed: N/A</p>

Health

Healthy life expectancy at 65 (Joint DPD Indicator 42).

Relevant Joint DPD Policies: 1, 2, 6, 23.

Source: Oldham Council, ONS, Public Health Outcomes Framework

Key Issues

- 3.50** HLE for males is significantly lower than the previous years figure, whilst life expectancy at birth for males is also significantly lower than previous years. HLE has decreased slightly for females since the previous year, but varies little since 2012. Life expectancy at birth for females has increased since the previous monitoring year. It is noted however that the data source has not been updated since last years AMR and still shows the same date range of 2017-19, but shows a significant drop in HLE.
- 3.51** HLE is calculated from mortality data and from the annual population survey that includes self-reported health status / limiting illness and so are in part subjective as responses are based on people's perceptions and expectations regarding their health (at a particular point in time). Secondly, the period spent in 'not healthy' would occur more towards the end of life. As the population is ageing, not improving access to health services and care would mean that there are more people with limiting long term illness and reporting poor health. Area deprivation and socio- economic factors also impact on HLE.
- 3.52** It should be noted that the figures for HLE and Life Expectancy at Birth are averages and mask the differences and inequalities across population groups and areas in the borough. Further consultations with Public Health will be required in order to ascertain a better understanding of the underlying issues and how the forthcoming Local Plan Review can help address these matters.

Future Action

- 3.53** There is the need to ensure that developments are located close to key services (including GP's), good public transport networks, have access to open space, sport and recreation facilities to encourage people to use active modes of travel and reduce air pollution. There is also a need to reduce deprivation so that people have more disposable income to access healthy food. Access to quality housing is also important.

Education

Number of education related developments started and/or completed (Joint DPD Indicator 43).

Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by supporting the borough's transforming education agenda to improve education and skills: by i) facilitating improvements to the borough's schools through programmes such as the Primary Capital Programme. ii) facilitating higher and further education proposals such as those of the University Campus Oldham, the Oldham College and the Oldham Sixth Form College including the development of the Regional Science Centre Oldham in Oldham Town Centre (SO3g).

Education
Number of education related developments started and/or completed (Joint DPD Indicator 43).
Target: Number determined by Local Education Authority.
<p>Oldham Position:</p> <p>There were three education related developments under construction in the monitoring year 2020/21:</p> <ul style="list-style-type: none"> • Oasis Leesbrook Academy • Mayfield School • Clarksfield School <p>There have also been three education related development granted planning permission in the monitoring year 2020/21:</p> <ul style="list-style-type: none"> • Brian Clarke Academy (Bluecoat II) • Blue Coat School Extensions • New Bridge School
Action needed: N/A
Relevant Joint DPD Policies: 1, 2.
Source: Oldham Council.

Key Issues

3.54 There are no key issues related to this indicator.

Future Action

3.55 The council should support proposals for education related development in line with Policy 2 and other relevant policies in the Joint DPD.

Communities

Number of people who are engaged in the Local Plan consultation process (Joint DPD Indicator 1).

Joint DPD Objective: To create safer and stronger inclusive communities by promoting community cohesion (SO5a).

Target: To engage as many people and organisations in the Local Plan consultation process in line with the council's adopted Statement of Community Involvement (SCI)

Oldham Position: There are 561 people, agencies and organisations on the Local Plan mailing list and therefore engaged in the Local Plan consultation process.

2019/20: 392

2018/19: 459

2017/18: 1,609

2016/17: 1,609

2015/16: 1,578

2014/15: 1,545

2013/14: 1,299

2012/13: 1,218

Action needed: Council to continue to encourage people, agencies and organisations to subscribe to the Local Plan mailing list.

Relevant Joint DPD Policies: All policies.

Source: Oldham Council Strategic Planning and Information section.

Key Issues

3.56 There has been a significant drop in the number of people registered on the mailing list and therefore engaged in the Local Plan consultation process. This is primarily down to the introduction of the GDPR legislation which led to the removal of the majority of the addresses registered.

Future Action

3.57 The council will continue to encourage people, agencies and organisations to subscribe to the Local Plan mailing list.

AIR QUALITY AND DEVELOPMENT

Air Quality and Development

Number of days of Air Pollution (Joint DPD Indicator 30)

Annual Average Nitrogen Dioxide

Joint DPD Objective: SO1 To mitigate and adapt to climate change, and to promote sustainable development in the borough by minimising the impact of motorised traffic on the global climate and on local air quality (SO1g); and

To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting the prudent use, appropriate reclamation where necessary and sustainable management of natural resources (land, soil, air and water) and man-made resources (SO1I).

Target: Annual mean nitrogen dioxide (NO₂) target = 40 microgrammes per cubic metre (ugm³).

Oldham Position:

Number of Days in Greater Manchester where pollution was moderate or higher

Air Quality Band	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Low	353	342	344	353	355	349	344	348	334	332
Moderate	13	22	20	10	11	14	14	12	26	31
High	0	1	1	0	0	2	6	4	5	1
Very High	0	0	0	2	0	0	1	1	1	1
Total number of days where pollution was moderate or higher	13	23	21	12	11	16	21	17	32	33

The overall air pollution index is determined by the highest concentration of 5 pollutants in the area. These are nitrogen dioxide, sulphur dioxide, ozone, particles <2.5 ug in diameter, and particles <10 ug.

The above figures are based on actual monitoring data from the Greater Manchester area, including the monitoring station in Oldham at Shaw, Crompton Way. Health advice is given for people who are at risk from elevated levels of air pollution, for example adults and children with lung or heart problems. Defra produce daily air pollution forecast tweets from @DefraUKAir so that people who may be affected by poor air quality can take relevant action. More information on pollution bands is available on the Defra website www.uk-air.defra.gov.uk/air-pollution/daq

Air Quality and Development

Number of days of Air Pollution (Joint DPD Indicator 30)

Annual Average Nitrogen Dioxide

The Air Quality monitoring station on Crompton Way, Shaw in 2020 captured 98% of the available data on Nitrogen Dioxide (NO₂) and measured an annual average of 23 µg/m³, i.e. well below the National objective of 40µg/m³. This is significantly below the previous year's level of 30µg/m³, i.e. 23% lower. This is possibly due to a reduction in traffic levels due to Covid-19 lockdowns in 2020. There were also no exceedances of the hourly average objective (i.e. 200µg/m³ not to be exceeded more than 18 times a year) at the site in 2020, in fact again, as in 2019, there were no incidences when the hourly mean was greater than 200µg/m³ in 2020 at all.

The annual mean for PM₁₀ (particle matter) at the monitoring station in 2020 was 15µg/m³ i.e. well below the objective of 40µg/m³. As with NO₂ levels this is below last year's level of 19µg/m³ (21% lower) which again may be due a reduction in traffic due to Covid-19. In addition, the objective for the 24-hour mean of 50µg/m³ not to be exceeded more than 35 times a year was not exceeded at this site. Indeed, the maximum 24-hour mean this year was 42 µg/m³, significantly below last year's 24-hourly maximum of 79µg/m³.

The annual average levels of Nitrogen Dioxide measured by 20 diffusion tubes scattered across Oldham was 23µg/m³ i.e. 26% lower than the 31µg/m³ result for 19 tubes in 2019, which again may be due a reduction in traffic due to Covid-19. None of the tubes annual averages exceeded the annual objective of 40µg/m³ in 2020. The highest annual average was found at the junction of Cardigan Road and Hollins Road and was 30µg/m³. All the tubes' results in 2020 were much lower than in 2019 at all locations. The biggest difference was at St Herbert's School on Broadway which was 11µg/m³ lower in 2020 than in 2019, again probably due to a reduction in traffic due to covid.

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

- 2019: 30
- 2018: 30
- 2017: 36
- 2016: 29.0
- 2015: 34.6
- 2014: 32.4
- 2013: 30.07
- 2012: 31.8
- 2011: 32.3

Action needed: None.

Air Quality and Development

Number of days of Air Pollution (Joint DPD Indicator 30)

Annual Average Nitrogen Dioxide

Relevant Joint DPD Policies: 1, 9.

Source: Oldham Council Environmental Health.

Key Issues

- 3.58** The level of Nitrogen Dioxide and PM10 is significantly lower than the previous year, which may be due reduced traffic levels during Covid.
- 3.59** In addition, the number of days in Greater Manchester where pollution was moderate or higher is significantly lower than the previous two years and has generally improved since 2011.

Future Action

- 3.60** Ensure that new development minimises motorised traffic and the impact on air quality and encourage developments to be energy efficient and use low carbon energy, including electric vehicle charging points. The policies within the Joint DPD aim to protect and improve local environmental quality.

Air Quality and Development

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

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by supporting carbon neutral developments by following the principles of the zero carbon hierarchy (SO1a);

To mitigate and adapt to climate change, and to promote sustainable development in the borough by minimising the impact of motorised traffic on the global climate and on local air quality (SO1g); and

To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting the prudent use, appropriate reclamation where necessary and sustainable management of natural resources (land, soil, air and water) and man-made resources (SO1i).

Target: 48% reduction in emissions on the 1990 baseline (750.36kt CO2)

Oldham Position: The latest information is for 2019 when there were 3.3 tonnes of per capita emissions.

The sources of this were:

Commercial – 221.9 kilotonnes (kt)

Air Quality and Development

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

Domestic – 311.0 kt

Transport – 259.8 kt

Total - 722.6 kt

Previous years (tonnes per capita):

- 2018: 3.4 tonnes
- 2017: 3.4 tonnes
- 2016: 3.5 tonnes
- 2015: 3.7 tonnes
- 2014: 3.9 tonnes
- 2013: 4.4 tonnes
- 2012: 4.6 tonnes
- 2011: 4.2 tonnes

Action needed: None

Relevant Joint DPD Policies: 1, 9, 18.

Source: Department for Business, Energy and Industrial Strategy.

Key Issues

3.61 The figures for 2019 are a reduction on 2018, and give a 47% reduction on the 1990 baseline. The target in Oldham's Climate Change Strategy, of a 48% cut in emissions by 2020 on the 1990 baseline, appears to be achievable, notwithstanding the final data for 2020 once it becomes available.

Future Action

3.62 The policies within the Joint DPD help to guide development to accessible locations, and promote and encourage the use of public transport, walking and cycling and low carbon energy. There is the need to continue to reduce emissions. There is a need to ensure that the Local Plan review helps to deliver the Greater Manchester Clean Air Plan.

CONTAMINATED LAND

Contaminated Land
Number of sites remediated as a result of planning permission (Joint DPD Indicator 29)
<p>Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting the prudent use, appropriate reclamation where necessary and sustainable management of natural resources (land, soil, air and water) and man-made resources (SO1i).</p>
<p>Target: N/A.</p>
<p>Oldham Position:</p> <p>This indicator is no longer monitored and the council will need to review how contaminated land is monitored in the future.</p> <p>In the meantime the following applications were given conditions by environmental health between 1 April 2020 and 31 March 2021:</p> <ul style="list-style-type: none"> 81 Applications were given the Contaminated Land Investigation Condition 54 Applications were given the Landfill Gas Investigation Condition 10 Applications were given the Gas Membrane Condition <p>Number of sites remediated in previous years (no data was available between 2018 - 2020):</p> <p>2017/18: 39</p> <p>2016/17: 24</p> <p>2015/16: 35</p> <p>2014/15: 8</p> <p>2013/14: 5</p>
<p>Action needed: None.</p>
<p>Relevant Joint DPD Policies: 1, 9.</p>
<p>Source: Oldham Council Environmental Health section.</p>

Key Issues

- 3.63** The council no longer monitors this indicator. There is the need to review the indicator on contaminated land.

3.64 There had generally been a significant increase in sites remediated since 2013.

Future Action

3.65 The policies within the Joint DPD will help protect and improve local environmental quality.

DESIGN

Urban Design

Number and percentage of major planning applications refused on poor design grounds. (Joint DPD Indicator 21)

Joint DPD Objective: To mitigate and adapt to climate change and to promote sustainable development in the borough by ensuring the sustainable and high quality design and construction of all new developments (SO1b).

Target: 100% of applications with poor design quality should be refused.

Oldham Position: There was no major planning applications refused on design grounds in the monitoring year 2020/21

Number of applications refused on design grounds in previous years:

2019/20: 0

2018/19: 1

2017/18: 2

2016/17: 2

2015/16: 3

2014/15: 1

2013/14: 0

2012/13: 1

Action needed: Continue to encourage high quality design in developments.

Relevant Joint DPD Policies: 1, 20.

Source: Oldham Council.

Key Issues

- 3.66** The number of major planning applications refused on design grounds has remained relatively low, indicating that most major planning applications are achieving acceptable design. However there is no effective measure of monitoring this indicator other than checking any major planning applications that have been refused.

Future Actions

- 3.67** The council will look at ways to improving the effective monitoring of this indicator.

Indicators that are no longer monitored

- 3.68** The Joint DPD was adopted in November 2011. The Monitoring Report monitors indicators from the Joint DPD, Joint Waste DPD and the Joint Minerals DPD only. For information, the indicators that no longer able to be monitored are:
- Number of sites remediated as a result of planning permission (Joint DPD Indicator 29)
 - Windfall completions (housing);
 - Public transport accessibility of new residential development to key services (Primary Schools, Secondary Schools, GP's, hospitals, employment areas and major retail centres);
 - Amount of eligible open spaces managed to Green Flag award standard;
 - Net change in the extent of protected open space;
 - Number of Air Quality Management Areas;
 - Number of quality bus corridors;
 - Number of potentially contaminated sites in the borough;
 - Number of applications relating to contaminated sites;
 - Extent of derelict and underused land;
 - Number of Local Nature Reserves and Country Parks;
 - Number of domestic burglaries per 1,000 households;
 - Percentage of vehicle crimes per 1,000 population;
 - Number of cyclists involved in road accidents;
 - Number of pedestrians involved in road accidents;
 - Extent of cycleway and footpath provision;
 - Number of wind turbine applications granted and refused planning permission; and
 - Previously developed land that has been vacant or derelict for more than 5 years (Joint DPD Indicator 2).

3.69 In addition, this year the following indicators have not been possible to monitor due to the necessary information not being available, lack of resources and changes in monitoring processes:

- Amount of completed non-residential development within Use Classes A, B and D complying with car parking standards set out in the local plan. (Joint DPD Indicator 25);
- Building for Life Assessments (Joint DPD Indicator 20);
- Local Services - Open Space: i) Extent of protected (Joint DPD Indicator 37i); and ii) Percentage of quality and accessible open spaces meeting local standards (Joint DPD Indicator 37ii); and
- Improved street and environmental cleanliness (Joint DPD Indicator 45).

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

3.71 Finally, Joint DPD Indicator 24 'Extension of Greater Manchester's light rail network, 'Metrolink', to the borough', has been removed as the Metrolink extension was completed in 2014.

4 Implementation of the Statement of Community Involvement

Analysis of responses to Local Plan consultations

- 4.1** The latest Statement of Community Involvement (SCI) was adopted in July 2021. The SCI sets out how the council will involve the community and stakeholders in the preparation of the Local Plan and in the consideration of planning applications.
- 4.2** Section 10 of the SCI (Review and Monitoring) explains that the council will monitor the SCI to see how effective it is in terms of involving the community in the preparation of the Local Plan. The table below looks at the Local Plan consultations undertaken during the monitoring period 1 April 2020 to 31 March 2021.
- 4.3** The table sets out the consultation techniques used for each document, the number of people/organisations consulted, the response rate and an analysis of the equalities monitoring. (Note: The number of people consulted can vary for each consultation - this is because the Local Plan Mailing List is an evolving list with new people added and others removed throughout the year at consultee requests). It identifies any problems or issues and sets out any further actions required in order to improve our engagement and consultation with the community and stakeholders.

Table 1

Local Plan Document / Consultation Dates	Consultation Techniques Used	Number of people / organisations consulted	Response Rate	Equalities Breakdown	Effective problems identified / any changes required
Chadderton Neighbourhood area application and The Chadderton Partnership forum application 17 July and 28 August 2020	<p>Please note: This consultation was carried out during the COVID 19 pandemic and therefore consultation methods were limited.</p> <p>Letter/Email to Statutory Consultees, Councillors, individuals or organisations on the</p>	There were 505 people, agencies and organisations on the Local Plan Mailing list who were directly contacted.	Around 296 comments were received.	There were no formal comments forms for this consultation, therefore there were no equalities forms.	the designations were refused as the proposed Chadderton Neighbourhood Area did not meet the requirements of Regulation 5(1)(c) of the Neighbourhood Planning (General) Regulations 2012 and Section 61G and Section 61F(5) of the

Local Plan Document / Consultation Dates	Consultation Techniques Used	Number of people / organisations consulted	Response Rate	Equalities Breakdown	Effective problems identified / any changes required
	<p>Local Plan mailing list and other Oldham Council officers.</p> <p>A press release was issued.</p> <p>Documents were available on the council website.</p>				<p>Town and Country Planning Act 1990 as the application was submitted by the Chadderton Partnership, which did not have at least 21 members each of whom lives in the neighbourhood area concerned, works there, or is an elected Member of the Council whose area falls within the neighbourhood area concerned. For further information please visit the council's website.</p>

5 Effects on social, environmental and economic objectives

5.1 The council developed a Sustainability Appraisal (SA) toolkit for the Local Plan which identified 35 sustainability objectives under the following four aims:

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

5.2 It is considered that these four themes provide an appropriate means of assessing the effects of the above policies, objectives and targets.

Social progress which recognises the needs of everyone

5.3 Key objectives under this heading include the need:

- To promote community cohesion in the borough.
- To promote mixed, balanced and inclusive sustainable communities.
- To improve the health of the borough's population.

5.4 The indicators show that:

- As at November 2021 the number of people, agencies and organisations on the Local Plan Mailing List was 561;
- The proportion of completions consisting of three or more bedrooms was 72% during 2020/21; and
- In 20/21, 53.4% of Oldham's population do 150+ minutes of physical activity per week - classed as 'active' in exercise.

Effective protection of the environment

5.5 Key objectives under this heading include the need:

- To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations.
- To protect and improve the borough's green infrastructure, biodiversity and geodiversity.
- To minimise the impact of, and mitigate, against flooding.
- To contribute to reducing the effects of climate change.

5.6 The indicators show that:

- 100% of industrial and commercial floor space developed over the last year involved the reuse of previously developed land;
- 61% of housing completions during 2020/21 took place on previously developed land. A further 45 dwellings or 12% of all dwellings completed in 2020/21 were on mixed sites which contain both previously developed and greenfield land;
- There were no applications approved against Environment Agency advice on flood risk or water quality grounds; and
- In 2020/21, 10 out of 15 relevant major applications were granted permission with a condition attached or details included within the application requiring applicants to meet Policy 18 Energy. This represents 67% of applications.

Prudent use of natural resources

5.7 Key objectives under this heading include the need:

- To provide high quality design and sustainable construction.
- To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates.
- To protect and improve the quality of land of soil.

5.8 The indicators show that:

- There was no major planning applications refused on design grounds during 2020/21; and
- 42.20% of household waste arisings were dealt with through recycling or composting.

Maintenance of high and stable levels of economic growth and employment

5.9 Key objectives under this heading include the need:

- To promote the sustainable economic performance of the borough.
- To improve the economic well-being of the borough's population.
- To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill.
- To improve education and skills levels of the borough's population.

5.10 The indicators show that:

- 2,938 sqm of industrial and commercial floorspace was completed, all of which was on previously developed land;
- Employment rate as at March 2021 was at 69%; and
- There were three education related developments under construction and three education related developments granted planning permission in 2020/21.

6 Key findings and actions

Implementation of Policies

- 6.1** This section of the Monitoring Report analyses whether Oldham's planning policies are being implemented. Where they are not, the reasons are examined and if action is needed to rectify the situation.
- 6.2** From analysing the indicators within Section 3, 'The effects of the Local Plan', it is possible to highlight policies that may not be being effectively implemented or interpreted correctly and / or are not hitting their targets. Below is a list of indicators that may need to be further examined for their effectiveness or how they are being implemented. This may lead to an action plan being drawn up to deal with how we go forward.
- 61% of completions during 2020/21 took place on previously developed land. A further 45 dwellings or 12% of all dwellings completed in 2020/21 were on mixed sites which contain both PDL and greenfield land.
 - Renewable energy installed - Major developments are required to meet energy targets over and above Part L building regulations, in 2020/21 67% of relevant major developments approved fulfilled this requirement.
- 6.3** These indicators will be kept under review and appropriate steps taken, where necessary, to improve their performance.

Action needed to address gaps in information

- 6.4** 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 to facilitate the closer monitoring of the use of policies in decision-making. This is likely to be improved in early 2020 once the implementation of a new Development Management IT system is rolled out.
 - To further develop monitoring systems for relevant indicators as appropriate, including the loss of employment land, vacant previously developed land and open space.
 - To look at how the council can effectively monitor the Contaminated Land indicator in future years.

Action needed to respond to indicators

- 6.5** The key housing related actions under this heading are:
- Continue to update the council's five year deliverable housing land supply annually in line with NPPF and to carry out a full review of the council's SHLAA to inform the housing land supply position and the emerging Local Plan review;

- Whilst each application will be treated on its planning merits, proposals for residential development on greenfield sites will (whether new proposals or where the renewal of planning permission is sought) continue to be resisted unless there are other relevant material considerations;
- Planning applications for the conversion and change of use of agricultural buildings to residential use and which are technically classified as greenfield developments (because agricultural buildings are not regarded as “previously developed land”) continue to be treated on their planning merits;
- The Local Plan will 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;
- Encourage the provision of larger family (three/four plus bed) accommodation, higher value, aspirational, housing and housing for older people, as identified within the Local Housing Needs Assessment (2019) as part of the mix of new residential developments; and
- Utilise local evidence, including both the Greater Manchester and Oldham’s Strategic Housing Market Assessments and the Council’s Housing Strategy and Local Housing Needs Assessment, to ensure that housing delivered meets the needs of the local community.

- 6.6** The key actions associated with town centre uses are to ensure that processes are put in place to improve future monitoring of the indicator as appropriate.
- 6.7** In terms of flood risk the LLFA is now a statutory consultee on major planning applications and will address surface water flood risk and SUDS.
- 6.8** The key action associated with Biodiversity is to ensure that that biodiversity is enhanced through biodiversity net gain proposals emerging from central government and Greater Manchester guidance.
- 6.9** The key action in relation to Renewable Energy is to ensure that the policy is applied until it is superseded.
- 6.10** The key action associated with OPOL is to continue to protect designated OPOL from development unless the proposed development is appropriate, small scale or ancillary development close to existing buildings within the OPOL, which does not affect openness, local distinctiveness or visual amenity in line with the Local Plan policy, unless material considerations suggest otherwise.
- 6.11** The key action associated with Land Reserved for Future Development is that the council should ensure that any development on LRFD is only granted where it would be acceptable in the Green Belt and not prejudice the later development of LRFD beyond the life of the Joint DPD, whilst still designated as LRFD.
- 6.12** The key action associated with Landscape Character is to ensure that the borough’s landscape is conserved and enhanced when assessing planning applications.

6.13 The key action associated with Conservation is to ensure that the policies within the Joint DPD protect, conserve and enhance the borough's heritage assets.

6.14 The key actions associated with Health are:

- The council should continue to apply Local Plan policies 1, 2, 6 and 23 to protect existing indoor and outdoor sports provision and to support the development of new sports provision as appropriate; and
- There is the need to ensure that developments are located close to key services, with good public transport networks and access to open space, sport and recreation provision to encourage people to use active modes of travel and to reduce air pollution.

6.15 The key actions associated with Education is to ensure that the Council continues to support proposals for education related development.

6.16 The key actions associated with Air Quality and Development are:

- Ensure that new development minimises motorised traffic and the impact on air quality and encourage developments to be energy efficient and use low carbon energy. The policies within the Joint DPD aim to protect and improve local environmental quality; and
- There is the need to continue to reduce emissions. There is a need to ensure that the Local Plan review helps to deliver the Greater Manchester Clean Air Plan.

6.17 The key actions associated with Urban Design are to ensure the council look at ways of improving the effective monitoring of the indicator

Action needed to update timetables in the Local Development Scheme

6.18 The LDS in place at the start of the monitoring period was "Issue 10" (approved in January 2020) and can be viewed on the council's website . Since then two revised LDS's have been published, to reflect the latest Places for Everyone Joint DPD and revised Local Plan timetables. The latest LDS took effect on the 3rd August 2021 (Issue 11) and can be viewed on the council's website.

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

6.19 The key actions under this heading are:

- To continue working with GMCA partners on preparation of Places for Everyone;
- To continue working on the preparation of the Local Plan review, including a revised Proposals Map; and
- Review existing indicators and monitoring processes as part of the Local Plan review as appropriate.

Action needed to respond to master planning activity

6.20 As part of the council's plans for regeneration there has been, and will continue to be, a considerable amount of master planning activity taking place in the borough, such as the Oldham Town Centre Vision.

6.21 At present it is not proposed that any of these masterplans will be progressed as Local Plan Area Action Plans or SPDs. They are however implemented and reflected through the Core Strategy where appropriate and will be taken into account when preparing the emerging Local Plan Review.

7 Infrastructure Funding Statement

Introduction

- 7.1** This report provides a summary of financial contributions the council has secured through section 106 agreements from new developments for off-site infrastructure works and affordable housing, in addition to highway works completed as part of new developments through section 278 agreements.
- 7.2** In summary, the report provides:
- an overview of s106 agreements;
 - the council's internal process relating to s106 contributions;
 - the s106 contributions paid to the council in the 2020/21 monitoring period;
 - s106 contributions estimated for future years; and
 - projects delivered in the borough via s106 agreements in the 2020/21 monitoring period.
- 7.3** The information included in the report will be updated annually and published on the council's website. This will ensure the most up to date information on the amount of developer contributions received from new developments and where these monies have been spent is readily available to members of the public and other interested parties.
- 7.4** The report does not include information on the infrastructure delivered on site as part of new developments in the borough.
- 7.5** Please note that data on developer contributions should be treated with caution because it represents estimates at a given point in time and can be subject to change. However, the data reported within this document is the most robust available at the time of publication.

Section 106 obligations

- 7.6** Under section 106 (s106) of the Town and Country Planning Act 1990 a local planning authority (LPA) can seek planning obligations when it is considered that a development will have negative impacts that cannot be dealt with through conditions in the planning permission.
- 7.7** For example, new residential developments place additional pressure on existing social, physical and economic infrastructure in the surrounding area. Planning obligations aim to balance this extra pressure with improvements to the surrounding area to ensure that a development makes a positive contribution to the local area.
- 7.8** The obligations may be provided by the developers "in kind" – that is, where the developer builds, or provides directly, the matters necessary to fulfil the obligation. This might be to build a certain number of affordable homes on-site, for example. Alternatively, planning obligations can be met in the form of financial payments to the council to provide off-site infrastructure works or contributions towards providing affordable housing elsewhere in the borough. In some cases, it can be a combination of both on-site provision and off-site financial contributions.
- 7.9** The council cannot ask for contributions via section 106 planning obligations in certain circumstances. With regards to affordable housing, national planning guidance stipulates that planning obligations for affordable housing should only be sought for residential developments that are major developments.

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- 7.10** For residential development, major development is defined in the National Planning Policy Framework as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more.
- 7.11** Planning obligations should also not be sought from any development consisting only of the construction of a residential annex or extension to an existing home.” Planning Practice Guidance 2019 Paragraph 023 '[Planning Obligations](#)'

The council's S106 process for off-site financial contributions

- 7.12** Where it is determined that on-site infrastructure and/or affordable housing required by policy is not appropriate, the council will request from developers a financial contribution to meet these needs outside of the development site through a s106 obligation.
- 7.13** The financial contribution requirement for off-site green infrastructure provision and maintenance is set via the Joint DPD policy 23, whilst policy 10 sets the tariff for affordable housing contributions. The Joint DPD can be accessed on the council's planning website ([here](#)).
- 7.14** Contributions toward required highway works as a result of new development is agreed on a case by case basis, evidenced by an assessment of the impact the development will have on the local highways and mitigation works required to minimise this impact.
- 7.15** Once the s106 has been signed, it is an obligation, but it will only be realised if the planning permission is implemented and reaches the trigger point for payment such as commencement or prior to occupation of a set number of homes. When the planning permission is granted, the s106 obligation is registered as a land charge which stays with the land, obligating any future owners until the terms are met.
- 7.16** The Head of Planning works with case officers, developers and the council's legal department to instruct new s106 agreements.

S106 contributions summary

Total amount of money secured through S106 during 2020-21.

- A total of 10 agreements have been signed. Commuted sums negotiated have a combined value of £311,413.52 via 9 of these agreements. However, 1 of the 9 agreements has an education contribution which cannot yet be calculated as it depends on a reserved matter application. 1 agreement is non-financial and no value for this agreement has been estimated for this report.

Total amount of money received through s106 during 2020-21.

- £329,500

Total amount of s106 receipts collected before the reported year but which have not been allocated.

- £1,0611,147.63 (including interest)

Total amount of s106 expenditure for the reported year (including transferring it to another person to spend).

- £1,096,141.84

In relation to s106 expenditure for the reported year:

7.17 A total of £1,096,141.84, was spent in 2020-21, further details of what was spent and where are included in the table entitled "Spent 2020-21" which can be found here: [Spent 2020-21](#)

7.18 The amount of S106 spent on repaying money borrowed, including any interest, with details of the items of infrastructure the money was used to provide as nil.

7.19 The council do not currently charge for the monitoring of S106 fees, therefore the amount of s106 spent in respect of monitoring is nil.

7.20 A total amount of £210,231.06 of s106 receipts which were allocated but not spent in the reported year for funding infrastructure. Further details of the items of infrastructure and the amount of money allocated to each item are included in the attached table entitled "Allocated but not spent 2020-21", which can be found here: [Allocated but not spent 2020-21](#)

7.21 The total amount of s106 received during any year which was retained at the end of the reported year for the purposes of longer-term maintenance (commuted sums) totalled £431,488.788 – see above table "Allocated but not spent 2020-21", which can be found here: [Allocated but not spent 2020-21](#)

7.22 Summary of non-monetary contributions secured during the reported year including:

- The total number of affordable housing units: none
- The number of school places and category of school: none.
- Further information can be found here: [Signed 2020-21](#)

8 Other Monitoring Matters

Neighbourhood Development Order and Neighbourhood Development Plans

- 8.1** In November 2016 Saddleworth Neighbourhood Area was designated. Informal consultation and information gathering has been on-going since then. During 2019/20 a survey was distributed to residents and businesses. Saddleworth Parish Council are now drafting policies.
- 8.2** Consultation took place on an Chadderton Neighbourhood area application and The Chadderton Partnership forum application between 17 July and 28 August 2020. On 8 October 2020 a delegated decision was made to refuse to designate Chadderton neighbourhood area and to refuse designation of The Chadderton Partnership as a neighbourhood forum in accordance with the Town and Country Planning Act 1990 (the Act) and the Neighbourhood Planning (General) Regulations 2012 (the Regulations). This was due to a technical matter and further details regarding this can be found on the councils website at https://www.oldham.gov.uk/info/200585/local_plan/1644/neighbourhood_planning/4.
- 8.3** The New Chadderton Partnership have since resubmitted revised applications and this is now being processed by Oldham Council.

Community Infrastructure Levy (CIL)

- 8.4** The council has determined not to proceed with a CIL schedule at this time and therefore no monitoring has, or will take place in this regard.

Duty to Co-operate

- 8.5** All consultations that have been undertaken in the monitoring period have been carried out in accordance with the adopted SCI, with all the relevant Statutory Consultees contacted for comments as appropriate. The table below outlines Duty to Cooperate meetings held during the monitoring period.

Organisation / Local Authority	Strategic Issues Considered	Who the issue was discussed with	Date	Outcome of discussion
Saddleworth Parish Council	Progressing neighbourhood plan.	Saddleworth Parish Council members	On-going (Monthly - there was a gap between March and August 2020 due to COVID)	Actions to progress neighbourhood plan. Minutes are published on the Parish Council website.
The Chadderton Partnership and residents	Neighbourhood Planning	The Chadderton Partnership and residents from Chadderton	Throughout 2020 and 2021.	Resubmission of application for neighbouring forum and area

Organisation / Local Authority	Strategic Issues Considered	Who the issue was discussed with	Date	Outcome of discussion
from Chadderton North		North to seek to work together on one single neighbourhood forum and area.		that covers all three Chadderton wards.
Oldham Council and Historic England	Ongoing meetings and liaison regarding Mills Strategy	ELG, Historic England, Oldham Council	Throughout 2020 and 2021.	To finalise Mills Strategy
Oldham Council, Environment Agency (EA) and United Utilities (UU)	Discussed GMSF strategic allocation and drainage strategies	Oldham Council, UU, EA and GMCA	15th May 2020	To finalise the brief for further work on a PFE strategic allocation.
GMCA	Biodiversity Net Gain (BNG)/Nature Recovery Network/Environmental Finance	GM authorities, GMCA, Natural England, GMEU, Environmental Finance	18th June 2020	To take forward BNG and Local Nature Recovery Strategy (LNRS)
United Utilities	GMSF, Local Plan and water drainage issues	UU and Oldham Council	30th June 2020	To progress GMSF work with UU
United Utilities	<p>1. General overview – The role of UU Developer Services and Planning (policy and development control perspective), UU's pre-application service;</p> <p>2. Council's latest planning policy and development control updates;</p> <p>3. Brownfield register, local development orders and regeneration frameworks;</p> <p>4. Any available site allocations near to Wastewater Treatment</p>	UU and Oldham Council	24th September 2020	To continue liaising through preparation of PFE / Local Plan and on DM matters

Organisation / Local Authority	Strategic Issues Considered	Who the issue was discussed with	Date	Outcome of discussion
	<p>Works (WwTWs) or within groundwater Source Protection Zones (SPZs)?</p> <p>5. Surface water disposal and planning conditions - The importance of the surface water hierarchy and the role of planning conditions;</p> <p>6. Any key developments – at planning stage, under construction and/or any anticipated building start dates for consented schemes;</p> <p>7. Any infrastructure projects – highway drainage, streetworks, coordinated working and red line boundary for schemes;</p> <p>8. GIS data, housing need and future trajectory.</p>			
GM Conservation Officers Group	Heritage and in particular mills - update on mills strategy given.	GM authorities, GMCA, GMAAS	7th October 2020	To keep the group update don Oldham's work around mills.
GMCA	GM LNRS and LA Plans/Strategies	GMCA, Natural England, GM authorities, GMEU	10th December 2020	To progress pilot LNRS
Oldham LFFA	Flood Risk and Drainage - liaison meeting	LLFA, Oldham Council, UU and EA	14th January 2021	To progress schemes, continue working together
GMCA	BNG and LNRS	GMCA, GM authorities, Natural England, GMEU	21st January 2021	To work to progressing BNG and LNRS.

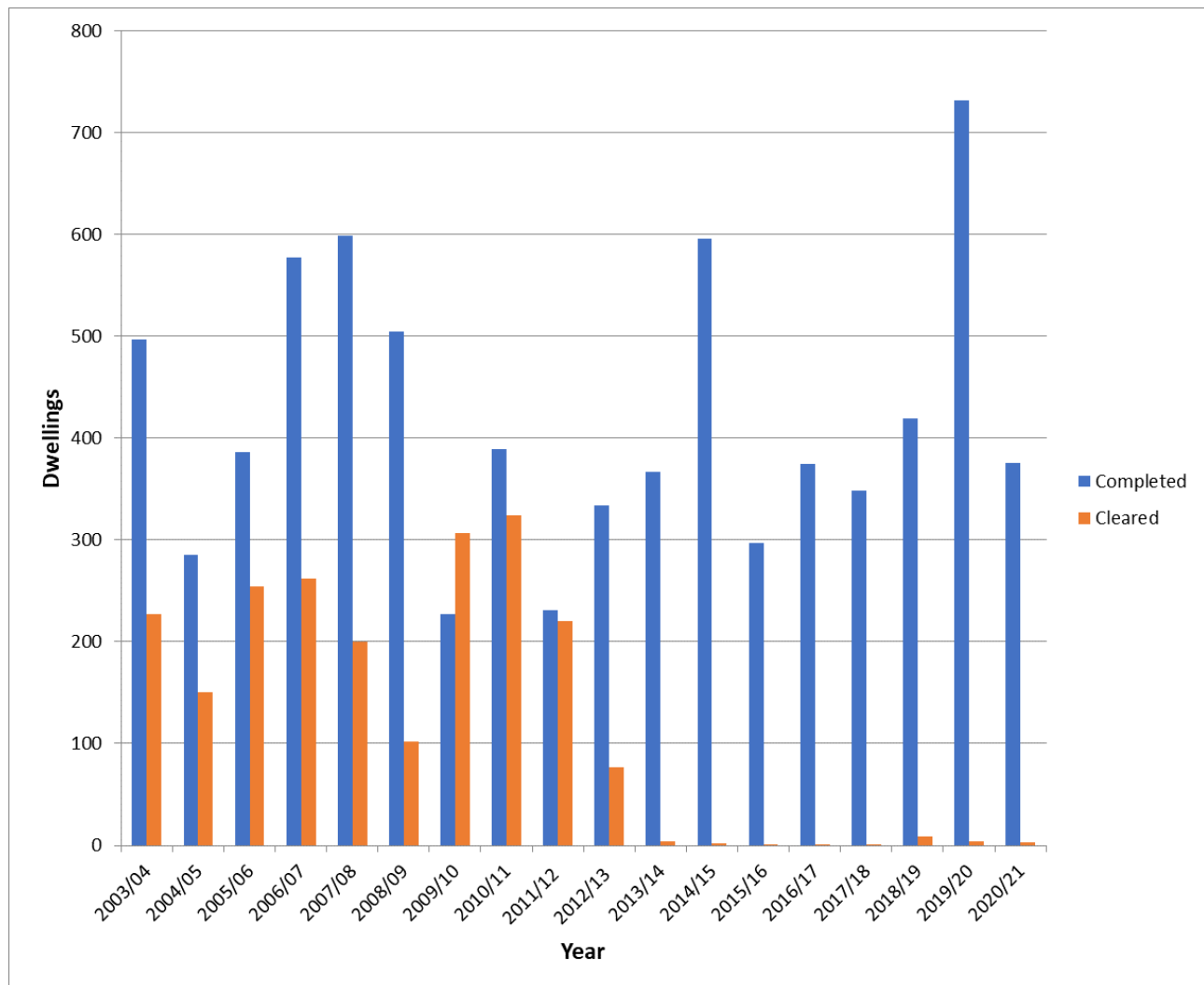
Organisation / Local Authority	Strategic Issues Considered	Who the issue was discussed with	Date	Outcome of discussion
GM Conservation Officers Group	Local List Project	GM authorities, GMCA, Historic England	25th March 2021	

Appendix 1 Local Housing Statistics

Net House Building 2003/04 to 2020/21

Year	Completed	Cleared	Net Change	Variance from Housing Requirement*
2003/04	497	227	270	-19
2004/05	285	150	135	-154
2005/06	386	254	132	-157
2006/07	577	262	315	26
2007/08	599	200	399	110
2008/09	505	102	403	114
2009/10	227	307	-80	-369
2010/11	389	324	65	-224
2011/12	231	220	11	-278
2012/13	334	77	257	-32
2013/14	367	4	363	74
2014/15	596	2	594	305
2015/16	297	1	296	7
2016/17	375	1	374	85
2017/18	348	3	345	56
2018/19	419	9	410	-282
2019/20	732	4	728	36
2020/21	376	3	373	-320
Total	7,540	2,150	5,390	-1,022
Average	419	119	299	-57

Chart A - Dwellings completed and cleared, 2003/04 to 2020/21



Five year supply as at 1 April 2021 by status

Site Status	Dwellings	%
Sites under construction	1,056	36
Sites with full planning permission	584	20
Sites with outline planning permission	62	2
Sites with prior approval for residential development	72	2
Phase 1 housing sites in UDP	15	1
Phase 2 housing sites in UDP	52	2
Other sites	106	4
Potential	946	33

Site Status	Dwellings	%
Total	2,893	100

Appendix 2 Tracking saved UDP Policies

The UDP was adopted in July 2006. The policies were further 'saved' by the Secretary of State in May 2009 (for an unspecified period of time) until replaced by the relevant part of the Local Plan. The table below lists the UDP policies that have remained unaffected by the adoption of the Joint DPD, the Greater Manchester Waste DPD and the Greater Manchester Minerals DPD. They will continue to be 'saved' until replaced by the relevant part of the Local Plan or PfE.

UDP 'saved' policies

UDP Policy No.	UDP Policy Name	Local Plan document which may review the UDP policy
B1	BUSINESS AND INDUSTRIAL LAND ALLOCATIONS	Local Plan review and/or JWDPD and/or JMDPD
B1.1	Business and Industrial Allocations	Local Plan review and/or JWDPD and/or JMDPD
B1.2	Business and Office Allocations	Local Plan review and/or JWDPD and/or JMDPD
B1.3	Mixed Use Allocations	Local Plan review and/or JWDPD and/or JMDPD
D1.5	Protection of Trees on Development Sites	Local Plan review
D1.12	Telecommunications	To be determined
H1.1	Housing Land Release – Phase 1	Local Plan review
H1.2	Housing Land Release – Phase 2	Local Plan review
OE1.8	Major Developed Site in the Green Belt	Local Plan review / PfE
OE1.11	Farm Diversification	To be determined
TC1.1	Allocated Site	Local Plan review
TC1.2	Allocated Site	Local Plan review

Now that the Joint DPD, the Greater Manchester Waste DPD and the Greater Manchester Minerals DPD, have been adopted a number of the 2006 UDP have been superseded. These are detailed in the table below.

UDP Policies superseded

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
Policies superseded 9 November 2011			
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

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
Policies superseded 9 November 2011			
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

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
Policies superseded 9 November 2011			
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

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
Policies superseded 9 November 2011			
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	18	Energy
NR3.3	Renewable Energy in Major New Developments	18	Energy
OE1	PROTECTING OPEN LAND	22	Protecting Open Land
OE1.1	Criteria for Development in the Greenbelt	22	Protecting Open Land
OE1.2	New Building in Green Belt	22	Protecting Open Land

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
Policies superseded 9 November 2011			
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

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
Policies superseded 9 November 2011			
R1	MAINTAINING SUPPLY THROUGH THE PROTECTION AND IMPROVEMENT OF EXISTING OPEN SPACE, SPORT AND RECREATION FACILITIES	2 23 6	Communities Open Spaces and Sports Green Infrastructure
R1.1	Maintaining Supply through the Protection and Improvement of Existing Open Space, and Outdoor Sport or Recreation Facilities	23	Open Spaces and Sports
R1.2	Protection of Indoor Sport and Recreation Facilities	2	Communities
R1.3	The Protection of Playing Fields	23	Open Spaces and Sports
R2	THE PROVISION AND IMPROVEMENT OF OPEN SPACES, SPORT AND RECREATION FACILITIES	20 23	Design Open Spaces and Sports
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

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
Policies superseded 9 November 2011			
S1.6	Development Within District Centres	15	Centres
S1.7	Developments Outside the Town Centre and at the Edge of or Outside the District Centres	15	Centres
S1.8	Customer Facilities	15	Centres
S2	LOCAL SHOPPING AND LEISURE FACILITIES	16	Local Services and Facilities
S2.1	Local Shops	16	Local Services and Facilities
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

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
Policies superseded 9 November 2011			
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
Policies superseded 1 April 2012			
W1	WASTE	7	Sustainable Use of Resources - Waste Management and JWDPD
W1.1	Waste Management Options	7	Sustainable Use of Resources - Waste Management and JWDPD

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
Policies superseded 9 November 2011			
W1.2	Provision of Sites for Waste Management Facilities	7	Sustainable Use of Resources - Waste Management and JWDPD
W1.3	Criteria for Assessing Proposals for Waste Management, Treatment and Disposal Facilities	7	Sustainable Use of Resources - Waste Management and JWDPD
W1.4	Provision of Civic Amenity and other 'Bring' Recycling Sites	7	Sustainable Use of Resources - Waste Management and JWDPD
Policies superseded 26 April 2013			
NR4	THE NEED FOR MINERALS	8	Sustainable Use of Resources - Minerals and JMDPD
NR4.1	Prevention of Mineral Sterilisation	8	Sustainable Use of Resources - Minerals and JMDPD
NR4.2	Primary, Secondary and Recycled Aggregates	8	Sustainable Use of Resources - Minerals and JMDPD
NR4.3	Criteria for Assessing Proposals for Mineral Working and Processing	8	Sustainable Use of Resources - Minerals and JMDPD

Appendix 3 UDP Phase 1 housing allocations

Table 2 Status of Phase 1 Housing Allocations in the Unitary Development Plan as at 31st March 2021

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity (dwellings)	Current Status of Site
H1.1.2	Land off Fields New Road / Ramsey Street, Chadderton	PDL	3.41	136	Site completed. 133 dwellings provided, including 20 affordable units for discounted sale.
M3	Land at Oldham Road / Hardman Street, Failsworth	PDL	1.56	10	Mixed-use allocation including residential development. Site is council owned and being promoted for development. Within 5-year supply.
H1.1.6	St Mary's Way, Oldham	PDL	2.56	180	Site completed. 93 dwellings provided. All affordable units with a mix of affordable rent and shared ownership.
H1.1.10	Athens Way, Lees	PDL	0.55	22	Site completed. 24 dwellings provided.
M2	Lumb Mill, Huddersfield Road, Delph, Saddleworth	PDL	1.4	62	Site completed. 46 units provided.
H1.1.15	Bailey Mill, Oldham Road, Saddleworth	PDL	0.86	50	Allocation. Permission granted to provide access road to site in 2007/08, which has since expired. Within the housing land supply, identified in the medium term.
M1	Frenches Wharf / Wellington Road, Greenfield, Saddleworth	PDL	4.76	99	Phase 1 complete providing 58 dwellings. Planning permission granted on remainder of site for 26 dwellings.
H1.1.19	Andrew Mill, Manchester Road / Chew Valley Road, Greenfield, Saddleworth	PDL	1.34	30	Main part of allocated site complete with 34 dwellings provided. Former stable building on separate part of allocated site complete providing 3 units. Remainder of allocated site granted planning permission for

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity (dwellings)	Current Status of Site
					4 dwellings - 2 now completed, 2 under construction. 41 dwellings to provided on site as a whole.
H1.1.20	Rose Mill, Coalshaw Green Road, Chadderton	PDL	1.49	45	Site completed. 124 dwellings provided with 42 units offered for affordable housing, with a mix of affordable rent and shared ownership.
H1.1.21	Springhey Mill, Huddersfield Road, Oldham	PDL	0.39	30	Outline planning permission granted subject to the signing of a S106 agreement however not signed. Status reverted back to housing allocation along with associated density. Identified in the medium term housing land supply.
H1.1.22	Vulcan Street, Oldham	PDL	1.23	61	Site completed. 73 dwellings provided, including 27 affordable units for a mix of rent and shared ownership.
H1.1.23	Pretoria Road, Oldham	PDL	0.46	14	Allocation. An application was recently refused for housing. Identified in the medium term housing land supply.
H1.1.24	Sandy Mill, Royton	PDL	2.2	90	Majority of site completed. 74 dwellings provided, including 8 affordable units for discounted sale. Two small sections of the allocated site are not covered by the permission. A remaining section of the allocation fronting Rochdale Road is included within the housing land supply, identified in the medium term for 22 dwellings.
H1.1.25	Jowett Street, Oldham	PDL	0.66	26	Allocation. Identified in the medium term housing land supply.
M4	Huddersfield Road /	PDL	2.61	50	Mixed-use allocation including residential development.

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity (dwellings)	Current Status of Site
	Dunkerley Street, Oldham				Identified in the medium term housing land supply.
H1.1.26	Spencer Street, Oldham	PDL	3	150	Site completed. 112 dwellings provided, including 31 affordable units for social rented accommodation.
H1.1.27	Hartford Mill /Land off Milne Street, Oldham	PDL	2.84	158	Application approved for the demolition of the mill building in association with proposed outline application for residential development (which is currently pending decision). Previously, outline planning permission was granted for 158 dwellings, which has since expired.
H1.1.28	Parkside Farm, off Chadderton Park Road, Chadderton	GF	0.94	38	Site completed. 23 units provided.
H1.1.29	Blackshaw Lane, Royton	GF	0.6	15	Outline planning permission granted for 14 dwellings; now expired. Site is council owned and being promoted for development. Partly within 5-year supply.
H1.1.30	Greenfield Bowling Club, Greenfield	PDL	0.5	15	Site complete providing 41 dwellings.
H1.1.31	Tamewater Mill, Delph	PDL	0.51	39	Site completed. 44 dwellings provided.